



Review of Local Area Plans Kanturk – Mallow MD

Briefing for Elected Members

Municipal District Committee Meeting 6th 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 Kanturk – Mallow 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.

Kanturk/Mallow Municipal District



Kanturk/Mallow Municipal District Local Area Plan 2017

The new *Kanturk/Mallow Municipal District Local Area Plan 2017* will replace the

- Kanturk Electoral Area Local Area Plan 2011
- Mallow Electoral Area Local Area Plan 2011
- Mallow 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	<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>

Kanturk / Mallow Municipal District

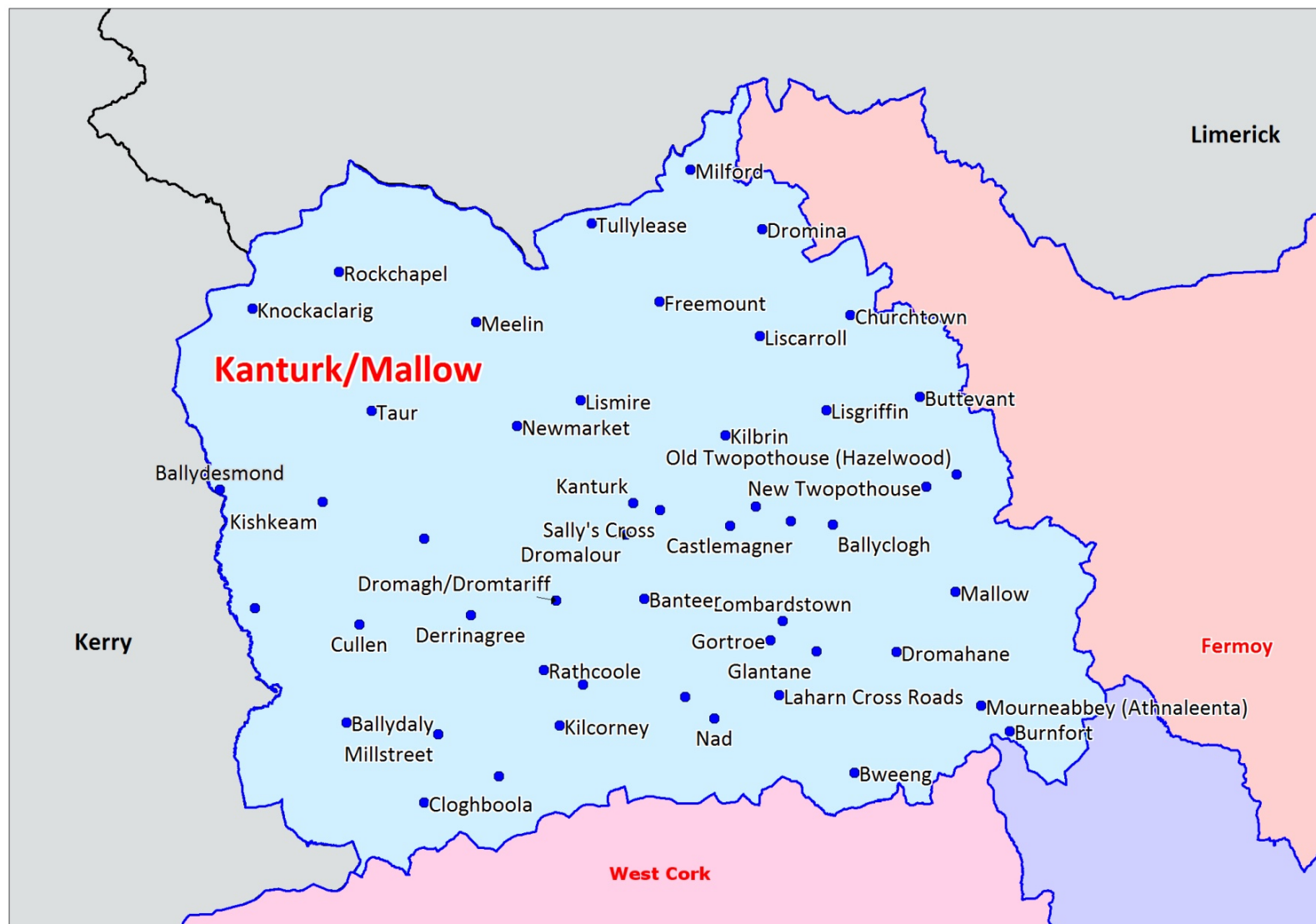


Composition of the Kanturk / Mallow Municipal District

	Settlements	Population 2011	%
Towns (5)	Buttevant (945), Kanturk (2,263), Mallow (11,605), Millstreet (1,574), Newmarket (988)	17,375	37%
Key villages (6)	Ballydesmond, Banteer, Boherbue Dromina, Knocknagree, Milford'	6,727	14%
Villages (24)	Ballydaly, Ballyclogh, Bweeng, Burnfort, Castlemagner, churchtown, Cecilstown, Cullen, Dromahane, Derrinagree, Freemount, Glantane, Kilcorney, Kiskeam, Kilbrin, Liscarroll, Lismire, Lombardstown, Lyre, Meelin New Twopothouse, Rathcoole, Rockchapel, Tullylease.		
Village nuclei (14)	Aubane, Ballyhass, Cloghboola, Curraraigue, Dromagh/Dromtariff, Gortroe, Knockaclarig, Laharn Cross Roads, Lisgriffin, Mourneabbey (Athnaleenta), Nad, Old Twopothouse, Taur.		
Other locations (2)	Dromalour, Sally's Cross		
Rural areas		23,203	49%
Total Population		47,305	



Kanturk /Mallow Municipal District



Review of Local Area Plans



Kanturk-Mallow Municipal District						
