



Bandon Kinsale Municipal District Local Area Plan Review

Chief Executive's Report on the Preliminary Public Consultation Process

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

15th April 2016.

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Documents Referenced in this Report	
Title	Year of Publication
<u>Public Consultation Document (PCD): This refers to the Bandon-Kinsale Municipal District Local Area Plan Review Public Consultation Document, December 2015</u>	2015
<u>Cork County Development Plan 2014 (CDP)</u>	2014
<u>Bandon Electoral Area Local Area Plan 2011 (LAP)</u>	2011 (2 nd edition 2015)
<u>Carrigaline Electoral Area Local Area Plan, 2011 (LAP)</u>	2011 (2 nd edition 2015)
<u>Kinsale Town Council Town Development Plan 2009</u>	2009
Department of Environment, Community and Local Government Guidelines	
Title	Year of Publication
<u>Local Area Plans - Guidelines for Planning Authorities</u>	2013
<u>Local Area Plans Manual</u>	2013
<u>Retail Planning Guidelines</u>	2012
<u>The Planning System and Flood Risk Management - Guidelines for Planning Authorities</u> And <u>The Planning System and Flood Risk Management - Guidelines for Planning Authorities - Technical Appendices</u>	2009
<u>Spatial Planning and National Roads Guidelines</u>	2012
<u>Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities</u>	2009
<u>Best Practice Urban Design Manual (Parts 1)</u> <u>Best Practice Urban Design Manual (Parts 2)</u>	2009
<u>The Provision of Schools and the Planning System - Code of Practice for Planning Authorities</u>	2008
<u>Strategic Environmental Assessment Guidelines</u>	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, Skibbreen 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 Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, the former Town Council administrative areas are being included within the Local Area Plan review.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 14th December 2015 – 25th 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.
 - Notification was sent to all members of the Public Participation Network on a number of occasions.
- 1.2.4 In all, a total of Fifty Four (54) submissions were received in response to the Preliminary Consultation Document for the Bandon Kinsale Municipal District. This report details the submissions received, summarises the issues raised in those submissions and details the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Bandon Kinsale Municipal District.

1.3 Structure of this Report

- 1.3.1 **Section One** 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 **Appendix A** of the report deals with the individual submissions made in relation to the Bandon Kinsale Municipal District, summarising the issues raised by each submission and detailing the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Municipal District.
- 1.3.4 **Appendix B** provides a full list of the persons who made a submission, ordered by the reference number of the submission.
- 1.3.5 **Appendix C** provides a list of the Prescribed Authorities notified about the local area plan review process.
- 1.3.6 **Appendix D** includes a list of late submissions.
- 1.3.7 **Appendix E** includes a set of maps for the Municipal District showing the location and extent of all site specific submissions received.

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 15th April 2016.
- 1.4.2 It is proposed to brief Members on the reports at Municipal District Meetings during April 2016 in accordance with the schedule set out below.

Table 1:1 Municipal District Briefing Meetings

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

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

- 1.4.3 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.
- 1.4.4 The Planning Policy Unit will then proceed to prepare the Draft Local Area Plans and will revert with a briefing to Members Autumn 2016, at which point Members will also be advised of the Chief Executives Response to their Resolutions.
- 1.4.5 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

Key Stages	Date
Issues CE's Report on Preliminary Consultation Process to Members	April 2016
Brief Members at Municipal District Meetings	April/May 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	November 2016
Issues CE's Report on Submissions received on the Draft LAPs to Members	February 2017
Publish Amendments to Draft LAPs as appropriate	April 2017
Issues CE's Report on Submissions received on the Amendments to Members	June 2017
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 addresses in detail the key issues arising from the submissions that result in recommendations to be addressed in the Draft Local Area Plan. Details of the individual submissions received are available in Appendix A.
- 2.1.2 Section 2.2 deals with general issues that affect the overall approach to the preparation of the Draft Local Area Plan for each Municipal District.
- 2.1.3 Section 2.3 lists the Statutory Consultees / Key Stakeholders that made submissions.
- 2.1.4 Settlement specific issues are then dealt with in Section 2.4, 2.5, 2.6 and 2.7. Section 2.4 deals with specific issues of relevance to Bandon, Section 2.5 looks at Kinsale, Section 2.6 deals with Carrigaline (South) and Section 2.7 looks at the Villages.
- 2.1.5 Appendix A of this report includes a summary of all submissions received during the consultation process, and the Chief Executive's Response.
- 2.1.6 Appendix D includes a set of maps for the Municipal District showing the location and extent of all site specific submissions received.

2.2 Submissions from Statutory Consultees/Key Stakeholders

- 2.2.1 Submissions were received from the following government departments, statutory consultees and stakeholders:
 - Department of Arts, Heritage and the Gaeltacht (Archaeology) (Submission No.WCPCD16/2728 & 2729)
 - Department of Education and Skills (Submission No.BCPCD16/2782)
 - Environmental Protection Agency (Submission No.BCPCD16/2398)
 - Irish Water (Submission No.BKPCD16/2793)
 - National Transport Authority (Submission No.BKPCD16/2751 & 2756)
 - Office of Public Works (Submission No.WCPCD16/2772 & 2767)
 - Transport Infrastructure Ireland (Submission No. BKPCD16/2458)
 - An Taisce (Submission No.BKPCD16/2569)
 - Bus Eireann (Submission No.ECPCD16/2464)
 - Construction Industry Federation (Submission No.BCPCD16/2717)
 - Cork City Council (Submission No. BCPCD16/2945)
 - Inland Fisheries Ireland (Submission No.ECPCD16/2935)
 - Planning and Strategic Development SPC (Submission No.BCPCD16/2908)

- 2.2.2 Summaries of the issues raised in these submissions and the Chief Executive's Response to the issues raised, is included in Appendix A of this report. Some of the submissions raise significant issues likely to affect the overall approach taken in the draft plan and these are detailed below.

2.3 General Issues.

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

Residential Land Supply

- 2.3.2 A number of submissions were received requesting that land be zoned for residential development. In some cases the submissions relate to land within existing development boundaries either currently zoned for uses or identified as part of the built up area. Other submissions sought the zoning of land which is currently outside development boundaries. A more detailed discussion on these individual submissions for each main town and village is set out in Sections 2.4 to 2.7 and Appendix A.
- 2.3.3 A number of submissions raised the broad issues of housing land supply and how best to achieve the targets set out in the Core Strategy of the Cork County Development Plan 2014.
- No objection in principle to an increase in the Strategic Land Reserve where justified.
 - Suggest an increase in density in some locations could reduce amount required.
 - Current suggested densities not sufficient to support national targets on sustainable transport modes.
 - Given significant infrastructure deficits caution against a significant increase in land zoned.
 - Any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.
 - Sites should be prioritised in terms of their proximity to city suburbs, followed by adjoining Metropolitan Towns served by rail and proposed Bus Rail Transport (BRT).
 - 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.
 - Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.
 - 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.
- Investment in infrastructure will have to be led by the public sector as the private sector funding is no longer viable.
- Amount of land needed 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 Iarnród Eireann will be critical.

Chief Executives 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. Representations have already been made to Government suggesting this action.
- 2.3.5 In making these local area plans, 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. The Council will continue to actively undertake a leadership role to progress and secure the Development Plan policies and objectives. In providing this leadership role, the Council 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 The County Council are obliged to make these local area plans so that they are consistent with the population targets set out in the Core Strategy of the County Development Plan 2014. These targets are themselves derived from the population targets set out in the South West Regional Planning Guidelines 2010 and the County Council have no legal power to independently change or redistribute them.
- 2.3.7 In recent months, Government has initiated the preparation of the National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy (RSES) to replace the current National Spatial Strategy and Regional Planning Guidelines and, respectively, these will facilitate a review of the current population targets and their distribution which, in turn, will affect the quantum of new housing development for which the County Council needs to make provision in its development and local area plans. Indeed, the completion of the proposed NPF and RSES may give rise to a requirement to vary the County's development and local area plans in order to give local effect to the policies and objectives that they set out.

