



# **Proposed Cobh Municipal District Local Area Plan 2017**

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

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

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



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





## Section 1 Introduction

### 1.1 Overview

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

### 1.2 Public Consultation

- 1.2.1 Section 20(1) of the Planning and Development Act 2000-2010 provides that the planning authority shall take "whatever steps it considers necessary" to consult with the Minister and the public before preparing a Local Area Plan.
- 1.2.2 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.2.3 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council's twitter feed;
  - Notification was issued through Cork County Council's Facebook account;
  - Prescribed authorities were notified.
  - Notifications, posters, leaflets and CDs were circulated to libraries to display.
  - A press release was issued to the media and resulted in a number of press articles being published.
- 1.2.4 A total of 97 (including 15 duplicates) submissions were received in response to the Preliminary Consultation Document for the Cobh Municipal District. This report details the submissions received, summarises the issues raised in those submissions and details the Managers Response and Recommendation in terms of the issues which should inform the preparation of the new Local Area Plan for the Cobh District.

### 1.3 Structure of this Report

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

### 1.4 Next Steps

- 1.4.1 This Chief Executives Report to Members on the Preliminary Public Consultation Process will be issued to Members by 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/Macroon	Monday 9 <sup>th</sup> May 2016	County Hall
Bandon/Kinsale	Friday 13 <sup>th</sup> May 2016.	Former Town Council Offices, Kinsale



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

- 1.4.3 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 by the end of April / May 2016.
- 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 early November 2016 in accordance with the indicative timeline set out below.

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

<b>Key Stages</b>	<b>Date</b>
Issues CEO Report on Preliminary Consultation Process to Members	15 <sup>th</sup> 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 Recommendation

### 2.1 Introduction

- 2.1.1 This section of the report sets out a broad discussion of the key issues arising from the submissions under the following headings:
- 2.1.2 Submissions were received from the general public, government departments, statutory consultees and stakeholders:
- Department of Arts, Heritage and the Gaeltacht (Archaeology) (CPCD16/2932)
  - Department of Education and Skills (CPCD16/2596)
  - Environmental Protection Agency (CPCD16/2957)
  - Irish Water (CPCD16/2789)
  - National Transport Authority (CPCD16/2800)
  - Office of Public Works (CPCD16/2950)
  - Transport Infrastructure Ireland (CPCD16/2456)
  - An Taisce (CPCD16/2565)
  - Bus Eireann (CPCD16/2953)
  - Construction Industry Federation (CPCD16/2951)
  - Cork City Council (CPCD16/2946)
  - Inland Fisheries Ireland (CPCD16/2954)
  - Planning and Strategic Development SPC (CPCD16/2992)
- 2.1.3 Summaries of the issues raised in the submissions, and the Chief Executive's Opinion on the issues raised, is included in Section 3 of this report. Some of the submissions raise significant issues likely to affect the overall approach taken in the draft plan and these are detailed below.
- 2.1.4 County wide issues affecting all Municipal Districts include the following:-
- Housing Land Supply
  - Flood Risk Management
  - Water Services
  - Funding/Delivery of Infrastructure
  - Sustainable Transport
- 2.1.2 Specific issues arising in relation to individual settlements are addressed as follows:
- Cobh
  - Carrigtwohill
  - Glanmire
  - Monard
  - Cork City North Environs

- Villages

2.1.5 Individual summaries of the submissions received and a brief indication of the Chief Executive's response are set out in Section 3.

## 2.2 Countywide Issues

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

## 2.3 Housing Land Supply

2.3.1 A number of submissions raised the broad issues of housing land supply and how best to achieve the targets for Metropolitan Cork set out in the Core Strategy of the Cork County Development Plan 2014.

- 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 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

- 2.3.2 The Council support the establishment of a Land Supply Taskforce to ensure the delivery of sufficient infrastructure to meet the housing needs of the county.
- 2.3.3 The County Council have a key role to play in co-ordinating and facilitating the delivery of sufficient serviced housing land to meet current and future needs. Because of the recognised importance of housing, for several years, the County Council has carefully monitored the supply of land for residential development and the delivery of relevant infrastructure necessary to support development. In order to support the recovery of the housing construction sector, there has been significant engagement between the County Council and a broad range of relevant agencies including DoECLG, NAMA, Irish Water, TII, NTA and the Construction Industry Federation in order to optimise the co-ordination of the relevant infrastructure investment programmes. The Council will continue to actively undertake this leadership role and foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The Council are fully aware that successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.

- 2.3.4 This Municipal District is located within 'Metropolitan Cork', which (together with Cork City) is considered to be 'a single market in terms of housing and jobs'. Here, it is important that the adequacy of the supply of land for housing is considered at a Strategic Planning Area level rather than at an individual main settlement level because of the local physical and infrastructure limitations that apply to different towns.
- 2.3.5 The purpose of maintaining a 'Strategic Land Reserve' is to provide choice in the housing market. In addition, it also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed and also to a lesser extent, where smaller settlements and rural areas do not deliver the housing units required, perhaps because of limitations in water services, but also in road and transportation infrastructure.
- 2.3.6 Core Strategy Table 2.2 of the Cork County Development Plan 2014 currently shows that there is 35% headroom of residentially zoned land across the County as a whole. However the headroom in the County Metropolitan Cork Strategic Planning Area is only 9.8% (118ha). This level of reserve (or 'headroom') is considered too low for the likely needs of the nation's second city and its Metropolitan Region. If the reserve remains at this level, then it is considered that, in future, this could restrain the supply of housing in the critical metropolitan area leading to unnecessary house price inflation and unplanned pressure for housing in other parts of the county. Taken together, these two issues could limit the competitiveness of Cork's recovery and the contribution that the City and its Metropolitan region make to national recovery.
- 2.3.7 The Development Plan Guidelines, issued to planning authorities by Government in 2007, state that in order to ensure continuity of supply of zoned and serviced residential land Planning Authorities should ensure that at the time they make a development plan, enough land will be available to meet residential needs for at least the next 9 years i.e. 150% of the amount of land required over the lifetime of the plan. The Guidelines also require Local Authorities to consider the provision of adequate zoned land in excess of the targets for each of their settlements (i.e. headroom).
- 2.3.8 Therefore in order to address this short fall in the County Metropolitan Cork Strategic Planning Area the County Development Plan states that it is intended to identify additional residential land to add to the current strategic land reserve in the County Metropolitan Cork Strategic Planning Area and this will include proposals within this Municipal District.
- 2.3.9 The Council accept that the current level of headroom in Metropolitan Cork is too small and needs to be increased. The Cork County Development Plan, 2014 and the Preliminary Consultation Documents prepared as part of this Local Area Plan Review sets out a clear pathway to address this issue.
- 2.3.10 The Council are limited in their legal capacity to independently change or redistribute population targets. The population targets are set by the current South West Regional Planning Guidelines and all the totals must add up to these targets. The preparation of the National Planning Framework and the Southern Regional Spatial and Economic Plan to replace the current National Spatial Strategy and Regional Planning Guidelines respectively will facilitate a review of the current population targets and their distribution.
- 2.3.11 While it is generally accepted that the "New Units Required 2011-2022" figure of 27,235 for the County Metropolitan Cork Strategic Planning Area set out in Appendix B, Table B.1 of the CDP is the right figure, it is also accepted that the figure will not be realistically achieved by 2022. It should be noted that during the last CDP review the Planning SPC itself concluded that need to build 3,500 units per annum across the county with 2,500 of those needing to

be built in the County Metropolitan Cork Strategic Planning Area. Therefore building 2,500 units over the next 6 years would deliver 15,000 units which would leave a headroom of 24% if accept the suggested 19,598 units potential yield of zoned lands up to 2022 set out in the submissions.

- 2.3.12 While it is generally accepted that the "New Units Required 2011-2022" figure of 27,235 for the County Metropolitan Cork Strategic Planning Area set out in Appendix B, Table B.1 of the CDP is the right figure, it is also accepted that the figure will not be realistically achieved by 2022. It should be noted that during the last CDP review the Planning SPC itself concluded that need to build 3,500 units per annum across the county with 2,500 of those needing to be built in the County Metropolitan Cork Strategic Planning Area. Therefore building 2,500 units over the next 6 years would deliver 15,000 units which would leave a headroom of 24% based on the suggested 19,598 units potential yield of zoned lands up to 2022 set out in the submissions.

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

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

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

- 2.3.14 However, the quantity of land which can be zoned where there is a good prospect of development commencing in the immediate or short term is unlikely to be sufficient to meet the overall requirement to expand the residential land supply. To achieve an appropriate level of 'strategic reserve' or 'headroom' the CDP 2014 suggests that there is a need to identify 360ha in the County Metropolitan Cork Strategic Planning Area.
- 2.3.15 Sites to be included in the draft LAP to address this longer-term need for additional land to strengthen the 'strategic reserve' or 'headroom' available should have the potential for development in a manner that it is broadly consistent with Government Guidelines but is unlikely to have all the necessary infrastructure in place. Subsequent to the identification of these sites in the LAP, it will be necessary for the County Council to develop a phased programme of investment by infrastructure agencies and others to secure the necessary infrastructure at the appropriate point in the future.
- 2.3.16 Possible sites will include some of the land identified in submissions already made and other sites will be identified during the preparation of the draft LAP's for the County Metropolitan Strategic Planning Area. In order to identify the most advantageous sites from all of those identified, it is proposed that the Draft LAP's for the County Metropolitan Strategic Planning Area will indicate the principal options or choices to add to the supply of land for new housing in this way. This will provide a basis for consultation with Government Departments and the statutory bodies. A thorough assessment of these options or choices will be undertaken and this will be made available to the elected members of the County Council as part of the Chief Executive's Report on the submissions received following publication of the

Draft LAP. It will then be for the Elected Members of the County Council, by resolution to amend the draft plan, to propose those sites selected for inclusion.

### Housing Growth Strategy for the Cobh Municipal District

- 2.3.17 Within the Cobh Municipal District the County Plan provides for growth in population of 19,036 persons. The number of households is expected to grow by 10,993 leading to a net requirement for 12,367 new houses within the Municipal District. The County Development Plan indicates that 430ha of land are required to meet this level of housing provision in the main towns, in addition to housing opportunities in the villages and rural areas.
- 2.3.18 Through its County Development Plan 2014, the Council has allocated the majority of this growth to the towns with 10,762 new houses proposed, with significant new housing planned in each area, particularly in Carrigtwohill, the northern environs of Cork city (at Ballyvolane) and Cobh. Housing growth is also planned within the villages (1,045 units).
- 2.3.19 Table 2.1 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 10,762 new dwelling units and capacity, in terms of the current provision of zoned lands within the main towns, to accommodate 15,255, providing headroom of 4,493 units or 42%. The overall strategy is to promote growth in the corridor served by the rail corridors east of Cork where there is a high quality public transport service already in place. The greatest number of new dwellings are planned in Carrigtwohill (3,656) with significant new growth also planned in Cobh and Glanmire.

Table 2.1. Cobh Municipal District

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Cobh	12,347	14,543	1,625	1,778	71	72.53	1,907
Carrigtwohill	4,551	11,618	3,195	3,656	146	127.8	3,656
Glanmire	8,924	10,585	1,205	1,320	53	57.70	1,321
Monard	0	3,619	1,502	1,727	69	170.00	5,000
Cork North Environs	6,692	10,719	2,058	2,281	91	143.80	3,371
<b>Total Main</b>	<b>32,514</b>	<b>51,084</b>	<b>9,585</b>	<b>10,762</b>	<b>430</b>	<b>571.83</b>	<b>15,255</b>

Towns							
Villages	4,366	5,979	922	1,045	--	--	770
Rural	16,664	15,517	487	560	--	--	--
Total Villages and rural	21,030	21,496	1,409	1,605	--	--	770
<b>Total Municipal District</b>	<b>53,544</b>	<b>72,580</b>	<b>10,993</b>	<b>12,367</b>	<b>430</b>	<b>571.83</b>	<b>16,025</b>

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 141.4 Ha

Source: Cork County Development Plan 2014- Appendix B, Table B 9

## Conclusion

2.3.20 Additional lands will need to be identified in the County Metropolitan Cork Strategic Planning Area as part of the preparation of the Draft Local Area Plans, and will include additional lands within this Municipal District. At this stage, precise locations have not been identified but those which adjoin the main towns (or planned extensions to them), have access to Irish Water services (with capacity for future development) and can provide access to established public transport corridors will be considered for inclusion in the new Draft Local Area Plan to be issued in 2016. It is intended to include lands where appropriate at an individual Main Town level within the County Metropolitan Cork Strategic Planning Area to address this issue. The Draft Local Area Plan will also set out to resolve all outstanding Masterplan sites and provide clear guidance on their future developments and how they can be delivered in as timely a manner as possible.

## 2.4 Flood Risk Management

- 2.4.1 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 questions the area shown to be at risk of flooding and ask the Council to use the latest available CFRAM information, while other submissions detail lands that have recently been flooded and request that the Council take action in relation to flooding and ensure that flood prevention works in one area do not exacerbate the risk of flooding for communities downstream.
- 2.4.2 The submission from the OPW indicates that the Flood Guidelines Sequential Approach, and where applicable the Justification Test, should be implemented for all proposed development zones in areas of flood risk and that this process should be referenced in plans. Submission indicates that a Stage 2 FRA should be undertaken for the LAPs. Other submissions from the EPA, An Taisce and Inland Fisheries Ireland etc. ask that the Local Area Plans ensure development is not facilitated in areas at risk of flooding.



### Chief Executive's Response

- 2.4.3 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 based on the Lee CFRAM's study and data provided by JBA Consultants in 2011.
- 2.4.4 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.
- 2.4.5 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

### 2.5 Water Services Provision

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

### Chief Executive's Response

- 2.5.3 The County Council will continue to actively undertake a leadership role to progress and secure Water Services development and local area plan policies and objectives where the successful implementation of a significant number of the policies and objectives of the Plan necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders. In this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests and adjoining authorities to achieve collective support and successful implementation of the Plan.
- 2.5.4 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.

- 2.5.5 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes. As part of the review of the Local Area Plans it is proposed to prepare a companion document outlining the Water Services Infrastructural Investment needs in each Municipal District.

