



# **Blarney Macroom Municipal District Local Area Plan Review**

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

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

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



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<b>Documents Referenced in this Report</b>	
<b>Title</b>	<b>Year of Publication</b>
<u>Public Consultation Document (PCD): This refers to the Blarney-Macroom Municipal District Local Area Plan Review Public Consultation Document, December 2015</u>	2015
<u>Cork County Development Plan 2014 (CDP)</u>	2014
<u>Macroom Electoral Area Local Area Plan 2011 (LAP)</u>	2011 (2 <sup>nd</sup> edition 2015)
<u>Blarney Electoral Area Local Area Plan, 2011 (LAP)</u>	2011 (2 <sup>nd</sup> edition 2015)
<u>Macroom Town Council Town Development Plan 2009</u>	2009
<b>Department of Environment, Community and Local Government Guidelines</b>	
<b>Title</b>	<b>Year of Publication</b>
<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, Skibbereen and Youghal remain in force pending the making of the next Cork County Development Plan in 2020. Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, the former Town Council administrative areas are being included within the Local Area Plan review. As the legislation has yet to be published, this situation is being kept under review.

### 1.2 Public Consultation

- 1.2.1 Section 20(1) of the Planning and Development Act 2000-2010 provides that the planning authority will take "whatever steps it considers necessary" to consult with the Minister and the public before preparing a Local Area Plan.
- 1.2.2 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.2.3 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council's twitter feed;
  - Notification was issued through Cork County Council's Facebook account;
  - Prescribed authorities were notified.
  - Notifications, posters, leaflets and CDs were circulated to libraries to display.
  - A press release was issued to the media and resulted in a number of press articles being published.
  - Notification was sent to all members of the Public Participation Network on a number of occasions.
- 1.2.4 In all, a total of 61 submissions were received in response to the Preliminary Consultation Document for the Blarney Macroom 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 Blarney-Macroom 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 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 Blarney Macroom 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 Blarney Macroom 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 of the review of the plan.
- 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/May 2016 in accordance with the schedule set out below.

**Table 1:1 Municipal District Meetings**

<b>Schedule of Municipal District Briefing Meetings for Members on CE's Report on the Preliminary Consultation Document</b>		
<b>Municipal District</b>	<b>Dates of Meeting</b>	<b>Venue</b>
Kanturk/Mallow	Friday 22 <sup>nd</sup> April 2016.	Annabella, Mallow
West Cork	Wednesday 27 <sup>th</sup> April 2016.	Former Town Council Offices, Clonakilty
East Cork	Friday 29 <sup>th</sup> April 2016.	Midleton Office
Ballincollig/Carrigaline	Friday 6 <sup>th</sup> May 2016.	Council Chamber, Floor 2
Blarney/Macroom	Monday 9 <sup>th</sup> May 2016	County Hall
Bandon/Kinsale	Friday 13 <sup>th</sup> May 2016.	Former Town Council Offices, Kinsale
Cobh	Monday 16 <sup>th</sup> May 2016	Former Town Council

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

- 1.4.3 Members may put forward resolutions in relation to 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 Planning Policy Unit will proceed to prepare the Draft Local Area Plan and will revert with a briefing to Members in the Autumn of 2016, at which point Members will also be advised of the Chief Executives Response to their Resolution.
- 1.4.5 The Draft Local Area Plans are due to be published in November 2016 in accordance with the indicative timeline set out below.

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

Key Stages	Date
Issues CEO Report on Preliminary Consultation Process to Members	April 2016
Brief Members and MD 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 CEO Report on Submissions received on the Draft LAPs to Members	February 2017
Publish Amendments to Draft LAPs as appropriate	April 2017
Issues CEO's Report on Submissions received on the Amendments to Members	June 2017
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 for the issues to be addressed in the Draft Local Area Plan. Details of the 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 Local Area Plan for each Municipal District.
- 2.1.3 Section 2.3 Lists the Statutory Consultees / Key Stakeholders who made submissions.
- 2.1.4 Settlement specific issues are then dealt with in Sections 2.4 to 2.6. Section 2.4 deals with specific issues of relevance to Blarney, Section 2.5 looks at Macroom and Section 2.6 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 Response of the Chief Executive in relation to the issues arising from those submissions.
- 2.1.6 Appendix E 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. WCPCD 16/2729)
  - Department of Education and Skills (Submission No. BCPCD16/2782)
  - Environmental Protection Agency (Submission No. BCPCD16/2398)
  - Irish Water (Submission No. BMPCD16/2791)
  - National Transport Authority (Submission No. BMPCD 16/2775)
  - Office of Public Works (Submission No. WCPCD16/2772)
  - Transport Infrastructure Ireland (Submission No. BMPCD16/2457)
  - An Taisce (Submission No. BMPCD16/2568)
  - 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. BCD CD 16/2908)

- 2.2.2 Summaries of the issues raised in these submissions, and the Chief Executive's Response on 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 the supply of housing land, approach to flood risk management, approach to water services provision, delivery and funding of infrastructure, sustainable transport and vacant and idle sites. 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 raised the broad issues of housing land supply and how best to achieve the targets for Metropolitan Cork set out in the Core Strategy of the Cork County Development Plan 2014.
- 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

- 2.3.3 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.
- 2.3.4 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 goodwill across a range of agencies and stakeholders.

- 2.3.5 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.
- 2.3.6 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 Blarney Macroom Municipal District**

- 2.3.7 Within the Blarney Macroom Municipal District the CDP provides for growth in population of 6,575 persons. The number of households is expected to grow by 5,236 leading to a net requirement for 6,022 new houses within the Municipal District. The County Development Plan indicates that 126ha of residentially zoned land is required.
- 2.3.8 The population growth target will require the provision of 6,022 new housing units, with at least 3,034 units allocated to the 2 Main Towns of Blarney (2,566) and Macroom (571). Housing growth is also planned for the villages of 1,526 units.
- 2.3.9 Table 2.1, shows that, the County Development Plan 2014 identifies a net requirement within the towns of the Municipal District for 3,034 new dwelling units and capacity, in terms of the current provision of zoned lands, to accommodate 3,976. Currently the overall land supply makes provision for headroom of 24% in terms of the amount of housing units required.

Table 2.1: Blarney-Macroom Municipal District

	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
<b>Blarney</b>	2,437	7,533	2,566	103	92	2,792
<b>Macroom</b>	3,879	4,536	571	23	60.90	1,184
<b>Total Main Towns</b>	6,316	12,069	3,034	126	152.90	3,976
<b>Villages</b>	8,872	12,070	2,105	–	–	1,526
<b>Rural</b>	28,210	25,833	741	–	–	–
<b>Total Villages and Rural</b>	37,082	37,904	2,846	–	–	1,526
<b>Total Municipal District</b>	<b>43,398</b>	<b>49,973</b>	<b>5,880</b>	<b>126</b>	<b>152.90</b>	<b>5,502</b>
<p><b>Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 26.9Ha</b></p> <p>Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 6</p>						

## Main Towns

- 2.3.10 The overall level of housing land supply in the Main Towns of the Blarney-Macroom Municipal District is not considered adequate to meet the population and housing targets set out in the Core Strategy of the Cork County Development Plan, 2014 for the Municipal District. Also there may be some adjustments required on particular sites to take account of any infrastructure and flooding issues that may arise. There is not currently sufficient capacity within the Main Towns to cater for all development which cannot be accommodated in the village network due to water services constraints.
- 2.3.11 The current Strategic Land Reserve/Headroom available in Macroom Town is sufficient to meet future targets. However adjustments will be required to bring the former Town Council zoning regime into line with the approach taken in the Local Area Plans and there may be some change to the location of the land supply.
- 2.3.12 In Blarney the Strategic Land Reserve /Headroom is small and given the issues identified with regard to the Strategic Land Reserve in the County Metropolitan Strategic Planning Area there will be a need to increase the amount of residentially zoned land in the town. The Draft Local Area Plan will also set out to resolve the Stoneview Masterplan site and provide clear guidance on its future development and how it can be delivered in as timely a manner as possible.

