



# **Proposed Ballincollig Carrigaline Municipal District Local Area Plan 2017**

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## **Chief Executive's Report on the Preliminary Public Consultation Process**

(Section 20 (1) of the Planning and Development Act)

**15<sup>th</sup> April 2016.**



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<b>Documents Referenced in this Report</b>	
<b>Title</b>	<b>Year of Publication</b>
Public Consultation Document (PCD): This refers to the Fermoy Municipal District Local Area Plan Review Public Consultation Document, December 2015	2015
Cork County Development Plan 2014 (CDP)	2014
Carrigaline Electoral Area Local Area Plan 2011 (LAP)	2011 (2 <sup>nd</sup> edition 2015)
Macroom Electoral Area Local Area Plan 2011 (LAP)	2011 (2 <sup>nd</sup> edition 2015)
<b>Department of Environment, Community and Local Government Guidelines</b>	
<b>Title</b>	<b>Year of Publication</b>
Local Area Plans - Guidelines for Planning Authorities	2013
Local Area Plans Manual	2013
Retail Planning Guidelines	2012
The Planning System and Flood Risk Management - Guidelines for Planning Authorities And The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices	2009
Spatial Planning and National Roads Guidelines	2012
Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities	2009
Best Practice Urban Design Manual (Parts 1) Best Practice Urban Design Manual (Parts 2)	2009
The Provision of Schools and the Planning System - Code of Practice for Planning Authorities	2008
Strategic Environmental Assessment Guidelines	2004



## Section 1 Introduction

### 1.1 Overview

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Local Area Plans. The Council has commenced the process of preparing eight new Municipal District Local Area Plans to replace the Plans adopted in 2011. The new plans will be in place by August 2017.
- 1.1.2 Currently the Town Development Plans adopted by the nine former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal remain in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, the former Town Council administrative areas are being included within the Local Area Plan review. As the legislation has yet to be published, this situation is being kept under review.

### 1.2 Public Consultation

- 1.2.1 Section 20(1) of the Planning and Development Act 2000-2010 provides that the planning authority shall take "whatever steps it considers necessary" to consult with the Minister and the public before preparing a Local Area Plan.
- 1.2.2 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.2.3 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council's twitter feed;
  - Notification was issued through Cork County Council's Facebook account;
  - Prescribed authorities were notified.
  - Notifications, posters, leaflets and CDs were circulated to libraries to display.
  - A press release was issued to the media and resulted in a number of press articles being published.
- 1.2.4 In all, a total of Eighty Nine (89) submissions were received on in response to the Preliminary Consultation Document for the Ballincollig Carrigaline Municipal District. This report details the submissions received, summarises the issues raised in those submissions and details the Managers Response and Recommendation in terms of the issues which should inform the preparation of the new Local Area Plan for the Ballincollig Carrigaline District.

### 1.3 Structure of this Report

- 1.3.1 Section 1 of this report comprises an Introduction to the report.
- 1.3.2 Section Two of the Report comprises a more detailed discussion on the principle issues raised by the submissions and includes the Chief Executives Response and Recommendations in relation to 'Matters to be included in the Draft Plan'.
- 1.3.3 Section Three of the report deals with individual submissions in alphabetical order made in relation to the Cobh Municipal District, summarising the issues raised by each submission and detailing the Chief Executive's Response and Recommendation in terms of the issues which should inform the preparation of the new Local Area Plan for the Cobh District.
- 1.3.1 Section 4 provides a full alphabetical list of the persons who made a submission (A-Z).
- 1.3.2 Section 5 provides a full list of the persons who made a submission, ordered by the reference number of the submission.
- 1.3.3 Section 6 provides a list of the Prescribed Authorities notified of the review of the plan.
- 1.3.4 Section 7 provides a list of the maps showing the submissions.

### 1.4 Next Steps

- 1.4.1 This Chief Executives Report to Members on the Preliminary Public Consultation Process will be issued to Members by 15<sup>th</sup> April 2016.
- 1.4.2 It is proposed to brief Members on the reports at Municipal District Meetings during April/May 2016 in accordance with the schedule set out below.

**Table 1:1 Municipal District Meetings**

<b>Schedule of Municipal District Briefing Meetings for Members on CE's Report on the Preliminary Consultation Document</b>		
<b>Municipal District</b>	<b>Dates of Meeting</b>	<b>Venue</b>
Kanturk/Mallow	Friday 22 <sup>nd</sup> April 2016.	Annabella, Mallow
West Cork	Wednesday 27 <sup>th</sup> April 2016.	Former Town Council Offices, Clonakilty
East Cork	Friday 29 <sup>th</sup> April 2016.	Midleton Office
Ballincollig/Carrigaline	Friday 6 <sup>th</sup> May 2016.	Council Chamber, Floor 2
Blarney/Macroon	Monday 9 <sup>th</sup> May 2016	County Hall
Bandon/Kinsale	Friday 13 <sup>th</sup> May 2016.	Former Town Council Offices, Kinsale



<b>Schedule of Municipal District Briefing Meetings for Members on CE's Report on the Preliminary Consultation Document</b>		
<b>Municipal District</b>	<b>Dates of Meeting</b>	<b>Venue</b>
Cobh	Monday 16 <sup>th</sup> May 2016	Former Town Council Offices, Cobh
Fermoy	Tuesday 17 <sup>th</sup> May 2016.	Former Town Council Offices, Fermoy

- 1.4.1 Members may put forward resolutions on issues they wish the Chief Executive to consider in relation to the preparation of the draft Local Area Plan at the respective Municipal District briefings.
- 1.4.2 Planning Policy Unit will proceed to prepare the Draft Local Area Plan and will revert with a briefing to Members in the Autumn of 2016, at which point Members will also be advised of the Chief Executives Response to their Resolution.
- 1.4.3 The Draft Local Area Plans are due to be published in early November 2016 in accordance with the indicative timeline set out below.

**Table 1:2 LAP Review Indicative Timeline**

<b>Key Stages</b>	<b>Date</b>
Issues CEO Report on Preliminary Consultation Process to Members	1 April 2016
Brief Members and MD Meetings	April 2016
Prepare Draft Local Area Plans	May – September 2016
Brief Members on Draft Local Area Plans	September – October 2016
Finalise Plans and accompanying support documents	October 2016
Publish Draft Local Area Plans	10 <sup>th</sup> November 2016
Issues CEO Report on Submissions received on the Draft LAPs to Members	13 <sup>th</sup> February 2017
Publish Amendments to Draft LAPs as appropriate	April 2017
Issues CEO's Report on Submissions received on the Amendments to Members	June 2017

## Chief Executive's Report on the Preliminary Public Consultation

Key Stages	Date
Adopt Local Area Plans	July 2017

## Section 2 Principle Issues and Chief Executive's Response

### 2.1 Introduction

- 2.1.1 This section of the report details the key issues arising from the submissions received in response to the public consultation process.
- 2.1.2 In addition to submissions received from the general public, submissions were received from the following government departments, statutory consultees and key stakeholders:
- Department of Arts, Heritage and the Gaeltacht (Archaeology) (Submission No.WCPCD16/2728, 2729),
  - Department of Education and Skills (Submission No.WCPCD16/2782),
  - Environmental Protection Agency (Submission No.WCPCD16/2398),
  - Irish Water (Submission No.WCPCD16/2781),
  - National Transport Authority (Submission No.WCPCD16/2748),
  - Office of Public Works (Submission No.WCPCD16/2772, 2767),
  - Transport Infrastructure Ireland (Submission No.WCPCD16/2451),
  - An Taisce (Submissions No.WCPCD16/2465, 16/2560),
  - Bus Eireann (Submission No. ECPCD16/2464),
  - Construction Industry Federation (Submission No.WCPCD16/2717),
  - Inland Fisheries Ireland (Submission No.WCPCD16/2935),
- 2.1.3 Summaries of the issues raised in the submissions, and the Chief Executive's Opinion on the issues raised is included in Section 3 of this report. Some of the submission raise significant issues likely to affect the overall approach taken in the draft plan and these are discussed in more detail below
- 2.1.4 County wide issues affecting all Municipal Districts include the following :
- Housing Land Supply
  - Water Services
  - Flood Risk Management
  - Funding/Delivery of Infrastructure
  - Sustainable Transport.
- 2.1.5 Specific issues arising in relation to individual settlements are addressed as follows:
- Ballincollig (section 2.4 )
  - Carrigaline (section 2.5)
  - Cork City South Environs (section 2.6)
  - Passage West/Glenbrook/Monkstown ( section 2.7)

- Ringaskiddy ( section 2.8)
- Key Villages (section 2.9)

2.1.6 Individual summaries of the submissions received and a brief indication of the Chief Executives Responses are set out in Section 3.

## 2.2 Countywide Issues

2.2.1 Some of the submissions raise issues of a strategic nature affecting all Municipal Districts including issues in relation to the supply of housing land, approach to flood risk management, approach to water services provision, delivery and funding of infrastructure, sustainable transport etc. This section addresses the issues raised in these submissions and gives the Chief Executive's Response to the issues raised.

## 2.3 Housing Land Supply

2.3.1 A number of submissions raised the broad issues of housing land supply and how best to achieve the targets for Metropolitan Cork set out in the Core Strategy of the Cork County Development Plan 2014. Cork City Councils submission (BCPCD16/2945) specifically highlighted the need for the Local Area Plans to address the both the quantum of residential land required and its location within the metropolitan area. The submission made the following observations;

- It stated that Cork City Council had no objection in principle to an increase in the Strategic Land Reserve where justified.
- It suggested that an increase in density in some locations could reduce amount of land required to accommodate future residential growth.
- It claimed that the current suggested densities not sufficient to support national targets on sustainable transport modes.
- Given significant infrastructure deficits in the metropolitan area, the submission cautioned against a significant increase in land zoned for residential use.
- It also noted that any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.
- Finally the submission recommended that sites should be prioritised in terms of their proximity to city suburbs, followed by adjoining Metropolitan Towns served by rail and proposed BRT.

2.3.2 The Construction Industry Federation (ECPCD16/2916) highlighted a number of important issues in relation to the provision of additional lands for residential development in the metropolitan area. The submission;

- Identified the need for a collaborative approach to housing land supply issues and proposed the establishment of a 'Land Supply Task Force' to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.
- The submission claimed that the population and unit growth targets would require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.

## Chief Executive's Report on the Preliminary Public Consultation

- The submission suggested that a maximum of 445ha of lands currently zoned are serviced for development within the next 2 year period. Much of this land is unavailable to the market or is further constrained by the need for road infrastructure.
- There is a need to zone approximately 670ha of land in the County metropolitan area to provide a strategic land reserve consistent with the 2007 Development Plan Guidelines. This land needs to be provided in areas which can be cost effectively serviced: are sustainable in terms of access to existing services, public and private transport: and have a market demand.
- The Planning Authority need to take a lead role in facilitating the substantial and targeted infrastructure investment required to achieve the housing targets set out in the 2014 CDP.
- The forthcoming LAPs need to provide definitive planning policy objectives for zoned lands, including the Masterplan areas, which will allow development proposals to be brought forward in the short term.
- An Implementation Task Force, to be led by the Planning authority, is needed to support the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs.
- The need to ensure an on-going monitoring and review framework to ensure an adequate supply of available zoned land throughout the forthcoming LAP period.

### 2.3.3 The Planning Strategic Policy Committee submission made the following observations; (ECPCD16/2937)

- It claimed that Investment in infrastructure will have to be led by the public sector as the private sector funding is no longer viable.
- It suggested that the amount of land needed for future residential development is being under estimated due to the following:
  - a) City Population Targets: these are considered unachievable and there is a need for greater provision of lands within Metropolitan Cork to counter the city's supply constraints'
  - b) Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased.
  - c) Settlement Targets: Submission asserts that the housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork.
  - d) Masterplan Capacity: proposal to deliver a large part of the housing output from the masterplan sites is unrealistic given the inevitable implementation difficulties. The role of agencies such as Irish Water; Transport Infrastructure Ireland and Iarnróid Eireann will be critical.

## Chief Executive's Response

### Overall Strategy

- 2.3.4 The Council support the establishment of a Land Supply Taskforce to ensure the delivery of sufficient infrastructure to meet the housing needs of the county.
- 2.3.5 The County Council have a key role to play in co-ordinating and facilitating the delivery of sufficient serviced housing land to meet current and future needs. Because of the recognised importance of housing, for several years, the County Council has carefully monitored the supply of land for residential development and the delivery of relevant infrastructure necessary to support development. In order to support the recovery of the housing construction sector, there has been significant engagement between the County Council and a broad range of relevant agencies including DoEHLG, NAMA, Irish Water, TII, NTA and the Construction Industry Federation in order to optimise the co-ordination of the relevant infrastructure investment programmes. The Council will continue to actively undertake this leadership role and foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The Council are fully aware that successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.
- 2.3.6 This Municipal District is located within 'Metropolitan Cork', which (together with Cork City) is considered to be 'a single market in terms of housing and jobs'. Here, it is important that the adequacy of the supply of land for housing is considered at a Strategic Planning Area level rather than at an individual main settlement level because of the local physical and infrastructure limitations that apply to different towns.
- 2.3.7 The purpose of maintaining a 'Strategic Land Reserve' is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, perhaps because of limitations in water services, but also in road and transportation infrastructure.
- 2.3.8 Core Strategy Table 2.2 of the Cork County Development Plan 2014 currently shows that there is 35% headroom of residentially zoned land across the County as a whole. However the headroom in the County Metropolitan Cork Strategic Planning Area is only 9.8% (118ha). This level of reserve (or 'headroom') is considered too low for the likely needs of the nation's second city and its Metropolitan Region. If the reserve remains at this level, then it is considered that, in future, this could restrain the supply of housing in the critical metropolitan area leading to unnecessary house price inflation and unplanned pressure for housing in other parts of the county. Taken together, these two issues could limit the competitiveness of Cork's recovery and the contribution that the City and its Metropolitan region make to national recovery.
- 2.3.9 The Development Plan Guidelines, issued to planning authorities by Government in 2007, state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (i.e. headroom).

- 2.3.10 Therefore in order to address this short fall in the County Metropolitan Cork Strategic Planning Area the County Development Plan states that it is intended to identify additional residential land to add to the current strategic land reserve in the County Metropolitan Cork Strategic Planning Area and this will include proposals within this Municipal District.
- 2.3.11 The Council accept that the current level of headroom in Metropolitan Cork is too small and needs to be increased. The Cork County Development Plan, 2014 and the Preliminary Consultation Documents prepared as part of this Local Area Plan Review sets out a clear pathway to address this issue.
- 2.3.12 The Council are limited in their legal capacity to independently change or redistribute population targets. The population targets are set by the current South West Regional Planning Guidelines and all the totals must add up to these targets. The preparation of the National Planning Framework and the Southern Regional Spatial and Economic Plan to replace the current National Spatial Strategy and Regional Planning Guidelines respectively will facilitate a review of the current population targets and their distribution.
- 2.3.13 While it is generally accepted that the "New Units Required 2011-2022" figure of 27,235 for the County Metropolitan Cork Strategic Planning Area set out in Appendix B, Table B.1 of the CDP is the right figure, it is also accepted that the figure will not be realistically achieved by 2022. It should be noted that during the last CDP review the Planning SPC itself concluded that need to build 3,500 units per annum across the county with 2,500 of those needing to be built in the County Metropolitan Cork Strategic Planning Area. Therefore building 2,500 units over the next 6 years would deliver 15,000 units which would leave a headroom of 24% based on the suggested 19,598 units potential yield of zoned lands up to 2022 set out in the submissions.