## 2.6 Approach to Water Services Provision

- 2.6.1 In this Municipal District high quality drinking water and waste water infrastructure will be in place to serve the existing main towns of Carrigwohill, Cobh and Glanmire by the time the new Local Area Plan is adopted in mid 2017 and it is anticipated that capacity will be available to accommodate planned development. Specifically, the Carrigwohill Waste Water Treatment Plant has been expanded to take increased effluents in line with the forecast increase in population and economic growth. The Lower Harbour Treatment Work in Ringaskiddy is under construction and this will cater for waste water treatment for Cobh in addition to other settlements in the Ballincollig/Carrigaline Municipal District (Carrigaline and Passage West/Monkstown). At present, there is no apparent mention of Irish Water proposals to resolve trunk watermain upgrades or to extend the waste water network facilities to serve the lands in the Cork City Northern Environs.
- 2.6.2 In relation to Monard, the Strategic Development Zone Planning Scheme made by Cork County Council includes proposals to provide modern, high quality drinking water and waste water infrastructure in tandem with the implementation of the project.
- 2.6.3 In the villages and smaller settlements, in many cases, the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 Local Area Plan is often not in place (see Table 2.3). In general the Councils approach to this, which is summarised in Table 2.2, is that **where Irish Water already have water services infrastructure in a town or village then Irish Water will need up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.**

Table 2.2 : Strategy for Water Services Provision		
Normally Expected level of Water Services		Policy Approach
<b>Towns</b>	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure, if not already available, to be prioritised.
<b>Key Villages</b>		
<b>Villages</b>	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.

Table 2.2 : Strategy for Water Services Provision		
Normally Expected level of Water Services		Policy Approach
	Treatment	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.
<b>Village Nuclei</b>	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

Table 2.3: Cobh MD Suggested Strategy for new LAP						
Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of Growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for New LAP
<b>Towns</b>						
Carrigtwohill	1,980		3,656			Target as per CDP 2014
Glanmire	3,535		1,320			
Cobh	5,509		1,778			
Little Island	537		0			
City - North Env.	2,443		2,281			
Monard	87		1,727			
			<b>10,762</b>			
<b>Key Villages</b>						
Glounthaune	506		400			R
Carrignavar	175		100			R
Glenville	166		100			R
			<b>600</b>			
<b>Villages</b>						
Kerry Pike	174		30			R
Killeens	258		30			R
Whitechurch	207		50			R
Knockraha	119		25			R
Upper Glanmire	151		20			R
			<b>155</b>			
<b>Village Nuclei</b>						
Ballymore / Walterstown	102		5	Private GWSS	None	R
Caherlag	31		5		None	R
Rathduff	18		5		None	R
			<b>15</b>			
			<b>30</b>			

Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of Growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for New LAP
<b>Total</b>			<b>11,547</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 current 2011 Local Area Plan					
	A = The overall scale of growth as set out in current 2011 Local Area Plan will need to be managed to reflect available water services capacity. Unless the water services infrastructure issue is resolved development will be limited to a small number of individual houses with their own treatment plant.					

## 2.7 Funding and Delivery of Infrastructure

2.7.1 A number of submissions such as Transport Infrastructure Ireland, Department of Education and Skills, National Transport Authority and the Environmental Protection Agency highlighted the importance of the plan providing information in relation to what infrastructure is required to deliver its objectives and how that investment is to be funded and delivered in order to ensure that the required infrastructure is put in place. A number of submissions indicate that the Councils Contribution Scheme needs to ensure that appropriate development contributions are collected to fund infrastructural investment. Submissions also indicate that where a development is reliant on the delivery of particular piece of infrastructure, the planning timeframe for the delivery of that development should reflect the national prioritisation of that infrastructure.

### Chief Executive’s Response

2.7.2 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.

## 2.8 Sustainable Transport

2.8.1 A number of submissions from TII, NTA and Bus Eireann have raised issues about the roads and transportation issues in this Municipal District.

2.8.2 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.

- 2.8.3 The TII submission highlights the need for protection of existing national routes and seeks safeguarding of the strategic role of national routes and associated interchanges/junctions. It raises the issue of funding of national road improvements / upgrades. Updates to national roads projects are outlined. Reference is made to NRA/TII policy on service areas.
- 2.8.4 In relation to the Cobh Municipal District the submission makes reference to Cork North Environs, Glanmire and Carrigtwohill. With respect to the Ballyvolane Development Area, TII advise in their submission that there needs to be a marked reduction in overall travel demand and commuting distances travelled by the private car. TII is of the view that all options in catering for trip demand should be addressed in local based plans, including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes.
- 2.8.5 In relation to the X-01 site at Dunkettle, TII advises that infrastructure needs and associated costs in regard to the local road network, public transport and national road network for this development area are significant. TII state that it is critical that the Local Authority establish clear funding and delivery framework mechanisms towards the cost of providing or upgrading the infrastructure elements which are necessitated by private development in the area.
- 2.8.6 The submission refers to the N25 Carrigtwohill Midleton project which is currently suspended pending the availability of funding. TII also advises that they will not be responsible for all funding for national roads upgrades. Mitigation measures to facilitate private development are a matter for Cork County Council and are not TII budgetary priorities. The TII advise Cork County Council that these costs including national road improvements are included in Cork County Councils General Development Contribution Scheme.
- 2.8.7 The TII advises that there is a need to be cognitive of the potential impact of cumulative traffic on the Dunkettle Interchange, pending delivery of the Dunkettle Interchange Improvement Scheme. There is also a need to be cognitive of the potential impact of the cumulative traffic on the N40 pending delivery of the demand management strategy for the N40.
- 2.8.8 The submission also notes the Council's consideration of land use zoning reviews for areas I-04, E-03 and E-04 be re-examined along with all land use objectives which may impact on the national road network. TII is of the view that employee intensive uses are best located in close proximity to the railway station.

#### Chief Executive's Response

- 2.8.9 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.
- 2.8.10 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.

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

- Options in catering for trip demand should be addressed including the appropriateness of enhancements to the local road network, walking, cycling and public transport modes.
- Establish clear funding and delivery framework mechanisms towards the cost of providing or upgrading the infrastructure elements which are necessitated by private development in the area.
- The potential impact of cumulative traffic on the Dunkettle Interchange, pending delivery of the Dunkettle Interchange Improvement Scheme and cognitive of the potential impact of the cumulative traffic on the N40 pending delivery of the demand management strategy for the N40

2.8.12 Individual submissions relating to roads and transportation are dealt with at a settlement level in Sections 2.10- 2.13 at a settlement level and in Appendix A at an individual submission level.

## 2.9 Issues raised in relation to Carrigtwohill

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

2.9.1 12 submissions were received in relation to Carrigtwohill with a number of issues emerging including; flood risk, the extension to the development boundary, zoning of additional residential lands, the requirement of lands for school buildings and community and recreational facilities, town centre development and future road proposals. Some of these issues are addressed in the Section 3 Appendix in this report however the main issues raised in the submissions are outlined in this section as follows;

### Residential Land Supply

2.9.2 The issue of providing additional land for residential development to the east of Carrigtwohill was identified in submission 16/2621. These lands are part of the I-03 industrial lands which have been identified as part of a larger future employment zone in the Cobh MD Consultation Document. The submission proposes that the site be designated for Medium Density residential development.

### Chief Executive's Response

2.9.3 The Midleton Electoral Area Local Area Plan 2011 (as amended) has made provision for a residential land supply of 128ha with the capacity to meet the housing requirement as identified in the County Development Plan.

2.9.4 While it is recognised that I-03 is capable of accommodating residential development, this would require the provision of significant off site road infrastructure. There is already a generous supply of residential land in the town which is immediately available for development. The existing industrial zoning provides for a balance between planned population growth and the commensurate growth of employment in the town. In preparing the Draft Local Area Plan the Council will give further consideration to the appropriate zoning of these lands.

### Flood Risk

- 2.9.5 Two submissions (CPCD16/2663 and CPCD16/2684) raise concerns relating to flood risk at Terrysland in Carrigtwohill. These submissions state that an appropriate level of flood risk assessment will show that flood risk can be ameliorated and the lands zoned for residential development.
- 2.9.6 The lands which submission 16/2663 relates to are presently zoned for Open Space and Medium B density residential development (R-04, R-5 and O-05). The submission states that these lands are in close proximity to the railway station and therefore represent the optimal location for residential development. There is a request for Cork County Council to commission further analysis of the potential for flood risk mitigation and management measures.
- 2.9.7 The lands which submission 16/2684 relates to are located to the south and to the north of the railway line. The lands to the south of the railway line are zoned for Open Space and Medium B density residential development (O-07, R-17) while the lands to the north of the railway line are zoned for Medium A density residential development and open space (R-19 and R-12 and O-06). The submission specifically questions the use of the OPW/Cork County Council Carrigtwohill Flood Risk Assessment in the determination of land use zoning objectives in the Carrigtwohill North Framework Masterplan. It requests that Cork County Council prepare a Stage 3 assessment of the land that is cognisant of the IE Consulting Engineers report (attached to the submission) recommending zoning for residential purposes.

### Chief Executive's Response

- 2.9.8 The OPW's Lee CFRAMs Study recommended that in order to fully understand the complexity of the potential for flooding in Carrigtwohill and because significant development had occurred in the town, a more detailed Flood Risk Assessment (FRA) should be undertaken for Carrigtwohill. This was commissioned by Cork County Council in association with the OPW and completed in 2013. This study is a Stage 3 assessment as requested in submission 16/2684.
- 2.9.9 The detailed flood risk assessment report identified new areas at risk of flooding based on detailed topographical and hydrological analysis and higher levels of mathematical modelling, consistent with a "Stage 3" FRA. It identified areas defined as Flood Zones A, B and C on a map. This flood risk map was used as a basis for guiding the zoning for the Carrigtwohill masterplan in 2015 and the subsequent amendment to LAP. The land use zoning used the sequential approach and used the principle of the Guidelines, whereby avoidance should be the starting point for flood-prone lands.

The current open space zonings (O-05, O-06 and O-07) are a result of a comprehensive masterplan process involving three public consultation periods and considerable discussion regarding the detailed Flood Risk Assessment for Carrigtwohill and the determination of future land uses. An amendment to the 2011 Local Area Plan was approved in 2015 resulting in the masterplan zonings and objectives. The submissions made on this issue have been given careful and detailed consideration but they do not contain any new information that warrants a departure from the County Councils current position.

### Land for recreational facilities

2.9.10 In Submission 16/2885 Carrigtwohill GAA are seeking the use of the lands immediately to the east of the current GAA holding which they consider to be usable as a playing field/amenity area.

### Chief Executive's Response

2.9.11 The Midleton Electoral Area Local Area Plan 2011 (as amended) envisages the development of a minimum of 2,500 new homes and a wide range of public facilities to be provided to serve the needs of this future community and the town of Carrigtwohill. In particular, this will include educational, community, leisure and childcare facilities constructed in tandem with the development.

2.9.12 The 2015 amendment has also made provision for green infrastructure and open space areas. These areas include a linear park of approximately 13ha to accommodate playground facilities and a number of playing fields which will provide a valuable amenity for the population of Carrigtwohill.

2.9.13 Making provision for additional playing fields as proposed in this submission will unreasonably constrain the proper development of Carrigtwohill Town Centre in line with the planned future growth of its population. The preferred location for new playing pitches is on lands to the north of the town which were included in the 2015 amendment to the current 2011 Local Area Plan.

### Town Centre Development

2.9.14 Submission 16/2708 requests that the T-01 zoning objective for Carrigtwohill be modified to facilitate the development of the town centre without burdening the development with requirements for larger public infrastructure.

2.9.15 The current zoning allows for the expansion of town centre uses to include new retail and office development and new residential development. The objective also states that any proposals for development within this area should make provision for infrastructure to include a public car park, the closure of the eastbound slip off road from the N25, provision for new town centre streets and proposals for the completion of the upgrade of the junction of Main Street and Church Road.

2.9.16 The submission requests that the wording of the existing objective be amended in order to allow the site to develop without the burden of providing this infrastructure and requests that the list of infrastructure requirements is provided for under separate infrastructure objectives.

### Chief Executive's Response

2.9.17 A key priority for the future of Carrigtwohill is to develop a strategy to guide the coherent development of the town centre in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority areas for development, improved pedestrian facilities, traffic and connectivity issues and improvements to the public realm. It is suggested that this strategy be prepared during the lifetime of the Cobh Municipal District Local Area Plan.



2.9.18 The existing Local Area Plan has zoned a substantial amount of land north (T-02 and T-03) and south (T-01) of the main street. T-01 denotes the established footprint of the town centre and a significant area to the south of the main street to allow for its expansion. Traffic congestion and lack of parking are issues which were addressed in the Carrigtwohill Transportation Study and the study identifies a location for a new public car park and indicates a possible road network providing access to the rear of the main street. Re-development proposals for the town centre will need to make provision for these requirements. The new Local Area Plan will review the strategic infrastructure requirements as they are currently set out in the T-01 objective for the site however provision will still need to be made for infrastructure that relates directly to a particular site within the T-01 site boundary.

## 2.10 Issues Raised in relation to Cobh

### Summary of the issues raised in the public consultation process

2.10.1 12 submissions were received in relation to Cobh with a number of issues emerging; extension of the development boundary, development of the X-01 site, provision of a 2nd cruise liner berth, improvements to the town centre public realm, Cork Dockyard at Rushbrooke. Some of these issues are addressed in the Section 3 Appendix in this report however the main issues raised in the submissions are outlined in this section as follows;

#### Residential Land Supply

2.10.2 Submission 16/2364 relates to a site which is part of the X-01 masterplan area. The lands are at the north western end of X-01. The Cobh Municipal District Consultation Document suggests a delivery of X-01 more than six years away. The submission proposes that this site be identified as developable within 2-6 years as existing services are already available.

#### Chief Executive's Response

2.10.3 The vision for Cobh is to continue to implement the strategy of the current Local Area Plan and the 2013 Cobh Town Development Plan which provides for growth in population on a number of sites in the town. The Cobh MD Consultation Document has identified 7 residential sites which have infrastructure available to facilitate development within a 0-2 year timeframe, 2 sites which are considered developable within a 2-6 year timeframe and the X-01 residential neighbourhood for which the Cobh MD Consultation Document suggests a delivery in more than 6 years due to infrastructure requirements, in particular road infrastructure. A number of the existing residential sites in Cobh have either valid or expired permissions for residential developments and it is proposed to retain these zonings.

2.10.4 A phasing programme for the X-01 site will be put in place in conjunction with the preparation of the Framework Masterplan. This Framework Masterplan will be adopted as part of the Cobh Municipal District Local Area Plan and its phasing and delivery will be tied to the provision of infrastructure.

#### Extending the Development Boundary at Carrignafoy

2.10.5 Submission 16/2654 relates to lands which are located outside the development boundary in the greenbelt at Carrignafoy. The submission proposes to extend the development boundary to include the lands for Medium 'A' density residential development.

### Chief Executive's Response

2.10.6 At present it is not proposed that the Cobh MD Local Area Plan will make significant changes to existing residential zonings in the town as the development of existing residential sites is presently a priority for future residential development in the town. Lands proposed for inclusion in the town development boundary at Carrignafoey are not considered suitable for inclusion in the development boundary due to their elevated nature.

### Town Centre

2.10.7 Submissions CPCD16/2549 and 2699 address the need for improvements in the town centre which relate to traffic, tourism and public realm. Some of the issues outlined include the need for public realm enhancements and a traffic management plan in the town, improvement of access to Cork Harbour for tourism and commercial activity, bus parking at the Cruise Liner Terminal and walking and cycling routes.