## Villages

- 2.3.13 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:
- a) Generally 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.
  - b) Generally it is not intended to alter the development boundaries of the villages. However in some cases such as Tower and Kilumney/Ovens an alteration may be merited and these are discussed in more detail in Section 2.7.
  - c) **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 Aherla, Crossbarry, Kilmurry, Newcestown and Stuake/ Donoughmore 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 26 village nuclei in this Municipal District only 3 have (Irish Water) waste water treatment infrastructure. The scale of growth envisaged by the 2011 LAP is largely quite modest and therefore adjustments will only need to be made in the 4 settlements of Berrings, Firmount, Fornaght and Upper Dripsey, where targets are not achievable.
- 2.3.14 Consideration could be given to upgrading the village nuclei of Courtbrack to village status given the water services infrastructure already in place, the scale of development that has already taken place and the level of other services available
- 2.3.15 The current policy approach to 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 the Planning Authority 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

- 2.3.16 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 dezoning of land at risk of flooding, others question 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.

- 2.3.17 The submission from the OPW (WCPCD16/2772) 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 (BMPCD16/2568), 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**

- 2.3.18 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.
- 2.3.19 In the period since 2011, the County Council and the OPW have completed, and continue to undertake, a number of other flood studies. The OPW managed 'Catchment Flood Risk Assessment and Management' (CFRAM) process is also ongoing in some parts of the county which will also provide up to date data on fluvial and coastal flooding for some settlements within the county. It is the Councils intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.3.20 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

### Summary of Issues Raised

- 2.3.21 There are significant water services and transport infrastructure challenges across the Municipal District which impact 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.
- 2.3.22 The Irish Water submission (BMPCD16/2791) sets out their objectives and aims and it refers to its investment programme and connection policies which are subject to approval by the Commission for Energy Regulation. It describes how IW will meet an objective to provide water supply and wastewater services for adopted core strategies on a phased basis in line with evolving demand and priorities in line with the county's settlement hierarchy. It requests that the Council be cognisant of the designation status of receiving waters when considering settlement hierarchy and population targets and takes account of IW's proposals re rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish Water

### Chief Executives Response

- 2.3.23 Water services of all the infrastructure requirements needed to facilitate new development is the most critical, as in the absence of it, little development can take place.
- 2.3.24 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.3.25 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.

### Approach to Water Services Provision.

- 2.3.26 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.

2.3.27 In general the Councils approach to this, which is summarised in Table 2.2, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need 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 provided.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services to be provided.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be provided 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.

- 2.3.28 Therefore, while the current water services infrastructure may not immediately 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.
- 2.3.29 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 Aherla, Crossbarry, Kilmurry, Newcestown and Stuake/ Donoughmore and the Village Nuclei of Berrings, Courtbrack, Firmount, Fornaght and Upper Dripsey are the only settlements that fall into this category.
- 2.3.30 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.
- 2.3.31 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 501 units.
- 2.3.32 **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.
- 2.3.33 However within this Municipal District there does not appear to be enough land available within the main towns to accommodate development which cannot take place within the villages due to lack of infrastructure. Therefore consideration may need to be given to identifying additional land in the main towns.
- 2.3.34 The Settlement network of this Municipal District also includes 6 ‘Other Locations’. 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 Plans.

Table 2.3: Blarney-Macroom Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
<b>Main Towns (2)</b>		-				
Blarney	-	-	2,566			Target as per CDP 2014
Macroom	-	-	468			Target as per CDP 2014
<b>Total Main Towns</b>			<b>3,034</b>			
<b>Key Villages (6)</b>						
Ballingeary	96	16	60			R
Ballymakeery/ Ballyvourney	260	12	45			R
Coachford	181	102	116			R
Grenagh	217	-	150			R
Kilumney/ Ovens	476	241	251			R
Tower	1161	120	182			R
<b>Total Key Villages</b>			<b>804</b>			
<b>Villages (14)</b>						
Aherla	142	-	50		None	A
Aghabullogue	24	-	19			R
Cloghdub	116	200	80			R
Clondrohid	72	-	20			R
Crookstown	92	27	40			R
Crossbarry	116	19	75		None	A
Inchigeelagh	93	-	60			R
Kilnamatya	49	3	20			R
Kilmurry	54	46	15		None	A
Model Village (Dripsey)	141	-	30			R

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**Table 2.3: Blarney-Macroon 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
Newcestown	24	-	15		None	A
Rylane/ Seiscne	70	28	40			R
Stuake/ Donoughmore	11	6	20		None	A
<b>Total Villages</b>			<b>484</b>			
<b>Village Nuclei (26)</b>						
Ballincurra/ Brinny	11	-	5	None	None	R
Ballinagree	18	1	15			R
Bealnamorive	7	-	5	None	None	R
Berrings	32	-	16	Private GWSS	None	A
Canovee	-	-	3		None	R
Carrigadrohid/ Killinardish	24	-	5		None	R
Carriganimmy	12	-	5	None	None	R
Cloghroe	36	-	10			R
Coolea	-	-	5			R
Courtbrack	43	28	66	Private GWSS	None	A
Farnanes	20	1	5	None	None	R
Farnivane	6	-	5	None	None	R
Firmount	8	7	6		None	A
Fornaght	10	-	9		None	A
Kilbarry	2	5	3	None	None	R
Knockavilla/ Old Chapel Cross	-	-	5	None	None	R
Lissarda	14	-	5	None	None	R
Lower Dripsey	4	-	5		None	R
Matehy	4	1	4	None	None	R

Table 2.3: Blarney-Macroon 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
Murragh	18	1	3		None	R
New Tipperary	12	-	5		None	R
Reenanerree	10	1	5	None	None	R
Rusheen	10	-	5	None	None	R
Toon Bridge	19	1	5	None	None	R
Tooms	8	-	5	None	None	R
Upper Dripsey	36	3	25		None	A
Upton	7	-	3		None	R
<b>Total Village Nuclei</b>			<b>238</b>			
<b>Overall Total</b>			<b>4,560</b>			
<b>Water Services Key</b>	Irish Water Services in place with broadly adequate existing water services capacity.					
	Irish Water Services in place with limited or no spare water services capacity.					
	None – no existing Irish Water Services.					
<b>Suggested Approach Key</b>	R = It is intended to broadly retain the overall scale of growth as set out in the current Local Area Plan 2011.					
	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

- 2.3.35 The support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014 is very welcome. The Council will continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.
- 2.3.36 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.

### Funding and Delivery of Infrastructure

2.3.37 A number of submissions such as TII (BMPCD16/2457), Department of Education and Skills (BCPCD16/2782) and NTA (BMPCD 16/2775) highlighted the importance of funding and delivery mechanisms to ensure that the required infrastructure is put in place.

### Chief Executive's Response

2.3.38 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

2.3.39 A number of submissions from TII (BMPCD16/2457), NTA (BMPCD 16/2775) and Bus Eireann (ECPCD16/2464) have raised issues about the roads and transportation issues in this Municipal District.

2.3.40 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.

2.3.41 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 TII policy on service areas.

2.3.42 In relation to the Blarney-Macroom Municipal District the TII submission makes reference to the preparation of a new framework plan for the lands at X-01 Stoneview, Blarney. It states with regard to the new N20 Junction that TII will not be responsible for all funding for national road upgrades. Measures to facilitate private development in this area are a matter for Cork County Council. Such measures should be included in the Council's General Development Contribution Scheme.

