



Review of Local Area Plans

Briefing for Elected Members

East Cork Municipal District Committee, Friday 20th 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 East Cork Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14th December.
- 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.

East Cork Municipal District



East Cork Municipal District Local Area Plan 2017

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

- Midleton Electoral Area Local Area Plan 2011
- Youghal Town Development Plan
- Midleton 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>

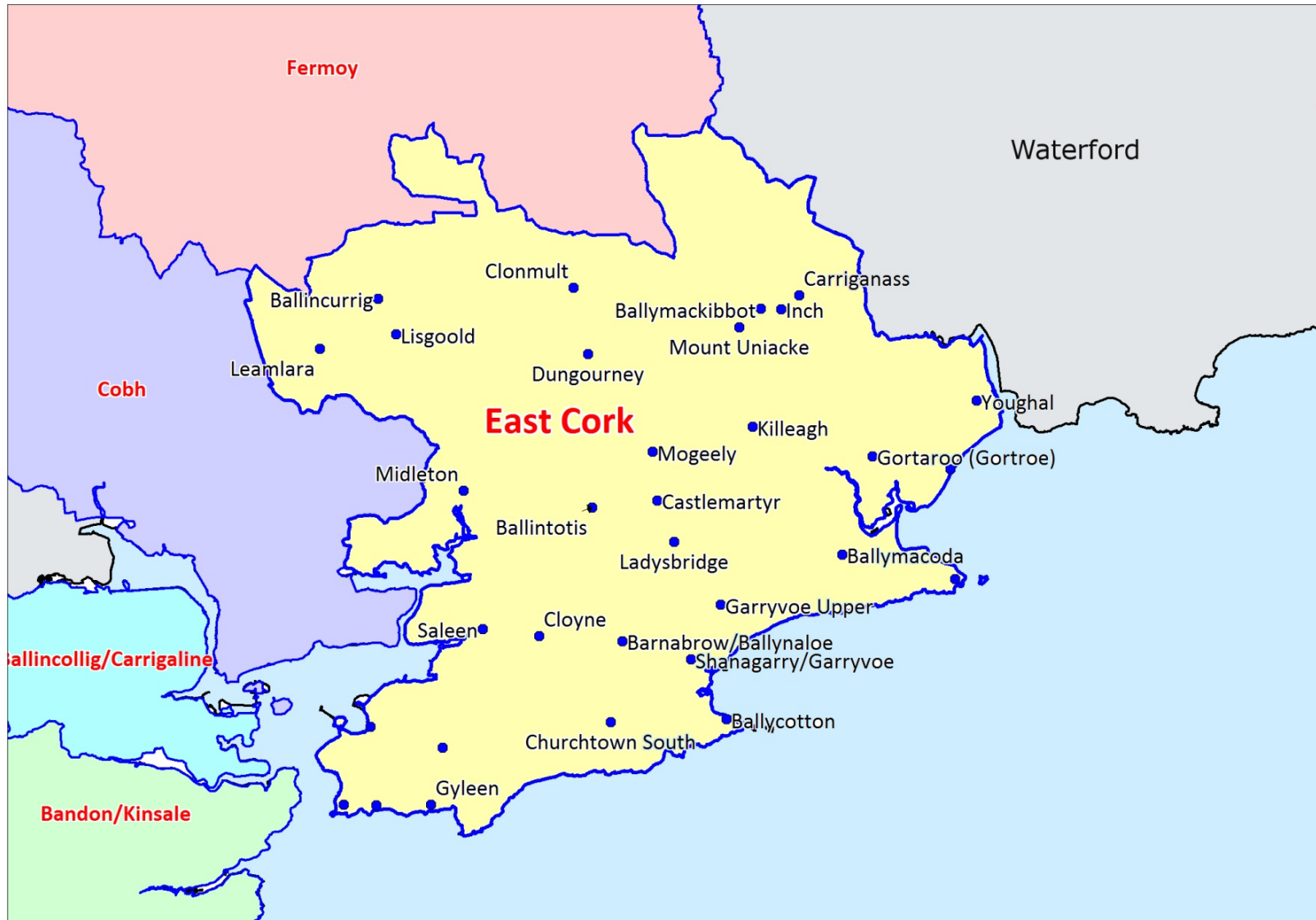
East Cork Municipal District



Composition of the East Cork Municipal District

	Settlements	Population 2011	%
Towns (2)	Midleton (12,001) and Youghal (7,794)	19,795	47%
Key villages (4)	Castlemartyr, Cloyne, Killeagh, Whitegate and Aghada	9,566	22%
Villages (8)	Ballycotton, Ballymacoda, Churchtown South, Dungourney, Ladysbridge, Mogeely, Saleen, Shanagarry/Garryvoe.		
Village nuclei (10)	Clonmult, Ballincurrig, Ballymackibbot, Ballinrostig, Ballintotis, Gortaroo (Gortroe), Inch, Leamlara, Lisgoold, Mount Uniacke		
Other locations (8)	Barnabrow/Ballymaloe, Carriganass, Garryvoe Upper, Gyleen Knockadoon, Redbarn Roche's Point, Trabolgan		
Rural areas		13,038	31%
Total Population		42,399	