#### **Supply of land for Residential Development - Short Term Supply**

- 2.3.14 In the County Metropolitan Strategic Planning Area as a whole, there is currently capacity to commence development in the "Immediate" or "short term" on zoned land with the capacity to provide up to 4,326 units. In order to provide an immediate stimulus to the housing construction sector, many of the recommendations in this report are intended to supplement this figure by zoning additional land where infrastructure etc is in place to facilitate a start to development in the immediate or short term. Sites to be included in the Draft LAP to strengthen the supply of land with potential for immediate development need to have all the necessary infrastructure (water services, roads etc.) either under construction or already in place and also need to be capable of development in a manner that is broadly consistent with Government Guidelines (e.g. Flood Risk Management, Sustainable Urban Development, Access to National Roads etc)

#### **Overall Supply of Residential Zoned Land**

- 2.3.15 However, the quantity of land which can be zoned where there is a good prospect of development commencing in the immediate or short term is unlikely to be sufficient to meet the overall requirement to expand the residential land supply. To achieve an appropriate level of 'strategic reserve' or 'headroom' the CDP 2014 suggests that there is a need to identify 360ha in the County Metropolitan Cork Strategic Planning Area.
- 2.3.16 Sites to be included in the draft LAP to address this longer-term need for additional land to strengthen the 'strategic reserve' or 'headroom' available should have the potential for development in a manner that it is broadly consistent with Government Guidelines but is unlikely to have all the necessary infrastructure in place. Subsequent to the identification of these sites in the LAP, it will be necessary for the County Council to develop a phased

programme of investment by infrastructure agencies and others to secure the necessary infrastructure at the appropriate point in the future.

- 2.3.17 Possible sites will include some of the land identified in submissions already made and other sites will be identified during the preparation of the draft LAP's for the County Metropolitan Strategic Planning Area. In order to identify the most advantageous sites from all of those identified, it is proposed that the Draft LAP's for the County Metropolitan Strategic Planning Area will indicate the principal options or choices to add to the supply of land for new housing in this way. This will provide a basis for consultation with Government Departments and the statutory bodies. A thorough assessment of these options or choices will be undertaken and this will be made available to the elected members of the County Council as part of the Chief Executive's Report on the submissions received following publication of the Draft LAP. It will then be for the Elected Members of the County Council, by resolution to amend the draft plan, to propose those sites selected for inclusion.

#### Housing Growth Strategy for the Ballincollig/Carrigaline Municipal District

- 2.3.18 Within the Municipal District, the County Plan provides for growth in population of 8,500 persons. The number of households is expected to grow by 7,685 leading to a net requirement for 9,144 new houses within the Municipal District in the period 2011-2022. The County Development Plan indicates that 347ha of land are required to meet this level of housing provision in the main towns, in addition to housing opportunities in the villages and rural areas.
- 2.3.19 Through its County Development Plan 2014, the Council has allocated the majority of this growth to the towns with 8,663 new houses proposed, the majority of which are planned for Ballincollig (4,033), Carrigaline (2,422), Cork South Environs (1,284) and Passage West/Monkstown (925). Housing growth is also planned within the villages and rural areas (480 units).
- 2.3.20 Table 2.1 below shows that the current provision of zoned lands within the main towns is sufficient to accommodate 9,509 new dwelling units providing headroom of 846 units or 9.7% in excess of the net requirement within the towns of the Municipal District.

Table 2.1 also shows that the greatest number of new dwellings is planned in Ballincollig with significant new growth also planned in Carrigaline. In addition the table shows there is significant headroom in Ballincollig (20.8%) but little or no headroom in Carrigaline, Passage West/Monkstown and Cork City South Environs.

**Table 2.1: Ballincollig-Carrigaline 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>Ballincollig</b>	17,368	23,805	4,033	161	170.3	4,872
<b>Carrigaline (North)</b>	9,917	11,994	2,422	97	90.80	2,423
<b>Cork City South</b>	32,635	31,308	1,284	37	93.00	1,285



**Table 2.1: Ballincollig-Carrigaline 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>Environs</b>						
<b>Passage West</b>	5,790	6,965	925	51	33.90	929
<b>Main Towns</b>	65,710	74,072	8,663	347	388.0	9,509
<b>Villages</b>	278	355	55	-	-	37
<b>Rural</b>	5,958	6,019	425	-	-	--
<b>Total Villages and Rural</b>	6,236	6,374	480			37
<b>Total Municipal District</b>	<b>71,946</b>	<b>80,446</b>	<b>9,144</b>	<b>347</b>	<b>388</b>	<b>9,546</b>

**Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 41.3Ha**

**Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 8**

2.3.21 In relation to the villages in this Municipal District, the suggested approach for the new local area plan would be to maintain growth at the level provided in the 2011 Local Area Plans. There are only two villages (Waterfall and Ballynora) and the majority of the rural areas are within the Metropolitan green belt. A modest increase of 450 houses is estimated for the plan period.

2.3.22 In conclusion, additional lands will need to be identified in the County Metropolitan Cork Strategic Planning Area as part of the preparation of the Draft Local Area Plans, and will include additional lands within this Municipal District. At this stage, precise locations have not been identified but those 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. It is intended to include lands where appropriate at an individual Main Town level within the County Metropolitan Cork Strategic Planning Area to address this issue. The Draft Local Area Plan will also set out to resolve all outstanding Masterplan sites and provide clear guidance on their future developments and how they can be delivered in as timely a manner as possible.

### **Flood Risk Management**

2.3.23 A number of submissions raise issues in relation to Flood Risk Management. Some submissions seek the zoning of land for development in areas at risk of flooding, others seek the dezoning of land at risk of flooding, others questions the area shown to be at risk of flooding and ask the Council to use the latest available CFRAM information, while other submissions detail lands that have recently been flooded and request that the Council take

action in relation to flooding and ensure that flood prevention works in one area do not exacerbate the risk of flooding for communities downstream.

- 2.3.24 The submission from the OPW indicates that the Flood Guidelines Sequential Approach, and where applicable the Justification Test, should be implemented for all proposed development zones in areas of flood risk and that this process should be referenced in plans. Submission indicates that a Stage 2 FRA should be undertaken for the LAPs. Other submissions from the EPA, An Taisce, Inland Fisheries Ireland etc. ask that the Local Area Plans ensure development is not facilitated in areas at risk of flooding.

#### Chief Executive's Response

- 2.3.25 The current Local Area Plans adopted in 2011 identify those areas within settlements that are known to be susceptible to fluvial (river) or coastal flooding, based on a county wide flood study prepared for the County Council by JBA Consultants in 2011.
- 2.3.26 In the period since 2011, the County Council and the OPW have completed, and continue to undertake, a number of other flood studies. The OPW managed 'Catchment Flood Risk Assessment and Management' (CFRAM) process is also ongoing in some parts of the county which will also provide up to date data on fluvial and coastal flooding for some settlements within the county. It is the Councils intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.3.27 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

#### Water Services Provision

- 2.3.28 Several submission raise issues around water services infrastructure, most notably how the necessary investment is going to be funded, the timeframe for delivery of the new infrastructure in areas where growth is planned and how development proposals will be dealt with pending the provision of the necessary new infrastructure. A number of submissions highlight the need for the planned growth of a settlement to be more closely linked to Irish Waters Capital Investment Programme. Some of the submissions in relation to the villages seek the upgrading of water services infrastructure in the villages.
- 2.3.29 Irish Water, in its submission, has outlined their objective to provide water supply and wastewater services for adopted core strategies on a phased basis in line with evolving demand and priorities, in line with the county's settlement hierarchy. It requests that the Council be cognisant of the designation status of receiving waters when considering settlement hierarchy and population targets and takes account of IW's proposals re rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish Water. The submission also notes that its investment programme and connection policies are subject to approval by the Commission for Energy Regulation.

#### Chief Executive's Response

- 2.3.30 Water services, of all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 2.3.31 The County Council will continue to actively undertake a leadership role to progress and secure its development and local area plan policies and objectives where the successful implementation of a significant number of the policies and objectives of the Plan necessitate

on-going collaboration and a sense of good-will across a range of agencies and stakeholders. In this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan.

- 2.3.32 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.3.33 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes. As part of the review of the Local Area Plans it is proposed to prepare a companion document outlining the Water Services Infrastructural Investment needs in each Municipal District.

#### Approach to Water Services Provision

- 2.3.34 In this Municipal District modern, high quality drinking water and waste water infrastructure will be in place to serve a large part of this Municipal District through the provision of the Lower Harbour WWT plant in Ringaskiddy. It will, when completed, have capacity to serve Carrigaline, Passage West/Monkstown and Ringaskiddy by the time the new Local Area Plan comes into force in mid 2017. There is capacity in Ballincollig to cater for some of the planned growth and additional investment will be required to cater for the balance.
- 2.3.35 So far as the Villages and smaller settlements are concerned, in many cases (see Table 2.4) the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 Local Area Plan is often not in place. In general the Councils approach to this, which is summarised in Table 2.2, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.

**Table 2.2: 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.

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		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.

2.3.36 Therefore, while the current water services infrastructure cannot immediately deliver the scale of growth envisaged by the 2011 LAP, **the proposal is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.** Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.

2.3.37 **In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to individual houses.** Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3. Within this Municipal District, Waterfall and Ballynora are the only settlements that fall into this category

2.3.38 **In some settlements, typically village nuclei, the scale of growth envisaged in 2011 is already quite low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.**

Table 2.3: Ballincollig-Carrigaline Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
<b>Main Towns (4)</b>						
Ballincollig	-	-	4,033			Target as per CDP 2014
Carrigaline (North)	-	-	2,422			Target as per CDP 2014
Cork South Environs	-	-	1,284			Target as per CDP 2014
Passage West	-	-	925			Target as per CDP 2014
<b>Total Main Towns</b>			<b>8,664</b>			
<b>Villages (2)</b>						
Ballynora	26	-	15		None	A
Waterfall	89	42	22		None	A
<b>Total Villages</b>			<b>37</b>			
<b>Overall Total</b>			<b>8,701</b>			
<b>Water Services Key</b>	Irish Water Services in place with broadly adequate existing water services capacity.					
	Irish Water Services in place with limited or no spare water services capacity.					
	None – No existing Irish Water Services.					
<b>Suggested Approach Key</b>	R=It is intended to broadly retain the overall scale of growth as set out in the current 2011 Local Area Plan.					
	A = The overall scale of growth as set out in the current 2011 Local Area Plan will need to be managed to reflect available water services capacity. Unless the water services infrastructure issue is resolved development will be limited to a small number of individual houses with their own treatment plant.					

2.3.39 The support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014 is very welcome. The Council will continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.

2.3.40 It is intended to provide detailed information on the availability of water services

infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate.

### **Sustainable Transport**

- 2.3.41 A number of submissions from TII, NTA and Bus Eireann have raised issues about the roads and transportation issues in this Municipal District.
- 2.3.42 The NTA submission sets out broad principles that should be applied to all LAP's to ensure that the location of new development is prioritised by reference to the need to promote and provide for the development of public transport services, protect strategic transport infrastructure and provide alternative network options and modes of transport, together with greater integration of land use and transport planning to provide a stronger basis for the use of non-car modes. In relation to public transport services provision submission highlights the need for the Planning Authority to examine existing transport deficiencies and possible solutions, assess future transport demand arising from development objectives and the likely investment required to meet demand, the needs of bus network planning/ rural bus transport provision and the need for walking and cycling infrastructure.
- 2.3.43 The TII submission highlights the need for protection of existing national routes and seeks safeguarding of the strategic role of national routes and associated interchanges/junctions. It raises the issue of funding of national road improvements / upgrades. Updates to national roads projects are outlined. Reference is made to NRA/TII policy on service areas.
- 2.3.44 In relation to this Municipal District the submission makes reference to areas such as Cork Airport and Carrigaline. With regard to the Airport it states that development within the airport area, especially in relation to non airport related business proposals, undertakes detailed analysis of the impacts of the existing and proposed land uses on the operation of the national road network.
- 2.3.45 In relation to the Carrigaline, the submission seeks protection of the National Roads Network with respect to strategic traffic on the N28 as part of the TEN-T network and also identifies the need for an emphasis on accelerated modal shift within Carrigaline and the N28 corridor.

### **Chief Executives Response**

- 2.3.46 Sustainable transport is recognised as being a key factor of consideration in planning for future growth of the settlements and the preparation of the Local Area Plan will take cognisance of this.
- 2.3.47 The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlements. The Council will continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.
- 2.3.48 The draft local area plans will identify these constraints and set out a clear policy approach in co-operation with other infrastructure providers such as TII, NTA and Bus Eireann to address these issues and deliver the required infrastructure in a timely and efficient manner.

2.3.49 In the preparation of framework master plans and the zoning maps for all settlements in the Local Area Plans that contain national roads, Cork County Council will consider the following:-

- all options in catering for trip demand should be addressed including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes.
- establish clear funding and delivery framework mechanisms towards the cost of providing or upgrading the infrastructure elements which are necessitated by private development in the area.
- be cognitive of the potential impact of cumulative traffic on the new M28 Motorway and will place an increased emphasis on modal shift in Carrigaline.

2.3.50 Individual submissions relating to roads and transportation are dealt with in Appendix A at an individual submission level.

## 2.4 Issues Raised in relation to Ballincollig

### Summary of the issues raised in the Public Consultation Process

2.4.1 There were a total of 11 submissions made in relation to Ballincollig, with a number of issues emerging; the location of future residential development, town centre development, recreational provision, location of future employment related development, and transport related concerns. Whilst most of these issues are dealt with in Appendix A, the primary issue has been identified as the residential land supply.

### Residential Land Supply in Ballincollig

2.4.2 6 of the 11 submissions relating to Ballincollig addressed the issue of the location of future residential development in Ballincollig. 3 submissions were received in relation to the development of the X-01 site in Maglin (submission reference BCPCD16/2524, 2614 and 2895). These submissions raise the following issues, concern over urban sprawl, density, public transport provision, phasing of development, flood risk assessment and quality of life and open space. In addition educational facilities need to be provided for the new housing areas.

2.4.3 A number of submissions (BCPCD16/2611 and 2685) seek additional zoned land in Ballincollig. BCPCD16/2611 seeks to extend the R-04 residential zoning boundary to include additional lands to the east. In tandem with this Submission BCPCD16/2753 seeks to rezone existing residential zoned land in Ballincollig RFC back to open space.

2.4.4 Submission 2863 relates to lands which are partly zoned for cemetery extension (C-01 St Oliver's Cemetery 6.0ha) and the remainder (10.36ha) which is outside the existing development boundary. It contends that due to lack of advancement on the X-01 Masterplan there is a short to medium term requirement to ensure provision of residential and employment land and provide sufficient "headroom" in Ballincollig. Therefore it is requested that the lands currently zoned for cemetery expansion together with the remainder be rezoned for residential and employment purposes.

### Chief Executive's Response

- 2.4.5 The current Local Area Plan (2011) for Ballincollig makes provision for a residential land supply of 170.3ha with the capacity to provide approximately 4,872 units (CDP figures). The majority of this supply (4,000 units/117ha) is located within the (X-01) Maglin land bank to the south of the town between the current developed area and the N22. The 2011 Local Area Plan required the provision of a Masterplan to establish the overall framework for the co-ordinated development of this landbank. Preparatory work in the preparation of this has begun and a programme of transportation modelling is about to commence jointly with the NTA. The new Draft Local Area Plan will set out the overall framework for these lands and it is anticipated that this will add significant areas where development can commence in the short term.
- a) It remains the intention that the draft Local Area Plan will direct initial residential growth to the masterplan site prior to any additional land being zoned in Ballincollig as per the request in submissions BCPCD16/2685 and 2863. However, during the preparation of the draft plan, consideration will be given to the identification of lands for future residential development options in line with Section 2.3.
- 2.4.6 In addition, consideration will be given to including the lands on the southern boundary with the N22 and the eastern boundary with the Poulavone road within the Masterplan site as requested by BCPCD16/2611.
- 2.4.7 Additional assessment will be undertaken of the capacity of the X-01 site to accommodate initial development, with respect to capacity of water and waste water, ecological habitats, archaeology and flood risk. Preliminary analysis of the X-01 site shows that there are opportunities for short term development proposals to start once certain road and public transport infrastructure projects are put in place.