### Chief Executive's Response

2.3.43 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.

2.3.44 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.

- 2.3.45 Individual submissions relating to roads and transportation are dealt with in more detail in Section 2.4 to 2.7 at a settlement level and in Appendix A at an individual submission level.

### Vacant and Idle Sites

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

### Chief Executive's Response

- 2.3.2 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 Blarney

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

- 2.4.1 There were a total of 11 submissions made in relation to Blarney, with a number of issues emerging; support for development of the X-01 master plan site at Stoneview as well as a request for clarification on the medium to long term vision for the Stoneview site, the Tourism and Heritage potential of Blarney, appropriate town centre development within the historic fabric, and zoning of additional lands for residential development.

### Residential Land Supply

#### Stoneview Site

- 2.4.2 Three of the ten submissions (16/2694 & 16/2645 & 16/2664) relating to Blarney addressed the issue of the location of future residential development in Blarney by referring to the Stoneview Master Plan. Submission (16/2645) outlined its support and acknowledged the Council's continued support for development of the X-01 master plan site at Stoneview, while submission (16/2694) requested that the new LAP for Blarney Macroom Municipal District include objectives that review the phasing and funding options for the Stoneview Master Plan instead of a new framework master plan, in order to ensure that a revised first phase of the master plan can proceed in the short term. The third submission (16/2664) requests that a small parcel of land located within the X-01 Blarney Masterplan site be removed and be zoned 'Existing Built- Up Area" to facilitate the building of a family home.

#### Other Residential Sites

- 2.4.3 Three submissions were received in relation to the current R-03 Residential Zoning in Blarney. Submission (16/2599) sought to have the zoning objective retained as R-03 whereas submission 16/2831 proposes the re-zoning of the R-03 site from the current residential zoning back to agricultural land. Blarney Community Council (16/2447) also recommends that lands zoned R-03 for residential development be returned to an agricultural zoning. Submission (16/2739) also makes reference to the R-03 site and

proposes an addition to the text of the R-03 objective as follows 'Development proposal will need to ensure valuable views from Blarney Castle are protected from negative impacts'.

- 2.4.4 Submission (16/2609) sought to extend the development boundary of Blarney to the north and zone a 5.5ha site for Medium B density residential development.

#### Chief Executive's Response

- 2.4.5 There is a requirement to identify additional residential land within Blarney Town. The X-01 Stoneview site will play a key role in meeting the future land supply requirements of the Municipal District and the Metropolitan Cork Strategic Planning Area. The Draft Local Area Plan will be addressing outstanding issues and setting out a medium-long term vision for the site that will facilitate the making of planning applications. It is intended to remove a small site from the X-01 at the southern end of the Masterplan site to facilitate a family home.
- 2.4.6 The Preliminary Public Consultation Document (Dec 2015) suggested that consideration be given to identifying additional housing land including the lands stretching east from Station Road towards the N20 and south to the R617. It is intended to consider these lands further in the preparation of the Draft Plan.
- 2.4.7 It is the intention of Cork County Council to retain the existing residential zoning objective R-02 and R-03.
- 2.4.8 The elevated and sloping site (16/2609) to the north of the town is accessed by a narrow public road which would be difficult to upgrade therefore this proposal would not be considered appropriate.

#### Town Centre Development

- 2.4.9 Three submissions were received in relation to the tourism and heritage potential of Blarney village and town centre and how best to manage the future development of Blarney Town Centre (16/2739, 2736, 2615). Submission 16/2739 suggest that a strategy and planning framework is required for the village to manage growth and enhance the tourism and heritage potential of Blarney. Submission 16/2736 requests that a special objective requiring the preparation of a 'Heritage, Land Use, Amenity and Movement Study' for the Blarney town centre area to inform future development, carried out by Cork County Council within 9 months of adoption of the LAP. Submission 16/2615 request that any rezoning of the woollen mills complex and buildings will limit the use to Tourist Related retail development as development such as a retail discount outlet considered inappropriate to this site and the historic fabric of Blarney. Submission 16/2739 proposes a specific objective be added to the Draft Plan so as to promote tourism and heritage.

#### Chief Executive's Response

- 2.4.10 It is the intention of the Draft Local Area Plan to acknowledge the importance of the cultural and heritage value of Blarney Town. Submission (16/2739) includes practical suggestions for improving the quality of life in Blarney town some of which may be beyond the scope of the LAP but may be capable of being taken up by other initiatives. The existing wording of R-03 Objective is considered adequate in ensuring that the views from Blarney Castle are protected from negative impacts.
- 2.4.11 The preparation of a separate 'Heritage, Land Use, Amenity and Movement Study' as

required in submission (16/2736) for Blarney is beyond the scope of the current Local Area Plan Review, however heritage, land use, amenity and transport issues will be addressed in the Draft Plan preparation.

- 2.4.12 The woollen mills complex and buildings are located within the designated Town Centre area where mixed use developments are considered appropriate. Any future proposals will need to preserve and enhance the town square and the wider heritage value of the area.

## 2.5 Issues Raised in relation to Macroom

### Summary of the issues raised in submissions

- 2.5.1 There were a total of eight submissions made in relation to Macroom (of which three related to the town council area), with a number of issues emerging; provision of a bus station and associated facilities, zoning of land within the existing development boundary /within the Macroom greenbelt / zoning of town centre lands and concerns about the line of a proposed new road running to the south of Oakwood and Oakwood Court housing estates. Most of the issues raised in these submissions are dealt with in Appendix A.

### Residential Land Supply

- 2.5.2 There is sufficient residentially zoned land in Macroom to cater for future population growth targets. See also submission No's 16/2622 and 16/2575 which request changes to the current zoning status of two sites.

#### Chief Executive's Response

- 2.5.3 During the preparation of the draft plan, it is intended to change the zoning status of these sites to allow for a more flexible approach to be taken to their future development.

## 2.6 Issues Raised in relation to Ballincollig

- 2.6.1 The western end of Ballincollig Town lies within the Blarney-Macroom Municipal District. No submissions were received with regard to this part of the town.

#### Chief Executive's Response

- 2.6.2 The overall approach to Ballincollig Town is set out in the Section 20(1) Chief Executive's Report for the Ballincollig-Carrigaline Municipal District.

## 2.7 Issues Raised in relation to Villages

- 2.7.1 There were a total of 24 submissions made in relation to the key villages, villages, village nuclei and other locations within the Blarney Macroom Municipal District with a number of issues emerging; residential development in the villages, infrastructural improvements and concerns over the lack of recreational and amenity facilities. The detailed response to these submissions is set out in Appendix A. A more general response to issues arising in Killumney/Ovens, Tower and Courtbrack is set out below.

### Killumney/Ovens

- 2.7.2 A total of seven submissions were made in relation to Killumney/Ovens. Two of these submissions (16/2639 & 16/2584) proposed an enhanced Key Village status for this key village to differentiate it from other smaller key villages within the Blarney-Macroom Municipal District. Also requested that appropriate scale of development figures should be targets and not thresholds and the size of any individual scheme figure should be removed.
- 2.7.3 There were a number of submissions (16/2639, 16/2584, 16/2607, 16/2555, 16/2437, 16/2438, 16/2437, 16/2832) requesting changes to either existing zonings or extensions to the development boundary. A summary of the issues raised in these submissions is set out in Appendix A.