Housing Growth Strategy for the Bandon Kinsale Municipal District

- 2.3.8 Within the Bandon Kinsale Municipal District the County Development Plan provides for growth in population of 3,579 persons. The number of households is expected to grow by 3,926 leading to a net requirement for 3,707 new houses within the Municipal District. The County Development Plan indicates that 80ha of residentially zoned land is required to meet this level of housing provision in the main towns, in addition to housing opportunities in the villages and rural areas.
- 2.3.9 The majority of this growth is allocated to the towns with 2,181 new units proposed, the majority of which are planned for Bandon. Housing growth is also planned for the villages (1,529 units).
- 2.3.10 Table 2.1 shows that arising from the County Development Plan 2014; there is a net requirement within the towns of the Municipal District for 1,606 new dwelling units and capacity, in terms of current provision of zoned land within the towns to accommodate 2,622 units. At this stage in the LAP process there is no need to add to the overall land supply as it includes headroom of 39% in terms of the amount of housing units required.
- 2.3.11 The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed. The introduction of an element of phasing may be considered as part of the preparation of the draft plan.

Table 2.1: Bandon-Kinsale 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)
Bandon	6,640	7,765	892	45	91.84	1,766
Kinsale	4,893	5,722	714	36	39.8	856
Carrigaline (South)	4,858	5,876	See Carrigaline (North)			
Main Towns	16,391	19,363	1,606	80	131.64	2,622
Villages	8,320	10,846	1,642	--	--	1,418
Rural	17,743	15,795	250	--	--	--
Total Villages and Rural	26,063	26,641	1,892	--	--	1,418
Total Municipal District	42,454	46,004	3,498	80	131.64	4,040

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 51.3Ha

Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 7

Summary of the proposed Development Strategy for Villages in the Bandon-Kinsale Municipal District

- 2.3.12 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:
- Maintain growth at the level already provided for in the current 2011 Local Area Plans (LAPs). The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
 - Generally it is not intended to alter the development boundaries of the villages and submissions requesting changes are dealt with in Section 2.10.
 - Key Villages:** In some key villages the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan

and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.

- d) **Villages:** There are 14 villages in this Municipal District and all are served by public water. Waste water treatment infrastructure is not available in 5 of the villages (see Table 2.3), and is not expected to be provided. Consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for Ballinadee and Ballinhassig may need to be adjusted.
- e) **Village Nuclei:** Village nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are 10 village nuclei in this Municipal District and none have (Irish Water) waste water treatment infrastructure. The scale of growth envisaged by the 2011 LAP may be too ambitious and may need to be adjusted in some or all settlements.

2.3.13 The current policy approach the appropriate scale of development to be located in the villages is supported by and in compliance with the Departments Guidelines on Sustainable Residential Development in Urban Areas. The suggestion that should aim for 50% headroom in each individual village would not be appropriate or in keeping with the Sustainable Residential Development in Urban Areas Guidelines as applied to villages.

Flood Risk Management

2.3.14 Several 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 de-zoning 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.

2.3.15 The submission from the OPW (WCPCD16/2772 & 2767) 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 (BCPCD16/2398), An Taisce (BKPCD16/2569), Inland Fisheries Ireland (ECPCD16/2935) ask that the Local Area Plans ensure development is not facilitated in areas at risk of flooding.

Chief Executive's Response

2.3.16 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.

- 2.3.17 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 Council's 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.
- 2.3.18 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

Provision of Water Services Infrastructure

- 2.3.19 There are significant water services infrastructure challenges across the Municipal District which impacts on the amount of development land that is available for development and the overall level of growth that can be accommodated in any particular settlement.

Chief Executive's Response

- 2.3.20 Water services of the all the infrastructure requirements needed to facilitate new development is the most critical, as in the absence of it, little development can take place.
- 2.3.21 Since January 2014 Irish Water (BKPCD16/2793) 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.

Approach to Water Services Provision

- 2.3.22 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.
- 2.3.23 Within this Municipal District as illustrated in Table 2.3, the water services infrastructure needed to deliver the 2011 housing targets in the Main towns is not fully in place. Also in many of the villages (see Table 2.3) the water services infrastructure needed to deliver the 2011 housing requirements is often not in place.
- 2.3.24 In general, the Council's 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 to 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. 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.

2.3.25 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth envisaged by the 2011 LAP, the proposal generally 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.

2.3.26 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 the Villages of Ballinadee and Ballinhassig and the Village Nuclei of Aghyohil, Ballyfeard, Ballyheada, Crossmahon, Dunderrow, Fivemilebridge, Garrettstown/Garrylucas, Gaggan, Nohoval and Tinkers Cross fall into this category.

2.3.27 In some settlements, typically village nuclei, the scale of growth set out 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.

- 2.3.28 In relation to the Villages, the County Development 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,642 units. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may be only possible to deliver 609 units.

Within the village network, it is suggested that the new LAP should generally maintain the scale of growth established for the 2011 Local Area Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure.

Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is generally not intended to alter the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns of the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.

- 2.3.29 The Settlement network of this Municipal District also includes 12 "Other Locations". The County Development Plan Strategy recognises "Other Locations", as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plan.

Table 2.3: Bandon-Kinsale 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
Main Towns						
Bandon	6,640	-	892			R
Kinsale	4,893	-	714			R
Carrigaline (South)	-	-	See Carrigaline North			R
Total Main Towns			1606			
Key Villages (5)						
Ballinspittle	121	0	100			R
Belgooly	273	0	150			R
Crosshaven and Bays	1801	325	286			R
Inishannon	315	80	150			R
Riverstick	249	0	150			R
Total Key Villages			836			
Villages (7)						
Ballinadee	8	0	34		None	A
Ballinhassig	25	41	70		None	A
Ballygarvan	178	0	45			R
Halfway	111	0	10			R
Kilbrittain	82	0	86			R
Minane Bridge	58	0	20			R
Old Chapel	112	0	80			R
Total Villages			311			
Village Nuclei (10)						
Aghyohil	31	2	20	Private GWSS	None	A
Ballyfeard	5	-	10	None	None	A

Table 2.3: Bandon-Kinsale 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
Ballyheada	21	-	20		None	A
Crossmahon	25	1	23	None	None	A
Dunderrow	60	-	67		None	A
Fivemilebridge	31	-	10		None	A
Gaggan	28	8	25		None	A
Garrettstown/ Garrylucas	-	-	20		None	A
Nohoval	27	-	39		None	A
Tinkers Cross	10	7	13	None	None	A
Total Village Nuclei			247			
Overall Total			3,034			
Water Services Key	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.					
Suggested Approach Key	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.					

Conclusion

2.3.30 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 Irish Water to address these issues and deliver the required infrastructure in a timely and efficient manner. Where appropriate growth targets across the settlement network will be adjusted to take account of the level of existing and planned infrastructure provision.

Funding and Delivery of Infrastructure

2.3.31 A number of submissions such as TII (BKPCD16/2458), Department of Education and Skills (BCPCD16/2782) and NTA (BKPCD16/2751 & 2756) highlighted the importance of funding

and delivery mechanisms to ensure that the required infrastructure is put in place.

Chief Executive's Response

- 2.3.32 The draft local area plans will include a section setting out how the plans objectives will be funded and delivered in a timely and efficient manner.

Sustainable Transport

- 2.3.33 A number of submissions from TII (BKPCD16/2458), NTA (BKPCD16/2751 & 2756) and Bus Eireann (EPCD16/2464) have raised issues about the roads and transportation issues in this Municipal District.
- 2.3.34 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.
- 2.3.35 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.
- 2.3.36 In relation to the West Cork Municipal District the submission makes reference to the N71 Bandon / Innishannon which is currently at feasibility / constraints stage but on hold pending funding. It also requests that any additional employment/ retail land be tested against National Guidelines in relation to Spatial Planning and National Roads and requests that residential and employment zonings in Clonakilty and Skibbereen be re-examined.