2.10.8 Submission 16/2699 also mentions the need for additional public transport including a park and ride facility, the problem of town centre vacancy, the lack of a playground, the need for a town centre design statement and the need for a local plan for the harbour.

### Chief Executive's Response

2.10.9 There is considerable opportunity to strengthen the public realm of Cobh town centre afforded by the attractive townscape and waterfront locations. This in turn will assist uptake of retail and business restaurants. Vibrancy of the town centre can be enhanced by encouraging offices, small businesses, restaurants and residential development as well as retail. It is important that new development should contribute to the character of the town.

2.10.10 The Cobh Town Development Plan 2013 addresses town centre issues in some detail and sets out a strategy to strengthen the role of the town centre as the focus for the community. This approach to town centre development will be replicated in the Cobh Municipal District Local Area Plan. It is therefore not considered that there are any significant changes that would lead to a revision of the strategy at this stage. In line with the requirements of the Retail Planning Guidelines it is also proposed to define the Retail Core of the town in the Local Area Plan.

2.10.11 In relation to cycling and walking, there is an opportunity for a waterfront amenity walkway/cycleway from the western shore of Whitepoint to the eastern end of the Mall at Bishop Roche Park. This is identified in the Cobh Town Development Plan 2013 which contains an existing objective to achieve a 10 metre wide amenity route or 10 metre boardwalk to achieve a continuous linked amenity route within the town. This proposal will be carried forward into the Cobh Municipal District Local Area Plan.

### 2<sup>nd</sup> Cruise Liner Berth

2.10.12 3 submissions (CPCD16/2462, 2549 and 2643) address the issue of the need for a 2nd cruise liner berth in Cobh. These submissions come from the Port of Cork and Cobh Tourism Ltd. The submissions make a case for the need for a 2nd cruise liner berth at Lynch's Quay in Cobh. The Port of Cork state that this berth is a sustainable proposition and will increase tourism in the town and have other maritime economic spinoffs. The Port of Cork suggests

amended wording and supportive text about additional berthing capacity which could be included in the Cobh Municipal District LAP.

### Chief Executive's Response

2.10.13 Cobh has the only dedicated cruise liner berth in the country and many cruise liners visit the town each year. Cork County Council recognise the marine related potential of Cobh and consideration will be given to including supportive text in the Cobh MD Local Area Plan for additional berthing capacity as put forward in the submissions by the Port of Cork. Tour bus access and parking provision will also need to be addressed.

### Rushbrooke Dock

2.10.14 Submission CPCD16/2757 addresses the issue of Rushbrooke Dock. The submission notes the reference to 'marine related' industrial uses for the Dockyard and asks that this reference does not restrict the site to these uses and that the zoning is changed to 'Industrial Use' in the forthcoming Cobh MD Local Area Plan.

### Chief Executive's Opinion

2.10.15 It is important to protect the dry dock ship repair and maintenance facility at Rushbrooke Dock however County Council will also take consideration of issues raised in the submission regarding other potential industrial uses on the site.

## 2.11 Issues Raised in relation to Cork City North Environs

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

2.11.1 The primary issue for the Northern Environs is the zoning of additional residential lands. Other issues include the timeframe for the delivery and development of the X-01 site in Ballyvolane, zoning of lands for retail purposes and the extension of the development boundary in a number of locations. Some of these issues are addressed in Section 3 of this report however the main issues raised in the submissions are outlined in this section. The submissions are grouped according to their geographical distribution across the North side of the City.

### Residential Land Supply – Fair Hill and Nash's Boreen

2.11.2 The first group of submissions relate to Upper Fair Hill and also along Nash's Boreen (16/2732, 16/ 2881). The topography generally consists of steep slopes facing North with a ridge line running East/ West. The Glenamought River runs along the Northern boundary at the base of the slopes. The lands are not are utilised for amenity purposes. There is a relatively level field between the existing built up area and the O-02 zoning, adjacent to the Na Piarasigh GAA club. The submission (16/2732) is requesting that the subject lands are rezoned from an open space use to low to medium density residential development and existing built up area. The submission also includes a small strip of lands on the Lower Killeens Road to be rezoned, no use is specified in the request, other than the lands are capable of development. The other submission (16/2881) requests the subject lands to be rezoned from open space to residential development.

### Chief Executive's Response

2.11.3 These lands form part of an open space zoning (O-01 and O-02) at the edge of Gurranbraher /Upper Fair Hill and also along Nash's Boreen. The road adjacent to the hillside is very steep and highly trafficked and it is used as an orbital route from the N20 to the South Western suburbs. Residential development on the only reasonably level land adjacent to the Na Piarasigh GAA club would serve as an isolated pocket of new development accessed by a busy road, with visibility issues at the entrance. There are capacity issues in relation to public water supply and waste water infrastructure within the Northern Environs. The existing water main along Nash's Boreen does not extend to the full length of the lane. Nash's Boreen is substandard and the lands are elevated and prominent. The issue of surface water disposal would be a significant issue having regard to the steep topography and the capacity issues within the Glenamought catchment. Sufficient level land would be required to attenuate flows before reaching the River. The proposed Blackpool flood relief scheme is sensitive to any increase in flows. It is not a favourable location for future residential development for the reasons highlighted above. The lands along the Lower Killeens Road are located within the existing built up area, this is a suitable zoning.

### Residential Land Supply – Carhoo/Kilcully

2.11.4 The second pocket of submissions are located around the Carhoo/Kilcully area. (16/2713, 16/2578, 16/2892, 16/2714). These lands are located along the Old Mallow Road and the Whitechurch Road adjacent to the City boundary but within the Cork Metropolitan Greenbelt. The submission (16/2713) requests that the lands are zoned to allow for low density residential development/serviced sites. The submission (16/2578) in Carhoo requests that lands are rezoned for residential /mixed use development, currently located in the greenbelt. The submission (16/2892) in Kilcully proposes that these lands are zoned for low to medium density residential development and for a senior residential village development. The submission (16/2714) requests that part of the lands, which are currently zoned for business use, are rezoned for residential use with a parcel retained for open space along the River.

### Chief Executive's Response

2.11.5 These un-serviced lands are adjacent to the City boundary, currently in agricultural use. The lands slope down to the Glenamought River valley. The City lands are zoned for "Residential local services and Institutional uses" for the main part with a strip adjacent to the River zoned as a landscape preservation zone. There are a number of issues with these lands to enable potential development into the future. Firstly a comprehensive masterplan would be required which examined the issues of infrastructure in the form of strategic waste water, road network upgrade including provision for pedestrian and cyclists. A bridge to cross the river to create a connection to the city's land would be necessitated. The sequence for residential development should commence within the City boundary, these proposals should be in conjunction with those lands. The clearance of rail way bridges are also a constraint to development in this area. Section 2.3 of this report has highlighted the need to set out the principal options to add to the overall supply of land for housing in the County Metropolitan area in the Draft Local Area Plan. The intention is to set out a number of options for consultation before a final decision is made. Given the scale of development that would follow from the zoning of these submissions, it is proposed to include these lands as options in the Draft Local Area Plan.

2.11.6 Submission (16/2714) relates to the X-02 lands currently zoned for business development. The lands are adjacent to lands within the City boundary which are also zoned for industry

and the X- 02 IDA lands in Kilbarry also zoned for industry. Improvements to the local road network will be required for any development. The lands are in the ownership of the GAA. These lands will be considered as part of the examination of options for Carhoo/Kilcully area as stated above.

### Residential Land Supply – Ballyvolane X-01 site

2.11.7 The third area relates to the X-01 lands in Ballyvolane. There were eight submissions relating to residential zoning across the entire designated X-01 lands. The first 4 submissions (16/2712, 16/2718, 16/2711, 16/2588) all related to lands West of the Ballyhooley Road just South of White's Cross in part or in totality, the same parcel of land is discussed in three different submissions. The submission 16/2588 also relates to lands west of the Ballyhooley road. These subject lands are currently zoned as part of the X-01 Masterplan site in Ballyvolane and the submissions propose that these lands be rezoned for residential uses, removing the master plan requirements. The submission 16/2711 is located west of the Ballyhooley Road within the Ballyvolane X-01 site and the submission requests a framework for delivery of 13.5 ha of land within the context of the overall masterplan site together with an implementation mechanism. The submission requests that these lands be facilitated for residential use within first phase of residential development of the X-01 lands.

2.11.8 The other group of submissions are on the Eastern edge of lands in the Ballyvolane X-01 Masterplan site. The submissions are as follows; (16/2941, 16/2604, 16/2626, 16/2773). The submission 16/2604 requests that the residential zoning presently on site be retained and not incorporated into the Masterplan site, a planning application is imminent. The remainder of the submissions 16/2941 and 16/2773 are requesting that the Masterplan requirements be removed. The final submission 16/2626 requested the extension of the X-01 boundary to the East, also that the lands would form part of the first phase of development. The proposed lands partially adjoin an existing pocket of residential development.

### Chief Executive's Response

2.11.9 The lands to the West of the Ballyhooley Road within the X-01 site are generally flat, with small level differences compared to the remainder of the X-01 lands. The Ballyhooley Road serves White's Cross and it could be widened if necessary. A new service road forms the Southern boundary. There is a mains foul sewer to the South of the site. Some development could proceed in the short term if there is sufficient capacity in water, waste water, road infrastructure and surface water provision. The Draft LAP will set out a detailed zoning framework which will include parcels of land that are suitable for development to commence in short term without a significant upgrade of infrastructure. The lands adjoin existing residential development; it would appear to be developable in short term subject to the provision of adequate services.

2.11.10 The lands to the East of the Ballyhooley Road within the X-01 Ballyvolane site (2588, 2711, 16/2941, 16/2604, 16/2626) are steeper. The detailed framework for the X-01 site will set out a phased approach to the lands which will be linked to the provision of facilities and infrastructure. The framework will include a layout outlining the road hierarchy, location of residential development, town or village centre, community services, passive and active open space. The delivery of strategic infrastructural investment for all services will be required to implement the X-01 site in full.

2.11.11 The submission 16/2626 requests an extension to the boundary of the X-01 site. The lower section of the proposed land adjoins an existing pocket of residential development. The lands are adjacent to Lauriston House. The lands contribute to a buffer between the development at the proposed X-01 site and Glanmire and generally have a steep gradient. The lands closer to the City should be serviced and developed first. The lower section of the field may be suitable for inclusion within a residential zoning in the future, the upper slopes are very steep. However, although consideration will be given to this land, it will be important to ensure that adequate public transport and water/waste water infrastructure can be provided.

## 2.12 Issues Raised in relation to Glanmire

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

2.12.1 The primary issues arising from the submissions for the settlement of Glanmire include; timeframe for the development of the Dunkettle/Ballinglanna lands, concerns regarding the Glashaboy flood relief scheme and the maintenance of flood relief measures. Some of these issues are addressed in the Section 3 of this report however the main issues raised in the submissions are outlined in this section as follows;

#### Residential zoning

2.12.2 Two submissions were received in relation to large parcels of land for residential development for the settlement of Glanmire (16/2698, 16/2744).

2.12.3 The submission 16/2698 relates to the X-01 lands of Ballinglanna and Dunkettle, the largest parcel of residentially zoned land in Glanmire. The submission requests a timeline or framework for local road improvements to facilitate Phase 1 of the Ballinglanna lands in the short term. The submission also requests a framework to allow development proposals for Phase 2 to be progressed concurrent with upgrades to the Dunkettle interchange. There is also a request for an appropriate objective for Dunkettle House that is flexible and viable to sustain a commercial use.

2.12.4 The submission 16/2744 requests that lands in Sallybrook be rezoned from open space to residential development. The lands are bounded to the East by the M8 and to the North and South by residential development. The lands are prominent and difficult to access with residential development adjoining the hillside. The North Eastern slopes are highly prominent when viewed from the M8.

#### Chief Executive's Response

2.12.5 A Transportation study of the area around Ballinglanna /Dunkettle has been conducted by Cork County Council to examine the traffic impacts of a range of development scenarios on the lands and the additional roads and transportation investment required to cater for the development. The Draft LAP will propose a framework which will provide for two phases of development. Phase 1 will be supported by local road improvements within Glanmire. Phase 2 will only be considered once the Dunkettle interchange has been upgraded. This zoning framework has been agreed in principle with TII. A suitable wording for the future use or uses for the historic Dunkettle house will be identified in the Draft LAP.

2.12.6 The lands in Sallybrook are highly prominent when viewed from the M8, particularly the North eastern slopes. The slopes contribute to the setting of Riverstown/Glanmire. The creation of a safe access would be very difficult and result in scarring on the landscape, with a

resulting loss in the visual amenity of the local area. Serving the lands with potable water would be difficult as the lands are a local highpoint in the steep settlement of Glanmire. It would be preferable to retain this land as passive open space (O-01).

### Flood Risk

- 2.12.7 Three submissions were received in relation to flooding in Glanmire.
- 2.12.8 The submission 16/2352 requests that details and maps regarding the Glashaboy flood relief scheme (OPW) are included in the LAP (i.e. the preferred option for the Butlerstown stream /Glenmore Stream). These should be updated in light of Dec 2015 flood event.
- 2.12.9 The submission 16/2899 from Meadowbrook residents requests that a comprehensive action plan is needed in relation to regular maintenance to avoid flooding of homes in the Meadowbrook development. A number of suggestions are made with a view to reducing flood risk including; relocating bridge, opening up eyes of the bridge, lowering river floor, monitoring of river and extending wall. The Barleycorn hotel site provides presently provides some attenuation; the submission suggests that development should not be allowed on site.
- 2.12.10 The submission 16/2880 from Sallybrook Tidy Towns has a number of specific concerns. One of the concerns relates to the regular maintenance of drains and culverts particularly servicing the L2979, which has overflowed and resulted in flooding on the road. Concerns also expressed in relation to the condition of a stone wall and bridge.

### Chief Executive's Response

- 2.12.11 The Glashaboy flood relief scheme was designed by the OPW. The OPW managed CFRAM process is still ongoing. Development at any locations identified as at risk of flooding should be avoided. 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. All new developments will be required to address surface water disposal via sustainable urban drainage systems in line with the surface water management policy set out in section 11.5 of the 2014 County Development Plan.
- 2.12.12 The maintenance of culverts, bridges and other flood relief measures are operational matters and these issues will be referred to the County Engineer.