### Chief Executive's Response

- 2.7.4 The current designation of Killumney/Ovens as a 'Key Village' within the Metropolitan Cork Gateway is considered appropriate within the settlement network for County Cork. The DB-01 objective complies with the recommendations set out in the Ministerial Guidance set out in the 'Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities, May 2009. The scale of new residential schemes for development should be in proportion to the pattern and grain of existing development. See Paragraph 2.3.35 to 2.3.52 in relation to approach to infrastructure provision.
- 2.7.5 Submission (16/2639) makes particular reference to a 12.2 acres site located within the existing development boundary and the intention is to retain these lands within the development boundary on which a range of uses including residential development could be considered. Submission (16/2584) proposes to remove the requirement for pitches on the X-02 Opportunity Site. An indicative site layout has been submitted showing the playing pitches and the light industry located outside the confines of the 10ha site. This proposal merits further consideration during the preparation of the Draft LAP as the indicative plan and current objective includes a village centre /mixed use proposal as well as the residential development. It is intended to remove the B-01 zoning as requested by submission 16/2607.
- 2.7.6 It is intended to extend the development boundary as requested in submission no's 16/2438, 16/2437 and 16/2555.

## Tower

- 2.7.7 Five submissions were received in relation to the Key Village of Tower and four submissions proposed extensions to the development boundary. Two of the submissions also proposed the reinstatement of Tower as a Main Town. A summary of the issues raised in these submissions is set out in Appendix A.

### Chief Executive's Response

- 2.7.8 The current designation of Tower as a Key Village in the settlement network is considered appropriate given its close proximity to Blarney Town and access to sustainable transport modes and plans for major development on the X-01 site in Stoneview. However given the good infrastructure status of Tower it is intended to extend the development boundary and increase the appropriate scale of development identified for the village.
- 2.7.9 It is intended to give further consideration to a Special Policy Area zoning including provision for the restoration, reinstatement and development of the former St. Anne Hydropathic Establishment, with provision for some residential development along the eastern and north-western part of the site (16/2835).
- 2.7.10 There were a number of submissions requesting extensions to the current development boundary to accommodate additional residential development (16/2594, 16/2625 and 16/2692). It is intended to extent the development along the lines requested in these submissions.

## Courtbrack

- 2.7.11 Courtbrack Community Association (16/2475) suggests that the scale of development in Courtbrack should be adjusted due to the lack of suitable public infrastructure, telecommunications and failure to upgrade the existing poor road network. However submission (16/2469) requests that Courtbrack Village Nuclei be reclassified as a Village and retain the current scale of growth due to availability of water and waste water infrastructure, the positive impacts recent developments have had on the community infrastructure, the overall shortfall in the capacity of the village network of the Municipal District and the lack of flood risk in the area.

### Chief Executive's Response

- 2.7.12 Further consideration will be given to upgrading Courtbrack to Village status in the village network as part of the preparation of the draft plan. The scale of development for Courtbrack as per 2011 LAP was 66 dwellings which is considered appropriate for the settlement.

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

Topic	Suggested Change
<b>Blarney</b>	
<b>Residential-X-01 Site Stoneview</b>	<p>It is intended to resolve the outstanding issues relating to the development of this site and set out a clear vision for its future development.</p> <p>It is intended to remove a small site to the south of the railway line from the current Stoneview site.</p>
<b>Residential Land Supply - Other</b>	<p>It is proposed to retain the existing residential zoning objectives R-01, R-02 and R-03.</p> <p>It is intended to consider identifying additional housing land including the land stretching east from Station Road towards the N20 and south to the R617.</p>
<b>Employment Land Supply</b>	Retain existing employment zonings.
<b>Town Centre/Retail</b>	<p>Consider how to strengthen the retail core of Blarney town while protecting its attractive environment.</p> <p>Suggest providing modern retail floorspace in parallel with population growth within the Stoneview site.</p> <p>Consider focusing the retail offer in the existing town centre around the provision of high end tourism related developments.</p> <p>Consider identifying suitable sites within the existing "town centre" area to allow expansion of the existing town centre's retail and tourism function.</p> <p>Consider how best to acknowledge the cultural and heritage value of Blarney Town.</p> <p>Consider how best to improve Blarney Town Centre including the best mix of uses for the current X-02 site.</p>
<b>Community Facilities/Green Infrastructure</b>	<p>Seek opportunities to expand the range of active and passive open spaces.</p> <p>Consider what community facilities are required and where should these facilities be located.</p> <p>Consider if there is a requirement to provide additional healthcare facilities such as a primary care centre in the area.</p>

Topic	Suggested Change
	Consider what additional educational facilities are required to be provided in parallel with population growth.
<b>Transport and Mobility</b>	<p>New junction required onto the N20 to improve accessibility to the town and the Stoneview Masterplan site.</p> <p>Consider opportunities to enhance walking/cycling facilities within the town.</p> <p>Prioritise the reopening of the railway station as part of the Stoneview Masterplan site.</p> <p>Consider how to improve connectivity between the Masterplan site and the town centre.</p> <p>Consider how to improve pedestrian/cycling connectivity between Blarney and Tower.</p> <p>Prioritise the development of the M20.</p>
<b>Water Services Infrastructure</b>	Increased capacity in water services infrastructure (water & wastewater) required to serve Stoneview (X-01 site).
<b>Flooding</b>	Take account of latest flood study.
<b>Macroom</b>	
<b>Overall</b>	Consider amalgamating agriculturally zoned land within the former Town Councils functional area but outside the town development plan boundary into the Macroom Town Greenbelt. Some lands may be required to meet any additional housing/employment land requirements identified under this review.
<b>Residential Land Supply</b>	<p>Retain existing residential zonings</p> <p>Consider redefining a number of residential zoning objectives into a single residential and/or existing built-up area land-use category.</p> <p>Remove lands zoned L-9 &amp; L-10 due to location of sites within flood risk zones.</p> <p>Remove some small sites from existing amenity and town centre zonings into the existing built up area.</p>
<b>Employment Land Supply</b>	Suggest retain existing employment lands and re-classify sites in town council area.

Topic	Suggested Change
	Consider removing I-01 site to the south of the town which is detached from the development boundary of Macroom and consider possible alternative sites located within or adjoining the existing built-up area.
<b>Town Centre/Retail</b>	<p>Consider adjusting the extent of the town centre zoning &amp; suggest new land use policy approach for lands west of the Bridge (formerly town centre expansion area) for possibly residential or existing built up area use.</p> <p>Define the Retail Core within the revised town centre.</p>
<b>Community Facilities/Green Infrastructure</b>	Consider need for lands which could be used to facilitate the development of public playgrounds at locations adjacent to new public areas particularly around Gurteenroe and Masseytown.
<b>Transport and Mobility</b>	<p>The delivery of the M22 is a priority to address congestion within the town centre.</p> <p>Consider ways of improving facilities for public transport users in the Local Area Plan.</p> <p>Consider how to enhance provision of existing infrastructure for pedestrians and cyclists.</p> <p>Review current proposals for new distributor roads within the former Town Council area and ensure that amenities of adjoining residents are considered.</p>
<b>Water Services Infrastructure</b>	Upgrades are required to the water and wastewater infrastructure in the town which are currently at capacity to facilitate future growth.
<b>Flooding</b>	Take account of latest flood study.
<b>Approaches to Zoning</b>	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.
<b>Key Villages</b>	
<b>Killumney/Ovens</b>	Review the figure for appropriate scale of

Topic	Suggested Change
	<p>development</p> <p>Extend the development boundary of the settlement in a number of areas to the north west and south west.</p> <p>Review the wording of the current X-02 site, in particular the requirement for playing pitches.</p> <p>Remove the current B-01 zoning.</p>
<b>Tower</b>	<p>Review the figure for the appropriate scale of development.</p> <p>Extend the development boundary of Tower to the west and to the south-west.</p> <p>Designate part of the former St. Anne Hydropathic Establishment site in Tower as a Special Policy Area to encourage the restoration/ reinstatement with some provision for residential development.</p>
<b>Grenagh</b>	<p>Extend the development boundary to reflect a current permission.</p>
<b>Village Nuclei</b>	
<b>Courtbrack</b>	<p>Consider reclassifying this village from village nuclei to village.</p>
<b>Lissarda</b>	<p>Extend the development boundary around the ground of Lissarda House.</p>
<b>Ballinagree</b>	<p>Extend the development boundary to accommodate community uses.</p>
<b>Vacant and Idle Sites</b>	
<b>Vacant and Idle Sites</b>	<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 part of the report details all the submissions received during the consultation process, sets out a summary of the issues raised in the submissions and the Chief Executive’s Response in terms of any action proposed.
- 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.

Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive’s Response
<b>Statutory Bodies Submissions</b>			
Department of Arts Heritage and the Gaeltacht (Archaeology)	WCPCD16/2728 WCPCD16/2729	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>Propose developments due to their location, size or nature that may have implications for the archaeological heritage should be subject to archaeological assessment.</li> <li>Submission sets out what Archaeological Heritage includes. Stresses importance of considering known and potential unknown archaeology when doing AA and SEA.</li> </ol>	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.
Dept of Education and Skills	BCPCD16/2782	<ol style="list-style-type: none"> <li>Emphasises the critical importance of the Council in ensuring that sufficient land is zoned for educational use in areas where population growth is planned.</li> <li>Requests that plans include a specific ‘education’ zoning category</li> </ol>	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

Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive’s Response
		<p>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>3. 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>4. 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>5. Highlights areas around the county when additional school provision will be required.</p>	<p>as other alternative sites, considered suitable for a school may often emerge, rendering the school zoning obsolete. Schools are an acceptable land use with some other zonings categories such as residential or town centre or within the existing built up area, subject to normal proper planning and sustainable development criteria.</p>
<p>Environmental Protection Agency (EPA)</p>	<p>BCPCD16/2398</p>	<p>Provides guidance on the overall SEA process and highlights number of key issues to be considered in the new plans as follows:</p> <ol style="list-style-type: none"> <li>1. Compliance with higher level plans such as the RPG and the Core Strategy of the County Plan.</li> <li>2. Flood Risk Management: Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data.</li> </ol>	<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 2.3.16 to 2.3.20 Flood Risk Management.</p>

Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>3. 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.</p> <p>4. 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.</p> <p>5. Biodiversity: Need to ensure habitats and species are sufficiently protected - ecosystem services approach would be beneficial. Masterplans: requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account.</p> <p>6. Climate Change – need to integrate mitigation and adaptation measures / considerations into plans.</p>	
Irish Water	BMPCD16/2791	<p>1. Objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement/ core strategies of development plans prepared in accordance with the NSS and RPGs, subject to the availability of funding and to environmental constraints.</p> <p>2. Endeavour to secure the provision of the necessary infrastructure over the next plan period.</p> <p>3. Investment in water services in line with its investment programme and connection policies approved by CER.</p> <p>4. Currently preparing a submission to</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>

Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		<p>the CER on the national investment plan for 2017-2018. A review of all water and wastewater infrastructure in County Cork has been under taken.</p> <p>5. Objective to reduce the number of water abstraction locations, water treatment plants and WSZ's across the county.</p> <p>6. Objective to reduce leakage from a national average of 50% to 38% by 2021 and 30% by 2030.</p> <p>7. Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents.</p> <p>8. 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>9. 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>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 "Water Services Provision" Paragraphs 2.3.21 to 2.3.34</p>
National Transport Authority	BMPCD16/2775 BMPCD16/2776 BMPCD16/2777	<p>This submission sets out broad principles that should be applied to all LAP's to ensure that:</p> <p>1. 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>2. 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>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</p>

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		<p>3. 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> <ol style="list-style-type: none"> <li>1. Exam existing transport deficiencies and possible solutions,</li> <li>2. Assess future transport demand arising from development objectives,</li> <li>3. Likely transport investment requirements,</li> <li>4. Bus network planning,</li> <li>5. Rural Bus transport Provision and</li> <li>6. Walking and Cycle network planning.</li> </ol>	<p>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 2.3.39 to 2.3.45.</p>
OPW	<p>WCPCD16/2772 WCPCD16/2767</p>	<ol style="list-style-type: none"> <li>1. The Flood Guidelines Sequential Approach and where applicable the Justification text be implemented for all proposed development zones at flood risk and that this process should be referenced in plans.</li> <li>2. Identify flood risk at as early a stage as possible</li> <li>3. Development will be in areas with minimal risk or avoid.</li> <li>4. Precautionary approach will be implemented to reflect uncertainty in flood risk.</li> <li>5. Welcome if a Stage 2 FRA was undertaken for LAPs and guidelines applied to each proposed zoned site.</li> </ol>	<p>See Flood Risk Management Paragraphs 2.3.16 to 2.3.20</p>
TII	<p>BMPCD16/2457</p>	<p>Issues raised by this submission are as follows:</p> <ol style="list-style-type: none"> <li>1. Protect the capacity and efficiency</li> </ol>	<p>See Sustainable Transport paragraphs 2.3.39 to 2.3.45</p>

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		<p>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>2. 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>3. National Roads Projects: Notes that the N22 Ballyvourney - Macroom has been approved by An Bord Pleanala and notice to treat has been served on affected landowners. TII request to be consulted on X-01 site in Blarney. With regard to new N20 Junction TII will not be responsible for all funding of such national road upgrades.</p> <p>4. Submission notes that the plans should not compromise road planning and route option evaluation process where road scheme planning is</p>	

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		<p>underway.</p> <p>5. 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>	
<b>Countywide Submissions</b>			
An Taisce	BMPCD16/2568	<p>1. 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>2. 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>3. Prepared a detailed submission for each individual Municipal District.</p> <p>4. Makes detailed recommendations under a number of themes including;</p> <ol style="list-style-type: none"> <li>1.Strategic Planning &amp; Zoning,</li> <li>2.Fossil Fuel &amp; Climate Change,</li> <li>3.Sustainable Transport &amp;Land Use Patterns,</li> <li>4.Economic Development &amp; Employment,</li> <li>5.Water,</li> <li>6.Natural Capital &amp; Ecosystem Services,</li> <li>7.Social Capital &amp; Public Participation,</li> <li>8.Cultural &amp; Built Heritage,</li> <li>9.Implementation &amp; Monitoring</li> </ol> <p>Specifically the submission suggests that the local area plans should be accompanied by:</p> <ol style="list-style-type: none"> <li>1. A local climate change strategy.</li> <li>2. A local transport plan setting out achievement of Smarter Travel</li> </ol>	<p>In preparing the 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>

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		<p>objectives, reducing travel demand and supporting the creation of compact walkable settlements.</p> <p>3. A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development.</p> <p>4. An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural.</p> <p>5. Measures to promote local employment close to residential areas rather than large scale industrial parks.</p> <p>A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land.</p>	
Bus Eireann	ECPCD16/2464	<p>1. Highlights the need for modal shift to public transport in line with Smarter Travel initiative.</p> <p>2. 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>3. 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>4. These bus facilities should be in every town and village, have centrally located, well positioned bus stops, fully accessible, well lit and accommodate Wheelchair coaches, providing access by people with disability.</p> <p>5. Bus stops at schools should provide</p>	See Sustainable Transport Paragraphs 2.3.39 to 2.3.45