Chief Executive's Response

- 2.3.37 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.
- 2.3.38 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.
- 2.3.39 Individual submissions relating to roads and transportation are dealt with in more detail in Section 2.4 to 2.6 at a settlement level and in Appendix A at an individual submission level where appropriate.

Vacant or Idle Sites

2.3.40 A number of submissions raise issues about vacant or idle sites especially in town centres where redevelopment should be encouraged.

Chief Executive's Response

2.3.41 Government has introduced legislation through the Urban Regeneration and Housing Act, 2015 which requires Planning Authorities to take measures regarding vacant or idle sites in development and local area plans. These measures will be included in the draft Local Area Plan as appropriate.

2.4 Issues Raised in relation to Bandon

Summary of the issues raised in the Public Consultation Process

2.4.1 There were a total of 3 submissions made in relation to Bandon. Two of these involved zoning requests with a further submission made in relation to provision of roads infrastructure.

Residential Land Supply

2.4.2 Submission BKPCD16/2620 requests a change to the zoning of land within the development boundary of the town from "existing built up area" to Medium A Residential development.

Chief Executive's Response

2.4.3 The lands identified for residential use are within the development boundary of Bandon and may provide some additional housing units in a short-medium term timeframe and therefore it is proposed to specifically zone the lands for residential development.

2.4.4 Infrastructure deficiencies have been identified as a constraint to development of some of the existing available residential land supply to the north of the town. In order to overcome this, the Council has signalled that alternative, more easily serviceable lands may need to be identified. Therefore it is proposed to investigate the potential of lands between Bandon Town development boundary and Old Chapel and additional lands around Old Chapel for zoning for residential development. If these lands are considered suitable then it is intended to zone them in the draft Local Area Plan.

Proposed Hotel, Tourist Retail Outlet and Convention/Events Centre in Bandon

- 2.4.5 Submission BKPCD16/2471 relates to two separate parcels of land located west of Bandon Town. The first involves a zoning request to facilitate the development of a hotel on 8.9ha site adjacent to Castlebernard House and Tower house. This site is located just outside the development boundary of the town. The second site involves a zoning request to facilitate the provision of a Tourist Retail Outlet and Events/Convention Centre with capacity for 4,000 people on a 16.6ha site 5km west of Bandon. The projects on the second site are presented as inter-related projects, creating synergies between the facilities and providing shared parking and access facilities between the Tourist Retail Outlet and Convention/Events Centre.

Chief Executive's Response to Hotel Proposal

- 2.4.6 The hotel proposals included in this submission are a clear demonstration that Bandon would derive significant benefits from the development of a good quality hotel either within the town itself or on a suitable site in its immediate hinterland. In general, the closer any site for a hotel can be to the town and in particular the town centre, the greater the potential for overall economic benefits. Although the submission sets out the proposal only in outline, it seeks to take advantage of the site's historic setting adjacent to the 18th century Castlebernard House and medieval Tower house.
- 2.4.7 If successful this approach could offer attractive benefits. However, the hotel site and the adjoining historic buildings are in separate ownership which creates some uncertainty as to the practicality of delivering the overall vision set out in the submission. Also, there are additional challenges that would need to be overcome at the project planning stage because the site forms part of the parkland setting of Protected Structures and Scheduled Monuments.
- 2.4.8 The current Bandon Electoral Area Local Area Plan contains some explanatory text on the Council's approach to the future development of Castlebernard Estate. Paragraph 1.3.14 states *"The attractive wooded estate is predominantly used by Bandon Golf Club and there is potential to expand this use and create new opportunities for outdoor recreation. There is also some potential to restore the historic house at Castlebernard with potential for a commercial use such as a hotel."* Alternatively the current submission seeks to take advantage of the site's historic setting adjacent to the 18th century Castlebernard House and medieval Tower house and could perhaps improve public access to this historic site and provide for the stabilisation/renovation of historic structures as part of the development. Further consideration can be given to this proposal in the preparation of the Draft Plan.
- 2.4.9 In order to optimise the economic advantage to the area that a proposal along these lines could deliver, the Draft Plan will include text/objectives to provide general support and encouragement for the provision of a hotel in Bandon Town or its immediate hinterland. This approach in the drafting of the LAP will allow those who made this submission and others who may be interested in this form of development, to refine and consolidate their proposals for further consideration.

Chief Executive's Response to Convention Centre/Tourist Retail Proposal

- 2.4.11 The second element of this submission also concerns land located within the Castlebernard Estate, but 5km west of Bandon, where a Tourist Retail Outlet and 4,000 person capacity convention centre are proposed. Although in a rural location, the proposals have been put forward in an attempt to stimulate economic development in this area generally, however, significant planning issues arise in relation to this part of the submission.
- 2.4.12 National Retail Planning Guidelines set out the policy approach retail proposals. This states that retail locations need to be plan-led and use a sequential approach with the preferred locations for retail development being within or close to town centre. In relation to 'outlet' centres it states that these "should not be permitted in more remote out-of-town locations".
- 2.4.13 Convention centres are key pieces of social/ economic infrastructure and generators of high transport demands. This use is best suited within major urban centres, well served by public transport modes. Construction has just started on a new 6,000 capacity events centres at the Beamish and Crawford site in Cork City and a further conference/ event centre is earmarked within the South Docklands Plan in Cork City.
- 2.4.14 The Castlebernard Estate is an Architectural Conservation Area and this part of the proposal is adjacent to The Farm (a protected structure). The site is also a proposed Natural Heritage Area which is part of the Bandon Valley pNHA (001034). The proposals which are the subject of this part of the submission would be likely to lead to the loss of this protected area which is in conflict with the natural heritage objectives the County Development Plan.
- 2.4.15 A preliminary traffic & transport assessment carried out as part of the response to this submission suggests that:
- The capacity of the N71, especially through Bandon town, to carry additional high volumes during peak periods is extremely limited
 - The location of a development of this nature and scale in a rural location adjacent to a National Route appears to conflict with TII's stated policy in this regard. More detail can be obtained on this at Section 2.7 of "Spatial Planning and National Road, Guidelines for Planning Authorities, Jan 2012" published by the Dept of Environment, Heritage and Local Government.
 - A development of the type proposed, in a rural location such as is being proposed, will be highly car dependent, and can only have a limited public transport offering. It is difficult to see how such a development could be considered "Sustainable Development" for a transportation aspect, in these circumstances.
- 2.4.16 For these reasons, it is considered that it would not be appropriate to make provision for these proposals in the draft LAP.

Sustainable Transport

- 2.4.17 A number of submissions both from national agencies and from members of the public highlighted traffic and transportation issues as a key concern in Bandon. Transport Infrastructure Ireland (TII) (ECPCD16/2913) requested that the local area plans protect the capacity and efficiency of national routes, by catering for trip demand through the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes.
- 2.4.18 In relation to Bandon, the submission states that The N71 is listed within the National Roads Projects List. Its status is currently at feasibility/ constraints stage but is on hold pending funding. The submission requests that any existing and additional employment/ retail in Bandon be tested against National Guidelines regarding Spatial Planning and National Roads
- 2.4.19 The National Transport Authority (ECPCD16/2915) also highlighted the need to prioritise the location of future development in locations that promote and provide for the development of public transport services.
- 2.4.20 Bus Eireann (ECPCD16/2464) make a number of recommendations in relation to improving accessibility, safety and functionality of bus services within the town. This includes specific measures at Oldchapel, North Main Street and moving the bus stop on the Glaslynn Road closer to the town centre.
- 2.4.21 Submission BKPCD16/2567 relates to the provision of a Northern Relief Road and new bridge crossing east of the town to facilitate improved access within the town. A suggested route corridor is proposed.