## 2.5 Issues Raised in relation to Carrigaline

### Summary of the issues raised in submissions

- 2.5.1 There were 18 submissions received for Carrigaline and this includes both Carrigaline north and south as Carrigaline town is split between two Municipal Districts Ballincollig-Carrigaline and Bandon-Kinsale. The issues received cover residential land supply, town centre retailing, transport and mobility.

### Residential Land Supply

- 2.5.2 Submissions BCPD16/2617 and 2461 seek to rezone land to the east of the Rock Road in Carrigaline. Submission 2617 proposes to convert the existing Fernhill Golf Course (47ha) into a residential neighbourhood as an extension to Carrigaline to the east. The submission proposes to zone land for medium A Residential Development with provision for a mix of house types accompanied by appropriate landscaping.
- 2.5.3 Submission 2461 is for lands to the south of Fernhill Golf Course and stretches east to Shanbally. The submission seeks to rezone lands for medium density residential to include provision for low density individual sites and:-
- provide a defined green separation space between Ringaskiddy and Carrigaline,
  - reserve parts of un-zoned lands adjoin I-05 in Ringaskiddy and Carrigaline.



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- reserve parts of un-zoned lands adjoining I-05 in Ringaskiddy for future business use.
- downgrade the Coolmore Road to an amenity route with pedestrian/cycling/public transport priority.
- provide a new dedicated road system to link the eastern part of the town to Ringaskiddy and the new Port of Cork. In addition the submission seeks to permit I-03 and I-04 lands in Ringaskiddy to be used for enterprise and business uses as well as industrial uses.

2.5.4 To the south west of the town, three submissions have been received BKPCDP16/2362, 2647 and 2432. These submissions seek to zone lands for Medium B residential development. In addition, to the west of the town, a submission BKPCD16/2534 seeks to zone lands for Medium B Density residential development at Captains Boreen Road. The responses to these submissions are included in Section 3 tables.

### Chief Executive's Response

2.5.5 The Cork Lower Harbour Towns Sewerage Scheme, located between Carrigaline and Ringskiddy is currently under construction and this will resolve outstanding wastewater constraints in the town. A framework Masterplan has recently been completed on the X-01 site at Shannonpark and a planning application has been lodged for phase 1. In order to achieve the housing targets identified in the County Development Plan (2014) in Carrigaline, the statutory public consultation document in December 2015, recognised that there is a potential shortfall in residential land and that there may be a need to identify additional residential lands adjoining the existing development boundary, including consideration of lands east of the town which currently form a strategic gap between Carrigaline and Ringaskiddy.

2.5.6 In consideration of the potential to expand Carrigaline to the east, the following need to be analysed:-

- existing traffic congestion issues facing commuters from Carrigaline and potential for public transport solutions
- the proposed M28 motorway, improvements to the Shannonpark roundabout and the implementation of the proposed western relief road
- progress of the construction of housing at Shannonpark
- proximity to the Lower Harbour WWT plant and Bord Gais complex
- need to protect residents from any expansion of the industrial area in Ringaskiddy.

2.5.7 Section 2.3 of this report has highlighted the need to set out the principal options that will add to the overall supply of land for housing, in the County Metropolitan area, in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of these two submissions, it is proposed to include these land as options in the draft Local Area Plan.

### Town Centre Development

- 2.5.8 Submission BKPCD16/2445 requires that any future Town Centre urban framework should avoid being too prescriptive. In addition there is a need to identify future retail core and development in Carrigaline should facilitate additional big box retail units. Submission BCPCD16/2605 requests to amend the T-01 and T-02 boundaries to be consistent with the identified retail core of Carrigaline. This submission identifies the Dairygold lands as an opportunity site.

#### **Chief Executive's Response**

- 2.5.9 There are two sites zoned for Town Centre within the current plan and it is suggested that these be retained. Some regeneration sites have been identified within the town centre to promote and prioritise the key sites which can fulfil appropriate town centre uses. There may be an opportunity to introduce a new public space as part of the development of the back lands within the T-02 site. The town has a low representation of comparison retail units and it is essential that the location of any future significant retail development consolidates the core and relates positively to the planned inner western relief road.

#### **Transport and Mobility**

- 2.5.10 Submission BCPCD16/2402 suggests that a Traffic and Transportation study is required and the findings should be considered as part of the LAP for Carrigaline and environs. Submission BCPCD16/2727 requests a pedestrian link from the Cork road to the proposed new multi-school campus.

#### **Chief Executive's Response**

- 2.5.11 The movement network is one of the key influences on the future development of the town. The Carrigaline Area Transportation Study was adopted in 2007 and some of its recommendations have been delivered, however an updated strategy to reassess proposals may be required. Similarly there are opportunities to enhance walking and cycling facilities between the town and Ringaskiddy when the M28 motorway is delivered and the old road becomes a green corridor.
- 2.5.12 It is acknowledged that Carrigaline, as one of the most heavily congested towns due to commuter traffic, there is an opportunity to review the Carrigaline Traffic and Transportation Study and make proposals for solutions to the public transport, traffic calming measures, enhanced bus parking at schools and the promotion of higher levels of walking and cycling will also help reduce congestion levels within the town.

## **2.6 Issues in relation to Cork City South Environs**

### **Summary of the issues raised**

- 2.6.1 There were a total of 32 submissions made in relation to Cork City South Environs with a number of issues emerging including the location of future residential development, location of future employment related development and transport related concerns including Cork Airport.

### **Residential land supply**

- 2.6.2 Ten of the 32 submissions received in the South Environs related to residential land supply and development. Five of these submissions (BCPCD16/2552, 16/2393, 16/2634, 16/2642, 16/2724) identify the strategic need to zone additional lands for residential development within the South Environs of the City to help address the shortfall of zoned residential land in Metropolitan Cork.

- 2.6.3 All 10 submissions (BCPCD16/2552,16/2634,16/2642,16/2630,16/2691,16/2695,16/2724 16/2796,16/2852,16/2710) seek residential zoning, either extensions to existing zonings, rezoning from Open Space or Greenbelt or rezoning from existing built up area to residential.
- 2.6.4 Four of the residential submissions are located in the south east of the settlement boundary adjacent to N28 and the Maryborough Ridge Housing Estate (16/2552, 2393, 2642 and 2852).

#### Chief Executive's Response

- 2.6.5 Specifically, the two submissions (BCPD16/ 2734 and 2630) to develop the open space (O-15) in Douglas are to be considered in the context of the recently completed Douglas LUTS project, which provides for limited residential expansion due to traffic congestion in the very busy city suburbs. In addition, any consideration of the re-zoning of this land will have to be cognisant of the existing topography and need for a strategic open space for the town centre. An initial assessment of the potential for this re-zoning is not favourable.
- 2.6.6 The current policy approach as set out in Cork County Development Plan 2014 is to recognise that the majority of new housing units will be accommodated within the existing development boundary of the Cork City South Environs. However suitable sites may be identified and considered outside of the existing development boundary, subject to availability of services and connectivity with existing facilities and resolution of transport issues.
- 2.6.7 Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of these two submissions, it is proposed to include these lands as options in the draft Local Area Plan.

#### Employment and Employment Land

- 2.6.8 Five submissions (BCPCD16/2634, 16/2841, 16/2629, BCDP16/2768 and 16/2846) have been received in relation to Employment and Employment lands in the City South Environs.
- 2.6.9 There were two submissions in relation to the Cork Science and Innovation Park (CSIP) 16/2846 requests that the Cork Science and Innovation Park (CSIP) project be delivered through the means of a Strategic Development Zone as per Part IX of the Planning and Development Act 2000 and 16/2768 calls for a revised policy approach to address concerns raised by An Bord Pleanala as part of the LAP review. The submission also raises concerns around the commercial viability of the project, offers examples of other Science Park best practice, raises points about phasing and implementation and questions if the original CSIP concept remains viable and achievable. Correspondence has been received from UCC (after the closing date for submissions) regarding the suitability of the CSIP for healthcare and biomedical (including research) facilities. The correspondence also raises the issue of floorspace targets within the phasing programme, something which is dealt with by the masterplan.
- 2.6.10 There are two submissions relating to Douglas, 16/2629 requests changing an Open Space zoning to Business development zoning with a specific objective for a garage/showroom related use and 16/2841, which seeks policies to encourage the growth in office in Douglas Village in addition to other issues such as public realm improvements, traffic management, health care and recreational facilities.

### Chief Executive's Response

- 2.6.11 The importance of the Cork City South Environs as an employment location was highlighted in the Cork County Development Plan 2014, which identified the potential of the significant clusters of brownfield lands in Douglas Village and the Tramore Valley as the future location for the majority of new jobs proposed in the area. Douglas Land Use and Transportation Strategy (DLUTS) in 2013 identified the potential for additional enterprise to encourage diversity of land use and more sustainable journey to work trips.
- 2.6.12 The existing CSAIP LAP zoning objective and subsequent Masterplan has been successfully utilised to underpin a) the granting of planning consent by ABP for the development of the park's infrastructure and b) the granting of planning consent by the planning authority for the development of Phase One buildings within Precinct 1 (applicant UCC). While the zoning objective sets out the range of uses permitted and has supported a grant of permission, the ABP refusal and the submissions made do merit further consideration as to whether there is a further level of definition required in order to give greater certainty to the conditions that underpin and support the development of employment space in the Park and to potential companies considering it as a location. The quantum of land available within the zoned area of the CSAIP is extensive and has the potential to support significant development over a period of 20-25 years. In this context, it is necessary that over that period of time that sufficient flexibility exists to support future development in phases in order to be able to respond to market conditions and emerging strategic opportunities in Metropolitan Cork. These matters require further consideration as part of the development of the Draft LAP.

### Cork Airport

- 2.6.13 Submission BCPCD16/2778 seeks extension of the existing Cork Airport SLAP for a further 10 years due to the important economic and transportation role of the airport in the region. A masterplan has been prepared by the Airport since 2010 and the submission requests that its objectives be contained in the new Local Area Plan. The submission also requests additional objectives safeguarding the operational and commercial activities of the airport.

### Chief Executive's Response

- 2.6.14 The Cork airport SLAP is currently in place. It will expire in September 2016. A future plan for the airport will be incorporated into the new draft Local Area Plan.

## 2.7 Issues raised in relation to Passage West/Glenbrook/Monkstown

### Summary of Issues raised

- 2.7.1 Ten submissions were received in relation to Passage West/Glenbrook/Monkstown encompassing a number of issues including Residential Development, Transport and Mobility, Tourism, Water Services, Schools and Nursing Homes.

### Residential land supply

- 2.7.2 The majority (8) of the ten submissions are specific to Passage West and relate to Residential Development. A submission 16/2553 seeks rezoning of lands currently zoned for Open Space in the current LAP to Low density residential development with provision for maintenance of woodland.
- 2.7.3 Submission 16/2631 asserts that there is a strategic need to retain the R-06 and R-07 lands in Monkstown to assist in addressing the shortfall of zoned residential land in this part of

Metropolitan Cork and dismisses, access and water pressure issues cited in the Pre-Draft Consultation Document are easily addressable and do not justify the de-zoning of these lands, the submission also asserts that Waste Water Treatment deficiencies which historically have been the main impediment to developing these lands have now been addressed by the provision of the Lower Harbour Main drainages scheme and that . These lands are eminently more suitable for development than other sites identified for residential development in the consultation document for the Municipal District plan.

- 2.7.4 Submission 16/2709 requests the requirement for a crèche and nursing home be excluded as they are already being catered for outside of the R-02 and can be better provided for in more optimum locations. Submission 16/2843 requests rezoning of lands for low density residential.
- 2.7.5 Submission 16/2847 requests that part of the land currently zoned for Open Space (O-07) in Monkstown be rezoned to residential to allow for a planning application by a family member. A submission 16/2849 states that part of the submitters lands are currently within the development boundary of Monkstown and the request is that the boundary be revised to include the remainder of the landholding and that water and waste water services are available to the site and more land for housing is required in Monkstown. Submission 16/2842 welcomes the proposed de-zoning identified in the consultation document whilst submission 16/2576 objects to the proposed rezoning on lands adjoining Monkstown Golf Course citing issues around servicing, schools, amenities and public transport.

#### Chief Executive's Response

- 2.7.6 As the residential function of the settlement has expanded westwards and some of these undeveloped land sites are very difficult to access due to their relationship with existing built up area and narrow road network serving the area. The draft Local Area Plan will consider the lands suitable for development in more depth and where appropriate change in zonings.

## 2.8 Issues raised in relation to Ringaskiddy

#### Summary of Issues raised.

- 2.8.1 There were six submissions received for Ringaskiddy BCPCD16/2343, 2344, 2443, 2683, 2690 and 2827. The issues raised include residential land supply, employment and industry and the environment.

#### Employment and Industry

- 2.8.2 Submission BCPCD16/2443 requests that a general objective is included in the forthcoming LAP stating that existing general industrial zonings will in principle be considered suitable for port related industry. Submission BCPCD16/2683 requests specified industrial zoning objective which reflects the changing land ownership in Ringaskiddy and to facilitate the future expansion of Bio Marin. This submission contained suggested wording for such an objective. Submission BCPCD16/2690 requests the zoning of lands for business development with provision for quality port and marine related office use at Paddy's Point which would be ancillary to the IMERC facility in Ringaskiddy. The submission considers the site suitable for a tall building of architectural merit at the entrance to Cork harbour.

#### Chief Executive's Response

- 2.8.3 Ringaskiddy is a significant centre of pharmaceutical manufacture and many of the world's leading pharmaceutical companies are located there. The Port of Cork's deepwater berth at

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Ringaskiddy is the principal port facility in the region. Future expansion of port facilities in Ringaskiddy is a key component in the successful regeneration of the City Docklands. There is currently a sufficient Greenfield land supply and also a number of redevelopment opportunities available on Brownfield lands supply within Ringaskiddy.

### Environmental Issues

2.8.4 Submission BCPCD16/2827 deals collectively with environmental issues. The submission suggests that flood risk areas including CFRAMS need to be updated with the 2015 flood events. It also calls for more protection to enhance the amenities of Passage West, Monkstown and Ringaskiddy. It also calls for green infrastructure projects to be fast tracked, outlined the impact of the proposed incinerator, the relocation of the container terminal to Ringaskiddy. With climate change there needs to be an exclusion of buildings on flood plains and/or near eroding coastlines.

### Chief Executive's Response

2.8.5 Whilst is the Councils intention to develop Ringaskiddy as a Strategic Employment Centre within Metropolitan Cork, there is a need to protect the amenity afforded to the existing communities of Ringaskiddy and Shanbally villages.

## 2.9 Issues raised in relation to Villages and other settlements

2.9.1 See Table 3.1

## 2.10 Chief Executive's Summary of Matters to be addressed in the Draft Plan

2.10.1 The following table highlights some of the key issues to be addressed in the preparation of the Ballincollig/Carrigaline Municipal District Local Area Plan. The list has been compiled from the consultation document from December 2015 and the issues arising from the submission received to the preliminary public consultation document. The list is not exhaustive as more issues/changes may emerge during the preparation of the draft plan.