## 2.13 Issues raised in relation to Little Island

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

- 2.13.1 3 submissions were received in relation to Little Island with a number of issues emerging; zoning of additional lands for industry/enterprise use, provision of appropriate amenity use as part of the future development of the X-01 site, provision of a high quality work place environment for Little Island and the provision of an objective to support the enhancement and development of the town centre site. Some of these issues are addressed in the Section 3 Appendix in this report however the main issues raised in the submissions are outlined in this section as follows;

### Need for additional employment land

2.13.2 Submission 16/2888 addresses the issue of Employment Land Supply in Little Island and relates to land at Courtstown. The submission requests that the lands, which are currently part of a larger area zoned for Open Space, are rezoned for Industry/Enterprise uses. The 2011 Blarney Local Area Plan states that the site is zoned for Open Space due to the contribution it makes to the setting of Little Island when viewed from Fota and from Eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area.

### Chief Executive's Response

2.13.3 A significant portion of the land supply in Little Island which was zoned in the 2011 Blarney Electoral Area Local Area Plan is still available therefore it is not presently proposed to include additional employment lands in Little Island. The existing employment land supply is set out in Table 3.5.1 of the Cobh MD Consultation Document. It is proposed to retain the O-01 site for Open Space due to the contribution it makes to the setting of Little Island and the availability of significant tracts of industrial lands at Little Island which have to date not been developed.

### X-01 site at Little Island

2.13.4 Submission 16/2887 relates to the X-01 site at Little Island which was the former Harbour Point Golf Course. The submission from the Community Association requests that due consideration be given for the meaningful development of a public amenity for the local residents and employees of the area during the preparation of Cobh MD Local Area Plan.

### Chief Executive's Response

2.13.5 The current Special Policy Objective for the X-01 site includes provision for significant and accessible public open space. The requirement for public open space provision will remain in place and will be included in any future objectives for the site as part of the preparation of the Cobh MD Local Area Plan. At present it is proposed to retain the existing zoning proposals for the site.

### High Quality Workplace

2.13.6 Submission 16/2658 relates to the Eastgate site at Little Island. The submission requests that the Cobh MD Local Area Plan reflects the policies of the 2014 County Development Plan and specifically requests the forthcoming LAP makes reference to the need to promote a high quality work place environment for the existing and future workforce population with a vision statement for Little Island. It also requests that objectives are included to support the appropriate enhancement and development of the established neighbourhood centre at Eastgate and to support high occupancy rates within the established retail warehousing units.

### Chief Executive's Opinion

2.13.7 Eastgate reflects the new service based focus in Little Island with a mix of office and retail uses. A number of its large retail warehouses remain unoccupied. The Cobh Municipal



District Local Area Plan will reflect the 2014 CDP policy to promote the development of Strategic Employment Areas and protect land in these areas from inappropriate development. The Cobh MD LAP will also consider the inclusion of a vision statement for Little Island and supportive text for the existing development at Eastgate.

## 2.14 Issues raised in relation to Monard

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

2.14.1 Submission 16/2395 raised a number of issues in relation to Monard; reference was made to the recent oral hearing held by An Bord Pleanála on the 2015 Monard Planning Scheme. The issues raised in the submission included:

- Roads - NRR and N20 upgrades are unlikely, local road network is poor
- Rail - Rail station peripheral to site, no agreement with CIE
- Water & Wastewater - Very costly upfront provision
- Surface Water - SUDS unsuitable due to topography, heavy soils and high water table.
- Housing Density & Implementation - No market for high density

### Chief Executive's Opinion

2.14.2 Monard was designated a Strategic Development Zone by the Government for the creation of a new rail based settlement between Cork City and Blarney. The 2015 Planning Scheme prepared by Cork County Council was in response to an earlier decision by An Bord Pleanála. An oral hearing was held and it concluded in January 2016. An Bord Pleanála have yet to make a decision on the 2015 Planning Scheme. The site remains designated by the Government and the 2014 County Development Plan proposes Monard as a main town to cater for additional future growth in the metropolitan area. The issues raised in the submission are similar to those raised in the appeal to the Bord. It would be premature to comment on these issues until a decision has been reached by An Bord Pleanála.

## 2.15 Issues raised in relation to Key Villages

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

2.15.1 There were a total of 10 submissions made in relation to the Key Villages within the Cobh Municipal District with a number of issues emerging, residential development in the villages, provision of community facilities and infrastructural improvements. Some of these issues are addressed in the Section 3 Appendix in this report however the main issues raised in the submissions are outlined in this section as follows;

#### *Carrignavar*

2.15.2 4 submissions were received in relation to Carrignavar with the following issues emerging;

### Residential Land Supply

2.15.3 Submission (16/2367) relates to the X-01 opportunity site in Carrignavar which is zoned for a mix of medium density residential development to include the provision of playing pitches,

community facilities a crèche and extension to existing school. The submission requests that lands which are currently part of the X-01 site are released from the constraints of the objective and zoned as a standalone site for medium density residential development.

#### Chief Executive's Response

- 2.15.4 The Blarney Electoral Area Local Area Plan 2011 did not zone land for standalone residential development in the villages. This was done in order to provide more flexibility for residential development in these smaller settlements. This approach will be continued in the Cobh Municipal District Local Area Plan whereby all villages will have a development boundary and an objective relating to the scale of growth proposed in each village.
- 2.15.5 The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in Carrignavar will remain at 100 additional dwellings units up to 2020, the level established in 2011. Consideration will be given to removing the X-01 Opportunity Site objective in the village and to retain the lands inside the settlement boundary where the general development objectives for the village apply. No lands will be zoned for residential development within the development boundary and the growth target of 100 units will be retained subject to the provision of appropriate water and waste water treatment infrastructure.

#### Provision of Active Open Space

- 2.15.6 Submission 16/2891 relates to lands which adjoin the playing field and club facilities of Carrig na bhFear GAA. The lands form part of the X-01 site and the submission requests that the lands be released from the constraints of the X-01 objective but retain a zoning for active open space development as set out in section 6.4.10 of the 2011 Blarney Local Area Plan.

#### Chief Executive's Opinion

- 2.15.7 As already mentioned in paragraph 2.15.5 consideration will be given to removing the X-01 Opportunity Site objective in the village and to retain the lands inside the settlement boundary where the general development objectives for the village apply. However a zoning objective for active open space use will be retained as set out in 6.4.10 of the Blarney Electoral Area Local Area Plan 2011.

#### Glounthaune

- 2.15.8 6 submissions were received in relation to Glounthaune with the following issues emerging;

#### Residential Land Supply (X-01, X-02 and extension to the development boundary)

- 2.15.9 Two submissions were received in relation to the X-01 site. Submissions 16/2720 and 16/2375 propose that X-01 be retained along with adjoining parcels of land which would provide additional access points to the site. Both submissions request that the site be retained for residential development and 16/2720 also specifically proposes that a revised policy approach be adopted for the DB-01 and the special policy objectives to ensure the delivery of residential development in the village.

- 2.15.10 Submission 16/2600 relates to the development of the X-02 site in Glounthaune. It outlines the need to re-affirm and strengthen the strategic rail based growth objectives for Glounthaune and designate lands to the east of the railway station (including X-02) as the best opportunity sites to accommodate rail based growth in the village. The submission also requests that the X-02 site be rezoned for Medium A density residential development and that the current requirement for 'railway parking' on the site is removed to include a separate objective to make provision for a pedestrian/cycle link to facilitate access/connectivity to the railway station and the village core.
- 2.15.11 The issue of extending the development boundary was addressed in submissions 16/2366 and 16/2558. Submission 16/2558 relates to lands to the west of the village and would include an existing row of houses and additional lands. Submission 16/2366 relates to lands to the east of the village which adjoin the existing X-02 site and a residential development which is currently under construction.

### Chief Executive's Response

- 2.15.12 The Blarney Electoral Area Local Area Plan 2011 did not zone land for standalone residential development outside of the main towns. This was done in order to provide more flexibility for residential development in these smaller settlements. This approach will be continued in the Cobh Municipal District Local Area Plan whereby all villages will have a development boundary and an objective relating to the scale of growth proposed in each village.
- 2.15.13 The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in Glounthaune will remain at 400 additional dwellings units up to 2020, the level established in 2011. Consideration will be given to removing the X-01 and X-02 Special Policy Area Objectives in the village and to retain the lands inside the settlement boundary where the general development objectives for the village will apply. No lands will be zoned for residential development within the development boundary and the growth target of 400 units will be retained. This number reflects the village's infrastructural capacity and most significantly it's availability of public transport.
- 2.15.14 Consideration will be given to extending the development boundary to the east and west of the village to include additional lands for residential development. The lands to the west of the village adjoin the C-01 site and include vacant land and existing individual houses. The lands to the east are located to the north of the X-02 site and adjoin a residential development which is currently under construction. The inclusion of this site would create an additional access point into the X-02 site which would be in addition to any future access points from the main road. A safe pedestrian link to the railway station and the village core and the provision of a public car park should also form part of any proposals to develop the lands on the eastern side of the village as per the requirements set out in the existing X-02 objective.

### Connectivity

- 2.15.15 The issue of connectivity was raised in submissions 16/2531 and 16/2600. Submission 16/2531 refers to the need for improved road infrastructure to deal with increased traffic volumes and the need for improved access to Little Island.
- 2.15.16 Submission 16/2600 proposes the need for an access objective on to the L3004 and a pedestrian/cycle link mapped objective to facilitate access/connectivity to the railway station and village core to the west. It also raises the need to reaffirm and strengthen the rail based growth objectives for the village.

## Chief Executive’s Response

2.15.17 Internal roads in Glounthaune are generally quite poor and facilities for cyclists are considered to be inadequate. The Blarney Electoral Area Local Area Plan 2011 highlighted that Glounthaune would benefit from traffic calming measures along the old N25 road which would also help give more definition to the village core.

2.15.18 A safe pedestrian and cycle link to the railway station and the village core and the provision of a public car park should form part of any proposals to develop the lands on the eastern side of the village near the train station as per the requirements set out in the existing X-02 objective. The provision of additional car parking close to the station to encourage park and ride as an alternative to car based transport is considered to be important in order to realise the potential of rail based transport in Glounthaune.

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

2.16.1 The following table highlights some of the key issues to be addressed in the preparation of the Cobh Municipal District Draft Local Area Plan. This list is not an exhaustive list of issues. More issues may emerge and additional changes may be considered in the process of preparing the draft plan.

**Table 2:1 Matters to be addressed in the Draft Plan**

Topic	Suggested Change
<b>Carrigtwohill</b>	
<b>Residential</b>	<ul style="list-style-type: none"> <li>a) It is proposed to retain all lands currently zoned for residential use.</li> <li>b) It is proposed to remove a small portion of the O-02 site and include it in the existing built up area, as proposed in submission 16/2547.</li> <li>c) It is proposed to extend the development boundary to include additional lands as proposed in submission 16/2889.</li> </ul>
<b>Employment</b>	<ul style="list-style-type: none"> <li>d) Opportunity to review current employment zonings in Carrigtwohill.</li> <li>e) Review the appropriateness of retaining enterprise zonings (E-01 - E-04). These lands may be more suited to business use.</li> <li>f) Identification of a suitable zoning objective for the undeveloped portion of the Fota Business Park.</li> <li>g) Review the appropriateness of the B-01 zoning to the north west of the town.</li> <li>h) Review the appropriateness of objective on the I-04 site to the east of the town for large scale stand alone use.</li> </ul>
<b>Town Centre/</b>	<ul style="list-style-type: none"> <li>i) It is proposed to prepare a planning and urban design</li> </ul>

Topic	Suggested Change
<b>Retail</b>	<p>framework for the town centre during the lifetime of the Local Area Plan to guide future development.</p> <p>j) Opportunity to consider the extent of the current town centre zonings in Carrigwohill, particularly that extending along the length of Station Road where residential development has been permitted.</p> <p>k) Re-development proposals for the town centre must take into account proposals set out in the Carrigwohill Transportation Study.</p>
<b>Transport and Mobility</b>	<p>l) Opportunity to identify local road improvements needed to facilitate development, enhance connectivity to the town centre / schools and to the train station.</p>
<b>Flooding</b>	<p>m) A new flood study has been completed in Carrigwohill since the adoption of the current LAP and this will inform the review of the plan.</p>
<b>Cobh</b>	
<b>Housing</b>	<p>a) Promote increased residential land use close to the Town Centre as part of infill /redevelopment schemes.</p> <p>b) Set out detailed phasing proposals for the X-01 site as part of the preparation of the Framework Masterplan including open space, community facilities and delivery of roads and transport infrastructure.</p> <p>c) It is proposed to extend the development boundary to the north of Cobh at Ticknock Cross to include an existing ribbon of houses as part of the existing built up area zoning.</p>
<b>Economy</b>	<p>d) Identify/zone land to provide opportunities for new business development including clarification of provision within the Ballynoe land bank.</p> <p>e) Opportunity to consider measures to support the redevelopment of Marino Point for port related development.</p> <p>f) Consideration will be given to including supportive text in the Cobh Municipal District Local Area Plan for additional berthing capacity for Cruise Liners.</p> <p>g) Reassess the wording for the Rushbrooke Dock site objective.</p>
<b>Town Centre</b>	<p>h) Re-enforce the town centre as the preferred location for new retail/public service development.</p> <p>i) Provide a sequential approach to manage the development of</p>

Topic	Suggested Change
	<p>non-town centre sites for retail uses.</p> <p>j) Explore opportunities to enhance the public realm.</p> <p>k) Consider options to improve car parking. It has been suggested that a car park could be provided at West View.</p> <p>l) In line with the requirements of the Retail Planning Guidelines it is proposed to define the retail core of the town.</p>
<b>Road Improvements</b>	<p>m) Consideration of the issues regarding the R624.</p> <p>n) Need for local road improvements and new roads infrastructure to facilitate development.</p> <p>o) Considered enhanced provision for cycling within the town.</p>
<b>Public Transport</b>	<p>p) Consider measures to improve access/parking at rail stations.</p> <p>q) Promote the provision of a bus service within the town and possibly to Cork City/Environs, Carrigtwohill/Midleton.</p>
<b>Water Services Infrastructure</b>	<p>r) The completion of the Lower Harbour Towns Waste Water scheme will assist the town in achieving its development potential.</p>
<b>Cork City North Environs</b>	
<b>Residential</b>	<p>a) No changes are proposed to the existing residential zonings in the North Environs. However, during the preparation of the draft plan, consideration will be given to the identification of lands for future residential development options in line with Section 2.3.</p> <p>b) It is proposed to develop a framework for the development of the Ballyvolane land (X-01) and to include this in the Draft Plan to be published in November 2016. The proposed framework will provide for a number of short-term residential units that can be provided in advance of major infrastructure development, the remainder being provided after further infrastructure investment.</p>
<b>Employment</b>	<p>c) No changes are proposed to existing employment zonings in the North Environs.</p>
<b>Town Centre/Retail</b>	<p>d) In general no changes are proposed in terms of the provision for retail development within the North Environs. However the outcome of the current appeal to An Bord Pleanála will be considered as part of the preparation of the draft plan.</p>