	Housing Requirement				Housing Supply	
	Census 2011	Population Target for 2022	New Units Required 2011-2022	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Buttevant	945	1,501	298	17	31.50	482
Kanturk	2,263	2,400	141	8	29.20	329
Mallow	11,605	20,000	4,552	228	339.93	6,961
Millstreet	1,574	1,756	177	10	23.80	475
Newmarket	988	1,189	155	9	24.90	345
Main Towns	17,375	26,846	5,323	270	449.33	8,592
Villages	6,727	8,796	1,361	--	--	987
Rural	23,203	21,798	872	--	--	--
Total Villages & Rural	29,930	30,593	2,233	--	--	987
Total for District	47,305	57,439	7,556	270	449.33	9,579

Review of Local Area Plans – Employment



- **Good Supply of Employment land**

Current (LAP 2011) Zoned Employment land supply in the Municipal District			
	Business (ha)	Industrial (ha)	Enterprise (ha)
Buttevant	14	0	0
Kanturk	45	0	0
Mallow	7	153	16*
Millstreet	21	3	0
Newmarket	12	0	0

* Also land for enterprise within X-03 Masterplan site.

Review of Local Area Plans



Water Services*							
Kanturk/Mallow	CDP Approach	IW Infrastructure					
		Waste Water			Water Supply		
Main Settlements (5)	Estates	1	4	0	1	4	0
Key village (6)	Estates / Groups	1	5	0	2	4	0
Villages (24)	Groups/ individual	9	9	6	12	12	0
Village Nuclei (14)	Individual	Predominately, new development on the basis of individual dwellings providing own water services					
Total		11	18	6	15	20	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							

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.
- Water Services Issues may affect the scale of future growth in some villages – Burnfort, Castlemagner, Lismire, New Twopothouse.
- At this stage of the process, information on flood risk is the same as in the current LAPs.