**Table 2.4 Matters to be addressed in Draft Plan**

Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan	
Topic	Key Issues/Changes under Consideration for the Draft :Local Area Plan
<b>Ballincollig</b>	
<b>Residential Land Supply</b>	<ul style="list-style-type: none"><li>• Retain existing residential zonings.</li><li>• Rezone the unfinished portion of the Old Quarter development from Town Centre to Residential.</li><li>• Extend R-04 to the east (submission 2611)-3.5ha</li><li>• Include lands adjacent to the N22 and to the south of X-01 within the Masterplan lands.</li><li>• It is proposed to maintain focus on the delivery of housing at Maglin The new LAP will reflect the zoning regime as set out in adopted amendment.</li></ul>

Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan	
Topic	Key Issues/Changes under Consideration for the Draft :Local Area Plan
	<ul style="list-style-type: none"> <li>• During the preparation of the draft plan, consideration will be given to the identification of lands for future residential development options in line with Section 2.3.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>• No changes are proposed to existing business/enterprise zonings.</li> <li>• Suggest that there are a number of infill sites within Ballincollig which may be suitable for the re development for Employment uses: <ul style="list-style-type: none"> <li>○ Lands east of Lidl. Former industrial site which has been cleared.</li> <li>○ Lands at Ovens. There is an existing low intensity industrial use on this site.</li> </ul> </li> <li>• Consider identifying additional lands for business/industry within and adjoining the town's development boundary.</li> </ul>
<b>Town Centre/Retail</b>	<ul style="list-style-type: none"> <li>• Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character, act as major open space areas and sites suitable for residential development.</li> <li>• Identify a Core Retail Area within the existing Town Centre.</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider zoning for any additional community facilities required in the town.</li> <li>• Consider need to identify a site for a Primary Healthcare Centre in the town.</li> <li>• Consider whether existing and proposed educational facilities are sufficient to meet the future requirements.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>• Consider provision of new roads throughout the X-01 site to the south of the town to provide additional connectivity in an east /west and north / south direction though these lands.</li> <li>• Consider how best to provide suitable pedestrian/cycle/vehicular access from the X-01 lands to the town centre and local schools.</li> <li>• Consider the provision of an access road eastwards towards Curraheen from the roundabout at the junction of the Kilmoney Road and the N22 to provide an alternative route to the city away from the national road network.</li> <li>• It is also suggested that the following need to be addressed; <ul style="list-style-type: none"> <li>○ Consider existing traffic arrangements including how existing junctions function within the town.</li> <li>○ Consider how best to address transport difficulties between the western side of the town and the town centre.</li> <li>○ Consider how to provide and improve public transport services both internally and with other centres.</li> </ul> </li> </ul>



<b>Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan</b>	
<b>Topic</b>	<b>Key Issues/Changes under Consideration for the Draft :Local Area Plan</b>
	<ul style="list-style-type: none"> <li>○ Consider how to address any traffic/transportation issues arising from the development of the Maglin Lands.</li> <li>○ Consider how to ensure that traffic issues do not impact on the town's attractiveness for both existing and future employers.</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>• Take account of the latest flood study.</li> </ul>
<b>Carrigaline</b>	
<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 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>• Adjust boundary of R-06 to take account of educational developments.</li> <li>• During the preparation of the draft plan, consideration will be given to the identification of lands for future residential development options in line with Section 2.3.</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 east 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 and 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> <li>• Opportunity to introduce a new public space as part of the development of the back lands within the T-02 site</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider the 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</b>	<ul style="list-style-type: none"> <li>• Consider how best to deliver the Western Inner Relief Road to address</li> </ul>



<b>Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan</b>	
<b>Topic</b>	<b>Key Issues/Changes under Consideration for the Draft :Local Area Plan</b>
<b>Mobility</b>	<p>congestion, improve movement and unlock a large section of “backland” west of the town centre.</p> <ul style="list-style-type: none"> <li>• Consider how 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> <li>• The draft plan will explore measures to enhance traffic circulation and reduce congestion within the town.</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>
<b>Cork City South Environs</b>	
<b>Overall</b>	<ul style="list-style-type: none"> <li>• Consider giving greater recognition to the constituent parts of the Cork City South Environs suburb by highlighting the fact that the suburb is made up of a patchwork of residential communities interspersed with a number of significant employment centres spread across the whole area.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>• Retain existing residential zonings. However, during the preparation of the draft plan, consideration will be given to the identification of lands for future residential development options in line with Section 2.3.</li> <li>• Consider how best to maximise the delivery of housing land within the existing development boundary.</li> <li>• Consider zoning 2695 (2.0ha) for additional residential as part of R-01 subject to suitable access onto N71.</li> <li>• Consider zoning 2710 (9.1ha) for additional residential land.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>• Tramore Valley: Review Zoning Objective with a view to considering how best to proceed with the future planning of this area.</li> <li>• Douglas Land Use and Transportation Study: Suggest carry key elements forward into Draft Plan to support the continued implementation of the recommendations of the study.</li> <li>• Cork Airport SLAP: Consider whether the SLAP should be extended or incorporated into the next Draft Local Area Plan.</li> </ul>
<b>Town Centre/Retail</b>	<ul style="list-style-type: none"> <li>• Douglas District Centre: Suggest continued implementation of the provisions of the DLUTS to consolidate the existing town centre. Short</li> </ul>

<b>Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan</b>	
<b>Topic</b>	<b>Key Issues/Changes under Consideration for the Draft :Local Area Plan</b>
	<p>term proposals to focus on attracting retailers to reduce the levels of vacancy within the Douglas Shopping Centre and build new developments on lands with existing planning permissions.</p> <ul style="list-style-type: none"> <li>• Consider reviewing the land use requirements of DLUTS during the preparation of the Draft Local Area Plan, specifically in relation to the objectives attached to T-01 at St Patrick’s Mills.</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider how best to protecting the strategic landscape setting of the southern environs of the City.</li> <li>• Consider what community facilities are required to serve the communities of the Cork City South Environs and where should these facilities be located?</li> <li>• Consider if there is a requirement to provide additional healthcare facilities such as a primary health care centre in the area.</li> <li>• Consider how best to develop a network of open space amenities, linked together across the area.</li> <li>• Consider how links to the Tramore Valley Park can be delivered from the adjoining residential areas.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>• Douglas LUTS: Optimise the carrying capacity of the existing road network including the provision of bus priority measures at 23 key junctions, school travel planning programmes, speed reductions through the town centre, public transport priority on East Douglas St., provision of a new Douglas East-West Bridge and delivery of 36km of walking and cycling routes.</li> <li>• Consider the outcome of the N40 Demand Management Study.</li> <li>• Consider how best to provide the necessary transport infrastructure to deliver the Cork Science and Innovation Park.</li> <li>• Consider what measures the Plan should implement to encourage higher levels of walking/ cycling usage for shorter trips and improve connectivity.</li> <li>• It is also suggested that consideration be give to the outcome of the consultations on the emerging junction solution in the Carr’s Hill/Mount Oval/Maryborough Hill areas in the preparation of the draft plan.</li> </ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"> <li>• Extension of watermains and upgrading of high level supplies including reservoir is required to provide adequate water pressures to some high level sites.</li> </ul>

<b>Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan</b>	
<b>Topic</b>	<b>Key Issues/Changes under Consideration for the Draft :Local Area Plan</b>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>The Draft Local Area plan will be informed by the updated information on flood risk.</li> </ul>
<b>PASSAGE WEST/GLENBROOK/MONKSTOWN</b>	
<b>Overall</b>	<ul style="list-style-type: none"> <li>Consider how best to prioritize the regeneration of the brownfield/town centre opportunity sites within Passage West which could act as a catalyst for wider improvements in the urban environment.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>Retain existing residential zonings</li> <li>Consider Rezoning O-07 to Existing Built Up Area.</li> </ul>
<b>Town Centre/Retail</b>	<ul style="list-style-type: none"> <li>Consider expanding the town centre zoning to include the Dockyard including lands to the north and the Convent site.</li> <li>Define the core retail area within the town centre zoning.</li> <li>Consideration should be given to setting out a framework for the development of an urban design /public realm strategy for the town centre of Passage West.</li> </ul>
<b>Open Space /Green Infrastructure</b>	<ul style="list-style-type: none"> <li>Consider how best to enhance the network of open spaces within the town.</li> <li>Maintain a community use within the vacant primary school building/site.</li> <li>Consider how best to allow greater connectivity between Passage West town centre and the waterfront.</li> <li>Consider how best to facilitate the route corridor of the proposed green route.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>Consider how to improve parking and movement for all modes within Passage West Town centre.</li> </ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"> <li>Lower Harbour Sewerage Scheme under construction.</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>Take account of the latest flood study.</li> </ul>
<b>Ringaskiddy</b>	
<b>Overall</b>	<ul style="list-style-type: none"> <li>The construction of the new N28 will remove much of the port related traffic from the villages of Ringaskiddy and Shanbally presenting an opportunity to improve the public realm and pedestrian connectivity within these villages.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>Consider how to facilitate infill housing development in both Ringaskiddy and Shanbally Village.</li> </ul>
<b>Employment Land</b>	<ul style="list-style-type: none"> <li>Retain existing employment zonings to provide choice of employment location</li> </ul>

<b>Matters to be addressed in the Ballincollig Carrigaline MD Local Area Plan</b>	
<b>Topic</b>	<b>Key Issues/Changes under Consideration for the Draft :Local Area Plan</b>
<b>Supply</b>	<ul style="list-style-type: none"> <li>• Consider how best to continue support NMCI and IMERC</li> <li>• Consider provision of a business zoning within the existing development boundary at the western end of the town.</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>• Consider how best to protect the amenity afforded to the existing communities of Ringaskiddy and Shanbally Village.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>• The construction of the new N28 will provide opportunities to implement the sustainable transport strategy along the existing N28 to increase and promote modal shift between Ringaskiddy and Carrigaline.</li> <li>• Consider how best to improve connectivity with Carrigaline by providing bus/cycle walking routes.</li> <li>• Consider the potential for water transport to Cobh</li> </ul>
<b>Flooding</b>	<ul style="list-style-type: none"> <li>• Take account of the latest flood study.</li> </ul>
<b>Other Issues</b>	
<b>Vacant Sites</b>	
<b>Vacant and underutilised sites</b>	<p>a) It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify vacant sites following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.</p>

## Section 3 Submissions Received during the Consultation Process

### 3.1 Introduction

- 3.1.1 This Section of the report details all the submissions received during the consultation process, sets out the principle issues raised in the submissions and the Chief Executive's Response and Recommendation in terms of any Action proposed.
- 3.1.2 The submissions are organised so that submissions from the Minister, Government Departments and Statutory Consultees come first in the table, followed by submissions from the public.

**Table 3:1 Submissions Received during the Consultation Process**

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
<b>Statutory Bodies</b>			
An Taisce	BCPCD16/2570	<ul style="list-style-type: none"> <li>• Key priority of the LAPs must be transition to a low carbon society and economy and to mitigate the significant risks associated with rising energy costs and climate change adaptation. Specifically the submission suggests that the local area plans should be accompanied by:                             <ul style="list-style-type: none"> <li>• A local climate change strategy.</li> <li>• A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand and supporting the creation of compact walkable settlements.</li> <li>• A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development.</li> <li>• An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural.</li> <li>• Measures to promote local employment close to</li> </ul> </li> </ul>	In preparing eight Municipal District Local Area Plans simultaneously, the Council does not have the resources to prepare plans supported by the full suite of documents outlined in this submission, and in many cases the information required to prepare such locally based strategies is not available. However, the issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area plans.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		residential areas rather than large scale industrial parks. <ul style="list-style-type: none"> <li>• A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land.</li> </ul>	
Bus Eireann	BCPCD16/2942	Highlights the need for modal shift to public transport in line with Smarter Travel initiative. Key elements in providing effective public transport to ensure competitive and reliable journey times, provision of a range and scope of destination, attractive frequency, headway, convenience of use. The Local Area Plan should ensure that adequate bus priority measures and infrastructure (bus stops) are provided and planning applications should involve adequate future proofing consultation with Bus Eireann. These bus facilities should be in every town and village, have centrally located, well positioned bus stops, fully accessible, well lit and accommodate Wheelchair coaches, providing access by people with disability. Bus stops at schools should provide a safe environment for children. Adjustments to parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses. In relation to the Ballincollog-Carrigaline MD, the submission suggests that <ul style="list-style-type: none"> <li>• Adequate Bus Priority should be included for the Douglas Area.</li> <li>• Bus priority is required at</li> </ul>	The specific matters raised in relation to Ballincollog Carrigaline MD will be considered further as part of the preparation of the Draft Local Area Plan. See Section 2.3.40

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>Shannon Park Roundabout. Lay-by areas of new stops required at the roundabout.</p> <ul style="list-style-type: none"> <li>• Road widening and upgrades required at Upper Maryborough Hill. In addition a controlled junction at Hilltown Cross at the N28 (M28) junction should be installed for safety reasons.</li> <li>• Road widening with bus priority lanes required on Rochestown Road from Bloomfield interchange to the Fingerpost roundabout</li> <li>• Turning bay required in Mount Oval.</li> <li>• Ramps in Ballincollig town Centre along the green route must be suitable for the current Bus Eireann Low floor fleet.</li> <li>• Turning point needed in Grange Manor.</li> <li>• Inchagaggin Lane/Model Farm Road junction should be reviewed.</li> </ul>	
CIF	BCPCD16/2908	<ul style="list-style-type: none"> <li>• Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.</li> <li>• A maximum of 44% of lands currently zoned are serviced for development within the next 2 year period. Much of this land is unavailable to the market or is further constrained by the need for road infrastructure.</li> <li>• There is a need to zone approximately 670ha of land in the County metropolitan area to provide a strategic land reserve consistent with the 2007 Development Plan Guidelines. This land needs to be provided in areas which can be cost effectively serviced:</li> </ul>	See Section 2.3 Housing Land Supply

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>are sustainable in terms of access to existing services, public and private transport: and have a market demand.</p> <ul style="list-style-type: none"> <li>• The Planning Authority need to take a lead role in facilitating the substantial and targeted infrastructure investment required to achieve the housing targets set out in the 2014 CDP.</li> <li>• The forthcoming LAPs need to provide definitive planning policy objectives for zoned lands, including the Masterplan areas, which will allow development proposals to be brought forward in the short term.</li> <li>• An Implementation Task Force, to be led by the Planning authority, is needed to support the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs.</li> <li>• The need to ensure an on-going monitoring and review framework to ensure an adequate supply of available zoned land throughout the forthcoming LAP period.</li> </ul>	
Cork City Council	BCPCD16/2945	<p>Given the relatively limited quantum and capacity of Residential zoned sites, zoned lands should be subject the objective to develop mixed tenure residential schemes to offset the socio-economic geographical imbalance across the city and suburbs. Lands in the vicinity of Bloomfield House may be a suitable location for open space/sports recreation/amenity use and help reduce the stated Open Space deficit in the South Environs.</p>	See Section 2.3 Housing Land Supply