Chief Executive's Response

- 2.4.22 Requests made by the TII regarding the testing of existing and additional employment/ retail in Bandon against National Guidelines regarding Spatial Planning and National Roads will be considered as part of the Draft Plan preparation process.
- 2.4.23 The Bandon Transport and Public Realm Enhancement Plan has consulted extensively with Bus Eireann and will consider these issues as part of the plan's deliverables.
- 2.4.24 Submission BKPCD16/2567 in relation to the provision of a Northern Relief Road is currently being considered as part of the Bandon Transport and Public Realm Strategy which is at an advanced stage of preparation. It is anticipated that the key findings of this report will inform the Draft Local Area Plan. .

Education

- 2.4.25 The Department of Education and Skills has identified the need for a new primary school within the town for the 2016-2021 Schools Building Programme.

Chief Executive's Response

- 2.4.26 The Draft Plan will seek to identify a site for a new Primary School in Bandon as part of the Plan preparation process.

2.5 Issues Raised in relation to Kinsale

Summary of the issues raised in submissions

- 2.5.1 There were 13 submissions received regarding Kinsale (including 1 triplicate & 1 duplicate submission). Of these, 9 (including 1 triplicate) relate to land use zoning requests and 4 (including 1 duplicate) relate to wider issues within the town.

Residential Land Supply

- 2.5.2 There were 8 residential zoning requests including 5 submissions relating to lands within the development boundary, 2 outside the development boundary and 1 involving 2 plots both within & outside the development boundary. Of the 5 submissions within the development boundary, 2 relate to lands within the former town council boundary where the Kinsale Town Plan 2009 still applies.

Chief Executive's Response

- 2.5.3 There is some merit in providing a limited amount of additional land within or adjoining the built up area of the town to offset lands proposed to be removed (R-06) and to allow some additional headroom in the town. In this regard lands identified for residential use in the former town council boundary (BKPCD16/2722/23 & BKPCD16/2613) will be given consideration for rezoning to residential use in the Draft Plan.
- 2.5.4 Submission BKPCD16/2681 deals with 2 plots, one inside the former Town Council boundary currently zoned "established open space, sports, recreation and amenity" in the existing Kinsale Town Plan and 1 site outside the development boundary. Both sites are prominent. There may be some merit in allowing additional infill opportunities within the town and so further consideration will be given to changing lands zoned "established open space, sports, recreation and amenity" to "existing built up area". It is not intended to include Site 1 within the development boundary as it is a visually prominent rock escarpment which forms part of the setting of the town.
- 2.5.5 Submission BKPCD16/2872 proposes residential development on lands zoned O-03. These are prominent lands on the summit of Camp Hill which perform a strategic visual function in protecting the setting of the town. The roads network in the area is very restricted. The provision of residential development at this location would not be considered appropriate.
- 2.5.6 Two submissions relate to provision of housing/ extension of the development boundary at Scilly. BKPCD16/2662 relates to two prominent plots on elevated ground. The road network in the area, distance from the town centre and visual impact render the proposal unsuitable. Further east BKPCD16/2752 relates to provision of housing and ancillary transport and some amenity facilities to serve Sandycove School. The site is highly prominent and accessed by a poor road network where further housing estates should not be encouraged.

Town Centre Expansion

- 2.5.7 Submission BKPCD16/2546 requests the provision of town centre zoning on lands currently zoned NEIC1 within the Town Plan which seeks to provide "Primary Care/ Medical Facilities excluding retail, pharmacy and retail services

Chief Executive's Response

2.5.8 The historic town centre of Kinsale has limited capacity to facilitate medium-large format retail units. This site would be adjacent to the town centre expansion zone (TCE1, Kinsale Town Plan 2009) which has been recently developed by Super value. The site has good access for both pedestrians and car-users. It is proposed to zone this site for Town Centre in the Draft Plan.

2.6 Issues Raised in relation to Carrigaline (South)

Summary of the issues raised in submissions

2.6.1 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

2.6.2 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.

2.6.3 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.
- 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.

2.6.4 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

2.6.5 The Cork Lower Harbour Towns Sewerage Scheme, located between Carrigaline and Ringaskiddy 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.

2.6.6 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.

2.6.7 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

2.6.8 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

2.6.9 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

2.6.10 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

- 2.6.11 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.
- 2.6.12 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.

2.7 Issues Raised in relation to Villages

- 2.7.1 There were a total of 16 submissions made in relation to the villages within the Bandon Kinsale Municipal District with a number of issues emerging; residential development in the villages, provision of amenities, infrastructural improvements and provision of development boundaries around "village nuclei" and "other locations".

Residential Growth in the Villages

- 2.7.2 Submissions were made requesting land be zoned for residential development in the villages of Inishannon (BKPCD16/2676) and Kilbrittain (BKPCD16/2354). The latter related to the rezoning of a portion of O-02 for residential use.
- 2.7.3 Within Crosshaven and Bays a submission was received (BKPCD16/2761) requesting the rewording of a specific objective on lands zoned T-01 in Crosshaven to allow mixed use development instead of "a limited amount of residential" and seeking to change the zoning provision of I-01 & I-02 from marine-related industry to existing built up area to allow a greater flexibility of uses.
- 2.7.4 A submission relating to Myrtleville/Crosshaven and the Bays (BKPCD16/2704), Ballinhassig (BKPCD16/2855), Inishannon (BKPCD16/2583), Dunderrow (BKPCD16/2850) and Kilbrittain (BKPCD16/2338) sought to include additional lands within the development boundary for residential use in these settlements.
- 2.7.5 A submission (BKPCD16/2394) seeks to provide land for residential development in Killeady (a village nuclei) given its proximity to Crossbarry and EMC.
- 2.7.6 Submission BKPCD16/2652 seeks stronger policy support in the lower order settlements of the Municipal District including the provision of a settlement boundary at Sandycove and other Village Nuclei/ Other Locations.

Chief Executive's Response

- 2.7.7 The Bandon Electoral Area Local Area Plan 2011 did not zone land for residential development outside of the main settlements. This approach will be continued in the Bandon Kinsale Cork Municipal District Draft Local Area Plan as it allows for maximum flexibility and complies with the requirements of the Sustainable Residential Guidelines. Submissions to extend the development boundaries of settlements are generally not

justified as there is adequate capacity to expand within the existing village boundaries mentioned. Lands at Ballinhassig (BKPCD16/2855) and Kilbrittain (BKPCD16/2338) are at a distance from the existing development boundary. There may be some merit in extending the development boundary of Inishannon northwards and including a portion of lands as highlighted under BKPCD16/2583).

- 2.7.8 Within Crosshaven and Bays submission No BKPCP16/2761 which requests removal of the following text "*limited amount of residential development*" from current Objective T-01 will be considered further as part of the preparation of the Draft Plan as residential use is an important component of any town centre zoning.
- 2.7.9 The land zoned I-01 is considered an important part of the marine infrastructure of Crosshaven and the current zoning objective is considered appropriate and it is not proposed to change it. Land zoned I-02 forms a natural extension to the "*Town centre*" zoning and is on the landward side of the town and it is intended changing this "marine-related" zoning to "existing built up area" in the draft local area plan.
- 2.7.10 There may be merit in reclassifying lands identified under BKPCD16/2354 from O-02 to "*existing built-up area*" in Kilbrittain. This site does not form part of the active area of open space protected in the zoning objective and may offer greater flexibility in the areas of potential housing growth in the village. It is intended to amend the draft local area plan accordingly.
- 2.7.11 Village Nuclei and Other Locations such as Killeady and Sandycove do not contain development boundaries because of their limited infrastructure capacity and lack of supporting social, retail or community services. It is not proposed to include development boundaries in the Draft Plan.

Infrastructural deficiencies in the Villages

- 2.7.12 1 submission (BKPCD16/2474) highlighted a number of concerns in relation to the provision of appropriate infrastructure in the key village of Ballinspittle and suggests that capital investment be implemented in the local wastewater infrastructure.

