



# **Review of Local Area Plans Fermoy MD**

## **Briefing for Elected Members**

Fermoy Municipal District Committee 17<sup>th</sup> 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 16<sup>th</sup> October – Role of LAPs, Role of Members, Legal Issues, Critical Issues etc.
- Today's briefing relates to the Fermoy Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14<sup>th</sup> 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"> <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>	September 2015 to March 2016
Draft Local Area Plan Stage	<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>	April 2016 to March 2017
Draft Local Area Plan Amendment Stage	<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>	April 2017 to July 2017 Adopted Monday 24th July 2017.

# Fermoy Municipal District



## Fermoy Municipal District Local Area Plan 2017

The new Fermoy Municipal District Local Area Plan 2017 will replace the

- Fermoy Electoral Area Local Area Plan 2011
- Mallow Electoral Area Local Area Plan 2011 ( Parts of)
- Kanturk Electoral Area Local Area Plan 2011 ( Parts of)
- Fermoy 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.

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

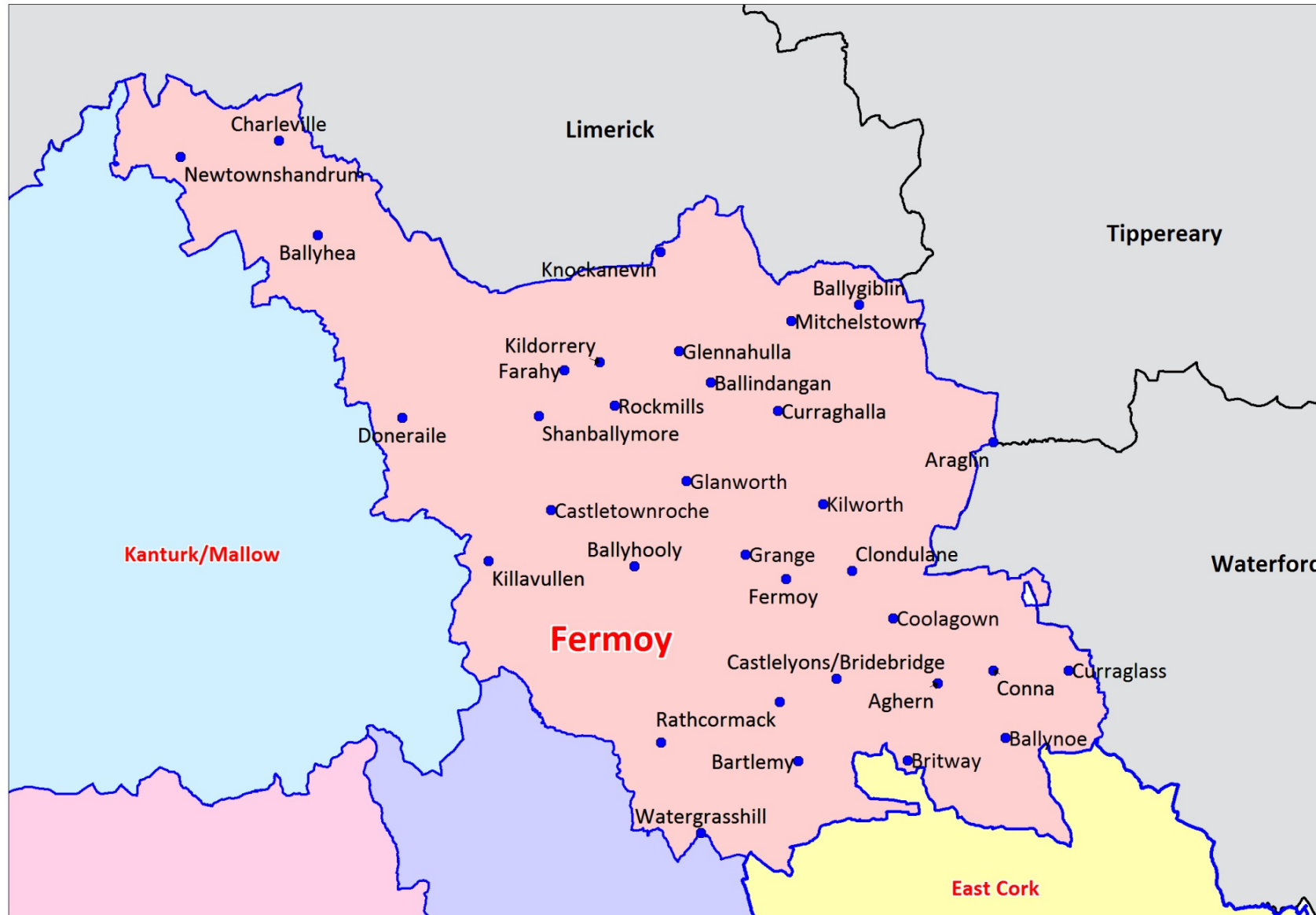
# Fermoy Municipal District



## Composition of the Fermoy Municipal District

	Settlements	Population 2011	%
Towns (3)	Fermoy (6,849), Charleville (3,646) , Mitchelstown (3,677)	13,812	33%
Key villages (11)	Doneraile, Newtownshandrum, Kilworth, Glanworth, Rathcormack, Castlelyons/Bridebridge, Castletownroche, Ballyhooly, Watergrasshill, Conna, Kildorrery	9,428	22%
Villages (10)	Killavullen, Bartlemy, Ballynoe, Clondulane, Ballindangan, Glennahulla, Ballyhea, Shanballymore, Coolagown, Curraglass		
Village nuclei (8)	Aghern, Grange, Ballygiblin, Araglin, Curraghalla, Kildinan (The Pound), Knockanevin Rockmills		
Rural areas		18,987	45%
<b>Total Population</b>		<b>42,226</b>	

# Fermoy Municipal District



# Review of Local Area Plans



## Fermoy 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)
Fermoy	6,489	7,589	938	47	94.56	1,601
Charleville	3,646	4,925	804	45	72.50	1,124
Mitchelstown	3,677	5,346	1,040	58	79.60	1,293
<b>Total Main Towns</b>	<b>13,812</b>	<b>17,860</b>	<b>2,782</b>	<b>149</b>	<b>246.66</b>	<b>4,018</b>
Villages	9,427	11,529	1,533			1,003
Rural	18,987	17,514	559			
<b>Total Villages and rural</b>	<b>28,414</b>	<b>29,044</b>	<b>2,092</b>			<b>1,003</b>
<b>Total Municipal District</b>	<b>42,226</b>	<b>46,904</b>	<b>4,874</b>	<b>149</b>	<b>246.66</b>	<b>5,021</b>



# Review of Local Area Plans – Employment



- **Good Supply of employment land .**

Current (LAP / TDP ) Zoned Employment land supply in the Municipal District			
	Business (ha)	Industrial (ha)	Enterprise (ha)
Fermoy	27	33	0
Charleville	63	28	0
Mitchelstown	29	68	0
<b>Total</b>	<b>119</b>	<b>129</b>	<b>0</b>

# Review of Local Area Plans



Water Services within the Fermoy Municipal District*							