East Cork Municipal District



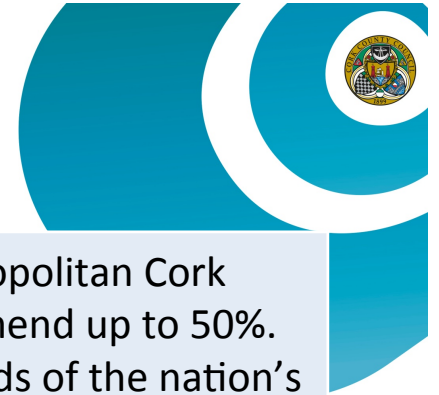
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East Cork Municipal District – Core Strategy from the County Development Plan 2014

	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)
Midleton	12,001	21,576	5,243	210	190.11	5,255
Youghal	7,794	9,115	1,037	52	78.60	1,955
Main Towns	19,795	30,691	6,280	262	268.71	7,210
Villages	9,566	11,067	1,121	--	--	1,214
Rural	13,038	12,038	389	--	--	--
Total Villages & Rural	22,604	23,105	1,510	--	--	1,214
Total District	42,399	53,796	7,790	262	268.71	8,424

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 its 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 East Cork 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



Current (LAP 2011) Zoned Employment land supply in the Municipal District

	Business (ha)	Industrial (ha)	Enterprise (ha)
Midleton	27	31	37
Youghal	28	23	0



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Water Services*							
East Cork	CDP Approach	IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (2)	Estates	0	2	0	0	2	0
Key village (4)	Estates / Groups	1	3	0	1	3	0
Villages (8)	Groups/ individual	2	5	1	2	6	0
Village Nuclei (10)	Individual	Predominately, new development on the basis of individual dwellings providing own water services					
Total (24)		3	10	1	3	11	0
* Provisional – subject to confirmation							
Irish Water services in place with broadly adequate capacity for planned development							
Irish Water services in place with limited <u>or no</u> spare water services capacity							
No existing Irish Water Services							

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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

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Broad Approach

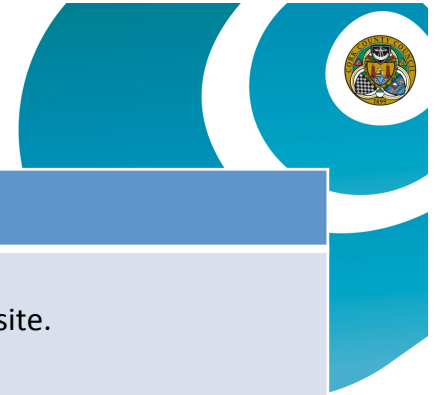
- Review of existing Local Area Plans / Town Development Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged
- Will look in more detail at Town Centres and how they can be strengthen / improved
- Need to align zoning approach in Town Plans with 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/ Village Nuclei : Churchtown South (V) and Ballincurrig, Leamlara and Lisgould (VN).
- At this stage of the process, other than in Midleton where a new study has been done, information on flood risk is the same as in the current LAP.

LAP Review – Midleton



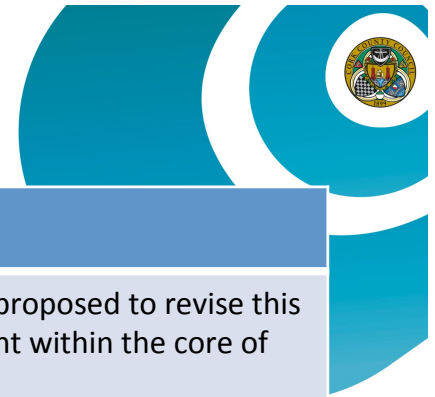
	Main Issues for the Review of the LAP for Midleton
Residential land supply	<ul style="list-style-type: none"> •Proposed to retain existing residential zonings. • Maintain focus on delivery of housing at Water Rock. •Opportunity to reassess potential of the X-03 site which includes provision for 44 residential units.
Employment land supply	<ul style="list-style-type: none"> •No changes proposed to existing business/enterprise zonings. •Opportunity to explore potential for more office based employment in central part of the town – existing opportunities at T-01, X-05; other redevelopment opportunities at Enterprise Centre on Dwyer Road, on GAA lands which are currently zoned Town Centre. •Opportunity to review the objective for the X-02– may be better to focus more on employment uses at this location. •Opportunity to review potential of the X-04 site.
Town Centre	<ul style="list-style-type: none"> •Under current Town Development Plan almost everything is zoned Town Centre. The suggestion is to revise this to exclude housing /non retail areas from the town centre zoning. •Some areas may be reclassified as ‘existing built up area’ etc. •Propose to define the retail core. •Propose to identify areas for town centre expansion.
Flood Risk	<ul style="list-style-type: none"> •Take account of the latest flood study.
Approaches to Zoning	<ul style="list-style-type: none"> • The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.