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		<p>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>6. Specific issues identified for each Municipal District.</p>	
CIF ( Cork Branch)	BCPCD16/2717	<p>1. 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>2. 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>3. 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>4. 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>5. 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>6. An Implementation Task Force, to be led by the Planning authority, is</p>	See " Residential Land Supply" Paragraphs 2.3.2 to 2.3.15 and "Water Services Provision" Paragraphs 2.3.21 to 2.3.36

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		<p>needed to support the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs.</p> <p>7. 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	<ol style="list-style-type: none"> <li>1. No objection in principle to an increase in the Strategic Land Reserve where justified.</li> <li>2. Suggest an increase in density in some locations could reduce amount required.</li> <li>3. Current suggested densities not sufficient to support national targets on sustainable transport modes.</li> <li>4. Given significant infrastructure deficits caution against a significant increase in land zoned.</li> <li>5. Any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.</li> <li>6. Sites should be prioritised in terms of their proximity to city suburbs, followed by adjoining Metropolitan Towns served by rail and proposed BRT.</li> <li>7. Comments on specific sites in the Cobh, Blarney/Macroon and Ballincollig/Carrigaline MDs.</li> </ol>	See " Residential Land Supply" Paragraphs 2.3.2 to 2.3.15 and "Water Services Provision" Paragraphs 2.3.21 to 2.3.36
Inland Fisheries Ireland	ECPCD16/2935	<ol style="list-style-type: none"> <li>1. Recognise that protection of the aquatic environment/habitat not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes.</li> <li>2. 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</li> </ol>	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

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		<p>on such designations to protect water courses as such an approach would exclude significant numbers of waterways.</p> <p>3. LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats.</p> <p>4. Opposed to any development on floodplain lands.</p> <p>5. Should ensure that developments do not lead to the spread of invasive species.</p> <p>6. Plans should encourage water conservation and water use efficiency.</p>	<p>“Heritage” and Chapter 13 “Green Infrastructure and Environment” of the Cork County Development Plan, 2014.</p>
<p>Planning and Strategic Development SPC -</p>	<p>BCD16/2908</p>	<p>Submission identifies the need for a collaborative approach to housing land supply issues and proposes the establishment of a ‘Land Supply Task Force’ to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.</p> <p>Amount of land needed is being under estimated due to the following:</p> <p>1. 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’</p> <p>2. Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased.</p> <p>3. Settlement Targets: Submission asserts that the housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork.</p> <p>4. Masterplan Capacity: proposal to</p>	<p>See “ Residential Land Supply” Paragraphs 2.3.2 to 2.3.15 and “Water Services Provision” Paragraphs 2.3.21 to 2.3.36</p>

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		<p>deliver a large part of the housing output from the master plan 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.</p> <p>Submission notes that investment in infrastructure will have to be led by the public sector as private sector funding is no longer viable.</p>	
<b>Blarney – Macroom Municipal District Submissions</b>			
Baker Tilly Ryan Glennon	BMPCD16/2639	<p>Seeking a revised policy approach for Killumney/Ovens based on the following provisions:</p> <ol style="list-style-type: none"> <li>1. Designate Killumney/Ovens as a 'Key Village within the Metropolitan Cork Gateway' to differentiate it from other smaller key villages within the Macroom Municipal District;</li> <li>2. Present population/housing projections as "targets" and not thresholds;</li> <li>3. Revise the DB-01 objective by removing the current restriction of "50 units in any particular group"</li> <li>4. Provide stronger infrastructural objectives for Killumney/Ovens to ensure that lands designated for development are not constrained by unnecessary infrastructural constraints.</li> </ol> <p>Particular reference made to a 12.2 acres site located within the existing development boundary.</p>	<ol style="list-style-type: none"> <li>1. The current designation of Killumney/Ovens as a 'Key Village' within the Metropolitan Cork Gateway is considered appropriate within the settlement network for County Cork</li> <li>3. The approach taken with the DB-01 objective complies with the recommendations set out in the Ministerial Guidance set out in the 'Sustainable Residential Development in Urban Areas ( Cities, Towns and Villages) Guidelines for Planning Authorities, May 2009.The scale of new residential schemes should be in proportion to the pattern and grain of existing development.</li> </ol> <p>See also Paragraph 2.7.2 to 2.7.6.</p>
Ballinagree Community Development Company	BMPCD16/2829	<p>Include site owned by Cork County Council within the development boundary of Ballinagree for community use. Request support for the provision of the following; Playground and Walkway, All-weather pitch and a Community Hall.</p>	<p>This site will be included within the development boundary of this village nuclei.</p>

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		Submission supported by Community Needs Analysis and a Community Plan for the village.	
Blarney Community Council	BMPCD16/2447	Supports the approach proposed for R-01 and R-02 and recommends lands zoned R-03 is returned to an agricultural zoning. X-02 is deemed a very sensitive site and clarification is required on the zoning parameters. Request further clarification on the medium-long term vision for the X-01 site in Blarney.	See Paragraphs 2.4.2 to 2.4.12.
Catherine Sheehan	WCPCD16/2342	Provision of bus station in Macroom required with ancillary toilet and café facilities to cater for passengers travelling between Tralee- Macroom and Macroom-Cork. The previous facility is now derelict.	The Draft Local Area Plan will consider ways of improving facilities for public transport users in the Town.
Cllr Kevin Murphy	BKPCD16/2943	Rural housing density issue needs to be addressed.	The issues raised in this submission are a matter for the review of the County Development Plan (Chapter 4 addressed rural housing policy) and the implementation of policy by Development Management.
Cllr Kevin Murphy	BKPCD16/2944	Concerned about condition of road network and the impact that surface water run –off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly.	The concerns raised in relation to surface water run-off are noted. It is considered that these issues would be best dealt with through the Development Management process via conditions attached to planning permission dealing with surface water issues.
Coachford Community Association	BMPCD16/2369	Prioritisation of investment in water services infrastructure required & commitment by Cork Co Co to the development of more housing units in the village of Coachford.	See Paragraph 2.3.21 to 2.3.36 in relation to provision of water services infrastructure in villages.  There is adequate provision of undeveloped residential lands with the development

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			boundary of Coachford.
Coleman Brothers Developments	BMPCD16/2694	Request that the new LAP for Blarney Macroom Municipal District support the role of Blarney as a large metropolitan town than can accommodate critical population growth and include objectives that review the phasing and funding options for the Stoneview Master Plan instead of a new framework master plan, in order to ensure that a revised first phase of the master plan can proceed in the short term.	See Paragraphs 2.4.2 to 2.4.12.
Cork Cycling Campaign	BMPCD16/2830	Outline the need for a cycling link between Cork City and Blarney and the need to ensure that existing infrastructure in and around Macroom Town is attractive for cyclists and pedestrians.	The Draft Local area plan will consider how best to encourage cycling.
Courtbrack Community Association	BMPCD16/2475	The scale of development in Courtbrack should be adjusted due to the lack of suitable public infrastructure, telecommunications & failure to upgrade the existing poor road network.	See Paragraphs 2.7.11 and 2.7.12.
Croi na Laoi	BMPCD16/2370	There are little specifics on the future development framework for villages like Inchigeelagh. The following are priority issues for the village: A new children's playground; redevelopment of the Island as a picnic area; traffic calming measures & footpath upgrades in the centre; public lighting upgrades and road signage needs attention; stonework on the bridge and the quay walls need to be addressed.	Further consideration will be given to the issues raised in this submission in the preparation of the draft local area plan.
Croí Na Laoi Development Group	BMPCD16/2585	Identifies a number of recreational, amenity and infrastructure projects including looped walks, playgrounds, greenways, biking centre, freshwater ecology centre, water-based activity centre & cultural centre, traffic	Further consideration will be given to the issues raised in this submission in the preparation of the draft local area plan.