Chief Executive's Response

- 2.7.13 The delivery of water services infrastructure is seen as critical to facilitate new development. Since January 2014, Irish Water is responsible for the delivery of this key infrastructure. In relation to the delivery of this infrastructure at the village level, it is the Councils intention that where Irish Water already have water infrastructure in a village, they will need to upgrade that infrastructure in order to meet the demands of current and future customers in the settlements. The preliminary Consultation document indicated that there was infrastructure in place in the key village but limited or no spare water services capacity was available. It is intended that Irish Water will have regard to the provisions contained within the Local Area Plan in formulating its programme of works.

Flooding

2.7.14 A submission (BKPCD16/2865) questions the accuracy of the flood extents map in Kilbrittain.

Chief Executive's Response

2.7.15 The existing Local Area Plans acknowledge that local anomalies may exist in the flood extent maps. The current approach to this issue is for applicants to show that their site is not at risk of flooding. This will require any planning application to include a site specific flood risk assessment to be undertaken as per Chapter 5 of the Ministerial Guidelines – The Planning System and Flood Risk Management. It is intended to carry this approach forward into the Draft Plan.

Delivery of the Amenities

2.7.16 A number of submissions were received in relation to the delivery of the Kinsale Greenway and other possible future greenways within the Municipal District. These would provide important pieces of tourism and amenity infrastructure for the town and wider Municipal District Area.

2.7.17 Submission BKPCD16/2382 on behalf of Crosshaven Community Association proposes land reclamation at Crosshaven to facilitate additional car parking and enhanced amenity facilities within the town.

Chief Executive's Response

2.7.18 Issues relating to the provision of future greenways will be considered further as part of the Plan preparation process.

2.7.19 The reclamation of the foreshore as proposed under BKPCD16/2382 could impact on the integrity of the Cork Harbour Special Protection Area which is an important wetland habitat for birds. Any works on the foreshore would need to be subject to a full Appropriate Assessment to assess the potential impacts on this wetland habitat. A supporting policy of this nature cannot be included in the Draft Plan without the appropriate scientific analysis clearly demonstrating land reclamation at this location would not compromise the integrity of the designated nature conservation site.

2.8 Chief Executive’s Summary of Matters to be addressed in the Draft Plan

Topic	Suggested Change
Bandon	
Overall	Consideration will be given to expanding the development boundary of the town westwards and possibly merging it with Old Chapel where some alterations to its development boundary could also be considered to accommodate residential and business zonings.
Residential Land Supply	<p>Retain existing residential zonings.</p> <p>Review residential zonings R-01, R-02, R-03, R-05, R-06, R-07 and R-09 due to significant water services and transport infrastructure constraints and consider suitable alternatives replacement lands.</p> <p>Consider reclassifying lands identified under BKPCD16/2620 from “existing built up area” to “Residential”.</p>
Employment Land Supply	<p>Retain existing employment zonings.</p> <p>Review B-08 with a view to finding more suitable alternative lands contiguous to the town development boundary.</p>
Town Centre/ Retail	<p>Suggest no change to the extent of the existing Town Centre area.</p> <p>Identify a Core Retail Area within the existing Town Centre.</p> <p>Support the provision of a hotel at a suitable site within or close to the town centre.</p>
Community Facilities/ Green Infrastructure	<p>Provision of lands for a Primary School.</p> <p>Consideration should be given to identifying a site for a town park.</p> <p>Consideration should be given to linking amenities in the town with amenities outside the town development boundary.</p> <p>Continue to support the appropriate protection and management of the heritage assets of Castlebernard Estate.</p>
Transport and Mobility	<p>Completion of the southern relief road.</p> <p>Consider options to provide additional/ improved access to lands north of the town.</p>

Topic	Suggested Change
Water Services Infrastructure	<p>A new reservoir is required to serve certain lands north-west of the town centre.</p> <p>Provide new sewer network.</p>
Flooding	<p>Implementation of flood relief scheme.</p>
Kinsale	
Overall	<p>Consider policy approaches to protect and promote battlefield sites of Kinsale which are unique heritage assets which can help further enhance the town as a premier cultural and historic tourism destination in the county.</p>
Residential Land Supply	<p>Retain existing residential zonings except R-06.</p> <p>Expand area of land zoned R-03 to include land currently in “existing built-up area” in Town Plan.</p> <p>Consider change zoning of R-06 to open space or remove from development boundary.</p> <p>Consider zoning additional residential land as per submissions BKPCD16/2722 & 2723 (duplicate) and BKPCD16/2613.</p> <p>Extend the development boundary of the town to reflect the existing built up area southeast of O-03.</p>
Employment Land Supply	<p>Retain existing employment zonings.</p> <p>Consider amending the wording of I-02 to remove reference to “tourist related retail”</p> <p>Consider changing some employment lands which are developed to “Existing built-up area”.</p>
Town Centre /Retail	<p>Consider new “town centre” zoning which will reflect the combined boundaries of the “established” and “expansion” areas within the existing town plan;</p> <p>Define the retail core within the town centre zoning;</p> <p>Consider zoning site for town centre uses as per submission BKPCD16/2546;</p> <p>Consider setting out the framework for the preparation of a public realm strategy for the town.</p>

Topic	Suggested Change
Community Facilities/Green Infrastructure	<p>Consider how best to deliver the proposed Town Park;</p> <p>Consider how best to create additional people-friendly spaces at the waterfront;</p>
Transport and Mobility	<p>Suggest extending the line of U-01 to highlight the preferred route of the western section of the relief road;</p> <p>Consider mapping the route of the planned “greenway” to protect its route corridor;</p> <p>Issues regarding car parking and bus parking will be considered further in the Plan preparation process.</p>
Water Services Infrastructure	<p>A new reservoir is required to serve certain lands north-west of the town;</p>
Flooding	<p>Take account of the latest flood study.</p>
Approaches to Zoning	<p>The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.</p>
Carrigaline (South)	
Overall	<p>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 respective draft plans.</p>
Residential Land Supply	<p>Retain existing residential zonings.</p> <p>Change R-10 to “Existing built-up area”.</p> <p>Retain R-07 as residential.</p> <p>Adjust boundary of R-06 to take account of educational developments.</p> <p>Consider identifying additional land for housing adjoining the existing development boundary, including consideration of lands to the east which currently form a strategic gap with the Ringaskiddy.</p>

Topic	Suggested Change
Employment Land Supply	<p>Retain existing employment zonings;</p> <p>Consider identifying additional employment lands for business use to the north east of the town possibly within development boundary of Ringaskiddy.</p>
Town Centre/ Retail	<p>Suggest adjusting the extent of the town centre zoning;</p> <p>Define the core retail area within the town centre zoning;</p> <p>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.</p> <p>Identifying opportunity sites which can help facilitate retail expansion.</p> <p>Consider a programme of town centre enhancements on completion of the western relief road.</p>
Community Facilities/Green Infrastructure	<p>Consider most suitable location for a new nursing home.</p> <p>Consider the adequacy of land zoned to meet the future educational needs of the town.</p> <p>Consider identifying land for a Primary Healthcare Facility.</p> <p>Consider locations which would offer potential for new pocket parks within the town.</p> <p>Consider how best to deliver a new park for the town.</p>
Transport and Mobility	<p>Consider how best to deliver the Western Inner Relief Road to address congestion, improve movement and unlock a large section of “backland” west of the town centre.</p> <p>Consider how can to encourage green modes of travel between the town and the Strategic Employment Area at Ringaskiddy.</p> <p>Consider measures to encourage a greater proportion of walking/ cycling to school at peak times.</p>
Water Services	<p>Provision of the Lower Harbour Sewerage</p>

Topic	Suggested Change
Infrastructure	Scheme.
Flooding	Take account of the latest flood study.
Villages	
Residential Land Supply	<p>Amend zoning objective T-01 in Crosshaven omitting reference to “a limited amount of residential” and providing for “mixed use development” instead.</p> <p>Reclassify lands zoned I-02 in Crosshaven to built-up area.</p> <p>Consider re-classifying a portion of O-02 in Kilbrittain from Open Space to “Built up Area”.</p> <p>Consider expanding the development boundary of inishannon.</p>
Vacant and Idle Sites	
Vacant and Idle Sites	<p>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 and idle 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>

Appendix A: Submissions Received during the Consultation Process

2.9 Introduction

- 2.9.1 This appendix to 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.
- 2.9.2 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, all in alphabetical order.