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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>City Council question whether the stated 4,000 unit capacity of the Ballincollig X-01 site which equates to a density of 34/ha is sufficient to support the long standing CASP objective to develop high quality transport links between Ballincollig and the city and it is therefore proposed that the density should be increased as a priority over any increase in the Strategic Land Reserve for the area.</p>	
DAA plc	BCPCD16/2778	<ol style="list-style-type: none"> <li>1. The existing Cork Airport SLAP should be extended for a further 10 years because of the important economic and transportation role played by the airport in the region.</li> <li>2. Since 2010, DAA have prepared a master plan for Cork Airport and would like the objectives of this document contained in the revised Local Area Plan.</li> <li>3. Typical objectives cover safeguarding the operational and commercial activities of the airport; support for growth and commercial development and promote opportunities for sustainable development.</li> </ol>	See Paragraph 2.6.14/15
Department of Education and Skills	BCPCD16/2782	<ul style="list-style-type: none"> <li>•Emphasizes the critical importance of the Council in ensuring that sufficient land is zoned for educational use in areas where population growth is planned.</li> <li>•Requests that plan include a specific 'education' zoning category and that suitable sites be identified and zoned for educational use in line with the Department's technical guidance. It is important that such sites have ready access to existing infrastructure to avoid undue costs/ large</li> </ul>	<p>Consideration will be given to these issues in the preparation of the Draft Plan. In the Councils experience zoning specific sites for the provision of new schools can be problematic as other alternative sites, considered suitable for a school may often emerge, rendering the school zoning obsolete. Schools are an acceptable land use with some other zonings categories such as residential or town centre or within the existing built up</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>contributions being levied.</p> <ul style="list-style-type: none"> <li>•Seeks the provision of a buffer zone around school sites in existing built up areas to provide an amenity to the school and adjacent houses and to provide for expansion of such schools in the future.</li> <li>•Requests that the Council have a development contribution scheme which reflects the 'community facility and social infrastructure' status of schools under Section 48 of the Act to ensure the appropriate funding of infrastructure through development contributions. Inclusion of a recover / claw back mechanism is also sought to allow the Department to recoup contributions paid (to facilitate the advance provision of infrastructure?) in order to sustain the funding of Schools Capital Programme.</li> <li>•Highlights areas around the county when additional school provision will be required.</li> </ul>	<p>area, subject to normal proper planning and sustainable development criteria.</p>
Environmental Protection Agency	BCPCD16/2398	<p>Provides guidance on the overall SEA process and highlights number of key issues to be considered in the new plans as follows:</p> <ul style="list-style-type: none"> <li>• Compliance with higher level plans such as the RPG and the Core Strategy of the County Plan.</li> <li>• Flood Risk Management: Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data.</li> <li>• Delivery of critical infrastructure: Development</li> </ul>	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>proposals should have regard to Irish waters Capital Investment Programme, particularly given the number of locations which have inadequate infrastructure at present.</p> <ul style="list-style-type: none"> <li>• Transport: Plans should promote increased use of public transport, cycle and pedestrian trips, and should take account of the national prioritisation of road infrastructure projects. Where development is reliant on major road upgrades, the timeframe for development should be in line with the national prioritisation of such road projects.</li> <li>• Biodiversity: Need to ensure habitats and species are sufficiently protected - ecosystem services approach would be beneficial. Master plans: requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account.</li> <li>• Climate Change – need to integrate mitigation and adaptation measures / considerations into plans.</li> </ul>	
Inland Fisheries Ireland	BCPCD16/2949	<ul style="list-style-type: none"> <li>•Recognise that protection of the aquatic environment/habitat not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes.</li> <li>•The Habitats and SAC Directive does not extend to the inclusion of all aquatic habitats of fish bearing importance or of amenity value. Therefore LAPs should not rely solely on such</li> </ul>	The policies and objectives included in the Local Area Plans will have regard to the need to protect the aquatic environment/habitat. The overall approach to the protection of water quality and aquatic environments/habitat is set out in Chapter 11 "Water Services, Surface Water and Waste", Chapter 12 "Heritage" and Chapter 13 "Green Infrastructure and Environment" of the Cork County Development Plan, 2014.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>designations to protect water courses as such an approach would exclude significant numbers of waterways.</p> <ul style="list-style-type: none"> <li>•LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats.</li> <li>•Opposed to any development on floodplain lands.</li> <li>•Should ensure that developments do not lead to the spread of invasive species.</li> <li>•Plans should encourage water conservation and water use efficiency.</li> </ul>	
Irish Water	BCPCD16/2794	<ul style="list-style-type: none"> <li>•Objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement/ core strategies of development plans prepared in accordance with the NSS and RPGs, subject to the availability of funding and to environmental constraints.</li> <li>•Endeavour to secure the provision of the necessary infrastructure over the next plan period.</li> <li>•Investment in water services in line with its investment programme and connection policies approved by CER.</li> <li>•Currently preparing a submission to the CER on the national investment plan for 2017-2018. A review of all water and wastewater infrastructure in County Cork has been under taken.</li> <li>•Objective to reduce the number of water abstraction locations, water treatment plants and WSZ's across the county.</li> <li>•Objective to reduce leakage from a national average of 50%</li> </ul>	<p>Welcome the support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014.</p> <p>Continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.</p> <p>It is intended to provide detailed information on the availability of water services infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate.</p> <p>See section 2.3.27</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>to 38% by 2021 and 30% by 2030.</p> <ul style="list-style-type: none"> <li>• Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents.</li> <li>• Consider that Cork County Councils assessment of existing water services infrastructure does not take into account the rationalisation, leakage reduction, waste water strategies and projects to be undertaken by IW.</li> <li>• Will continue to work with Council to determine the constraints in existing water services and to provide for emerging demand for additional water services in line with adopted LAPs.</li> </ul>	
National Transport Authority	BCPCD16/2746	<p>This submission sets out broad principles that should be applied to all LAP's to ensure that:</p> <ul style="list-style-type: none"> <li>• Development location is prioritised and the sequencing of development, informed by the need to promote and provide for the development of public transport services;</li> <li>• Protection of the strategic transport infrastructure assets such as national road network, through the appropriate location of development and the provision of alternative network options and modes of transport.</li> <li>• Integrated approach to land use and transport planning to provide a stronger basis for the use of non-car modes.</li> </ul> <p>In relation to public transport services provision a strong</p>	<p>The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlement. Continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		emphasis on the following is recommended; <ul style="list-style-type: none"> <li>• Exam existing transport deficiencies and possible solutions,</li> <li>• Assess future transport demand arising from development objectives,</li> <li>• Likely transport investment requirements,</li> <li>• Bus network planning,</li> <li>• Rural Bus transport Provision and</li> <li>• Walking and Cycle network planning.</li> </ul>	See Section 2.3.40
Office of Public Works	BCPCD16/2947	<ul style="list-style-type: none"> <li>• The Flood Guidelines Sequential Approach and where applicable the Justification text be implemented for all proposed development zones at flood risk and that this process should be referenced in plans.</li> <li>• Identify flood risk at as early a stage as possible</li> <li>• Development shall be in areas with minimal risk or avoid.</li> <li>• Precautionary approach shall be implemented to reflect uncertainty in flood risk.</li> <li>• Welcome if a Stage 2 FRA was undertaken for LAPs and guidelines applied to each proposed zoned site.</li> </ul>	See Section 2.3.22
Planning Strategic Policy Committee	ECPCD16/2937	Submission identifies the need for a collaborative approach to housing land supply issues and proposes the establishment of a 'Land Supply Task Force' to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure. Amount of land needed is being under estimated due to the following: 1.City Population Targets:	See Section 2.3 Delivering Housing Land Supply

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>these are considered unachievable and there is a need for greater provision of lands within Metropolitan Cork to counter the city's supply constraints'</p> <p>2.Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased.</p> <p>3.Settlement Targets: Submission asserts that the housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork.</p> <p>4.Masterplan Capacity: proposal to deliver a large part of the housing output from the masterplan sites is unrealistic given the inevitable implementation difficulties. The role of agencies such as Irish Water; Transport Infrastructure Ireland and Iarnróid Eireann will be critical. Submission notes that investment in infrastructure will have to be led by the public sector as the private sector funding is no longer viable.</p>	
Transport Infrastructure Ireland	BCPCD16/2450	<p>Protect the capacity and efficiency of national routes: options for catering for trip demand should be considered including the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes. LAP needs to avoid the creation of additional access points to national</p>	See Section 2.3.48

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		<p>routes or the generation of increased traffic to existing national roads, where the speed limit is greater than 50kph.</p> <p>Development Contributions: consider mechanisms for funding and delivery of national road upgrades associated with development plans and private development proposals, as the cost of such upgrades will not be met by TII. Council should establish clear funding and delivery frameworks through a revised development contributions scheme. In the absence of such, development should be considered premature.</p> <p>National Roads Projects: submission gives an update of various National Road Projects.</p> <p>Service Areas: The DoEHLG Spatial Planning and National Road Guidelines require a forward planning approach to the provision of off line motorway service areas at national road junctions. Reference is also made to the NRA/ TII Policy on Service Areas.</p> <p>In relation to the Ballincollig Carrigaline MD the submission states that it is crucial that development within the airport area, especially in relation to non airport related business proposals, undertakes detailed analysis of the impacts of the existing and proposed land uses on the operation of the national road network. There is clear need to avoid consequences of unsustainable commuting patterns and promote smarter</p>	



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		<p>solutions whereby local traffic generated by development is catered for primarily within the framework of the non national road network. Suggested measures highlighted.</p> <ul style="list-style-type: none"> <li>•The CSIP MP recognises that the N40 interchange is operating near capacity with limited scope for additional capacity.</li> <li>•Non national road improvement works to facilitate this project will not be the responsibility of TII.</li> <li>•Costs of improvements to national roads which assist a development will be the responsibility of the developer.</li> <li>•Critical that CCC establishes a clear funding and delivery framework mechanism towards the cost of works on NRN which facilitate private development.</li> <li>•Seeks protection of the NRN with respect to strategic traffic on the N28 as part of the TEN-T network.</li> <li>•Emphasis on accelerated modal shift within Carrigaline and the N28 corridor.</li> <li>•Reference to signalisation at Shannonpark.</li> </ul>	
<b>Ballincollig – Carrigaline Municipal District</b>			
Baker Tilly Ryan Glennon	PCD16/2634	<p>This submission request that the site, located within existing built up area along the Airport Road near to the Kinsale Road roundabout, be considered as a strategic opportunity site to include a mix of uses including offices, business and technology and commercial uses, and with the option of providing other uses such as residential/accommodation and health related uses.</p>	<p>Consideration will be given to the requests made in this submission.</p>

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Baker Tilly Ryan Glennon	BCPCD16/2642	<p>The submission requests the extension of the R-08 medium density residential zoning to the south will help to optimise the very significant existing and proposed infrastructure in this part of the South Environs;</p> <p>The provision of a grade separated interchange at Carr's Hill will leave residual lands which can only be accessed via Maryborough Hill – these residual lands should be zoned for residential development.</p>	<p>See Paragraphs 2.6.1- 2.6.3.</p> <p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options in the draft Local Area Plan</p>
Baker Tilly Ryan Glennon	BCPCD16/2691	<p>Requests that lands be rezoned from current Open Space to Low Density Residential with provision for a nursing home.</p>	<p>Provisional assessment of this submission indicates that the land is close to the land needed for the proposed Carr's Hill junction onto the N28 and may be premature until this has been finalised.</p>
Baker Tilly Ryan Glennon	BCPCD16/2734	<p>Rezone Site O-15 from Open Space to provide for Education Use.</p> <ul style="list-style-type: none"> <li>•Strategic need to zone lands for a school(s) within the South Environs.</li> <li>•Focus should be on rezoning lands for schools which are accessible, centrally located and already serviced by high quality infrastructure.</li> <li>•Lands at Maryborough Woods are fully serviced and can provide a mix of educational and recreational/amenity uses.</li> </ul>	<p>The Douglas Land Use and Transportation Strategy (DLUTS) adopted in 2014 proposed that this land should remain as open space and recreation in the Local Area Plan.</p> <p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options</p>

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<b>Name of Submitter</b>	<b>Submission Ref. No.</b>	<b>Summary of Issues Raised</b>	<b>Chief Executive's Response</b>
			in the draft Local Area Plan

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Baker Tilly Ryan Glennon	BCPCD16/2631	<ol style="list-style-type: none"> <li>1. Strategic need to retain the R-06 and R-07 lands in Monkstown to assist in addressing the shortfall of zoned residential land in this part of Metropolitan Cork.</li> <li>2. Access and water pressure issues cited in the Pre-Draft Consultation Document are easily addressable and do not justify the de-zoning of our clients lands.</li> <li>3. Waste Water Treatment deficiencies, which historically have been the main impediment to developing these lands, have now been addressed the provision of the Lower Harbour Main Drainage Scheme.</li> <li>4. The Planning Authority should retain the existing zonings for these lands in light of the Main Drainage Scheme nearing the final stage of implementation.</li> <li>5. These lands are eminently more suitable for development than other sites identified for residential development in the PDCD for the BCMD.</li> </ol>	These matters will be considered further during the preparation of the Draft Local Area Plan,
Baker Tilly Ryan Glennon	BCPCD16/2709	<ul style="list-style-type: none"> <li>•Exclude the requirement for a crèche and nursing home which has already been catered for outside of the R-02 and can be better provided for in a better location than that indicated in the current LAP.</li> <li>•Revise wording of objective to read "Medium A Density Residential Development to include a mix of house types."</li> </ul>	These matters will be considered as part of the preparation of the Draft Local Area Plan.
Baker Tilly Ryan Glennon	BCPCD16/2719	<ul style="list-style-type: none"> <li>•Current Objective for R-02 includes provision of a nursing home. Submission suggest that these lands are not suitable for a nursing home and suggest alternative site to the north within lands currently</li> </ul>	These matters will be considered as part of the preparation of the Draft Local Area Plan.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		designated as "Existing Built Up Area"	
BioMarin International Limited	BCPCD16/2683	<ul style="list-style-type: none"> <li>•Requests specific industrial zoning objective which reflects the changing land ownership in Ringaskiddy and to facilitate the future expansion of Bio Marin, suggested wording included in submission.</li> </ul>	A specific industrial zoning objective to facilitate the future expansion of Bio Marin will be considered for these lands.
Blake Walsh	BKPCD16/2432	Zone lands for Medium B Residential Development	Consideration will be given to rezoning these lands for residential development subject to servicing capability and transport considerations.
Brendan Ronayne	BCPCD16/2343	<ul style="list-style-type: none"> <li>•Very little land zoned for residential development in Ringaskiddy.</li> <li>•An integrated land use approach for Ringaskiddy is needed.</li> </ul>	Carrigaline Town will provide the main supply of housing land for this area. However there will be opportunities for small scale infill development in both Ringaskiddy and Shanbally Villages. While the need to ensure that the amenity and quality of life experience by the residents will not be compromised by development of Ringaskiddy as a strategic employment centre.
Brendan Ronayne	BCPCD16/2344	Duplicate submission as per BCPCD16/2343	As per 16/2343.
Caitriona Ni Laoire and Anthony Barrett	BCPCD16/2524	<p>Submission relates to X-01 Masterplan lands and the following issues are highlighted.</p> <ul style="list-style-type: none"> <li>•Concern over urban sprawl</li> <li>•Housing Density - no apartments?</li> <li>•Traffic congestion - access to N22 and the City</li> <li>•Public transport access to Cork City</li> <li>•Quality of life and open space</li> <li>•Flood Risk Assessment is needed</li> <li>•Connectivity to Ballincollig town centre and Cork City</li> <li>•Residential amenity and</li> </ul>	These matters will be considered further during the preparation of the Draft Local Area plan.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		services •Phasing of development •Public Consultation needed on framework master plan	
Carrigaline Men's Shed	BKPCD16/2765 & BKPCD16/2659	Provision of a permanent home for the Men's Shed in central location, provision of a machinery museum and identification of suitable location for campervan parking in Carrigaline.	These matters will be considered further during the preparation of the Draft Local Area Plan.
CETB Carrigaline	BCPCD16/2727	•Requests specific objective to provide a pedestrian link from Cork Road to proposed new school multi campus.	The request for a specific objective to provide a pedestrian link from Cork Road to proposed new school multi campus will be considered as part of the preparation of the Draft Local Area Plan.
Cian O'Mahony	BCPCD16/2406	•Identifies the need for more cultural recreation facilities in Ballincollig. •Seeks improvements to existing cycling facilities. •Seeks additional new cycling facilities along the R618.	These matters will be considered further during the preparation of the Draft Local Area plan
Clayton Love - Shipton Group	BCPCD16/2444	•Population projections for Carrigaline •Residential land Requirement •Residential Zoning •Town Centre Expansion (What is needed) – Retailing car parking, access etc. •Format of Town Expansion – Urban Framework •Format of Expansion Access •Flooding •Retail Core •Land Supply in Carrigaline.	These matters will be considered further during the preparation of the Draft Local Area plan
Clayton Love - Shipton Group	BKPCD16/2445	Population targets for the town are too low. The future development strategy should direct new residential land to the north and northwest & ensure high quality development; any future TC urban framework should avoid being too prescriptive, address	These matters will be considered further during the preparation of the Draft Local Area plan