Fermoy MD	CDP Approach	IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (3)	Estates	0	3	0	0	3	0
Key village (11)	Estates / Groups	6	5	0	7	4	0
Villages (10)	Groups/ individual	5	0	5	8	1	1
Village Nuclei (8)	Individual	Predominately, new development on the basis of individual dwellings providing own water services					
Total		11	8	5	15	8	1
* 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							

# Review of Local Area Plans



## Suggested Strategy for Water Services Provision

	Normally Expected Level of Water Service Provision	Policy Approach
<b>Towns</b>	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure, if not already available, to be prioritised.
<b>Key Villages</b>		
<b>Villages</b>	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.
<b>Village Nuclei</b>	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.
- Water Services Issues may affect the scale of growth in the Village of Ballyhea.
- At this stage of the process, information on flood risk is the same as in the current LAPs.

# LAP Review – Fermoy



## Main Issues for Review of the LAP – Fermoy (1 of 2)

<b>Town Centre</b>	<ol style="list-style-type: none"><li>1. TC-01 (Town Plan 2009) is currently zoned for Town Centre uses, primarily retail and commercial development including an element of residential, social and cultural facilities. Previous application on site was refused for a number of reasons, including the excessive scale of retail development. The site is within the flood plain but is defended. Opportunity to reconsider this objective having regard to the provisions of the guidelines on Flood Risk Management and Retail Planning.</li><li>2. No changes are suggested to TC-02.</li><li>3. Opportunity to review the following zonings:<ul style="list-style-type: none"><li>➤ TC-03 (Town Plan) at Brian Boru Square could be reclassified as part of the existing built up area.</li><li>➤ TC-04 (Town Plan) could be reclassified as part of the existing built up area (house and garden).</li><li>➤ C-01(Town Plan ) is zoned for commercial uses. CDP 2014 does not include a commercial land use category. C-02 could be reclassified in the Draft Plan, the best use needs to be identified.</li><li>➤ C-02 (Town Plan ) is also zoned for commercial uses. Opportunity to reclassify the eastern portion (Aldi and the Blackwater Shopping Centre) as a neighbourhood centre. The western section could be reclassified as part of the existing built up area.</li><li>➤ C-03 (Town Plan ) is also zoned for commercial uses. Opportunity to reclassify the eastern undefended part of the site as open space. The remainder could be classified as existing built up area.</li></ul></li><li>4. The draft plan will explore opportunities to enhance the public realm.</li></ol>
Economy	<ol style="list-style-type: none"><li>5. The current Local Area Plan provides 33.82 ha of land for industry and 27.11 ha of land for business uses. No changes are proposed to these zonings.</li></ol>