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
Statutory Submissions			
Department of Arts Heritage and the Gaeltacht (Archaeology)	WCPCD16/2728 & 2729	<p>All LAPs should contain a Cultural Heritage Section that looks to assess all aspects of each individual area and their environs heritage, both terrestrial and underwater.</p> <p>The recorded monuments of the "Record of Monuments and Places" (RMP) are protected under the national monuments (Amendment) act, 1994. The RMP is not an exhaustive list of all archaeology in existence.</p> <p>Propose developments due to their location, size or nature that may have implications for the archaeological heritage should be subject to archaeological assessment.</p> <p>Submission sets out what Archaeological Heritage includes.</p> <p>Stresses importance of considering known and potential unknown archaeology when doing AA and SEA.</p>	<p>Where specific archaeological issues arise in individual settlements polices/maps where appropriate will be included in the Draft Local Area Plan. The Draft Local Area Plans will be subject to SEA where any potential impacts on archaeology will be taken into account. Generally it is considered that the main issues raised in this submission are dealt in Chapter 12 "Heritage" of the Cork County Development Plan, 2014.</p>
Dept of Education and Skills	BCPCD16/2782	<p>Emphasises the critical importance of the Council in ensuring that sufficient land is zoned for educational use in areas where population growth is planned.</p> <p>Requests that plans 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 contributions being levied.</p>	<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,</p>

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>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.</p> <p>Requests that the Council have a development contribution scheme which reflects the '<i>community facility and social infrastructure</i>' 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.</p> <p>Highlights areas around the county when additional school provision will be required.</p> <p>A need has been identified for a new Primary School in Bandon for the 2016-2021 Schools Building Programme.</p>	<p>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 area, subject to normal proper planning and sustainable development criteria.</p> <p>See paragraph 2.4.25 and 2.4.26 in relation to the provision of a new Primary School in Bandon.</p>
EPA	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"> • Compliance with higher level plans such as the RPG and the Core Strategy of the County Plan. • 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. • Delivery of critical infrastructure: Development proposals should have regard to Irish waters Capital Investment Programme, particularly given the number of locations which have inadequate infrastructure at present. • 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. • Biodiversity: Need to ensure habitats and species are sufficiently protected - ecosystem services 	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Draft Local Area Plans.</p> <p>See also Paragraphs 2.3.14 to 2.3.18 relating to Flood Risk Management.</p>

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>approach would be beneficial. Masterplans: requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account.</p> <ul style="list-style-type: none"> • Climate Change – need to integrate mitigation and adaptation measures / considerations into plans. 	
Irish Water	BKPCD16/2793	<p>Objective to provide both drinking water & wastewater strategic Infrastructure capacity to meet the domestic requirements of the settlement and core strategies of development plans prepared in accordance with the NSS and RPGs, subject to the availability of funding and to environmental constraints.</p> <p>Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity over the next plan period.</p> <p>Invests in the development and expansion of water services infrastructure in line with its investment programme and connection policies approved by CER.</p> <p>Currently preparing a submission to the CER on the national investment plan for the period 2017-2018. A review of all water and wastewater infrastructure in County Cork has been under taken.</p> <p>Objective to reduce the number of water abstraction locations, water treatment plants and WSZ's across the county.</p> <p>Objective to reduce leakage from a national average of 50% to 38% by 2021 and 30% by 2030.</p> <p>Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents.</p> <p>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.</p> <p>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.</p>	<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 also Paragraphs 2.3.19 to 2.3.30.</p>

Bandon- Kinsale Municipal District Submission Summary

Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
NTA	BKPCD16/2751 BKPCD16/2756	<p>This submission sets out broad principles that should be applied to all LAP's to ensure that:</p> <p>Development location is prioritised and the sequencing of development, informed by the need to promote and provide for the development of public transport services;</p> <p>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.</p> <p>Integrated approach to land use and transport planning to provide a stronger basis for the use of non-car modes.</p> <p>In relation to public transport services provision a strong emphasis on the following is recommended;</p> <p>Exam existing transport deficiencies and possible solutions;</p> <p>Assess future transport demand arising from development objectives;</p> <p>Likely transport investment requirements,</p> <ul style="list-style-type: none"> • Bus network planning, • Rural Bus transport Provision and • Walking and Cycle network planning. 	<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> <p>See also Paragraphs 2.3.33 to 2.3.39.</p>
OPW	WCPCD16/2772 & 2767	<p>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.</p> <p>Identify flood risk at as early a stage as possible</p> <p>Development shall be in areas with minimal risk or avoid.</p> <p>Precautionary approach shall be implemented to reflect uncertainty in flood risk.</p>	<p>See Flood Risk Management Paragraphs 2.3.14 to 2.3.18.</p>

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		Welcome if a Stage 2 FRA was undertaken for LAPs and guidelines applied to each proposed zoned site.	
TII	BKPCD16/2458	<p>Issues raised by this submission are as follows:</p> <p>Protect the capacity and efficiency of national routes: In this context all 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 routes or the generation of increased traffic to existing national roads, where the speed limit is greater than 50kph.</p> <p>Development Contributions: Submission considers that mechanisms for funding and delivery of national road upgrades associated with development plans and private development proposals needs to be reviewed, as the cost of such upgrades will not be met by TII. Submission recommends that the Council establishes clear funding and delivery frameworks. In the absence of such, development should be considered premature. Funding mechanism could include the putting in place a revised General and Special Development Contribution Scheme for County Cork or entering binding agreements with developers.</p> <p>National Roads Projects: submission gives an update of various National Road Projects. Submission notes that the plans should not compromise road planning and route option evaluation process where road scheme planning is underway.</p> <p>Service Areas: The DoECLG 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>The N71 is listed within the National Roads Projects List. Its status is currently at feasibility/ constraints stage but is on hold pending funding.</p> <p>The submission requests that any existing &</p>	See Sustainable Transport Paragraphs 2.3.33 to 2.3.39.

Bandon- Kinsale Municipal District Submission Summary			
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		additional employment/ retail in Bandon be tested against National Guidelines regarding Spatial Planning and National Roads.	
Countywide Submissions			
An Taisce	BKPCD16/2569	<p>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.</p> <p>Business as usual is no longer an option, we can no longer afford to continue the pursuit of the failed short sighted policy approaches of the past and our collective future must be different.</p> <p>Prepared a detailed submission for each individual Municipal District.</p> <p>Makes detailed recommendations under a number of themes including;</p> <ul style="list-style-type: none"> • Strategic Planning & Zoning • Fossil Fuel & Climate Change • Sustainable Transport && Land Use Patterns • Economic Development & Employment • Water • Natural Capital & Ecosystem Services • Social Capital & Public Participation • Cultural & Built Heritage • Implementation & Monitoring <p>Specifically the submission suggests that the local area plans should be accompanied by:</p> <ul style="list-style-type: none"> • A local climate change strategy. • A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand and supporting 	<p>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.</p>

Bandon- Kinsale Municipal District Submission Summary

Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>the creation of compact walkable settlements.</p> <ul style="list-style-type: none"> • A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development. • An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural. • Measures to promote local employment close to residential areas rather than large scale industrial parks. A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land. 	
Bus Eireann	ECPCD16/2464	<p>Highlights the need for modal shift to public transport in line with Smarter Travel initiative.</p> <p>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.</p> <p>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.</p> <p>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</p>	See Sustainable Transport Paragraphs 2.3.33 to 2.3.39.