Topic	Suggested Change
	e) Additional neighbourhood retail development will be planned in the Ballyvolane Framework Master Plan.
<b>Transport and Mobility</b>	f) Delivery of the Northern Ring Road remains a priority.
<b>Glanmire</b>	
<b>Residential</b>	<p>a) It is proposed to retain existing residential zonings R-01 to R-04.</p> <p>b) Zone lands which are the subject of sub 16/2665 for medium density B residential (3.52ha)</p> <p>c) Zone lands which are the subject of sub 16/2702 for medium density B residential (3.4ha)</p> <p>d) It is proposed to develop a framework for the Dunkettle/Ballinglanna lands ( X-01 site) and to include this in the Draft Plan to be published in November 2016. The Framework will provide for two phases of development. Phase One, which will be supported by local road improvements within Glanmire, will be completed in advance of the upgrading of the Dunkettle Interchange, resulting in a potential for 400 housing units on 34.7ha. Phase Two (37.2ha) will be delayed until the Dunkettle Interchange upgrade has been completed and will include a number of additional transport improvements to Glanmire with the potential for approximately 800 houses and a revised planning policy for the development of Dunkettle House. The framework will also detail the additional infrastructure required to facilitate the development.</p>
<b>Employment</b>	e) No changes are proposed to the existing employment zonings.
<b>Town Centre/Retail</b>	<p>f) No changes proposed to existing town centre zonings.</p> <p>g) Explore measures to promote connectivity from the existing T01 to T-02.</p> <p>h) Opportunities to improve the public realm.</p> <p>i) Opportunity to identify former industrial site, south of Glanmire Bridge and opposite the Garda Station, as an opportunity site for regeneration.</p>
<b>Community</b>	j) Opportunity to consider if any additional community facilities

Topic	Suggested Change
<b>Facilities/Green Infrastructure</b>	are required in the town and where should they be located.
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>k) Upgrading of Dunkettle Interchange needed to ease traffic congestion and reduce levels of through traffic.</li> <li>l) Enhanced provision for pedestrians and cyclists is also required particularly from residential areas to the Town Centre and along Hazelwood Road.</li> </ul>
<b>Flooding</b>	m) Emerging information from the Glashaboy flood relief scheme will inform the preparation of the Draft Local Area Plan.
<b>Little Island</b>	
<b>Employment</b>	<ul style="list-style-type: none"> <li>a) It is proposed to retain all existing employment zonings in the area.</li> <li>b) The review of the LAP also affords the opportunity to identify a number of brownfield opportunity sites within Little Island for specific employment related activities.</li> <li>c) Consider the inclusion of a vision statement for Little Island and supportive text for the existing development at Eastgate.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>d) Delivery of the upgrade to the Dunkettle Interchange remains a priority.</li> <li>e) Opportunity to consider measures to improve public transport circulation within Little Island and enhancing connectivity with the train station.</li> </ul>
<b>Open Space/Recreation</b>	It is proposed to retain the existing proposals for public open space provision on the X-01 site.
<b>Other Issues</b>	
<b>Vacant and underutilised sites</b>	<ul style="list-style-type: none"> <li>a) It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify vacant sites following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plan will include the measures outlined in the Act.</li> </ul>



## Section 3 Submissions Received during the Consultation Process

### 3.1 Introduction

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

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

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive’s Response
<b>Statutory Submissions</b>			
Dept of Arts, Heritage and the Gaeltacht	CPCD16/2932	<ul 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.</li> <li>Stresses importance of considering known and potential unknown archaeology when doing AA and SEA.</li> </ul>	Where specific archaeological issues arise in individual settlements policies/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.

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Dept of Education and Skills	CPCD16/2596	<ul 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 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.</li> <li>• Seeks the provision of a buffer zone around school sites in existing built up areas to provide an amenity to the school and adjacent houses and to provide for expansion of such schools in the future.</li> <li>• Requests that the Council have a development contribution scheme which reflects the '<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.</li> <li>• Highlights areas around the</li> </ul>	<p>Consideration will be given to these issues in the preparation of the Draft Plan. In the Council's experience zoning specific sites for the provision of new schools can be problematic as other alternative sites, considered suitable for a school may often emerge, rendering the school zoning obsolete.</p> <p>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>

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>county when additional school provision will be required.</p>	
EPA	CPCD16/2957	<p>Provides general guidance on the overall SEA process and highlights number of key issues to be considered in preparing the new local area plans as follows:</p> <ul style="list-style-type: none"> <li>• <i>Compliance with higher level plans</i> such as the Regional Planning Guidelines and the Core Strategy of the County Plan.</li> <li>• <i>Flood Risk Management:</i> Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data.</li> <li>• <i>Delivery of critical infrastructure:</i> Development proposals should have regard to Irish waters Capital Investment Programme, particularly given the number of locations which have inadequate infrastructure at present, to ensure development occurs in line with the ability to provide appropriate infrastructure.</li> <li>• <i>Transport:</i> Plans should promote increased use of public transport,</li> </ul>	<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 Section 2.4 Flood Risk Management</p>

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>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> <ul style="list-style-type: none"> <li>• <i>Biodiversity:</i> Need to ensure habitats and species are sufficiently protected. An ecosystem services approach would be beneficial in terms of sustaining biodiversity, providing for flood alleviation, recreation and amenity uses.</li> <li>• <i>Masterplans:</i> requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account.</li> </ul> <p><i>Climate Change</i> – need to integrate climate change mitigation and adaptation measures / considerations into plans.</p>	
Irish Water	CPCD16/2789	<ul style="list-style-type: none"> <li>• Objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement/ core strategies of development plans prepared in accordance with the NSS and RPGs, subject to the availability of funding and to</li> </ul>	<p>Welcomes 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</p>

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>environmental constraints.</p> <ul style="list-style-type: none"> <li>• Endeavour to secure the provision of the necessary infrastructure over the next plan period.</li> <li>• Investment in water services in line with its investment programme and connection policies approved by CER.</li> <li>• Currently preparing a submission to the CER on the national investment plan for 2017-2018. A review of all water and wastewater infrastructure in County Cork has been undertaken.</li> <li>• Objective to reduce the number of water abstraction locations, water treatment plants and WSZ's across the county.</li> <li>• Objective to reduce leakage from a national average of 50% to 38% by 2021 and 30% by 2030.</li> <li>• Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents.</li> <li>• Consider that Cork County Councils assessment of existing water services infrastructure does not take into account the rationalisation, leakage reduction, waste water strategies and projects to be undertaken by IW.</li> </ul>	<p>Council's infrastructure priorities are reflected in Irish Water investment plans.</p> <p>It is intended to provide detailed information on the availability of water services infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate.</p> <p>See also Sections 2.5. and 2.6 on Water Services.</p>
		<p>Will continue to work with Council to determine the</p>	

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		<p>constraints in existing water services and to provide for emerging demand for additional water services in line with adopted LAPs.</p>	
<p>NTA Michael Mac Aree</p>	<p>CPCD16/2795</p>	<p>This submission is a duplicate of submission 2800.</p>	<p>Duplicate Submission</p>
<p>NTA Michael Mac Aree</p>	<p>CPCD16/2800</p>	<p>Separate submissions were made to the Ballincollig-Carrigaline, Bandon-Kinsale and Blarney-Macroom MD's. This submission sets out broad principles that should be applied to all LAP's to ensure that:</p> <ul style="list-style-type: none"> <li>•Development location is prioritised and the sequencing of development, informed by the need to promote and provide for the development of public transport services;</li> <li>•Protection of the strategic transport infrastructure assets such as national road network, through the appropriate location of development and the provision of alternative network options and modes of transport.</li> <li>•Integrated approach to land use and transport planning to provide a stronger basis for the use of non-car modes.</li> </ul> <p>In relation to public transport services provision a strong emphasis on the following is recommended;</p> <ul style="list-style-type: none"> <li>•Exam existing transport deficiencies and possible solutions,</li> <li>•Assess future transport</li> </ul>	<p>The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlement. Continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.</p> <p>See also Section 2.8 on Sustainable Transport.</p>

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		demand arising from development objectives, • Likely transport investment requirements, • Bus network planning, • Rural Bus transport Provision and • Walking and Cycle network planning.	
NTA Michael Mac Aree	CPCD16/2801	This submission is a duplicate of 2800.	Duplicate Submission
NTA Michael Mac Aree	CPCD16/2802	This submission is a duplicate of 2800	Duplicate Submission
NTA Michael Mac Aree	CPCD16/2803	This submission is a duplicate of 2800.	Duplicate Submission
NTA Michael Mac Aree	CPCD16/2805	This submission is a duplicate of 2800.	Duplicate Submission
Michael Mac Aree	CPCD16/2807	This submission is a duplicate of 2800	Duplicate Submission
OPW	CPCD16/2950	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.  • Identify flood risk at as early a stage as possible • Development shall be in areas with minimal risk or avoid. • Precautionary approach shall be implemented to reflect uncertainty in flood risk. • Welcome if a Stage 2 FRA was undertaken for LAPs	See Section 2.4 on Flood Risk Management

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<p>and guidelines applied to each proposed zoned site.</p>			
TII	CPCD16/2456	<ul style="list-style-type: none"> <li>• Council have been very successful and proactive in approaching local development planning via the preparation of an evidence based planning as advocated by DOE guidelines</li> <li>• Stress importance of protecting the capacity of national routes.</li> <li>• Concerned that while identify constraints do not make it clear how these infrastructures will be delivered.</li> <li>• Suggests that appropriate funding mechanism for national road improvements necessitated by potential developments could include the putting in place a revised General and Special Development Contribution Scheme for County Cork or entering binding agreements with developers.</li> <li>• If no clear funding or delivery mechanisms have been put in place for such upgrades/mitigation measures, then such developments should be considered unacceptable and premature.</li> <li>• Gives a status update at County wide level on current national roads projects.</li> </ul> <p>Makes specific comments on specific sites in the Ballincollig-</p>	See Sustainable Transport Paragraphs 2.4.11 to 2.4.18.



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		<p>Carrigaline MD (Cork Airport, Cork Science and Innovation Park, Carrigaline, Ringaskiddy)                      Bandon Kinsale MD (Bandon, Carrigaline), Blarney-Macroom (Blarney)</p>	
<b>Countywide Submissions</b>			
An Taisce	CPCD16/2565	<p>• Key priority of the LAPs must be transition to a low carbon society and economy and to mitigate the significant risks associated with rising energy costs and climate change adaptation.</p> <p>Specifically the submission suggests that the local area plans should be accompanied by:</p> <ul style="list-style-type: none"> <li>• A local climate change strategy.</li> <li>• A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand and supporting the creation of compact walkable settlements.</li> <li>• A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development.</li> <li>• An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural.</li> <li>• Measures to promote local employment close to residential areas rather than large scale industrial parks.</li> <li>• A clear programme for</li> </ul>	<p>In preparing eight Municipal District Local Area Plans simultaneously, the Council does not have the resources to prepare plans supported by the full suite of documents outlined in this submission, and in many cases the information required to prepare such locally based strategies is not available. However, the issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area plans.</p>

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		<p>implementation linking infrastructure delivery with the sequential and phased development of zoned land.</p>	
<p>Bus Eireann</p>	<p>CPCD16/2953</p>	<p>Highlights the need for modal shift to public transport in line with Smarter Travel initiative.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• Bus stops at schools should provide a safe environment for children. Adjustments to parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses.</li> <li>• Specific issues identified for each Municipal District.</li> </ul>	<p>See Section 2.8 on Sustainable Transport.</p>

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CIF	CPCD16/2951	<p>Population and unit growth targets require an ambitious housing output in County Cork of approximately 8,700 units p.a. from 2016 to 2022.</p> <ul style="list-style-type: none"> <li>• A maximum of 44% of lands currently zoned are serviced for development within the next 2 year period. Much of this land is unavailable to the market or is further constrained by the need for road infrastructure.</li> <li>• There is a need to zone approximately 670ha of land in the County metropolitan area to provide a strategic land reserve consistent with the 2007 Development Plan Guidelines. This land needs to be provided in areas which can be cost effectively serviced: are sustainable in terms of access to existing services, public and private transport: and have a market demand.</li> <li>• The Planning Authority need to take a lead role in facilitating the substantial and targeted infrastructure investment required to achieve the housing targets set out in the 2014 CDP.</li> <li>• The forthcoming LAPs need to provide definitive planning policy objectives for zoned lands, including the Masterplan areas, which will allow development proposals to be brought forward in the short term.</li> <li>• An Implementation Task Force, to be led by the Planning authority, is needed to support the delivery of the development</li> </ul>	<p>See section 2.3 on Housing Land Supply and Sections 2.5 and 2.6 on Water Services Provision.</p>

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		<p>objectives of the CDP 2014 and the forthcoming LAPs.</p> <ul style="list-style-type: none"> <li>The need to ensure an on-going monitoring and review framework to ensure an adequate supply of available zoned land throughout the forthcoming LAP period.</li> </ul>	
Cork City Council	CPCD16/2946	<p>No objection in principle to an increase in the Strategic Land Reserve where justified.</p> <ul style="list-style-type: none"> <li>Suggest an increase in density in some locations could reduce amount required.</li> <li>Current suggested densities not sufficient to support national targets on sustainable transport modes.</li> <li>Given significant infrastructure deficits caution against a significant increase in land zoned.</li> <li>Any increase in lieu of Docklands would be contrary to SWRPG 2010 and the Planning Acts.</li> <li>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>Comments on specific sites in the Cobh Municipal District;</li> </ul> <p><u>Sites R-01, R-02</u></p> <p>Given the objective for a proposed railway station at Ballinoe, the proposal to retain residential zoning on the Tay Road, sites R-01, R-02 at 'Medium Density B' (i.e. 12- 25 net units per hectare) is</p>	<p>See section 2.3 on Housing Land Supply and Sections 2.5 and 2.6 on Water Services Provision.</p> <p>See Section 2 Cobh, Key Issue One, paragraphs 2.10.3 – 2.10.4 for CEO response in relation to Residential Land Supply in Cobh.</p>

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		<p>considered to be insufficient to support future rail investment. Density should also be examined in respect of Masterplan site X-01, having regard to its relative proximity to the planned rail station.</p>	
<p>Inland Fisheries Ireland</p>	<p>CPCD16/2954</p>	<ul style="list-style-type: none"> <li>• Recognise that protection of the aquatic environment/habitat not only requires the protection of water quality but also necessitates the protection and maintenance of physical habitat and hydrological processes/regimes.</li> <li>• The Habitats and SAC Directive does not extend to the inclusion of all aquatic habitats of fish bearing importance or of amenity value. Therefore LAPs should not rely solely on such designations to protect water courses as such an approach would exclude significant numbers of waterways.</li> <li>• LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats.</li> <li>• Opposed to any development on floodplain lands.</li> <li>• Should ensure that developments do not lead to the spread of invasive species.</li> <li>• Plans should encourage</li> </ul>	<p>The policies and objectives included in the Local Area Plans will have regard to the need to protect the aquatic environment/habitat. The overall approach to the protection of water quality and aquatic environments/habitat is set out in Chapter 11 "Water Services, Surface Water and Waste", Chapter 12 "Heritage" and Chapter 13 "Green Infrastructure and Environment" of the Cork County Development Plan, 2014.</p>

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water conservation and water use efficiency.			
Kevin Murphy (CIr)	BKPCD16/2943	Rural housing density issue needs to be addressed.	The concerns raised in relation to surface water run-off are noted. It is considered that these issues would be best dealt with through the Development Management process.
Kevin Murphy (CIr)	BKPCD2944	Concerned about condition of road network and the impact that surface water run –off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly.	The issue raised in this submission are a matter for the review of the County Development Plan and the implementation of policy by Development Management.
Planning and Strategic Development Strategic Policy Committee	CPCD16/2992	<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> <ol style="list-style-type: none"> <li>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'</li> <li>2. Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased.</li> <li>3. Settlement Targets: Submission asserts that the</li> </ol>	See section 2.3 on Housing Land Supply and Sections 2.5 and 2.6 on Water Services Provision.