# LAP Review – Fermoy



## Main Issues for the Review of the LAP – Fermoy (2 of 2)

Housing	<p>6. In order to address flood risk issues three Town Plan zonings (R-02, R-03 and X-01) will be reviewed. All other residential zonings are being retained.</p> <ul style="list-style-type: none"> <li>➤ R-02 (Town Plan) is within a flood risk area and within the Blackwater River SAC. Consideration will be given to rezoning site as open space.</li> <li>➤ R-03 (Town Plan) is within the flood plain of the Blackwater River SAC. Consideration will be given to rezoning site as open space.</li> <li>➤ X-01 (Town Plan) zoned for hotel and low density housing. Site is within flood risk area but is defended. Opportunity to reconsider this objective in light of the Guidelines on Flood Risk Management.</li> </ul>
Water Services Infrastructure	<p>7. Resolution of water quality issues affecting the Blackwater Catchment.</p> <p>8. Engage with Irish Water regarding need for further investment in water services infrastructure.</p>
Approaches to Zoning	<p>9. The existing town development plan uses ‘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. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.</p>

# LAP Review – Mitchelstown



	Main Issues for Review of the LAP – Mitchelstown (1 of 2)
<b>Town Centre</b>	<ol style="list-style-type: none"><li data-bbox="510 419 2011 595">1. T-02: Given its proximity to the town centre, it is suggested that the justification for the provision of a neighbourhood centre needs to be re-evaluated in the context of protecting the viability and vitality of the existing core of the town. The site may be more suited to other uses and there is now an opportunity to review it.</li><li data-bbox="510 651 2011 922">2. T-03 is identified in the 2011 LAP for town centre expansion and allows for some retail warehousing. It is unlikely the whole 9.5ha site is needed to cater for retail development. In the context of protecting the viability and vitality of the existing core of the town, it is suggested that the zoning be reviewed and other uses be identified for part of the site. Alternative uses could, for example include office based employment or residential uses including a nursing home or sheltered housing.</li><li data-bbox="510 978 2011 1106">3. U-04, zoned in the 2011 LAP for a car park and playground has since been developed as a playground and allotments. Consideration will be given to reclassifying this site as ‘existing built up area’.</li><li data-bbox="510 1161 2011 1201">4. The draft plan will explore opportunities to enhance the public realm.</li></ol>

# LAP Review – Mitchelstown



	Main Issues for the Review of the LAP – Mitchelstown (2 of 2)
<b>Housing</b>	<ol style="list-style-type: none"><li>5. In order to address flood risk issues minor changes are suggested to the boundaries of two zonings (R-03 and R-06).</li><li>6. R-12 is currently zoned for a nursing home and ancillary assisted living housing. As this site is disconnected from the town and alternative sites are available to accommodate a nursing home, it is suggested that this zoning be reviewed.</li><li>7. It is suggested that all other existing residential zonings be retained.</li></ol>
<b>Economy</b>	<ol style="list-style-type: none"><li>8. The current Local Area Plan provides 55.09 ha of land for industry and 29.21 ha of land for business uses. No changes are proposed to these zonings.</li></ol>
<b>Water Services Infrastructure</b>	<ol style="list-style-type: none"><li>9. Resolution of water quality issues affecting the Blackwater Catchment.</li><li>10. Engage with Irish Water regarding need for further investment needed in Water Services infrastructure.</li></ol>





# LAP Review – Charleville

## Main Issues for the Review of the LAP – Charleville (1 of 2)

Economy	<ol style="list-style-type: none"><li>1. The current Local Area Plan provides 27.9 ha of land for industry and 62.9 ha of land for business uses. No changes are proposed to these zonings.</li><li>2. It is proposed to consider omitting reference to the provision of a discount food store and a medical centre from the Business Zoning B-05.</li></ol>
Town Centre	<ol style="list-style-type: none"><li>3. Identify measures the plan could take to increase the attractiveness of the town centre and encourage uptake of vacant retail units in the town.</li><li>4. Identify what measures the plan could take to achieve public realm enhancements in the town centre.</li><li>5. It is proposed to omit reference to the provision of a discount food store and a medical centre from the B-05.</li><li>6. Site T-02 comprises 3.1ha and not all of that will be required to cater for the provision of a convenience store. Consideration can be given to what other non retail town centre uses may be appropriate on this site.</li><li>7. Consideration will be given to extending the town centre zoning to include the existing Aldi Store.</li></ol>



# LAP Review – Charleville

## Main Issues for the Review of the LAP – Charleville (2 of 2)

Housing	8. All residential zonings are being retained.
Water Services Infrastructure	9. Resolution of the deficits in the drinking water supply and waste water treatment infrastructure need to be prioritised. 10. Engage with Irish Water regarding need for further investment needed in Water Services infrastructure.
Road Improvements	11. Delivery of M20 to remove through traffic from the town. 12. Retain current LAP objective U-04 to provide for a local access / relief road connecting Kilmallock road to Station Road and on to the M20. It may be appropriate to prioritise the development of employment land which would support the achievement of this objective. 13. Identify measures to increase use of rail link.



# 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.