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>access by people with disability.</p> <p>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.</p> <p>Specific issues identified for each Municipal District.</p> <p>Specific requirements for the Bandon Kinsale MD relate to:</p> <p>Provision of a suitable turning point & bus stop in Kinsale town centre;</p> <p>Re-alignment of R600 at Ballygarvan Junction to provide set-down & safe access;</p> <p>Provision of a turning area in Old Chapel;</p> <p>Proposal to move westbound shelter on N71 closer to town centre on Glaslynn Rd;</p> <p>Provision of safe area & new stops on North Main Street;</p> <p>General requirements for sufficient street lighting, kerbing, pedestrian crossings at all bus stops in MD.</p>	
CIF	BCPCD16/2717	<p>Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.</p> <p>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.</p> <p>There is a need to zone approximately 670ha of land in the County metropolitan area to provide</p>	<p>See " Residential Land Supply" Paragraphs 2.3.2 to 2.3.7 and "Water Services Provision" Paragraphs 2.3.19 to 2.3.30</p>

Bandon- Kinsale Municipal District Submission Summary

Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
Cork City Council	BCPCD16/2945	<p>No objection in principle to an increase in the Strategic Land Reserve where justified.</p> <p>Suggest an increase in density in some locations could reduce amount required.</p> <p>Current suggested densities not sufficient to support national targets on sustainable transport modes.</p> <p>Given significant infrastructure deficits caution against a significant increase in land zoned.</p> <p>Any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.</p> <p>Sites should be prioritised in terms of their proximity to city suburbs, followed by adjoining</p>	See "Residential Land Supply" Paragraphs 2.3.2 to 2.3.7 and "Water Services Provision" Paragraphs 2.3.19 to 2.3.30

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>Metropolitan Towns served by rail and proposed BRT.</p> <p>Comments on specific sites in the Cobh, Blarney/Macroon and Ballincollig/Carrigaline MDs.</p>	
Inland Fisheries Ireland	ECPCD16/2935	<p>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.</p> <p>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 designations to protect water courses as such an approach would exclude significant numbers of waterways.</p> <p>LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats.</p> <p>Opposed to any development on floodplain lands.</p> <p>Should ensure that developments do not lead to the spread of invasive species.</p> <p>Plans should encourage water conservation and water use efficiency.</p>	<p>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.</p>
Planning and Strategic Development SPC	BCPCD16/2908	<p>Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.</p> <p>A maximum of 445 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.</p>	<p>See "Residential Land Supply" Paragraphs 2.3.2 to 2.3.7 and "Water Services Provision" Paragraphs 2.3.19 to 2.3.30</p>

Bandon- Kinsale Municipal District Submission Summary

Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

Bandon-Kinsale Municipal District Submissions

Atlantic Offshore Adventures	BKPCD16/2653 & BKPCD16/2656	Provision of Kinsale Greenway.	This will be given further consideration in the preparation of the Draft 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.

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
Cilla Woodhouse	BCPCD16/2837	Does not support provision of car park under U-10 in Myrtleville as there is no demand and it would attract anti-social behaviour. A right of way should be indicated linking houses above O-07 with the village.	The proposed car park has been identified as a necessary piece of local infrastructure and will be retained in the future Draft Plan. Policies relating to Public rights of way are dealt with in the County Development Plan. Individual Rights of Way are not part of the remit of the LAP process.
Cirona Limited	BKPCD16/2546	Zone land for Town Centre to facilitate retail and other town centre uses in Kinsale.	See Paragraph 2.5.8
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/north west and ensure high quality development; any future Town Centre urban framework should avoid being too prescriptive, address 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.	These matters will be considered further during the preparation of the Draft Local Area plan
Cllr. Kevin Murphy	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 issues raised in this submission are a matter for the review of the County Development Plan and the implementation of policy by Development Management.
Cllr. Kevin Murphy	BKPCD16/2943	Rural housing density issue needs to be addressed.	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.
Cork Cycling Campaign	BKPCD16/2862	Support cycling measures proposed in Bandon and Kinsale. All future cycling measures should reference the National Cycling Policy Framework 2009 and the National Cycle Manual 2011.	These issues will be given further consideration in the preparation of the Draft Plan.

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
Crosshaven Community Association	BKPCD16/2382	Proposed land reclamation at Crosshaven to facilitate additional car parking and enhanced amenity facilities within the town.	See Paragraph 2.7.19.
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" in Carrigaline.	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.
David Good	BKPCD16/2652	Policies needed to provide stronger support for development in lower order settlements like the "Other Location" of Sandycove and asks that development boundaries be put around all "Village Nuclei" and "Other Locations".	See Paragraph 2.7.11
Dermot Ryan	BKPCD16/2740	Better signage required highlighting the town's walled heritage and battlefield sites. The submission supports plans to protect the historic character of Scilly. Car parking on the Pier Road should be restricted to landward side only & footpaths provided at the waterside. Bus parking could be allocated at Scilly where sculpture currently located. Provision of par 3 golf/ pitch & putt club around James Fort should be incorporated in new plan. Additional references to flooding, heritage protection and enforcement is required in new Plan.	These issues will be given further consideration in the preparation of the Draft Plan. Enforcement issues are dealt with under separate functions of the Planning legislation by Development Management
Donal Spillane	BKPCD16/2647	Zone land for Medium B development in Kilmoney, Carrigaline.	Consideration will be given to rezoning these lands for residential development subject to servicing capability.

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
Doyle Shipping Group	BKPCD16/2761	Amend the zoning objective for lands zoned T-01 omitting the reference to "a limited amount of residential" and providing for "mixed use development" instead. Rezone lands I-01 and I-02 which are currently zoned for marine-related development to "existing built-up area to allow greater flexibility of uses.	See Paragraphs 2.7.8 and 2.7.9
Eoin Flynn	BKPCD16/2394	Zone land for Medium B Density Residential Development at Killeady.	See Paragraph 2.7.11
Gannon Homes Limited	BKPCD16/2536 BKPCD16/2722 BKPCD16/2723	Zone lands for Medium B Density Residential Development within development boundary of Kinsale Town. Majority of the site is currently zoned agriculture in Town Plan with the remainder in "built up area" of Environs.	See Paragraph 2.5.3
JJ.Hayes	BKPCD16/2474	Provide capital investment in the wastewater infrastructure in Ballinspittle to facilitate future development and to provide public vehicular access to the Old Head Pier to facilitate leisure craft and water sport training colleges.	The Planning Authority is liaising with Irish Water regarding capital investment priorities across the county as part of the Plan preparation process. Issues regarding the provision of access to the Old Head Pier is outside the scope of the LAP Review process.
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	BKPCD16/2675	Lands zoned R-08 are immediately serviceable and should be placed in the 0-2 year land supply timeframe.	Consideration will be given to the phasing of the delivery of these lands for residential development subject to servicing capability.
Jim O'Mahony and Dominic Cashman	BKPCD16/2354	Zone lands for low density housing within Kilbrittain Village	See Paragraph 2.7.10
John Horgan	BKPCD16/2362 BKPCD16/2431	Zone lands for residential use adjoining existing development boundary of Carrigaline.	Consideration will be given to rezoning these lands for residential development subject to

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
			servicing capability
John Nyhan	BKPCD16/2372	Provide protection for the route corridor of proposed Cork- Kinsale greenway.	See Paragraph 2.7.18
Mandy Collins	BKPCD16/2859	Objection to provision of a car park at Myrtleville due to impacts on public right of way and surface water.	Lands zoned U-10 in Crosshaven and Bays has been identified as a necessary piece of infrastructure.
Martin O'Callaghan	BKPCD16/2534	Zone lands for Medium B Density Residential Development at Captain's Boreen Road, Kilmoney, Carrigaline.	The intention is to set out a number of options for consultation as part of the Plan preparation process. The western extension to Carrigaline is not considered to be the appropriate lands to be considered in this context.
Mary Hegarty	BKPCD16/2681	Include Site 1 within the Kinsale Development Boundary and retain Site 2 as "Existing Built Up Area" within the Kinsale Town Plan 2009.	See Paragraph 2.5.4
Mary O' Brien- Drummond	BKPCD16/2864	Concerns regarding provision of a Greenway along Forest Road in Carrigaline due to safety risks and location through our property.	These matters will be considered as part of the preparation of the Draft Plan.
Mary Rose O' Donovan	BKPCD16/2850	Extend the development boundary to allow for low density housing on serviced sites at Dunderrow.	See Paragraph 2.7.7
Mel Bendon	BKPCD16/2872	Re- zone a portion of land currently zoned O-03 "Open Space" for Medium B Residential use in Kinsale.	See Paragraph 2.5.5
Melanie O'Donoghue	BKPCD16/2627	Retain lands within existing development boundary of Tinker's Cross Village Nuclei.	The Plan intends to retain the development boundary as per the 2011 Plan.
Millicent Howe	BKPCD15/2338	Zone lands for residential use near Kilbrittain Village.	See paragraph 2.7.7
Miriam O Driscoll	BKPCD16/2620	Rezone land from Existing Built Up Area to Medium A density Residential Development, in	See Paragraph 2.4.3 – 2.4.4. .