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<p>housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork.</p> <p>4. Masterplan Capacity: proposal to deliver a large part of the housing output from the masterplan sites is unrealistic given the inevitable implementation difficulties. The role of agencies such as Irish Water; Transport Infrastructure Ireland and Iarnród Eireann will be critical.</p> <p>Submission notes that investment in infrastructure will have to be led by the public sector as the private sector funding is no longer viable.</p>			
<p><b>Cobh Municipal District Submissions</b></p>			
<p>Alan O'Shea/Fiona Larkin</p>	<p>CPCD16/2409</p>	<p>Submission to have the green belt boundary altered along the Tay road west of Ticknock Cross, Cobh to exclude row of cottages in line with adjoining properties.</p>	<p>These houses are located in the greenbelt and it is proposed to extend the development boundary of Cobh to include this existing row of houses as part of the existing built up area.</p>
<p>Baker Tilly Ryan Glennon</p>	<p>CPCD16/2689</p>	<p>This submission relates to 5.67ha of land located in Upper Glanmire. The submission requests that the LAP zone this land for Medium B density residential development or alternatively delete objective DB-01 (a) and modify DB-01(d) as follows; DB-01(d) No individual development shall exceed 50 housing units and shall be of appropriate layout and design,</p>	<p>The Blarney Electoral Area Local Area Plan 2011 did not zone land for standalone residential development in the villages. This was done in order to provide more flexibility for residential development in these smaller settlements. This approach will be continued in the Cobh Municipal District Local Area Plan</p>

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		sensitive to the rural nature of the village.	<p>whereby all villages will have a development boundary and an objective relating to the scale of growth proposed in each village.</p> <p>The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in the villages will generally be retained as set out in the current 2011 Local Area Plan. The request to remove the restriction regarding the number of units under the DB-01 objective would be premature pending the upgrade of the WWTP.</p>
Bluescape Limited	CPCD16/2702	This submission relates to 3.4ha of land to the south of Glanmire. The submission requests that the land is zoned for Medium B density residential development.	The lands at Woodville/Dunkettle were previously zoned for residential development. The road improvements required to facilitate the X-01 site will benefit these lands also. The zoning of the lands will provide access to the adjoining X-01 lands. The number of units will be limited by topography, the requirement for road improvements should also be provided for in the zoning objective.
Bluescape Limited	CPCD16/2720	This submission proposes a revised policy approach for the delivery of residential development in Glounthaune. The submission specifically refers to the delivery of X-01 and its capacity to deliver a Medium B density residential development in close proximity to the Glounthaune rail station.	See Section 2 Glounthaune, Key Issue One, paragraphs 2.5.12 – 2.5.13 for CEO Response



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Bluescape Ltd	CPCD16/2708	This submission relates to land which is currently zoned for Town Centre Uses in Carrigtwohill. The submission requests that the T-01 objective for Carrigtwohill be modified to facilitate the development of the town centre without burdening the development with larger public infrastructure requirements (revised wording suggested).	See Section 2 Carrigtwohill, Key Issue Four, paragraphs 2.9.18-2.9.19.
Carrignavar Community Council	CPCD16/2405	This submission from the Carrignavar Community Council proposes the following; 1. The building of a new community sports complex in the village on a 2 acre site that they have purchased near the school.  2. An upgrade to the village swimming pool and enhancement of the play ground and green area near the river.	Cork County Council has no objection in principle to the development of a new community sports complex in the village subject to proper planning and sustainable development.  The Blarney Electoral Area Local Area Plan 2011 includes a specific site for open space which protects the playground and adjoining lands overlooking the riverside walk. This objective will be retained in the new Cobh Municipal District Local Area Plan.
Carrigtwohill Community Council	CPCD16/2774	The Community Association have a number of issues relating to facilities, transport and flooding in Carrigtwohill.  - Additional zoned land required for community and sporting facilities.  - Proposed new road South of main street would impact negatively on the above facilities.  - Alternative sites for new primary and secondary should	The 2015 amendment to the Midleton Electoral Area Local Area Plan makes provision for additional sports, recreation and amenity uses and for two primary school sites and a secondary school site at Carrigtwohill North. The location of the schools is determined by the need to be close to areas of greatest residential development and adjacent to proposed Open Space/Sports so that the possibility of sharing facilities is maximised.

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		<p>be zoned accordingly.</p> <ul style="list-style-type: none"> <li>- Severe capacity constraints at junction of Main street and Church Road.</li> <li>- The non provision of a road leading from Tullagreine Road to Church Road is causing congestion.</li> <li>- Flooding infrastructure inadequate; additional outflow locations needed, inefficient culverts. The condition of Slatty bridge is a serious concern.</li> </ul>	<p>It is intended that these sites, when required, will eventually be purchased by the Department of Education and Skills who will then build the schools. The schools should be centrally located in close proximity to the proposed Station Quarter, Linear Park, local parks and Green Corridor.</p> <p>The aim of this plan is to create a more pedestrian friendly town centre environment and to reduce vehicular congestion in the town. Key to the creation of a more pedestrian orientated town centre is the delivery of the new town centre street to the south of the main street and to the north of the N25. Provisions for some of these improvements have been set out in the existing T-01 objective which also includes proposals for the completion of the upgrade of the junction of Main Street and Church Road.</p> <p>Issues relating to existing Flood Infrastructure in the town shall be referred to the County Engineer for his consideration.</p>
Celcareil Ltd	CPCD16/2580	<p>This submission relates to B-04 in Carrigtwohill which allows for business use. The submission agrees with the suggested zoning approach put forward in the public consultation document but submits that the site should be designated for Pharmaceutical and Logistics</p>	<p>The B-04 site is zoned for business development excluding non retail general offices and car showrooms. The objective for the site can not include a specific zoning use to a particular type of development and it should therefore remain as a</p>

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		Use in any future employment zoning matrix.	'Business Development' zoning.
Cobh Tidy Towns	CPCD16/2699	This submission makes a number of observations in relation to Cobh and the Tidy Towns ethos which it states is relevant to all parts of the Local Area Plan. It mentions the needs for additional public transport, town centre vacancy, lack of playground, inappropriate residential zoning, town centre design statement, a park and ride facility and the need for local plan for the Harbour.	See Section Two Cobh, Key Issue 3, paragraphs 2.10.9 – 2.10.11 for CEO Response
Cobh Tourism Ltd.	CPCD16/2549	This submission raises a number of issues in relation to tourism in Cobh which include the following; Provision of additional tourism accommodation; improvements to Cobh Town Centre to include public realm enhancements and a traffic management plan; the need for a separate Local Area Plan for Cork Harbour; improvement of access to Cork Harbour for both tourism and commercial activity; lack of marina facilities in Cobh; bus parking at Cruise Liner Terminal; the provision of a second cruise berth within Cobh; walking and cycling routes on Great Island.	See Section Two Cobh, Key Issue 3, paragraphs 2.10.9 – 2.10.11 for CEO Response. See also Key Issue Four, paragraph 2.10.13.
Cobh Tourism Ltd.	CPCD16/2550	This submission is a duplicate of submission 16/2549.	Duplicate Submission
Cobh Tourism Ltd.	CPCD16/2551	This submission is a duplicate of submission 16/2549.	Duplicate Submission
CON O'SULLIVAN	CPCD16/2598	This submission proposes that the development boundary at Kerry Pike be extended in a northerly direction to include an	The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in the

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		existing nursery which is 1.348 ha in dimension.	villages will generally be retained as set out in the current 2011 Local Area Plan. However, consideration may be given to extending the development boundary in some villages if deemed appropriate.
Conor Crowley & Billy O'Flynn	CPCD16/2578	This submission proposes that lands at Carhoo (Cork City North Environs) be considered for rezoning for a mixed use/residential development.	See Section 2 paragraph 2.11.5 for CEO response under Key Issue Two – Residential Land Supply – Carhoo/Kilcully.
Cork County GAA Board	CPCD16/2714	This submission relates to lands within the settlement of Cork City North Environs. The submission requests that part of the lands which are currently zoned for business use are rezoned for residential use.	See Section 2 paragraph 2.11.5 for CEO response under Key Issue Two – Residential Land Supply – Carhoo/Kilcully.
Cummins Family	CPCD16/2547	Submission relates to two small parcels of land to the south of the railway line. One parcel forms part of R-18 which is zoned for Medium B density residential development. The 2 <sup>nd</sup> parcel is part of the O-02 zoning objective for Active Open Space which includes the provision of playing pitches.	<p>It is proposed to retain the R-18 zoning as part of the overall delivery of the Carrigtwohill North Masterplan. R-18 is zoned for Medium B density residential development. It is not considered that there would be any significant difference in the development potential of this site if it was included in the existing built up area.</p> <p>It is also proposed to remove a small portion of the O-02 site and include it in the existing built up area. It is only considered appropriate to include the lands which are outside the new 'flood zone A' as shown on the Carrigtwohill Flood Risk Map in the Carrigtwohill North Framework Masterplan.</p>

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David Kelly	CPCD16/2352	Request that the Glashaboy River Flood Relief Scheme Document is updated to contain details of flooding that occurred in December 2015.	See Section 2 paragraph 2.12.11 for CEO Response under Key Issue Two - Flood Risk.
David Nodwell Ltd	CPCD16/2744	This submission relates to 28.2ha of land at Sallybrook, Glanmire. The lands are presently zoned for open space uses and the submission proposes that they be zoned as a Special Policy Area (X-01) to cater for additional units which will be required in Glanmire up to 2022 (suggested objective included).	See Section 2 paragraph 2.12.5 for CEO response under Key Issue One – Residential zoning.
Denis O'Connor and Dan Joe Foley	CPCD16/2891	This submission relates to 2.67ha of land which adjoin the playing field and club facilities of Carraig na bhFear GAA. The lands form part of X-01 opportunity site in the village and the submission requests that the lands would retain a zoning for active open space development as envisaged by 6.4.10 of the Local Area Plan but released from the constraints of Objective X-01.	See Section 2 Carrignavar, Key Issue Two, paragraphs 2.15.5 and 2.15.7 for CEO response
Donnacha Loftus	CPCD16/2773	This submission relates to a 4.6ha site at Banduff in the Cork City North Environs. The submission requests that the lands are zoned for Town Centre development identifying them as appropriate for retail and town centre type uses including large scale retailing.	See Section 2 paragraph 2.11.8 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site.
Doyle Shipping Group	CPCD16/2757	This submission is made on behalf of Doyle Shipping Group, who are the owners of lands at Rushbrooke, Cobh commonly referred to as Cork Dockyard.	See Section Two Cobh, Key Issue Five, paragraph 2.10.15 for CEO Response.

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		<p>The site covers an area of approximately 17.8 hectares. The submission notes the reference to 'marine related' industrial uses for the Dockyard and asks that this reference does not restrict the site to these uses and that Cork Dockyard is simply zoned for 'Industrial Use' in the forthcoming LAP.</p>	
<p>Eamonn Crowley Secretary</p>	<p>CPCD16/2887</p>	<p>This submission relates to the X-01 lands at Little Island (formerly Harbour Point Golf Club). The submission states that existing lands zoned for industrial use would adequately facilitate the continued growth of Little Island as a major employment hub and that due consideration for the meaningful development of an amenity for the local residents and employees of the area during the preparation of X-01.</p> <p>The submission also notes that in addition to the proposed new junction at Dunkettle a third entrance/exist onto the N25 would also be required.</p>	<p>See Section 2 Little Island, Key Issue Two, paragraphs 2.13.5.</p>
<p>Edgefield Property Investments</p>	<p>CPCD16/2684</p>	<p>This submission relates to 17.88 ha of land which are part of the X-01 Masterplan lands in Carrigtwohill. Due to flood risk concerns the majority of the subject lands to the north of the railway station were zoned for open space. The submission questions the use of the Carrigtwohill Flood Risk Assessment in the determination of land use zoning objectives in the Carrigtwohill North Framework Masterplan. It requests the County Council to commission</p>	<p>See Section 2 Carrigtwohill, Key Issue Two paragraphs 2.9.8 - 2.9.10 for CEO response</p>

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		JBA to prepare a Stage 3 assessment of the land that is cognisant of the IE Consulting Engineers report recommending zoning for residential purposes.	
Edgefield Property Investments Limited	CPCD16/2364	This submission requests that Table 3.1.1 be amended to state that the northern portion of the X-01 site in Cobh be classed as 'developable within 2-6 years subject to consistency with detailed proposals for the Ballynoe land bank.	See Section 2 Cobh, Key Issue One paragraphs 2.10.3 - 2.10.4 for CEO response
Eileen Geaney	CPCD16/2473	This submission makes a number of observations in relation to Whitechurch and Waterloo. These issues include the scale of future growth; streetscape; density; employment; cemetery extension; car parking; provision of a cycle path; enhancement of cultural development.	Issues relating to the provision of community facilities in the village will be addressed in the new Cobh Municipal District Local Area Plan.
Estate of Rose McCarthy	CPCD16/2760	This submission relates to a 4.1ha site at Clanloughlin, Mount Desert. The submission requests that the settlement boundary to the west of Cork City be extended to include the subject site within the Cork City North Environs and that the site be zoned for Medium B density residential development.	The site should remain in the greenbelt and should not be zoned as an isolated pocket of low or medium density residential development. It would be a matter for development management to consider any subdivision subject to compliance with the green belt policies and the site's suitability.
Fionnuala Flanagan	CPCD16/2880	8 specific issues have been listed;  -Junction at "The Brook Inn" is extremely hazardous, roundabout needed. Calming measure needed at Kearney's Cross.  -Replacement of boundary	The provision of footpaths and cycle ways to link up developments and ensure adequate permeability throughout the settlement (including Sallybrook) will be assessed in the Draft Plan.  The eradication of the invasive species Japanese