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		calming, car parking, improved signage and flood prevention measures for Inchigeelagh Village	
Dairygold Co-Operative Society Ltd	BMPCD16/2606	Extend the development boundary of Grenagh to include lands with permission for 3 serviced sites and include as part of the "built-up area".	It is intended to include these lands within the development boundary.
Dairygold Co-Operative Society Ltd	BMPCD16/2607	Rezone lands currently zoned B-01 in Kilmuney/Ovens to Medium B Residential Development.	It is intended to remove the B-01 zoning objective from this site and revert to existing built up area.
David O'Callaghan	BMPCD16/2664	Request that this small parcel of land located within the X-01 Blarney Masterplan site be removed and be zoned 'Existing Built- Up Area' to facilitate the building of a family home.	It is intended to remove this site from the X-01 Stoneview Masterplan site. See also paragraph 2.4.5.
Denis O'Shea	BMPCD16/2625	Request the westwards extension of the development boundary of Tower and rezone lands (8.5ha) to Medium B Density Residential Development.	It is intended to include these lands within the development boundary of Tower. See also paragraph 2.7.10.
Denis O'Brien Developments Ltd.	BMPCD16/2555 BMPCD16/2556 BMPCD16/2557	Extend the development boundary of Kilmuney/Ovens and zone lands for medium density residential development with provision for nursing/retirement home.	It is intended to include these lands within the development boundary of Kilmuney/Ovens. See also paragraph 2.7.6.
Dermot Barrett	BMPCD16/2831	Proposes the re-zoning of the R-03 site in Blarney from the current residential zoning back to agricultural land.	It is intended to retain the existing residential zoning objective R-03.
Desert Sands Investments Limited	BMPCD16/2622	Request that 0.34 ha site within the existing development boundary of Macroom be given a Medium B Density Residential Zoning Objective.	This site located in the Town Council boundary. It is intended to include this land within the 'Existing built up area'.
Eleanor Scott	BMPCD16/2437	Extend the development boundary of Kilmuney/Ovens to include lands adjoining the south-western development boundary for the development of serviced sites given infrastructure constraints in the area.	It is intended to include these lands within the development boundary of Kilmuney/Ovens. See also paragraph 2.7.6.

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Eleanor Scott	BMPCD16/2438	Extend the existing development boundary to the south west of Killumney/Ovens to include lands for the development of serviced housing sites.	It is intended to include these lands within the development boundary of Killumney/Ovens. See also paragraph 2.7.6.
Frank and Michael McCarthy	BMPCD16/2584	<ol style="list-style-type: none"> <li>1. Designate Killumney/Ovens as a 'Key Village within the Metropolitan Cork Gateway' to differentiate it from other smaller key villages within the Macroom Municipal District;</li> <li>2. Present population/housing projections as "targets" and not thresholds;</li> <li>3. Revise DB-01 objective by removing restriction of 50 units in any one group;</li> <li>4. Provide stronger infrastructural objective to ensure delivery of development targets.</li> <li>5. Remove requirement for pitches on X-02 site.</li> </ol>	See paragraphs 2.7.2 and 2.7.6.
Hydro Estates Ltd	BMPCD16/2835	Request that part of the former St. Anne Hydropathic Establishment site in Tower be given a Special Policy Area zoning to facilitate appropriate restoration, reinstatement and development of the demesne including provision for residential development. A Masterplan has been included with the submission.	See paragraph 2.7.9.
James Crowley	BMPCD16/2866	Submission proposes that the 1.27 acre site in Beal na Blath as outlined in red on map be zoned for residential and commercial use.	Proposal for development within the 'Other Locations' will be considered on their merits.
James Lynch	BMPCD16/2384	Reference to historic buildings in the Middle Square, Macroom is not appropriate as a lot of these buildings have been rebuilt, undergone changes or have no historic significance, with the Town Hall the only building of historic significance.	The important of the historic buildings in the town of Macroom to tourism will be considered in the Draft LAP.

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Jaw Asset Holdings Limited	BMPCD16/2609	Extend the development boundary of Blarney to the north and zone this 5.5ha site for Medium B density residential development.	See paragraph 2.4.8.
Joe O Leary	BMPCD16/2615	Request that any rezoning of the woollen mills complex and buildings will limit the use to Tourist Related retail development as development such as a retail discount outlet considered inappropriate to this site and the historic fabric of Blarney.	See paragraph 2.4.12.
Kevin McDonnell and Paul Coburn	BMPCD16/2692	Requests the extension of the existing development boundary of Tower to the south west to include lands for residential uses.	It is intended to include these lands within the development boundary of Tower. See also paragraph 2.7.3.
Lee Valley Enterprise Board	BMPCD16/2623 BMPCD16/2624	Requests that the capacity of the water services infrastructure for Macroom Town be upgraded, put in place of an Urban Renewal Scheme to encourage redevelopment of the town centre, and that future commercial development should only take place in the centre of the town.	See Paragraph 2.3.21 to 2.3.36.
Mairead Feury	BMPCD16/2898	Proposes that lands on the grounds of Lissarda House to the north of Lissarda Village Nucleus be considered for single housing sites.	It is intended to include these lands within the development boundary.
Michael and Mary Hallissey	BCPCD16/2468	Submission proposes to zone a portion of land currently in the Macroom greenbelt to GB1-2 To facilitate local housing needs.	This is an elevated, visually prominent site with poor road access. There are sufficient residentially zoned lands within the Macroom Town Council boundary and the environs of Macroom to cater for future requirements.
Michael Murphy	BCPCD16/2669	Requests that the lands be included within the Ballineen/Enniskeane development boundary for housing and/or commercial development.	There is sufficient land within the development boundary of Ballineen / Enniskeane to cater for all future housing / commercial

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			development needs.
Michael O'Regan	BMPCD16/2736	Requests that a special objective requiring the preparation of a 'Heritage, Land Use, Amenity and Movement Study' for the Blarney town centre area to inform future development, carried out by Cork County Council within 9 months of adoption of the LAP.	See paragraph 2.4.10 and 2.4.11.
Eoin Sheehan	BMPCD16/2599	Retain the R-03 Residential Zoning in Blarney.	It is intended to retain the existing residential zoning objective R-03 in the draft plan.
Muskerry Homes Ltd	BMPCD16/2594	Reinstate Tower as a "Main Settlement" and zone lands for Medium B Residential Development adjoining the development boundary of Tower.	See paragraphs 2.7.7 – 2.7.10.
Niall Murphy	BMPCD16/2575	Requests that lands currently zoned TC1 in Macroom Town be included in Phase 1 for residential development. Suggest be included as Town Centre.	See paragraph 2.5.3.
Oakwood and Oakwood Court Residents Association	BMPCD16/2834	Concerned about the line of a proposed new road running to the south Oakwood and Oakwood Court housing estates identified in the current Macroom Town Plan.	The requirement for this road will be reassessed as part of the draft LAP preparation. In the event that the road is required the protection of the amenities of adjoining residents will need to be taken into account.
O'Leary & O'Sullivan Developments	BMPCD16/2469 BMPCD16/2725	Requests that Courtbrack Village Nuclei be reclassified as a Village & retain the current scale of growth due to availability of water and waste water infrastructure, the positive impacts recent developments have had on the community infrastructure, the overall shortfall in the capacity of the village network of the Municipal District and the lack of flood risk in the area.	See paragraph 2.7.11 and 2.7.12.