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		Bandon.	
Mr 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.
Mr. Pat Murríhy	BKPCD16/2676	Zone existing lands within development boundary of Inishannon for Medium Density Residential Development.	Lands are already within the development boundary of Inishannon where residential development of this density range can be considered.
O'Flynn Construction	BKPCD16/2704	Extension of the development boundary of Myrtleville to accommodate low density housing.	See Paragraph 2.7.7
Oisin O'Diomasaigh	BKPCD16/2632	Provide framework for the development of the West Cork Greenway.	See Paragraph 2.7.18
Patrick O Brien	BKPCD16/2583	Extend development boundary of Inishannon Village to the north east to include additional land for housing.	See Paragraph 2.7.7
Peter Hurley	BKPCD16/2855	Zone lands for "Medium B" Density at Tulligmore, Ballinhassig outside the development boundary of the village.	See Paragraph 2.7.7
Phoenix Development Bandon DAC	BKPCD16/2471	Zone two sites to the west of Bandon Town, one for a hotel and the other for a tourist retail outlet centre and a multi-purpose events centre.	See Paragraphs 2.4.5 to 2.4.16.
Roderick Roche	BKPCD16/2613	Re-zone lands from established residential to New Residential with provision for Medium Density development in Kinsale.	See paragraph 2.5.3.
Ruth Herman	BKPCD16/2633	Provide route protection corridor for future Greenways in the County. Provide cycleway adjoining N71 (between Chetwyn Viaduct to Halfway) as Section 1 of the Cork -Kinsale Greenway project; Identify possible routes for a West Cork Greenway & identify elements that can be delivered in short-term.	See Paragraph 2.7.18

Bandon- Kinsale Municipal District Submission Summary			
Name of Interested Party	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
NS & D O'Leary	BKPCD16/2752	Zone lands adjoining the development boundary of Kinsale Environs for Medium B Residential Development including the provision of amenity playing field, surface car park area for staff, bus drop-off and vehicular set down area serving Summercove National School.	See Paragraph 2.5.6.
T&C Holland & Co	BKPCD16/2567	A Northern Relief Road/Bypass is required for Bandon and suggests a route for the initial part of this road including a second river crossing.	See Paragraph 2.4.24
Transition Town Kinsale	BKPCD16/2602	A biodiversity plan should be prepared for all settlements as part of the plan-making process. Promotion of additional walking and cycling facilities to reduce car use and parking demand, provision of a community health centre in the town and promotion of Kinsale as an eco-tourism hub should be encouraged.	Consideration of how best to address these issues will be given further consideration in the Plan preparation process.
Vincent Hickey	BKPCD16/2865	Questions the accuracy of the current flood maps and requests amendment to flood risk extent maps at lands in Kilbrittain.	See Paragraphs 2.7.15
Willie O'Brien	BKPCD16/2662	Extend the development boundary of Kinsale and zone two portions of land for Medium B Density Residential Development.	See Paragraph 2.5.6.

Appendix B: Full list of submissions by Submission Reference Number

Submission Reference No.	Name of Submitter
BKPCD15/2338	Millicent Howe
BKPCD16/2354	Jim O'Mahony and Dominic Cashman
BKPCD16/2362 & 16/2431	John Horgan
BKPCD16/2372	John Nyhan
BKPCD16/2382	Crosshaven Community Association
BKPCD16/2394	Eoin Flynn
BCPCD16/2398	EPA-
BKPCD16/2432	Mr Blake Walsh
BKPCD16/2445	Clayton Love - Shipton Group
BKPCD16/2458	TII
ECPCD16/2464	Bus Eireann
BKPCD16/2471	Phoenix Development Bandon DAC
BKPCD16/2474	J.J.Hayes
BKPCD16/2534	Martin O'Callaghan
BKPCD16/2536, 16/2722 & 16/2723	Gannon Homes Limited
BKPCD16/2546	Cirona Limited
BKPCD16/2567	T&C Holland & Co
BKPCD16/2569	An Taisce
BKPCD16/2583	Patrick O'Brien
BKPCD16/2602	Transition Town Kinsale
BKPCD16/2612	DAIRYGOLD CO-OPERATIVE SOCIETY LTD
BKPCD16/2613	Roderick Roche
BKPCD16/2620	Miriam O Driscoll
BKPCD16/2627	Melanie O'Donoghue
BKPCD16/2632	Oisín O'Diomasaigh
BKPCD16/2633	Ruth Herman
BKPCD16/2647	Donal Spillane
BKPCD16/2652	David Good
BKPCD16/2653 & 16/2656	Atlantic Offshore Adventures
BKPCD16/2662	Willie O'Brien

Chief Executive's Report on the Preliminary Public Consultation

Submission Reference No.	Name of Submitter
BKPCD16/2675	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
BKPCD16/2676	Mr. Pat Murríhy
BKPCD16/2681	Mary Hegarty
BKPCD16/2704	O'Flynn Construction
BCPCD16/2717	CIF
WCPCD16/2728 & 2729	Department of Arts Heritage and the Gaeltacht (Archaeology)
BKPCD16/2740	Dermot Ryan
BKPCD16/2751 & 16/2756	NTA
BKPCD16/2752	NS & D O'Leary
BKPCD16/2761	Doyle Shipping Group
BKPCD16/2765 & 16/2659	Carrigaline Men's Shed
WCPCD16/2772 & 16/2767	OPW
BCPCD16/2782	Dept of Education and Skills
BKPCD16/2793	Irish Water
BCPCD16/2837	Cilla Woodhouse
BKPCD16/2850	Mary Rose O' Donovan
BKPCD16/2855	Peter Hurley
BKPCD16/2859	Mandy Collins
BKPCD16/2862	Cork Cycling Campaign
BKPCD16/2864	Mary O' Brien-Drummond
BKPCD16/2865	Vincent Hickey
BKPCD16/2872	Mel Bendon
BCPCD16/2908	Planning and Strategic Development SPC
ECPCD16/2935	Inland Fisheries Ireland
BKPCD16/2943	Cllr. Kevin Murphy
BKPCD16/2944	Cllr. Kevin Murphy
BCPCD16/2945	Cork City Council

Appendix C List of Prescribed Bodies Authorities / other Bodies notified about the Review Process.

Prescribed Authorities
A/Municipal District Officer – Kanturk/Mallow
An Bord Pleanála
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
Failte Éireann
Gas Networks Ireland
Health and Safety Authority
Health Service Executive
Inland Fisheries Board
Irish Copyright Agency

Prescribed Authorities

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

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office

National Transport Authority

Prescribed Authorities

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

Appendix D List of Late Submissions

List of Late Submissions
Paul Carter
Catherine Fitzmaurice
Annabelle and Gary Abbott
Gerald McNamara
Philip and Michelle Bernard-Carter
Andrew Coleman
Irish Georgian Society
An Taisce
Christopher Southgate, Southgate Associates
Clare McCutcheon

Appendix E Submission Maps

2.10.1 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;

Bandon and Tinkers Cross

Kinsale

Carrigaline (South)

Crosshaven and Bays

Innishannon

Kilbrittain

Ballinhassig

Dunderrow