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>fence at Glansillagh Mill with provision of a wall and footpath.</p> <p>-Disused filling station unsightly and health hazard.</p> <p>- Measures need to eradicate Japanese Knotweed (invasive species).</p> <p>-Stone wall, bridge and culverts on L.2979 require maintenance and assessment regarding condition.</p> <p>-Provision of a footpath and streetlighting to link Barrymore, Millbrook and Elmgrove developments.</p> <p>-Underground existing overhead ESB lines.</p> <p>-Provision of cycle lanes to schools.</p>	<p>Knotweed requires a licence and careful management. It is dealt with on a case by case basis, it requires specialist handling to ensure it doesn't spread. The Heritage Unit of Cork County prepared a leaflet on controlling this problematic plant.</p> <p>Cork County Council have commissioned consultants to carry out road and associated public realm improvements to enhance the Hazelwood area in Glanmire. The proposed improvements include approximately 1,4km of road extending along R639 between the junction with the R615 (Cork Road) and the junction with the L-2966-61 and also along the L-2966-61 Hazelwood Road from the junction with the R629 in the east to the roundabout junction with Brooklodge Grove to the east. The objectives of this project are to provide enhanced pedestrian facilities and permeability, improve cycle facilities, upgrade existing junctions and thus improve road safety for all road users and create an environment which will facilitate economic growth in the area.</p>
<p>Glounthaune Community Association</p>	<p>CPCD16/2531</p>	<p>Issues in relation to Glounthaune and Little Island include; scale of future growth in Glounthaune is too high, need to maintain rural village character, no merging with</p>	<p>See Section 2 Gounthaune, Key Issue One paragraphs 2.15.12 – 2.15.14 and Key Issue Two 2.15.17 – 2.15.18.</p>



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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>Carrigtwohill, increased traffic volume and need for road infrastructure and traffic calming, restrictions on additional housing, improved sustainable access to development at Little Island.</p>	
<p>Jack Lynch</p>	<p>CPCD16/2967</p>	<p>This submission seeks to have lands to the south west of Midleton (fronting the N25/ Water Rock road) included within the development boundary and zoned for either residential or enterprise use.</p> <p>It currently lies with the rural area under strong urban influence.</p>	<p>These lands are outside the existing development boundary of Midleton. The Framework Master Plan for Water-Rock comprising 2,500 houses has recently been completed and incorporated into the 2011 Local Area Plan as an amendment. Priority will be for the delivery of this land.</p>
<p>Jim Horgan Ballyvolane</p>	<p>CPCD16/2588</p>	<p>This submission relates to two parcels of land located on the western portion of the X-01 site in Ballyvolane. The submission requests that these lands are zoned for Medium A residential development to be developed on a phased basis to allow for short (i.e. immediate and medium/long term growth.</p>	<p>See Section 2 paragraphs 2.11.8 and 2.11.9 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site</p>
<p>Jim Luby &amp; Tom Rogers (Joint Receivers of Certain Assets of John &amp; Elaine Barry)</p>	<p>CPCD16/2680</p>	<p>Proposed revisions to the policy approach for Whitechurch as follows;</p> <ul style="list-style-type: none"> <li>• Designate Whitechurch as a 'Key Village';</li> <li>• Provide stronger population projections within the Village;</li> <li>• Revise the DB-01 objective by increasing the housing projection for the village to 200 houses and individual applications to 50 units;</li> <li>• Present population/housing projections as "targets" and not thresholds.</li> </ul>	<p>The Blarney Electoral Area Local Area Plan 2011 did not zone land for standalone residential development in the villages. This was done in order to provide more flexibility for residential development in these smaller settlements. This approach will be continued in the Cobh Municipal District Local Area Plan whereby all villages will have a development boundary and an objective relating to the scale of growth proposed in each village.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			<p>The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in the villages will generally be retained as set out in the current 2011 Local Area Plan. However, consideration may be given to extending the development boundary in some villages if deemed appropriate.</p>
John Corry	CPCD16/2366	This submission seeks to have 8.7 acres of land zoned for residential use in Glounthaune.	See Section 2 Gounthaune, Key Issue One paragraphs 2.15.12 – 2.15.14.
John Horgan Cobh	CPCD16/2663	<p>This submission relates to lands located at Terrylands, Carrigtwohill. The lands form part of the X-01 Masterplan site at Carrigtwohill. The lands which lie to the west of the masterplan area are zoned for Open Space. The submission states that these lands were not informed by an appropriate level of flood risk assessment and that identified flood risks can be ameliorated. The submission also states that the lands which are in close proximity to the rail station represent the optimal location for residential development. There is a request for County Council to commission further analysis of the potential for flood risk mitigation and management measures. The submission also requests that a degree of flexibility be integrated into the phasing schedule to allow development activity to commence in Phase 2 following the construction of 500 units in</p>	See Section 2 Carrigtwohill, Key Issue Two, paragraphs 2.9.8 – 2.9.10 for CEO response.

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Phase 1.			
Kathleen O'Sullivan and Nora Barry	CPCD16/2941	Requests the removal of subject lands (8.5ha) from the X-01 special policy site in Ballyvolane and re-zone the land for residential purposes because of its location next to existing residential development and availability of exiting services. It is suggested that the land could be brought forward for development quicker than if it was in the master plan area.	See Section 2 paragraph 2.11.10 for CEO response under Key Issue One – Residential Land Supply – Ballyvolane X-01 site.
Leo Seward and Ian Crockett	CPCD16/2712	This submission requests the rezoning of lands within the Cork City North Environs. The subject lands are currently zoned as part of the X-01 Masterplan area in Ballyvolane and the submission proposes that these lands be rezoned for residential uses.	See paragraphs 2.11.8, 2.11.9 and 2.11.10 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site.
Loftus	CPCD16/2769	Duplicate of 16/2773	Duplicate Submission
Mackey, Jerry	FPCD15/2340	Submission seeks to have a 0.32ha site, adjoining the development boundary of Watergrasshill, included within the development boundary of Watergrasshill and zoned for residential development. The site is located to the immediate south of the development boundary	See discussions regarding villages and Watergrasshill in Section 2 and Table 2.2 of the Fermoy Municipal District report.
Margot Foy	CPCD16/2889	This submission relates to lands at Terryland, Carrigtwohill. The submission requests that the development boundary be amended to include the lands.  The lands are currently located in the Green Belt and are located immediately adjacent to the town development boundary.	There is no objection to the proposed extension to the development boundary which is considered to be minor in nature and will also include two adjoining ribbons of properties to the east and west of the proposed site which will be included as existing built up

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
			area.
Maurice Cogan	CPCD16/2888	This submission relates to 7ha of land at Courtstown, Little Island. The submission requests that the lands which are currently zoned for Recreation/Open Space are changed to Industry/Enterprise Uses.	See Section 2 Little Island, Key Issue paragraph 2.13.3 for CEO response.
Maurice O'Donoghue Chairperson BoM	CPCD16/2882	This submission from Scoil Mhuire Naofa Carrigtwohill boys national school states that the existing boys school is inadequate and the submission requests lands to be zoned within the development boundary of Carrigtwohill to accommodate a replacement school for SMN, either on its own or amalgamated with the other existing primary girls school in Carrigtwohill village to facilitate a co-ed primary school.	<p>In 2015 the Department of Education and Skills was granted a 3 year planning permission (15/574) for 4 temporary classrooms on the grounds of Carrigtwohill GAA Club for Scoil Mhuire Naofa boy's national school. The Department of Education are actively pursuing the development of a multi-school campus in Carrigtwohill and the proposed development should be short term to allow for the establishment of permanent school accommodation.</p> <p>In relation to the provision of appropriate school sites the 2015 amendment to the Midleton Electoral Area Local Area Plan 2011 makes provision for sites for two primary schools and one secondary school. The location of the schools is determined by the need to be close to areas of greatest residential development and adjacent to proposed Open Space/Sports so that the possibility of sharing facilities is maximised.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			<p>It is intended that these sites, when required, will eventually be purchased by the Department of Education and Skills. The schools should be centrally located in close proximity to the proposed Station Quarter, Linear Park, local parks and Green Corridor. All of these areas will be accessible to students via walkways and cycleways.</p>
<p>Maurice O'Donoghue Development Committee Carrigtwohill GAA</p>	<p>CPCD16/2885</p>	<p>Carrigtwohill GAA has set out concerns regarding;</p> <ul style="list-style-type: none"> <li>-A proposed roadway and the effect on the Southern boundary of the GAA club at Carrigtwohill and the resulting loss of land.</li> <li>-Future road proposals conflict with permission for a school facility.</li> <li>- Lands to the East remain suitable for use as playing field /amenity area.</li> </ul>	<p>Concerns have been expressed regarding future road proposals conflicting with existing permissions however it should be noted that proposed roads which have been shown on the Carrigtwohill Transport Diagram in the Cobh MD Consultation Document are indicative route corridors which have not been finalised. The exact route of the roads will be determined at design stage.</p> <p>In 2015 the Department of Education and Skills was granted a 3 year planning permission (15/574) for 4 temporary classrooms on the grounds of Carrigtwohill GAA Club for Scoil Mhuire Naofa boy's national school. The Department of Education are actively pursuing the development of a multi-school campus in Carrigtwohill and the proposed development should be short term to allow for the establishment of permanent school accommodation.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
			See Section 2 paragraph 2.9.11 on the provision of playing fields in Carrigtwohill.
Maurice Spillane	CPCD16/2890	This submission relates to Carraig na bhFear and the provision, or reinstatement of public footpaths from the village to Ardaghtha Cross Roads. The reinstatement of this footpath would bring both health and safety and amenity benefits to the community.	Consideration will be given to the inclusion of an objective in the new Cobh Municipal District Local Area Plan for the provision of a footpath from the village to Ardaghtha Cross Roads. Provision of public infrastructure is dependent on the availability of funding.
McCarthy Family	CPCD16/2881	The submission requests the re-designation of the subject lands in Nash's Boreen/Fair Hill (removal of the lands from O-01/O-02) in favour of a residential zoning.	See Section 2 paragraph 2.11.3 for CEO response under Key Issue One – Residential Land Supply – Fair Hill and Nash's Boreen
Meadowbrook Residents	CPCD16/2899	The submission relates to flood issues in Glanmire Village and makes a number of recommendations including restricting planning until a comprehensive plan of action with regard to the removal of debris in the rivers that run through the Glanmire/Riverstown area.	See Section 2 paragraph 2.12.11 and 2.12.12 for CEO's response under Key Issue Two - Flood Risk.
Michael J Healy	CPCD16/2348	This submission requests that the existing main sewer in Kerry Pike be extended by approximately 200 yards to serve existing properties.	Issues relating to the provision of infrastructure in villages shall be referred to the County Engineer for his consideration.
Monard Concerned Residents	CPCD16/2395	A number of issues have been raised, reference was made to the oral hearing held by An Bord	See Section 2 paragraph 2.14.2 for CEO response under Issues raised in

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Group		<p>Pleanala on the 2015 SDZ Monard Planning Scheme. The issues include:</p> <p>Roads - NRR and N20 upgrades unlikely, local road network poor.</p> <p>Rail - Rail station peripheral to site, no agreement with CIE.</p> <p>Water &amp; Wastewater - Very costly upfront provision.</p> <p>Surface Water - SUDS unsuitable due to topography, heavy soils and high water table.</p> <p>Housing Density &amp; Implementation - No market for high density.</p> <p>Development at Monard is complex, reference to the Bord's refusal of planning scheme in 2013.</p>	relation to Monard.
Murnane & O'Shea Ltd.	CPCD16/2665	<p>This submission relates to 3.52ha of land which are located to the south of Glanmire village. The site is located within the Existing Built-Up Area of Glanmire. The submission states that development of this site would offer an opportunity to consolidate residential development in the town. The site lies within the existing settlement boundary of Glanmire and the submission requests that the lands are zoned for Medium B Density Residential Zoning.</p>	<p>The site is currently the subject of a planning application. The principle of development is considered acceptable however the number of units is a key consideration having regard to engineering issues and traffic considerations. A low to medium density residential zoning would be appropriate.</p>
Murnane O Shea Ltd Banduff	CPCD16/2604	<p>This submission relates to R-04 in Cork City North Environs which is currently zoned for Medium B density residential</p>	<p>See Section 2 paragraphs 2.11.8, 2.11.9 and 2.11.10 for CEO response under Key Issue Three – Residential</p>

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		<p>development. The submission requests that this zoning objective be retained on the site as there are no access or infrastructural impediments to the delivery of housing on the R-04 lands in the short term. The submission states that Murnane O'Shea intend to submit a planning application for the development of the lands in the coming months. The submission states that these lands should retain its stand alone zoning and not be incorporated as part of the X-01 lands to the north.</p>	<p>Land Supply – Ballyvolane X-01 site</p>
<p>Murnane O'Shea Ltd Banduff</p>	<p>CPCD16/2626</p>	<p>This submission relates to 25ha of land which is located in the Banduff area of the Cork City North Environs. The submission proposes that the X-01 site at Ballyvolane be extended to include the subject lands as they would increase access options. The submission proposes that the lands be identified as the first phase of residential development in the X-01 Masterplan.</p>	<p>See Section 2 paragraphs 2.11.8, 2.11.9 and 2.11.10 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site</p>
<p>Murnane O'Shea Ltd Carrigtwohill</p>	<p>CPCD16/2621</p>	<p>This submission relates to a 21.5 ha site which lies to the east of Carrigtwohill. The site is currently designated for industrial development and the submission proposes that the site be designated for Medium A density residential development.</p>	<p>See Section 2 Carrigtwohill, Key Issue One paragraphs 2.9.3-2.9.4 for CEO response</p>
<p>Na Piarasaigh Hurling and Football Club</p>	<p>CPCD16/2732</p>	<p>This submission relates to two separate parcels (0.88ha and 7.0ha) of land in Cork City North Environs. The submission requests that the subject lands are rezoned from an open space use to low to medium density</p>	<p>See Section 2 paragraph 2.11.3 for CEO response under Key Issue One – Residential Land Supply – Fair Hill and Nash's Boreen</p>



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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		residential development and existing built up area.	
O'Flynn Construction	CPCD16/2678	Duplicate of CPCD16/2713	Duplicate Submission
O'Flynn Construction	CPCD16/2711	This submission relates to 13.5ha of land at Ballyvolane, Cork City North Environs. This site is part of the X-01 Masterplan lands at Ballyvolane. The submission requests that these lands be facilitated for residential use within the short to medium term.	See Section 2 paragraphs 2.11.8, 2.11.9 and 2.11.10 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site
O'Flynn Construction	CPCD16/2713	This submission relates to 4.6ha of land at Carhoo in Cork City North Environs. The lands are located in the Cork Metropolitan Greenbelt. The submission requests that the lands are zoned to allow for low density residential development/serviced sites.	See Section 2 paragraph 2.11.5 for CEO response under Key Issue Two – Residential Land Supply – Carhoo/Kilcully.
O'Flynn Construction	CPCD16/2698	This submission relates to the X-01 lands at Dunkettle/Ballinglanna at Glanmire. The submission requests that the LAP; <ul style="list-style-type: none"> <li>1. Provides an outline and timeline for local road improvements to allow development proposals for Phase 1 to progress immediately.</li> <li>2. Allow development proposals for Phase 2 of X-01 to be progressed in the short term.</li> <li>3. Provide an objective to facilitate an appropriate reuse for Dunkettle House (suggested wording included).</li> </ul>	See Section 2 paragraph 2.12.5 and 2.12.6 for CEO response under Key Issue Two – Residential Land Supply – Glanmire.
O'Flynn Construction	CPCD16/2700	This submission is a duplicate of submission 2698.	Duplicate Submission