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		flooding, identify future retail core & should facilitate more "big box" retail units. The Inner cross river link road isn't considered viable due to gradient difficulties	
Cllr Daithi O'Donnabhain	BCPCD16/2895	<ul style="list-style-type: none"> <li>•Traffic and transport assessment including public transport should be undertaken in Ballincollig.</li> <li>•The proposed residential development at Maglin (4,000 dwellings) will exacerbate traffic problems.</li> <li>•Educational Facilities need to be provided for the new housing areas</li> <li>•Need for additional zoned land for enterprise, commercial and industry and need to review the CSIP in Curraheen.</li> <li>•Community Centre required for Ballincollig.</li> </ul>	<p>The Cork Area Transit Study (CATS) recommended that a bus Rapid Transit (BRT) corridor from Ballincollig to Mahon would be constructed. It is important for Ballincollig that the recommendations of this study be implemented. Public Transport usage is relatively low with only 10% of people working in Cork City using public transport to get to work. Improved public transport provision is proposed in the long term.</p> <p>Consideration will need to be given to providing suitable pedestrian/cycle/vehicular access from the town centre and local schools to the Maglin (X-01) lands tom the south.</p> <p>The Masterplan being developed for the X01 lands at Maglin will include provisions for additional educational lands.</p> <p>The Draft Local Area Plan will seek additional employment lands both with the Masterplan and other appropriate locations.</p>
Cllr John. A. Collins	BCPCD16/2402	<ul style="list-style-type: none"> <li>•Traffic and Transportation study required and findings to be considered as part of the LAP for Carrigaline and environs.</li> <li>•Study should not jeopardize Shannon Park Masterplan but could influence issues around connectivity.</li> </ul>	<p>The movement network is one of the key influences on the future development of the town. The Carrigaline Area Transportation Study was adopted in 2007 and some of its recommendations have been delivered, however an updated strategy to</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			reassess proposals may be required.



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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Cogan's Garage, Carrs Hill	BCPCD16/2629	Requests change to the zoning of open space (as part of the Douglas Golf Course zoning) to Business Development zoning with a specific objective for garage/showroom related use.	Provisional assessment of this submission indicates that the land is close to the land needed for the proposed Carr's Hill junction onto the N28 and may be premature until this has been finalised.
Curraheen European Healthcare Ltd.	BCPCD16/2672	Policy Objective RCI 5-7 of the CDP recognises that "there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be successfully accommodated in green belt locations". Submitter asserts that a site specific zoning objective for healthcare facilities in the new LAP would be more with consistent with the plan led approach which is advocated in paragraphs 5.6.3 to 5.6.5 of the 2014 CDP.	It is considered that the developments suggested are compatible greenbelt uses and as such a specific zoning objective is not considered necessary in the forthcoming LAP.
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	BCPCD16/2605	<ul style="list-style-type: none"> <li>•Amend the T-01 and T-02 boundaries to be consistent with the identified retail core of Carrigaline.</li> <li>•Identify the Dairygold lands as an Opportunity site.</li> </ul>	There are two sites zoned for Town Centre within the current plan and it is suggested that these be retained. Some regeneration sites have been within the town centre to promote and prioritise the key sites which can fulfill appropriate town centre uses. There may be an opportunity to introduce a new public space as part of the development of the back lands within the T-02 site
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	BKPCD16/2612	Amend T-01 & T-02 boundaries to be consistent with retail core & identify Dairygold site as an "Opportunity Site".	Duplicate submission as per 16/2605
Damien O Leary	BCPCD16/2724	This submission identifies 22.7ha of land along Ballyborban Road south of Maryborough for residential development.	Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of

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		<ul style="list-style-type: none"> <li>•The linkages provided from the new M28 at Carrs Hill, make these lands accessible and suitable for development.</li> </ul>	<p>land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options in the draft Local Area Plan.</p> <p>See paragraph 2.6.5</p>
Damien O'Leary	BCPCD16/2552	Duplicate submission as per BCPCD16/2724	As per 2724
Deirdre Forde	BCPCD16/2841	<ul style="list-style-type: none"> <li>•Additional recreational facilities in greater Douglas area</li> <li>•Public Realm improvements</li> <li>•Traffic Management</li> <li>•Outer western Carrigaline Road by pass Improvements</li> <li>•Primary health care in greater Douglas area</li> <li>•Encourage growth in offices in Douglas village</li> </ul>	These matters will be considered as part of the preparation of the Draft Local Area Plan.
Denis McBarron	BCPCD15/2339	Submission highlights that a significant amount of land identified as being at flood risk is zoned for Town Centre Use. Any further development in the Flood Plain will exacerbate and increase the frequency of flooding in Carrigaline Town Centre.	See section 2.3.26 Flood Risk Management
Denis O'Flynn	BCPCD16/2796	Rezone lands from Existing Built Up Area to Residential.	It is considered that the subject lands are already extensively developed and that rezoning the remainder of these lands would constitute over development of the site and adversely affect existing residential amenities.
Denis O'Flynn	BCPCD16/2797	Duplicate submission as per BCPCD16/2796	As per 2796

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Diarmuid Nolan	BCPCD16/2576	<ul style="list-style-type: none"> <li>•Objects to the proposed rezoning on lands adjoining Monkstown Golf Course</li> <li>•Cites issues around servicing, schools, amenities and public transport.</li> </ul>	This objection is noted and consideration will be given to the exclusion of this land in the draft Local Area Plan.
Donal Spillane	BKPCD16/2647	Zone land for Medium B development.	Consideration will be given to rezoning these lands for residential development subject to servicing capability.
Donncha Kavanagh	BCPCD16/2543	<ul style="list-style-type: none"> <li>•Undertake a study into, the best use of the Metropolitan Green Belt. Submitter advocates the strategic resource that is the green belt and how it can help urban areas to breathe by given urban dwellers controlled access to cycleways and walkways through a rural environment.</li> <li>•A new road linking Ringaskiddy with the Airport that in the longer term could form an outer ring road for the city.</li> <li>•Council should seek to create an extensive network of linked cycleways and to link the three existing cycleways in South Cork.</li> </ul>	These matters will be considered during the preparation of the Draft Local Area Plan.
Eileen Coakley	BCPCD16/2849	<ul style="list-style-type: none"> <li>•Part of the submitters lands are currently within the development boundary of Monkstown and the request is that the boundary be revised to include the remainder of the landholding. Water and wastewater services are available to the site. More land for housing is required in Monkstown.</li> </ul>	The extension to the development boundary in this locality is not supported.
Emer Cassidy c/o Ballincollig Business Association	BCPCD16/2844	<ul style="list-style-type: none"> <li>•Request a Transport and Mobility plan prepared for the town</li> <li>•Prioritise Physical Infrastructure</li> <li>•Reduce Town Centre and</li> </ul>	Ballincollig has a modern town centre with a large supply of retail space, although there is a significant amount of vacancy at present. The town has a strong

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		<p>Retail vacancy</p> <ul style="list-style-type: none"> <li>•Extend Social/Green Infrastructure linking with the city, regional park and Curraheen (CSIP)</li> </ul>	<p>convenience retail base. The existing Local Area Plan for Ballincollig sets out the following vision for the town; that it will continue to grow as a major centre for population and employment in the Metropolitan area. There are opportunities for town centre regeneration on the southern side of the main street in addition to the lands already zoned T-01, T-02, T-03 and T-04 in the existing local area plan.</p> <p>The Cork Area Transit Study (CATS) recommended that a bus Rapid Transit (BRT) corridor from Ballincollig to Mahon would be constructed. It is important for Ballincollig that the recommendations of this study be implemented. Public Transport usage is relatively low with only 10% of people working in Cork City using public transport to get to work. Improved public transport provision is proposed in the long term. Consideration will need to be given to providing suitable pedestrian/cycle/vehicular access from the town centre and local schools to the Maglin (X-01) lands to the south.</p>
EOIN SHEEHAN	BCPCD16/2630	Submission requests rezoning of lands currently zoned Open Space and Existing Built Up area at Maryborough Woods in Douglas to Medium A residential with the remainder to be retained as Open Space.	The Douglas Land Use and Transportation Strategy (DLUTS) adopted in 2014 proposed that this land should remain as open space and recreation in the Local Area Plan.

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Grange Frankfield Partnership	BCPCD16/2851	<ul style="list-style-type: none"> <li>• Recommends that a zoning objective be included for the "roll-out" of the Tramore Valley Plan's amenity and recreational proposals on the south side of the N40 in co-ordination with those on the north (City Council) side and including the provision of a connecting overbridge.</li> <li>• Consideration be given to the designation of a single park development authority in order to secure the phased, integrated and medium term completion of the park and its subsequent maintenance.</li> </ul>	<p>There is currently an objective included in the current Local Area Plan which facilitates the development of the Tramore Valley Park and it is proposed to retain this objective.</p> <p>Cork County Council in collaboration with Cork City Council remains committed to the development of this important amenity in the City South Environs.</p> <p>The establishment of single park development authority for the delivery and future management of the park is a matter for Central Government.</p>
Helen Fox c/o Rochestown Heritage Project	BCPCD16/2820	<ul style="list-style-type: none"> <li>• Request for more inclusion of Rochestown in the Local Area Plan</li> <li>• Suggestions for improvements to the public realm, social and community parts of the area to reduce dereliction and dilapidation in Rochestown</li> <li>• Suggestions for a coffee shop with a heritage theme</li> </ul>	<p>These matters will be given further consideration during the preparation of the Draft Local Area Plan.</p>
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BKPCD16/2675	<p>Lands zoned R-08 in Carrigaline are immediately serviceable and should be placed in the 0-2 year land supply timeframe.</p>	<p>Consideration will be given to the phasing of the delivery of these lands for residential development subject to servicing capability.</p>
Irene Murphy	BCPCD16/2843	<ul style="list-style-type: none"> <li>• Rezone lands for low density residential purposes in Monkstown.</li> </ul>	<p>The zoning of this land is not supported because the lands are removed from the settlement at Monkstown and are part of the metropolitan green belt in close proximity to the coastal area.</p>
James Carroll	BCPCD16/2817	<p>Rezone lands from agricultural to residential along the Ballinhassig Road in the metropolitan green belt</p>	<p>This land is with the metropolitan green belt and would not be suitable for</p>

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			zoning for residential purposes as it is some distance from the existing settlement boundary (South Environs).

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Jeremiah Murphy	BCPCD16/2839	<p>Extend northern development boundary of Ballynora Village to accommodate client's lands and allow for low density residential development.</p> <p>Extend proposed amenity walk.</p>	<p>It is not intended to alter the development boundaries of the village.</p> <p>Due to inadequacies in the water infrastructure consideration will be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant.</p>
Jim Brennan, Mary Donnelly, Martin Moloney	BCPCD16/2863	<ul style="list-style-type: none"> <li>•Lands are partly zoned for cemetery extension (C-01 St Oliver's Cemetery 6.0ha) and the remainder (10.36ha) is outside the existing development boundary.</li> <li>•Due to lack of advancement on the X-01 Masterplan there is a short to medium term requirement to ensure provision of residential and employment land and provide sufficient "headroom" in Ballincollig</li> <li>•Request for the cemetery land and remainder to be re-zoned for residential/employment purposes.</li> </ul>	<p>The Draft Local Area Plan will direct initial residential growth to the X-01 site.</p> <p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made.</p> <p>It is proposed to include these lands as part of a larger area for consideration in the Draft plan.</p>
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BCPCD16/2695	<ul style="list-style-type: none"> <li>•Acknowledge that R-01 lands in South Environs are fully serviced and immediately available for development.</li> <li>•Extend the existing R-01 to include residual lands which formed part of the 09/6395 permission.</li> <li>•Remove the current requirement for a FRA from R-01 and include the more accurate Lee CFRAMS maps for fluvial/flood zones in the forthcoming LAP.</li> </ul>	<p>Consideration will we given to extending the exiting R-01 zoning to include lands which are the subject of this submission.</p> <p>In the event of the Lee CFRAMS concluding that these lands are not as risk of flooding the requirement for a flood risk assessment will be removed.</p>
Jim Luby & Tom Rogers (Joint	BCPCD16/2696	Duplicate submission as per BCPCD16/2695	As per BCPCD16/2695

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Receivers of Certain Assets of John & Elaine Barry)			
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BCPCD16/2697	Duplicate submission as per BCPCD16/2695	As per BCPCD16/2695
John Horgan	BKPCDP16/2362	Zone lands for residential use adjoining existing development boundary of Carrigaline.	Consideration will be given to rezoning these lands for residential development subject to servicing capability.
John Horgan	BKPCD16/2431	Summary as per BKPCD16/2362 (Duplicate submission)	As per BCPCD16/2695
John O'Keeffe	BCPCD16/2852	Revise South Environs Development Boundary to include submitters land within developable area and zone the land for residential purposes.	<p>The current policy approach as set out in CASP Update is to recognise that the majority of new housing units would be accommodated within the existing development boundary of the Cork City South Environs however suitable sites may be identified where services can be provided outside of the existing development boundary.</p> <p>In this submission, the lands are difficult to service with roads and water/waste water.</p>
Kevin Murphy MCC	BKPCD2944	Concerned about condition of road network and the impact that surface water run –off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly.	The concerns raised in relation to surface water run-off are noted. It is considered that these issues would be best dealt with through the Development Management process.
Kevin Murphy MCC	BKPCD16/2943	Rural housing density issue needs to be addressed.	The issue raised in this submission is a matter for the review of the County



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			Development Plan and the implementation of policy by Development Management.
Liam Carter	BCPCD16/2715	<ul style="list-style-type: none"> <li>•O-15 in the current South Environs LAP is being used for anti social behaviour and dumping of rubbish.</li> <li>•Development of these lands for recreational amenity would be of benefit to people living in the Douglas Area.</li> <li>•Suggest a walkway/cycleway land through these lands would greatly improve connectivity between Maryborough Woods and Douglas.</li> <li>•Suggested developments would help alleviate anti social behaviour.</li> </ul>	These issues will be considered in the preparation of the Draft Local Area plan.
Liam Carter	BCPCD16/2716	Duplicate submission as per BCPCD16/2715	As per BCPCD16/2715
Marcia Dalton M.C.C	BCPCD16/2842	<ul style="list-style-type: none"> <li>•Carrigaline and Passage West do not have the same facilities as Ballincollig</li> <li>•Passage West has widespread Dereliction but has maritime heritage. Potential exists for the upgrading of dockyard and other quays and linkages to the town centre, which could be identified as a Town Team Concept.</li> <li>•Traffic congestion and poor parking in Passage West</li> <li>•Brownfield options</li> <li>•Facilitation of cycling walking to both primary and secondary schools</li> <li>•Re-open the tunnel</li> <li>•De-zonings and rezoning</li> <li>•Recognising that is Cork Harbour</li> <li>•No more residential zoning in Carrigaline until a number of measures and improvements are delivered.</li> <li>•Employment lands</li> <li>•Accessing Cork harbour and</li> </ul>	These issues will be considered in the preparation of the Draft Local Area plan