LAP Review – Mallow



Topic	Issues / Suggested Change (1 of 4)
T o w n Centre	<ol style="list-style-type: none"> 1. Opportunity to re-enforce the town centre as the preferred location for new retail development. 2. Define the retail core area – the primary shopping area. 3. Opportunity to review the following zonings: <ul style="list-style-type: none"> ➤ greenfield site fronting the Park Road, opposite the entrance to the Co-op shop, as it is in the flood risk area and is not defended. ➤ Dairygold processing site, currently zoned for town centre expansion - as industrial use is continuing on site. ➤ Dairygold lands adjacent to the existing Co-Op Store, to the south of West End. Opportunity to consider site for non retail town centre uses including office based employment uses. 4. Consideration will be given to identifying regeneration /opportunity sites. Possible sites include <ol style="list-style-type: none"> (a) sites on Shortcastle Street for office based employment uses or a new hotel, (b) Georgian housing stock at West End for office uses / Boutique Hotels ; (c) Retail opportunities on the site for the former Central Hotel and the backland areas at Muddy Hill / Carmichael car park and under-utilised buildings on the Main Street, and (d) small infill housing opportunities 5. Opportunities for improvements to the public realm may also be indentified.

LAP Review – Mallow



Topic	Issues / Suggested Change (2 of 4)
Housing	<ol style="list-style-type: none">1. It is generally proposed to maintain most of the current residential zonings.2. Opportunity available to consider enlarging residential zoning R12 into adjacent employment / enterprise lands (E-01).3. Opportunity to review the following zonings:<ul style="list-style-type: none">➤ R-02 - as it may not be practical to develop this site.➤ R11 - the suggestion is that it be rezoned for flood compatible uses.➤ R19 - the suggestion is that it be rezoned for flood compatible uses.➤ X-07 - the former sugar factory site. Suitable uses need to be identified.4. It is proposed to develop a framework for the X-03 and X-06 sites and to include these in the Draft Plan to be published in November 2016.5. Consideration may be given to the introduction of an element of phasing to manage the residential land supply in Mallow. This may include prioritising lands to the south east and the north east part of town, over lands to the north west.

LAP Review – Mallow



Topic	Issues / Suggested Change (3 of 4)
Employment lands	<ul style="list-style-type: none"> • Opportunity to review the scale, location and appropriateness of the employment land supply as follows: <ol style="list-style-type: none"> 1. Opportunities exist to make provision for more office based employment uses within the town centre. 2. Opportunity to consider appropriate uses, including employment, for the Bearforest site. 3. The former Sugar factory site is remote from the town centre for a live/work zone and the new plan could review the options for this site. Options could, for example, include an employment or tourism zoning. The site boundary may also be revised. 4. The current plan makes provision for employment uses on the X-03 site. As part of the preparation of a framework for the development of these lands, consideration will be given to what type of employment uses may be appropriate. 5. Some of the lands currently zoned for enterprise / industry to the south east of the town may be more suited to residential use. Consideration will be given to this issue in the preparation of the draft plan. 6. The new plan provides an opportunity to review the employment land supply at Quartertown. Consideration will be given to the impacts of the Seveso Directive and the railway line on the development potential / serviceability of these lands and how best to enhance connectivity from these lands to the rest of the town. 7. There is a need to optimise the potential for employment growth in the tourism sector by identifying areas for expansion of tourism accommodation and facilities and the new plan will consider these issues.
Community Facilities / Green Infrastructure	<ol style="list-style-type: none"> 1. The preparation of a new plan offers the opportunity to consider what additional community facilities , open space or recreation facilities are desirable to meet the needs of the growing community

LAP Review – Mallow



Topic	Issues / Suggested Change (4 of 4)
Water Services Infrastructure	<ol style="list-style-type: none"> 1. Clarity needed regarding the resolution of the water quality issues in the Blackwater Catchment. 2. Subject to (1) above, identify, in consultation with Irish water, the infrastructural investment needed to facilitate the development of zoned lands and a timeline for delivery. 3. Progress the preparation of a Sustainable Urban Drainage Systems strategy for the town to ensure appropriate management of surface water.
Road Improvements	<ol style="list-style-type: none"> 1. Delivery of the Mallow Northern Relief road. 2. Delivery of the M20 bypass 3. New roads needed to service development land to the east and west of the town.