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Óstán Gúgán Barra Teo	BMPCD16/2592 BMPCD16/2593	Gougane Barra Hotel request support for their proposals to construct a conference centre with a cookery school and theatre so as to expand the business and create employment.	The Cork County Development Plan 2014 and the Draft local Economic and Community Plan supports the development of local businesses and enterprises.
Patrick and Loretto O'Regan	BMPCD16/2832	Proposes extending the development boundary of Killumney/Ovens to include two parcels of land to the south west of the village, south of the route corridor.	It is considered premature pending the construction of the N22 to accede to the boundary extension requested. This matter can be reconsidered once the road is in place.
Rossdale Enterprises Ltd.	BMPCD16/2376	Lists a number of issues which should be considered in the preparation of the draft LAPs such as;  Encourage the building of houses in sustainable locations, stop the decline in rural towns and encourage regeneration in town centres, zoning appropriate quantity to meet requirements.  Possible measures to be undertaken by the Council to assist with achieving these aims include: a) Security bond, b) Funding to infrastructure developments, c) Development levy, d) Suitable zoning for specific areas, e) Zoning future land, f) The X-01 areas.	Consideration will be given to the issues raised in this submission during the preparation of the draft local area plan.
Ruden homes	BMPCD16/2412	Promote the village of Crookstown to a 'Key Village' so as to encourage low density sites, village housing and medium density housing and more specifically support residential development on a particular site.	The current scale of development (40 dwellings) is considered appropriate for this village with limited services available and significant lands shown to be at risk of flooding.
Sam Vickery	BMPCD16/2645	Support the Council's continued support for development of the X-01 master plan site at Stoneview, Blarney.	See paragraph 2.4.5.

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Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
Sir Charles Colthurst	BMPCD16/2739	<p>Blarney should be recognised as a unique and principle tourist attraction for the region given its cultural and heritage value; and the population growth targeted for the settlement by 2022.</p> <p>A strategy and planning framework is required for the village to manage growth and enhance the tourism and heritage potential of Blarney.</p> <p>A report highlights the cultural value of Blarney which is not restricted to the boundary of its architectural heritage. In addition a Landscape and Visual Assessment Report is attached which considers the significance of the views to and from the Castle and the importance of their protection from inappropriate residential zonings and developments.</p> <p>A flood risk report is also attached detailing options to reduce Flood Risk to the Estate and a request for a specific objective in the LAP to further investigate and mitigate flooding risks to the estate.</p> <p>Amendments to existing zoning objectives are proposed including an addition to R-03 'Development proposal will need to ensure valuable views from Blarney Castle are protected from negative impacts' AND a specific objective to promote tourism and heritage.</p>	<p>It is the intention of the Draft Local Area Plan to acknowledge the important of the cultural and heritage value of Blarney Town.</p> <p>The submission includes practical suggestions for improving the quality of life in Blarney town some of which may be beyond the scope of the LAP but may be capable of being taken up by other initiatives.</p> <p>The existing R-03 Objective is considered adequate in ensuring that the views from Blarney Castle are protected from negative impacts.</p> <p>See also paragraphs 2.4.9 to 2.4.12.</p>
Sunberry Blarney residents	BMPCD16/2833	Proposes the re-zoning of the R-03 site in Blarney from the current residential zoning back to agricultural land.	It is intended to retain the existing residential zoning objective R-03.
Ted Cook	BMPCD16/2389	Requests improved accessibility and promotion for tourism uses of the Kilbarry, Inchigeelagh assets via improved signage including local Heritage sites, Churches, early	The specific issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the

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Name of Submitter	Submission Reference Number	PPU Summary of Issues Raised	Chief Executive's Response
		ecclesiastical sites, cycling routes, walkways and pathways. Suggests the restoration and re-use of the Holy Trinity Church and/or St.Colman's Church Of Ireland as an interpretative centre.	Draft LAP.
Whitebon Developments Ltd.	BMPCD16/2597	Reinstate Tower as a "Main Settlement", extend the development boundary northwards and include provision of medium density residential development on land indicated.	<p>This site is remote from the development boundary of Tower and is visually prominent. There are alternative lands more centrally located within the development boundary.</p> <p>See also paragraphs 2.7.8 to 2.7.10.</p>

**Appendix B: Full list of submissions by Submission Reference Number.**

Submission Reference No.	Name of Submitter
BMPCD16/2369	Coachford Community Association
BMPCD16/2370	Croi na Laoi
BMPCD16/2376	Rossdale Enterprises Ltd.
BMPCD16/2384	James Lynch
BCPCD16/2398	Environmental Protection Agency (EPA)
BMPCD16/2389	Ted Cook
BMPCD16/2412	Ruden Homes
BMPCD16/2437	Eleanor Scott
BMPCD16/2447	Blarney Community Council
BMPCD16/2457	Transport Infrastructure Ireland (TII)
ECPCD16/2464	Bus Eireann
BCPCD16/2468	Michael and Mary Hallissey
BMPCD16/2469	O'Leary & O'Sullivan Developments
BMPCD16/2475	Courtbrack Community Association
BMPCD16/2555	Denis O'Brien Developments Ltd.
BMPCD16/2568	An Taisce
BMPCD16/2575	Nial Murphy
BMPCD16/2584	Frank and Michael McCarthy
BMPCD16/2585	Croí Na Laoi Development Group
BMPCD16/2592	Óstán Gúgán Barra Teo
BMPCD16/2593	Óstán Gúgán Barra Teo
BMPCD16/2594	Muskerry Homes Ltd
BMPCD16/2597	Whitebon Developments Ltd.
BMPCD16/2599	Mr Eoin Sheehan

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Submission Reference No.	Name of Submitter
BMPCD16/2606	Dairygold Co-operative Society Limited
BMPCD16/2607	Dairygold Co-operative Society Limited
BMPCD16/2609	Jaw Asset Holdings Limited
BMPCD16/2615	Joe O Leary
BMPCD16/2622	Desert Sands Investments Limited
BMPCD16/2623	Lee Valley Enterprise Board
BMPCD16/2624	Lee Valley Enterprise Board
BMPCD16/2625	Denis O'Shea
BMPCD16/2639	Baker Tilly Ryan Glennon
BMPCD16/2645	Sam Vickery
BMPCD16/2664	David O'Callaghan
BMPCD16/2669	Michael Murphy
BMPCD16/2692	Kevin McDonnell and Paul Coburn
BMPCD16/2694	Coleman Brothers Developments
BCPCD16/2717	CIF (Cork Branch)
BMPCD16/2725	O'Leary O'Sullivan
WCPCD16/2728	Department of Arts Heritage and Gaeltacht ( Archaeology)
BMPCD16/2736	Michael O'Regan
BMPCD16/2739	Sir Charles Colthurst
WCPCD16/2772	OPW
BMPCD16/2775	NTA
BCPCD 16/2782	Department of Education and Skills
BMPCD16/2791	Irish Water
BMPCD16/2829	Ballinagree Community Development Company

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Submission Reference No.	Name of Submitter
BMPCD16/2830	Cork Cycling Campaign
BMPCD16/2831	Dermot Barrett
BMPCD16/2832	Patrick and Loretto O'Regan
BMPCD16/2833	Sunberry Blarney residents
BMPCD16/2834	Oakwood and Oakwood Court Residents Assoc
BMPCD16/2835	Hydro Estates Ltd
BMPCD16/2866	James Crowley
BMPCD16/2898	Mairead Feury
WCPCD16/2342	Catherine Sheehan
ECPCD16/2935	Inland Fisheries Ireland
BCDCD16/2908	Planning and Strategic Development SPC (Michael O'Flynn)
BCPCD16/2945	Cork City Council

## Appendix C: List of Prescribed Bodies / 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

Mary Murphy

## 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;

Blarney (2)

Macroom

Ballineen/Enniskeane

Grenagh

Kilumney/Ovens

Tower

Crookstown and Lissarda

Ballinagree

Courtbrack