LAP Review –Youghal



	Main Issues for Review of the LAP – Youghal (1 of 3)
Residential land supply	<ul style="list-style-type: none"> • Changes are suggested to Town Development Plan residential zonings as follows : <ul style="list-style-type: none"> R-04 – consider rezoning as open space – very steep, inaccessible and elevated site. R-05 – consider changing to built up area – small infill site. R-12 - consider changing to built up area – small infill site. R-13 - consider changing to built up area – small infill site. R-15 consider rezoning as open space- very steep, prominent site with poor access. R -19 Developed. Reclassify as built up area R- 20. Developed. Reclassify as built up area R-21. Developed. Reclassify as built up area. RR-01 – Residential Restricted. Consider zoning as residential RR-02 Residential Restricted – consider zoning as residential. • It is proposed to retain the other residential zonings in Youghal .
Employment Land Supply	<ul style="list-style-type: none"> • No changes proposed to existing business/enterprise zonings in Youghal. • X-01 site in the 2011 LAP to North of the town is within an area at risk of flooding. The suggestion is that these land could be rezoned for flood compatible uses. • C-01 site at Seafield currently zoned for leisure and commercial uses. Commercial category is not used in the Local Area Plans. It is suggested that these lands could be rezoned for business uses or identified as a site for regeneration . • There is an opportunity to review approach to the development of the IDA industrial Estate at Springfield Court, which is zoned established industry in the Youghal Town Development Plan.
Tourism Development	<ul style="list-style-type: none"> • Site TRD-01. Greenfield site on seaward side of dog track. Currently zoned for mixed use tourism development. Site is at risk of flooding. Suggestion is to rezone for flood compatible uses in accordance with the Guidelines in Flood Risk Management. • Site TRD-01a - Former Hotel. New development permitted. Reclassify as part of the built up area. • Site TRD-02 . Existing Caravan Park . Reclassify as part of the existing built up area. • Site TRD-03 – Existing Caravan Park . Reclassify as part of the existing built up area. • Site TRD-04 – Existing Caravan Park . Reclassify as part of the existing built up area.

LAP Review –Youghal



Main Issues for the Review of the LAP – Youghal (2 of 3)

Town Centre

- Under the current Town Development Plan a large area is zoned for Town Centre uses. It is proposed to revise this to exclude housing /non retail areas from the town centre zoning and to refocus development within the core of the town .
- **The main suggestions are as follows:**
 - Update strategy and policy from the Youghal Town Development Plan.
 - Review strategy in line with the Guidelines on Flood Risk Management.
 - Consider reclassifying some areas as ‘existing built up area’ .
 - Define the retail core.
 - Identify areas for town centre expansion.
 - Highlight opportunity sites e.g. Devonshire Arms Hotel and the Cinema.
 - TC-01. It is proposed to review the extent of this zoning.
 - TC-02. It is proposed to review the extent of this zoning.
 - TC-03. This is a large opportunity site on the Waterfront. It is proposed to review the objective and consider the optimum use of the site for the future.
 - TC-04. It is proposed to review the extent of this zoning.
 - TC-05. It is proposed to review the objective for this site and consider alternative non retail uses, including employment.
 - MU-01. Consideration will be given to rezoning these lands for flood compatible uses.
 - NC-01 - Neighbourhood Centre Zoning at Seafield. Need to review the potential of this site as part of overall town centre strategy in light of planning history, Retail Planning Guidelines etc.



LAP Review –Youghal

Main Issues for the Review of the LAP – Youghal (3 of 3)

Transport and Movement	<ul style="list-style-type: none">• Opportunity to explore measures to enhance traffic circulation and reduce congestion within the town.
Approaches to Zoning	<ul style="list-style-type: none">• The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.



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.