LAP Review –Kanturk



	Main Issues for Review of the LAP – Kanturk
Water Services Infrastructure	<ul style="list-style-type: none">• Resolution of water quality issues affecting the Blackwater Catchment.• Engage with Irish Water regarding need for further investment in water services infrastructure.
Economy	<ul style="list-style-type: none">• The current Local Area Plan provides 45 ha of land for business uses. No changes are proposed to these zonings.
Housing	<ul style="list-style-type: none">• It is proposed to retain all lands currently zoned for residential use. However, consideration may be given to the introduction of an element of phasing to help manage the residential land supply and promote a sequential approach to development.
Town Centre/	<ul style="list-style-type: none">• No changes are proposed to the areas zoned for town centre uses in Kanturk.• Define the retail core area• The draft plan will explore opportunities to enhance the public realm.

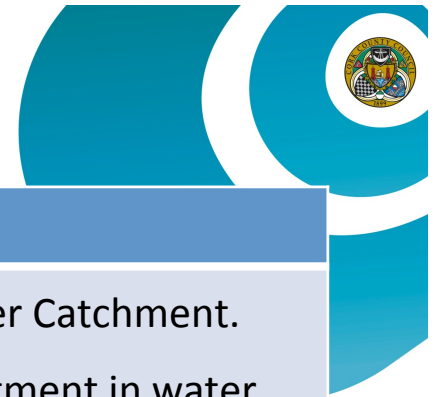


LAP Review – Millstreet

Main Issues for the Review of the LAP – Millstreet

<p>Water Services Infrastructure</p>	<ul style="list-style-type: none"> • Resolution of water quality issues affecting the Blackwater Catchment. • Engage with Irish Water regarding need for further investment in water services infrastructure.
<p>Economy</p>	<ul style="list-style-type: none"> • The current Local Area Plan provides 21 ha of land for business uses. It is generally proposed to retain these zonings. Consideration will be given to adjusting the site boundaries if necessary to address the issue of flood risk. • Consideration will be given to omitting two sites within the area at risk of flooding - I-01 for Industrial uses and X-02 for Tourism uses
<p>Housing</p>	<ul style="list-style-type: none"> • Consideration will be given to omitting two residential sites (R-05 and R-06) as they are substantially affected by flood risk. • It is proposed to retain all other residential zonings.
<p>Town Centre/</p>	<ul style="list-style-type: none"> • No changes are proposed to the areas zoned for town centre uses in Millstreet . • A retail core area will be identified. • The draft plan will explore opportunities to enhance the public

LAP Review –Newmarket



Main Issues for Review of the LAP – Newmarket

Water Services Infrastructure	<ul style="list-style-type: none">• Resolution of water quality issues affecting the Blackwater Catchment.• Engage with Irish Water regarding need for further investment in water services infrastructure.
Economy	<ul style="list-style-type: none">• The current Local Area Plan provides 12ha of land for business uses. No changes are proposed to these zonings, other than adjusting boundaries where necessary to address the issue of flood risk.
Housing	<ul style="list-style-type: none">• It is proposed to retain all lands currently zoned for residential use. However, consideration may be given to the introduction of an element of phasing to help manage the residential land supply and promote a sequential approach to development.
Town Centre	<ul style="list-style-type: none">• It is proposed to retain the lands currently zoned for town centre uses.• A retail core area will be identified.



LAP Review – Buttevant

Main Issues for the Review of the LAP – Buttevant

Water Services Infrastructure	<ul style="list-style-type: none">• Resolution of water quality issues affecting the Blackwater Catchment.• Engage with Irish Water regarding need for further investment in drinking water supply for the town.
Economy	<ul style="list-style-type: none">• The current Local Area Plan provides 14ha of land for business uses. No changes are proposed to these zonings.• The X-01 site makes provision for a range of uses, including employment and it is proposed to review this objective.
Housing	<ul style="list-style-type: none">• It is proposed to retain all lands currently zoned for residential use. However, consideration may be given to the introduction of an element of phasing to help manage the residential land supply and promote a sequential approach to development.
Town Centre	<ul style="list-style-type: none">• It is proposed to retain the lands currently zoned for town centre uses.• Define retail core 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.