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		amenity sites need to separate the two settlements of Monkstown and Passage West uniquely different.	
Martin O'Callaghan	BCPCD16/2532	Duplicate submission as per BCPCD16/2533.	
Martin O'Callaghan	BCPCD16/2533	<p>Zone lands for Medium B Density Residential Development at Captain's Boreen Road, Kilmoney, Carrigaline. These lands location in Carrigaline West adjacent to the existing development boundary will aid in the maintenance of a compact urban form for Carrigaline and its proximity to the town will assist in the achievement of wider transport and sustainability goals.</p> <p>Suggested zoning of subject lands would provide for a modest increase in the existing supply of residentially zoned land and provide competition in the towns housing market. Lands enjoy good pedestrian and vehicular links with established residential areas and community facilities and suggested zoning would deliver lands with prime access to proposed roads and walkways in accordance with the Carrigaline Area transport Study.</p> <p>The land is outside the Flood Risk area on the Owenbue River but is adjacent the proposed western relief road.</p>	<p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning. The western extension to Carrigaline is not considered to be the appropriate lands to be considered in this context.</p>
Martin O'Callaghan	BCPCD16/2535	Duplicate submission as per BCPCD16/2533	As per BCPCD16/2533
Martin O'Callaghan	BKPCD16/2534	Duplicate submission as per BCPCD16/2533	As per BCPCD16/2533
Mary T Bowen, Chris Ramsden	BCPCD16/2825	This is a duplicate of BCPCD16/2827	As per BCPCD16/2827

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Mary T Bowen, Chris Ramsden	BCPCD16/2827	<ul style="list-style-type: none"> <li>•Update Lee CFrAMS and recent (2015) flood events</li> <li>•Protect and enhance the amenities of Passage West, Monkstown and Ringaskiddy</li> <li>•Fast track green infrastructure improvements</li> <li>•Impact of proposed incinerator in Ringaskiddy.</li> <li>•Impact of relocation of container terminal to Ringaskiddy.</li> <li>•Climate change, exclusion of building on flood plains and or near eroding coast lines.</li> </ul>	These matters will be considered during the preparation of the Draft Local Area Plan.
Mary O'Brien Drummond	BKPCD16/2864	Concerns regarding provision of a Greenway along Forest Road in Carrigaline due to safety ricks and location through their property.	These matters will be considered during the preparation of the Draft Local Area Plan.
McCarthy Development Ltd.	BCPCD16/2768	<p>Cork Science and Innovation Park</p> <ul style="list-style-type: none"> <li>•Need a revised policy approach as part of the LAP review.</li> <li>•Commercial viability of the project needs to be addressed.</li> <li>•Offers Northern Ireland Science Park as an example to follow.</li> <li>•Questions if the original CSAIP concept remains valid and achievable</li> <li>•Suggests amendment to X-01 objective wording.</li> <li>•Phasing and implementation.</li> <li>•Is there still a desire for private sector investment in the project?</li> </ul>	<p>The existing CSIP LAP zoning objective and subsequent Masterplan has been successfully utilised to underpin a) the granting of planning consent by ABP for the development of the park's infrastructure and b) the granting of planning consent by the planning authority for the development of Phase One buildings within Precinct 1 (applicant UCC). While the zoning objective sets out the range of uses permitted and has supported a grant of permission, the ABP refusal and the submissions made do merit further consideration as to whether there is a further level of definition required in order to give greater certainty to the conditions that underpin and support the development of employment space in the Park and to potential companies considering it as a location. The quantum of land available</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			<p>within the zoned area of the CSAIP is extensive and has the potential to support significant development over a period of 20-25 years. In this context, it is necessary that over that period of time that sufficient flexibility exists to support future development in phases in order to be able to respond to market conditions and emerging strategic opportunities in Metropolitan Cork. These matters require further consideration as part of the development of the Draft LAP.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Michael Mac Aree	BCPCD16/2747	Duplicate submission as per BCPCD16/2746	AS per BCPCD16/2746
Michael Mac Aree	BCPCD16/2748	Duplicate submission as per BCPCD16/2746	AS per BCPCD16/2746
Mr and Mrs Peter McDonald	BCPCD16/2847	Requests that part of the land currently zoned for Open Space (O-07) in Monkstown be rezoned to residential to allow for a planning application by a family member.	Consideration will be given to rezoning these lands as Exiting Built Up Area which may allow development of a dwelling subject to normal planning criteria.
Mr. Barry Coleman	BCPCD16/2690	Zone lands for business development at Paddy's Point in Ringaskiddy with provision for quality port and marine related office use and other uses ancillary to the IMERC facility. Considers site suitable for a tall building of architectural merit at the entrance to Cork Harbour.	Consideration will be given to rezoning these lands for business purposes which complement the existing port and related uses on the adjoining IMERC facility.
Munster Agricultural Society	BCPCD16/2745	MAS request a specific zoning objective be included in the text covering the South Environs/Curaheen area, which would secure and guide the establishment of the Cork Showground's in the lifetime of the next LAP.	The uses proposed on these lands are considered compatible with Greenbelt uses and as such a specific zoning objective is not considered necessary.
Murnane O' Shea Ballincollig	BCPCD16/2614	In order to address the short term need for residential development in Ballincollig, this submission asserts that the X-01 Lands needs to be reconsidered and lands which cannot be serviced, accessed or required in the short term should be removed. As the submitters land can be serviced and accessed in the short term they assert that these lands should be rezoned for Medium A Residential Development.	It remains the intention of Cork County Council to direct initial residential initial growth to the masterplan site prior to any additional land being zoned in Ballincollig.  The County Council intend to proceed with the Masterplan for these lands and consideration to the request for a Medium A residential zoning will be considered in the preparation of the Masterplan.
Murnane O' Shea Ballincollig R-04	BCPCD16/2611	•Extend R-04 residential zoning boundary to include additional lands to the East.	It is considered appropriate subject to the approval of TII to extend this residential zoning to the East.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Murnane O' Shea Carrigaline	BCPCD16/2617	This submission proposes to convert the existing Fernhill Golf course (private open space) into a residential neighbourhood as an extension to Carrigaline to the east. The submission proposes to zone land for Medium A Residential Development with provision of a mix of house types accompanied by appropriate landscaping.	Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options in the draft Local Area Plan.
O'Flynn Construction	BCPCD16/2707	Supports the proposal detailed in the MDPCP that the site be retained for industrial use (I-05) in Ringaskiddy and request that the detailed zoning objectives of the current LAP are also retained.	Noted.
Oisin O'Diomasagh	BCPCD16/2701	This submission requests Council to consider a cycle lane from Chetwynd to Halfway which would negate the need to cross the Chetwynd Viaduct in the near term and allow the development to commence faster. Council to mark a future route for the Greenway on a map which future planning applications can be assessed against. Consider development of the Greenway in a number of discreet sections.	These issues will be considered in the preparation of the Draft Local Area Plan.
Passage West to Monkstown River Users Assoc.	BCPCD16/2397	Build on the stimulus provided by the new pontoon at Monkstown and encourage more visitors to the area. Need to provide more facilities e.g., Toilets and Shower blocks on the quay side. Develop a Water taxi service between Cork Harbour and the city.	These issues will be considered as part of the preparation of the Draft Local Area Plan.
Patricia	BCPCD16/2685	Include site within	The Draft Local Area Plan will

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
O'Leary		Development Boundary of Ballincollig along the Carriganarra Road.	<p>direct initial residential growth to the X-01 site.</p> <p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made.</p> <p>It is proposed to include these lands as part of a larger area for consideration in the Draft plan.</p>
Patrick Hegarty Pat O'Farrell and William Aherne	BCPCD16/2461	<p>Rezone lands to the east of Carrigaline for medium density residential development to include provision for low density individual sites. Provide a defined green separation space between Ringsakiddy and Carriglaine. Reserve parts of un-zoned lands adjoining I-05 in Ringaskiddy for future business use.</p> <p>Downgrade Coolmore Road to an amenity route with pedestrian/cycling/public transport priority.</p> <p>A new dedicated road system to link the town's eastern flank to Ringaskiddy Sea and the new Port of Cork. Might remove the need for under or overpasses at the Shannonpark Interchange.</p> <p>Permit I-03 and I-04 Ringaskiddy to be used for enterprise and business uses as well as industrial uses.</p>	<p>Section 2.3 of this report has highlighted the need to set out the principal options which may add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options in the draft Local Area Plan.</p> <p>See Paragraph 2.5.2</p>
Peter Hurley	BCPCD16/2814	Include lands for light industrial zoning in Ballinvoultig near Waterfall.	The development of appropriate new business in rural areas will normally only

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			be encouraged where the scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity. The Local Area Plan will only zone industrial areas in existing urban areas.



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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Port of Cork	BCPCD16/2443	Requests that a general objective is included in the forthcoming LAP stating that existing general industrial zonings will, in principle be considered suitable for port related industry.	These matters will be considered as part of the preparation of the Draft Local Area Plan.
Rossdale Enterprises Ltd.	BCPCD16/2378	<p>This submission makes a number of observations with regard to the Local Area Plan Review. It requests:-</p> <ol style="list-style-type: none"> <li>1. Measures to encourage the building of houses in sustainable locations (along railway line)</li> <li>2. Measures to stop the decline in rural towns and to encourage regeneration</li> <li>3. Zoning requirements (availability of serviced land, land ownership and quantum)</li> <li>4. Possible measures to be undertaken by the Council to assist with:               <ol style="list-style-type: none"> <li>a) Security bonds</li> <li>b) Council funding of infrastructure to developments</li> <li>c) Reduced development levy</li> <li>d) Suitable zoning for specific areas</li> <li>e) Zoning future land that is serviced</li> <li>f) Amend the mechanism for master plans in the X-01 areas.</li> </ol> </li> </ol>	These matters will be considered as part of the preparation of the Draft Local Area Plan.
Sam Vickery	BCPCD16/2649	Requests that the Planning Authority acknowledge that a Motorway service station can be developed alongside the new M28 between Cork and Carrigaline.	<p>Section 10.3.5 of the Cork County Development Plan 2014 sets out the County Councils policy in relation to Motorway Service Areas, "NRA Service Area Policy" (August 2014) sets out the policy basis on which service areas will be provided to meet the needs of road users on the national road network. In relation to offline facilities it states that provided offline</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			<p>facilities are in close proximity to the roadway and of sufficient standard, the NRA will take these locations into account when evaluating the level of provision and development for online NRA service areas.</p> <p>Should the need for a Motorway Service Area be identified along the proposed motorway area by TII, the Council will then support the provision of this important facility for road users.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Sean Dorney	BCPCD16/2393	This submission requests the zoning of a large portion of land south of Maryborough Hill in Moneygurney for residential purposes. The area is bounded by the N28 and Ballyorban Road. The area is served by Bus Eireann.	<p>Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made. Given the scale of development that would follow from the zoning of this submission, it is proposed to include these lands as options in the draft Local Area Plan.</p> <p>See Paragraph 2.6.7 Cork City South Environs</p>
Sean Tobin	BCPCD16/2368	Requests lands currently zoned for Open Space in Shanbally be reclassified as Existing Built Up Area.	This request will be considered in the preparation of the Draft Local Area Plan.
St. Patrick's Woollen Mills Ltd.	BCPCD16/2554	<ul style="list-style-type: none"> <li>•In TC-01 objective in current Local Area Plan (as amended by Douglas LUTS) requests removal of reference to cap in increase in floorspace to 25%.</li> <li>•Provide for a more open and flexible approach to the uses/buildings in objective TC-01 and not be overly prescriptive.</li> <li>•Include a provision in the objective identifying and authorizing road improvements at the entrance to the site to be carried out by Cork County Council that facilitates increased walking and cycling.</li> <li>•The reference to additional dwellings should be revised to state "an additional 70 dwellings approximately".</li> </ul>	This request will be considered in the preparation of the Draft Local Area Plan.
Stephan Koch	BCPCD16/2838	•Existing commuting by bike is only 1.4% should be 5% by	These issues will be given further consideration in the

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>2020. Better recreational and commuting cycling facilities</p> <ul style="list-style-type: none"> <li>•Permeability of housing estates for cycling and walking.</li> <li>•Traffic calming in residential areas and estates assists bikers towards improved health to the population</li> <li>•Adequate storm water drainage needed prevent flooding/ponding which particularly affects cycling.</li> <li>•Better connectivity between housing estates and bus routes in Carrigaline</li> <li>•Improve cycling connections between Carrigaline-Ringaskiddy and Douglas-Mahon.</li> <li>•Improve Public transport links between Ballincollig/Carrigaline and Cork City.</li> <li>•New housing in Ballincollig should be concentrated close to the town centre.</li> <li>•Use the National Cycle Manual and Policy Framework</li> </ul>	preparation of the Draft Plan.
Stephan Koch	BCPCD16/2840	<ul style="list-style-type: none"> <li>•Emphasises Connectivity and Permeability between housing estates and key employment areas (UCC)</li> <li>•Improvements to facilities for cyclists sought</li> <li>•Improvements to public transport services in Ballincollig, increased frequency</li> <li>•Improved non motorized access to the proposed new sports facility at Curraheen sought</li> <li>•Improve public transport links to Carrigaline and Ringaskiddy.</li> <li>•Improve cycling access to Ringaskiddy from Passage West</li> <li>•Construct a suitable parking site at Ballynoe to facilitate car</li> </ul>	These issues will be given further consideration in the preparation of the Draft Plan.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		pooling for Ringaskiddy bound commuters.	
Stonecrest Construction Limited	BCPCD16/2741	This submission requests that the lands in Ballincolloig as part of the X-01 site at Maglin are afforded a Medium Density A zoning objective in the forthcoming Local Area Plan as there is no access or infrastructural impediment to the delivery of houses in the short term and the lands are obviously suitable for residential rather than business or open space uses and residential development is required urgently to meet the targets set for Ballincollig.	The County Council intend to proceed with the Masterplan for these lands and consideration to the request for a Medium A residential zoning will be considered in the preparation of the Masterplan.
The Dwyer Family	BCPCD16/2553	Seeks re-zoning of lands from Open Space in the current Monkstown LAP to low density residential development with provision for maintenance of woodland.	These matters will be considered as part of the preparation of the Draft Local Area Plan.
Tim Murphy, President Ballincollig RFC	BCPCD16/2753	Rezone residentially zoned land in the Ballincollig Rugby Club ownership to Open Space.	It is considered appropriate to rezone these lands as Open Space.
Tim Murphy, President Ballincollig RFC	BCPCD16/2754	Duplicate submission as per BCPCD16/2754	As per BCPCD16/2745
Tim O'Shea	BCPCD16/2846	The permitted Local Access Road to the proposed Cork Science and Innovation Park effectively severs the agricultural landholding and renders the 33 acres to the west of the Science Park economically unviable for farming purposes. The remaining land should be included in the Cork Science and Innovation Park, likely it is stated to be used for the purposes of amenity, including sport pitches and sport facilities.	The Cork Science and Innovation Park has been incorporated into the Local Area Plan and already issued a number of planning permissions, which have gone through the planning system. It is therefore not appropriate to implement the project through a Strategic Development Zone (SDZ).  Consideration will be given to the appropriate role of the severed lands.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>It would be appropriate to deliver the Cork Science and Innovation Park through the means of a Strategic Development Zone as per Part IX of the Planning and Development Acts 2000. Severance of the farm during construction of the access road will have an impact on the farming operations.</p>	
<p>University College Cork</p>	<p>BCPCD16/2755</p>	<ul style="list-style-type: none"> <li>•Policy Objectives RCI 5-3 and RCI 5-5 of the 2014 CDP may not provide for intensive sports use and ancillary facilities proposed by UCC.</li> <li>•Concerns regarding Policy Objective RCI 5-6 may not allow UCC to relocate to the proposed new site.</li> <li>•Objective RCI 5-7 makes provision for the establishment of showgrounds by MAS and UCC request in the forthcoming LAP to facilitate the development of a new sports complex and ancillary buildings and works.</li> </ul>	<p>The developments proposed on these lands are considered compatible green belt uses.</p> <p>The policies quoted are contained in the County Development Plan which was adopted in 2015 and a review will not commence until 2018.</p> <p>The requests for policy changes to the CDP are outside the remit of the Local Area Plan review.</p>
<p>University College Cork</p>	<p>BCPCD16/2595</p>	<p>As the development of the Cork Science and Innovation Park will require relocation of the existing sports complex, the Ballincollig – Carrigaline LAP should make explicit provision for a new UCC sports complex to be developed alongside the proposed MAS showgrounds at Curraheen. The land is currently zoned for Metropolitan Green Belt.</p>	<p>The developments proposed on these lands are considered compatible green belt uses.</p>
<p>Westbrook Housing Company Ltd.</p>	<p>BCPCD16/2710</p>	<p>Requests that subject lands located south of the Grange (South Environs) be afforded Medium B Residential Development Zoning.</p>	<p>The current policy approach as set out in CASP Update is to recognise that the majority of new housing units would be accommodated within the existing development boundary of the Cork City South Environs however suitable sites may be</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			identified where services can be provided outside of the existing development boundary. Consideration will be given to the merits of this submission.

## Section 4 Alphabetical List of Person who made a submission

Name of Submitter	Submission Ref. No.
An Taisce	BCPCD16/2570
Baker Tilly Ryan Glennon	BCPCD16/2631
Baker Tilly Ryan Glennon	BCPCD16/2634
Baker Tilly Ryan Glennon	BCPCD16/2642
Baker Tilly Ryan Glennon	BCPCD16/2691
Baker Tilly Ryan Glennon	BCPCD16/2709
Baker Tilly Ryan Glennon	BCPCD16/2719
Baker Tilly Ryan Glennon	BCPCD16/2734
BioMarin International Limited	BCPCD16/2683
Blake Walsh	BKPCD16/2432
Brendan Ronayne	BCPCD16/2343
Brendan Ronayne	BCPCD16/2344
Caitriona Ni Laoire and Anthony Barrett	BCPCD16/2524
CETB Carrigaline	BCPCD16/2727
Cian O'Mahony	BCPCD16/2406
CIF	BCPCD16/2908
Clayton Love – Shipton Group	BCPCD16/2444
Clayton Love – Shipton Group	BKPCD16/2445
Cllr Daithi O'Donnabhain	BCPCD16/2895
Cllr John. A. Collins	BCPCD16/2402
Cogan's Garage, Carrs Hill	BCPCD16/2629
Construction Industry Federation	BCPCD16/2717



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Name of Submitter	Submission Ref. No.
Cork City Council	BCPCD16/2945
Curaheen European Healthcare Ltd.	BCPCD16/2672
daa plc	BCPCD16/2778
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	BCPCD16/2605
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	BKPCD16/2612
Damien O Leary	BCPCD16/2724
Damien O'Leary	BCPCD16/2552
Deirdre Forde M.C.C	BCPCD16/2841
Denis McBarron	BCPCD15/2339
Denis O'Flynn	BCPCD16/2796
Denis O'Flynn	BCPCD16/2797
Department of Education and Skills	BCPCD16/2782
Diarmuid Nolan	BCPCD16/2576
Donal Spillane	BKPCD16/2647
Donncha Kavanagh	BCPCD16/2543
Eileen Coakley	BCPCD16/2849
Emer Cassidy c/o Ballincollig Business Association	BCPCD16/2844
Environmental Protection Agency	BCPCD16/2398
Eoin Sheehan	BCPCD16/2630
Grange Frankfield Partnership	BCPCD16/2851
Helen Fox c/o Rochestown Heritage Project	BCPCD16/2820

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Name of Submitter	Submission Ref. No.
Inland fisheries Ireland	BCPCD16/2949
Irene Murphy	BCPCD16/2843
Irish Water	BCPCD16/2794
James Carroll	BCPCD16/2817
Jeremiah Murphy	BCPCD16/2839
Jim Brennan, Mary Donnelly, Martin Moloney	BCPCD16/2863
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BKPCD16/2675
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BCPCD16/2695
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BCPCD16/2696
John Horgan	BKPCDP16/2362
John O'Keeffe	BCPCD16/2852
Kevin Murphy MCC	BKPCD16/2943
Liam Carter	BCPCD16/2715
Liam Carter	BCPCD16/2716
Marcia Dalton M.C.C	BCPCD16/2842
Martin O'Callaghan	BCPCD16/2532
Martin O'Callaghan	BCPCD16/2533
Martin O'Callaghan	BKPCD16/2534
Martin O'Callaghan	BCPCD16/2535
Martin Walsh	BCPCD16/2942
Mary T Bowen, Chris Ramsden	BCPCD16/2825

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Name of Submitter	Submission Ref. No.
Mary T Bowen, Chris Ramsden	BCPCD16/2827
Mary O'Brien Drummond	BKPCD16/2864
McCarthy Development Ltd.	BCPCD16/2768
Michael Mac Aree	BCPCD16/2746
Michael Mac Aree	BCPCD16/2747
Michael Mac Aree	BCPCD16/2748
Mr and Mrs Peter McDonald	BCPCD16/2847
Mr. Barry Coleman	BCPCD16/2690
Munster Agricultural Society	BCPCD16/2745
Murnane O' Shea Ballincollog	BCPCD16/2614
Murnane O' Shea Ballincollog R-04	BCPCD16/2611
Murnane O' Shea Carrigaline	BCPCD16/2617
O'Flynn Construction	BCPCD16/2707
Oisin O'Diomasaigh	BCPCD16/2701
OPW	BCPCD16/2947
Passage West to Monkstown River Users Assoc.	BCPCD16/2397
Patricia O'Leary	BCPCD16/2685
Patrick Hegarty Pat O'Farrell and William Aherne	BCPCD16/2461
Peter Hurley	BCPCD16/2814
Port of Cork	BCPCD16/2443
Rossdale Enterprises Ltd.	BCPCD16/2378

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Name of Submitter	Submission Ref. No.
Sam Vickery	BCPCD16/2649
Sean Dorney	BCPCD16/2393
Sean Tobin	BCPCD16/2368
St. Patrick's Woollen Mills Ltd.	BCPCD16/2554
Stephan Koch	BCPCD16/2838
Stephan Koch	BCPCD16/2840
Stonecrest Construction Limited	BCPCD16/2741
The Dwyer Family	BCPCD16/2553
TII	BCPCD16/2450
Tim Murphy, President Ballincollig RFC	BCPCD16/2753
Tim Murphy, President Ballincollig RFC	BCPCD16/2754
Tim O'Shea	BCPCD16/2846
University College Cork	BCPCD16/2595
University College Cork	BCPCD16/2755
Westbrook Housing Company Ltd	BCPCD16/2710

## Section 5 Full list of submissions by Submission Reference Number.

Table 5:1 Full list of submissions by Submission Reference Number

Submission Reference No.	Name of Submitter
BCPCD15/2339	Denis McBarron
BCPCD16/2343	Brendan Ronayne
BCPCD16/2344	Brendan Ronayne
BCPCD16/2368	Sean Tobin
BCPCD16/2378	Rossdale Enterprises Ltd.
BCPCD16/2393	Sean Dorney
BCPCD16/2397	Passage West to Monkstown River Users Assoc.
BCPCD16/2398	Environmental Protection Agency
BCPCD16/2402	Cllr John. A. Collins
BCPCD16/2406	Cian O'Mahony
BCPCD16/2443	Port of Cork
BCPCD16/2444	Clayton Love – Shipton Group
BCPCD16/2450	TII
BCPCD16/2461	Patrick Hegarty Pat O'Farrell and William Aherne
BCPCD16/2524	Caitriona Ni Laoire and Anthony Barrett
BCPCD16/2532	Martin O'Callaghan
BCPCD16/2533	Martin O'Callaghan
BCPCD16/2535	Martin O'Callaghan
BCPCD16/2543	Donncha Kavanagh
BCPCD16/2552	Damien O'Leary
BCPCD16/2553	The Dwyer Family
BCPCD16/2554	St. Patrick's Woollen Mills Ltd.

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Submission Reference No.	Name of Submitter
BCPCD16/2570	An Taisce
BCPCD16/2576	Diarmuid Nolan
BCPCD16/2595	University College Cork
BCPCD16/2605	DAIRYGOLD CO-OPERATIVE SOCIETY LTD
BCPCD16/2611	Murnane O' Shea Ballincollig
BCPCD16/2614	Murnane O' Shea Ballincollig
BCPCD16/2617	Murnane O' Shea Carrigaline
BCPCD16/2629	Cogan's Garage, Carrs Hill
BCPCD16/2630	Eoin Sheehan
BCPCD16/2631	Baker Tilly Ryan Glennon
BCPCD16/2634	Baker Tilly Ryan Glennon
BCPCD16/2642	Baker Tilly Ryan Glennon
BCPCD16/2649	Sam Vickery
BCPCD16/2672	Curraheen European Healthcare Ltd.
BCPCD16/2683	BioMarin International Limited
BCPCD16/2685	Patricia O'Leary
BCPCD16/2690	Mr. Barry Coleman
BCPCD16/2691	Baker Tilly Ryan Glennon
BCPCD16/2695	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
BCPCD16/2696	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
BCPCD16/2701	Oisín O'Diomasaigh
BCPCD16/2707	O'Flynn Construction
BCPCD16/2709	Baker Tilly Ryan Glennon
BCPCD16/2710	Westbrook Housing Company Ltd

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Submission Reference No.	Name of Submitter
BCPCD16/2715	Liam Carter
BCPCD16/2716	Liam Carter
BCPCD16/2717	Construction Industry Federation
BCPCD16/2719	Baker Tilly Ryan Glennon
BCPCD16/2724	Damien O Leary
BCPCD16/2727	CETB Carrigaline
BCPCD16/2734	Baker Tilly Ryan Glennon
BCPCD16/2741	Stonecrest Construction Limited
BCPCD16/2745	Munster Agricultural Society
BCPCD16/2746	Michael Mac Aree
BCPCD16/2747	Michael Mac Aree
BCPCD16/2748	Michael Mac Aree
BCPCD16/2753	Tim Murphy, President Ballincollig RFC
BCPCD16/2754	Tim Murphy, President Ballincollig RFC
BCPCD16/2755	University College Cork
BCPCD16/2768	McCarthy Development Ltd.
BCPCD16/2778	daa plc
BCPCD16/2782	Department of Education and Skills
BCPCD16/2794	Irish Water
BCPCD16/2796	Denis O'Flynn
BCPCD16/2797	Denis O'Flynn
BCPCD16/2814	Peter Hurley
BCPCD16/2817	James Carroll
BCPCD16/2820	Helen Fox c/o Rochestown Heritage Project
BCPCD16/2825	Mary T Bowen, Chris Ramsden

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Submission Reference No.	Name of Submitter
BCPCD16/2827	Mary T Bowen, Chris Ramsden
BCPCD16/2838	Stephan Koch
BCPCD16/2839	Jeremiah Murphy
BCPCD16/2840	Stephan Koch
BCPCD16/2841	Deirdre Forde M.C.C
BCPCD16/2842	Cllr Marcia D'Alton
BCPCD16/2842	Marcia Dalton M.C.C
BCPCD16/2843	Irene Murphy
BCPCD16/2844	Emer Cassidy c/o Ballincollig Business Association
BCPCD16/2846	Tim O'Shea
BCPCD16/2847	Mr and Mrs Peter McDonald
BCPCD16/2849	Eileen Coakley
BCPCD16/2851	Grange Frankfield Partnership
BCPCD16/2852	John O'Keeffe
BCPCD16/2863	Jim Brennan, Mary Donnelly, Martin Moloney
BCPCD16/2895	Cllr Daithi O'Donnabhain
BCPCD16/2908	CIF
BCPCD16/2942	Martin Walsh
BCPCD16/2945	Cork City Council
BCPCD16/2947	OPW
BCPCD16/2949	Inland fisheries Ireland
BKPCDP16/2362	John Horgan
BKPCD16/2431	John Horgan
BKPCD16/2432	Blake Walsh



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Submission Reference No.	Name of Submitter
BKPCD16/2445	Clayton Love – Shipton Group
BKPCD16/2534	Martin O'Callaghan
BKPCD16/2612	DAIRYGOLD CO-OPERATIVE SOCIETY LTD
BKPCD16/2647	Donal Spillane
BKPCD16/2675	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
BKPCD/2864	Mary O'Brien Drummond
BKPCD16/2943	Kevin Murphy MCC

## 5.1 List of Late Submissions;

There is one late submission in the Ballincollig Carrigaline Municipal District which is set out below;

**Table 3.4: List of Late Submissions**

Municipal District	Name of Submitter	Settlement
Ballincollig Carrigaline	UCC	C.S.I.P (South Environs)

## Section 6 List of Prescribed Bodies Authorities / other Bodies notified about the Review Process.

**Table 6:1 List of Prescribed Bodies/ Authorities**

Prescribed Authorities
A/Municipal District Officer – Kanturk/Mallow
An Bord Pleanala
An Taisce- The National Trust for Ireland
Bus Éireann
Copyright Unit, Dublin City University Library
Copyright Unit, University College Cork Library
Cork City Council
Department of Arts, Heritage & Gaeltacht Affairs
Department of Children and Youth Affairs
Department of Communications, Energy & Natural Resources
Department of Environment, Community & Local Government
Department of the Taoiseach
Dublin Airport Authority
EirGrid
Electricity Supply Board
Environmental Protection Agency
ESB

## Prescribed Authorities

Failte Éireann

Gas Networks Ireland

Health and Safety Authority

Health Service Executive

Inland Fisheries Board

Irish Copyright Agency

Irish Water

Kerry County Council

Legal Deposit Section, Acquisitions Department, , The Library, University of Limerick

Limerick County Council

Minister for Agriculture, Food & Marine

Minister for Communications

Minister for Defence

Minister for Education and Skills

Minister for Finance

Minister for Foreign Affairs & Trade

Minister for Health

Minister for Jobs, Enterprise and Innovation

Minister for Justice and Equality

Minister for Public Expenditure & Reform

Minister for Transport, Tourism & Sport

Municipal District Officer – Ballincollig/Carrigaline

Municipal District Officer – Bandon/Kinsale

Municipal District Officer – Blarney/Macroom

Municipal District Officer – Cobh

## Prescribed Authorities

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office

National Transport Authority

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council

## **Section 7 Submission Maps**

**7.1 A set of maps for the Municipal District showing the location and extent of all site specific submissions is attached overleaf in the following order;**

Ballincollig

Carrigaline (1 and 2)

Curraheen

Passage West

Ringaskiddy

South Environs (1 and 2)

Waterfall and Ballynora