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
O'Flynn Construction	CPCD16/2658	<p>This submission relates to a landholding at Eastgate, Little Island. The submission requests that the Cobh Municipal District LAP reflects the policies of the 2014 CDP and specifically requests the following points are included in the forthcoming LAP;</p> <ol style="list-style-type: none"> <li>1. Reference to the need to promote high quality work place environment for the existing and future workforce population with the vision statement for Little Island.</li> <li>2. An objective to support the appropriate enhancement and development of the established neighbourhood centre.</li> <li>3. An objective to support a high occupancy rate within the established retail warehousing units.</li> </ol>	See Section 2 Little Island, Key Issue Three paragraph 2.13.7 for CEO response.
O'Leary & O'Sullivan Developments	CPCD16/2470	This submission requests that Knockraha be given an increased housing target as part of the preparation of the Cobh MD LAP. The submission proposes an extension to the village development boundary to accommodate this proposed increased housing target.	The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in the villages will generally be retained as set out in the current 2011 Local Area Plan. However, consideration may be given to extending the development boundary in some villages if deemed appropriate.
O'Leary & O'Sullivan Developments Ltd.	CPCD16/2718	This submission relates to lands in the Cork City North Environs. The subject lands are part of the X-01 Ballyvolane Masterplan and the submission requests that the lands be rezoned to residential use.	See Section 2 paragraphs 2.11.8, 2.11.9 and 2.11.10 for CEO response under Key Issue Three – Residential Land Supply – Ballyvolane X-01 site

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
O'Mahony Developments Ltd.	CPCD16/2654	<p>This submission requests the Council removes lands at Carrignafoy (11.3ha), Cobh from the Metropolitan Green Belt and rezones the land for Medium A residential development for the following reasons:</p> <ul style="list-style-type: none"> <li>• To help to address the current shortage of lands zoned for residential development in Cobh;</li> <li>• To complement and provide a natural extension of the existing residential areas to the south;</li> <li>• To optimise the very substantial infrastructure that already exists in the area;</li> <li>• And as the lands are already serviced and eminently suitable for residential development.</li> </ul>	See Section 2 Cobh, Key Issue Two paragraphs 2.10.6.
O'Mahony Developments Ltd.	CPCD16/2657	This submission is a duplicate of submission 16/2654.	Duplicate Submission
O'Mahony Developments	CPCD16/2790	Duplicate of CPCD 16/2654	Duplicate Submission
O'Mahony Developments Ltd.	CPCD16/2600	<p>This submission relates to 6.9ha of land which form part of the X-02 site at Glounthaune. The following points are raised in relation to the development of this site and other lands in Glounthaune;</p> <ul style="list-style-type: none"> <li>• Re-affirm and strengthen the strategic rail based growth objectives for Glounthaune and designate lands to the east of the rail station (including our clients lands), as the principal and best opportunity site to accommodate this rail based growth in Glounthaune;</li> <li>• Designate Glounthaune as a 'Key Metropolitan Village within the Strategic Rail Corridor" and</li> </ul>	See Section 2 Glounthaune, Key Issue One paragraphs 2.15.12 – 2.15.14 for CEO response.

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		<p>present population/housing projections as “targets” and not thresholds;</p> <ul style="list-style-type: none"> <li>• Remove the DB-01 and X-02 objectives as they are currently worded, and modify the 'X-02' objective so that the lands which are the subject of this submission are developed for Medium A density residential development (i.e. 20-50 dwellings per hectare);</li> <li>• Remove the current requirement for ‘railway parking’ on the site and include an access objective (i.e. on to the L3004) and a pedestrian/cycle link mapped objective to facilitate access/connectivity to the rail station and village core to the west.</li> </ul>	
Port of Cork	CPCD16/2462	<p>This submission makes a case for a second cruise liner berth at Lynch's Quay in Cobh. It claims that this berth is a sustainable proposition and will increase tourism in the town and have other maritime economic spinoffs. It is supported by subs 2643 and 2549.</p>	<p>See Section 2 Cobh, Key Issue Four paragraph 2.10.13 for CEO response.</p>
Port of Cork	CPCD16/2643	<p>This submission relates to the development of enhanced Cruise Terminal Business at Cobh. The Port of Cork is committed to the expansion of the cruise industry and aims to promote strong growth in the short term. The submission states that it is important that the forthcoming LAP provides a comprehensive statement on the significance of the industry to the regional economy and sets out clear objectives to support its growth. The</p>	<p>See Section 2 Cobh, Key Issue Four paragraph 2.10.13 for CEO response.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>submission suggests amended wording and supportive text about additional berthing capacity which could be included in the Cobh Municipal District LAP.</p>	
Port of Cork	CPCD16/2441	<p>This submission supports the proposals to maintain the existing Special Policy Area zoning at Marino Point and confirms that the company remains committed to identifying the potential use of the site for port related activities.</p>	<p>The Port of Corks submission is noted.</p>
Richard and Ann Hyde	CPCD15/2341	<p>This submission requests that land currently zoned for Amenity at Upper Glanmire be classified for agricultural purposes as the land is part of a large farm holding.</p>	<p>This land is part of a larger area which is steeply sloping and which is presently zoned for Open Space under the general heading Open Space/Agriculture however consideration will be given to revising the specific objective to Open Space/Agriculture in the Cobh MD Local Area Plan.</p>
Rossdale Enterprises Ltd	CPCD16/2374	<p>This submission is a duplicate of submission 2377.</p>	<p>Duplicate Submission</p>
Rossdale Enterprises Ltd	CPCD16/2375	<p>The submission states that the current development boundary of Glounthaune and the lands zoned in the village, specifically X-01, are retained as proposed in the Preliminary Consultation Documents in order to achieve the aims of the Core Strategy of the County Development Plan.</p>	<p>See Section 2 Glounthaune, Key Issue One, paragraphs 2.15.12 – 2.15.14 for CEO response</p>
Rossdale Enterprises Ltd	CPCD16/2377	<p>This submission makes a number of observations with regard to the Local Area Plan Review 1. Measures to encourage the building of houses in sustainable</p>	<p>See Section 2.3 on Housing Land Supply. All other issues will be taken into consideration during the preparation of the Cobh Municipal District Local Area</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>locations</p> <p>2. Measures to stop the decline in rural towns and to encourage regeneration</p> <p>3. Zoning requirements</p> <p>4. Possible measures to be undertaken by the Council to assist with:</p> <p>a) Security bond</p> <p>b) Funding to infrastructure developments</p> <p>c) Development levy</p> <p>d) Suitable zoning for specific areas</p> <p>e) Zoning future land</p> <p>f) The X-01 areas.</p>	<p>Plan.</p>
<p>Ted Murphy</p>	<p>CPCD16/2886</p>	<p>Request to alter the development boundary of Glanmire to include a strip of land off the Sarsfield Road adjacent to Cul Chluthair for residential purposes.</p>	<p>The lands are currently in the green belt adjacent to a small built up area in Sarsfield Court. The lands are at a much lower level in a wooded area. The lands adjacent to Sarsfield Court are very marginal in terms of width and gradient, gaining access would be difficult having regard to the topography. Any units would have limited natural light. It would be preferable to retain this land as passive open space associated with the housing development.</p>
<p>Terence O'Brien</p>	<p>CPCD16/2798</p>	<p>There are three concerns raised;</p> <p>The continued development at Carrigtwohill has increased the storm-water runoff into Slatty Bridge.</p> <p>The pumping station at Slatty Bridge is not operating effectively; water levels remain</p>	<p>Issues relating to existing Flood Infrastructure in the town shall be referred to the County Engineer for his consideration.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>high with impacts on Barryscourt and Carrigtwohill.</p> <p>The integrity of Slatty bridge is of serious concern.</p> <p>Recommends a new system be design for the storm-water system in Carrigtwohill.</p>	
Terence O'Brien	CPCD16/2799	This submission is a duplicate of 2798.	Duplicate Submission
Timothy A Holland	CPCD16/2367	This submission requests that lands which are currently part of the X-01 site in Carrignavar are released from the constraints of X-01 and zoned as a stand along site for medium density residential development.	See Section 2 Carrignavar, Key Issue One, Paragraph 2.15.4 and 2.15.5 for CEO response
Tommy Maher	CPCD16/2558	<p>This submission raises the following issues and zoning request in relation to Glounthaune;</p> <ul style="list-style-type: none"> <li>• There is a Strategic Need for additional Residential Development in Metropolitan Cork;</li> <li>• Glounthaune is a key village and can accommodate a substantial amount additional residential development;</li> <li>• The lands which are the subject of the submission are adjacent to the existing development boundary, in close proximity to the village centre and accessible to the railway station;</li> <li>• The lands can deliver low-medium density residential development and contribute to</li> </ul>	See Section 2 Glounthaune, Key Issue One, paragraph 2.15.12 – 2.15.14 for CEO response.

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>the ambitious growth targets for the village and complementing the higher density zonings proposed for the rest of the village.</p>	
<p>William Morrissey and Patrick O'Flynn</p>	<p>CPCD16/2892</p>	<p>This submission relates to 25ha of lands at Kilcully outside the development boundary for Cork City North Environs. The submission proposes that these lands are zoned for low to medium density residential development and for a senior residential village development.</p>	<p>See Section 2 Paragraph 2.11.5 for CEO response under Key Issue Two – Residential Land Supply – Carhoo/Kilcully</p>
<p>William Murphy</p>	<p>CPCD16/2883</p>	<p>Request to rezone agricultural lands to the North West of Knockraha village for residential development. The lands adjoin an existing development.</p>	<p>The Cobh MD Preliminary Consultation Document indicated that the scale of growth proposed in the villages will generally be retained as set out in the current 2011 Local Area Plan. However, consideration may be given to extending the development boundary in some villages if deemed appropriate.</p>
<p>Xiu Lan Hotels Ltd.</p>	<p>CPCD16/2682</p>	<p>Submission requests a modification to the current policy in section 31 of the existing Local Area Plan which would support the provision of additional tourism related facilities and associated supporting uses at Fota Island Resort.</p>	<p>Cork County Council will give consideration to the modification of the current policy in section 31 of the Midleton Electoral Area Local Area Plan 2<sup>nd</sup> edition 2015 which would support the provision of additional tourism related facilities and associated supporting uses.</p>





### 3.2 Full list of submissions by Submission Reference Number

**Table 3.2 Full list of submissions in order of Submission Reference Number**

Submission Reference No.	Name of Submitter
CPCD15/2341	Richard and Ann Hyde
CPCD16/2348	Michael J Healy
CPCD16/2352	David Kelly
CPCD16/2364	Edgefield Property Investments Limited
CPCD16/2366	John Corry
CPCD16/2367	Timothy A Holland
CPCD16/2374	Rossdale Enterprises Ltd
CPCD16/2375	Rossdale Enterprises Ltd
CPCD16/2377	Rossdale Enterprises Ltd
CPCD16/2395	Monard Concerned Residents Group
CPCD16/2405	Carrignavar Community Council
CPCD16/2409	Alan O'Shea/Fiona Larkin
CPCD16/2441	Port of Cork
CPCD16/2456	TII
CPCD16/2462	Port of Cork
CPCD16/2470	O'Leary & O'Sullivan Developments
CPCD16/2473	Eileen Geaney
CPCD16/2531	Glounthaune Community Association
CPCD16/2547	Cummins Family
CPCD16/2549	Cobh Tourism Ltd.
CPCD16/2550	Cobh Tourism Ltd.
CPCD16/2551	Cobh Tourism Ltd.
CPCD16/2558	Tommy Maher

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Submission Reference No.	Name of Submitter
CPCD16/2565	An Taisce
CPCD16/2578	Conor Crowley & Billy O'Flynn
CPCD16/2580	Celcareil Ltd
CPCD16/2588	Jim Horgan Ballyvolane
CPCD16/2598	CON O'SULLIVAN
CPCD16/2600	O'Mahony Developments Ltd.
CPCD16/2604	Murnane O Shea Ltd Banduff
CPCD16/2621	Murnane O'Shea Ltd Carrigtwohill
CPCD16/2626	Murnane O'Shea Ltd Banduff
CPCD16/2643	Port of Cork
CPCD16/2654	O'Mahony Developments Ltd.
CPCD16/2657	O'Mahony Developments Ltd.
CPCD16/2658	O'Flynn Construction
CPCD16/2663	John Horgan Cobh
CPCD16/2665	Murnane & O'Shea Ltd.
CPCD16/2678	O'Flynn Construction
CPCD16/2680	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
CPCD16/2682	Xiu Lan Hotels Ltd.
CPCD16/2684	Edgefield Property Investments
CPCD16/2689	Baker Tilly Ryan Glennon
CPCD16/2698	O'Flynn Construction
CPCD16/2699	Cobh Tidy Towns
CPCD16/2700	O'Flynn Construction
CPCD16/2702	Bluescape Limited

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Submission Reference No.	Name of Submitter
CPCD16/2708	Bluescape Ltd
CPCD16/2711	O'Flynn Construction
CPCD16/2712	Leo Seward and Ian Crockett
CPCD16/2713	O'Flynn Construction
CPCD16/2714	Cork County GAA Board
CPCD16/2718	O'Leary & O'Sullivan Developments Ltd.
CPCD16/2720	Bluescape Limited
CPCD16/2732	Na Piarasigh Hurling and Football Club
CPCD16/2744	David Nodwell Ltd
CPCD16/2757	Doyle Shipping Group
CPCD16/2760	Estate of Rose McCarthy
CPCD16/2769	Loftus
CPCD16/2773	Donnacha Loftus
CPCD16/2774	Carrigtwohill Community Council
CPCD16/2789	Irish Water
CPCD16/2790	O'Mahony Developments
CPCD16/2795	Michael Mac Aree (NTA)
CPCD16/2798	Terence O'Brien
CPCD16/2799	Terence O'Brien
CPCD16/2800	Michael Mac Aree (NTA)
CPCD16/2801	Michael Mac Aree (NTA)
CPCD16/2802	Michael Mac Aree (NTA)
CPCD16/2803	Michael Mac Aree (NTA)
CPCD16/2805	Michael Mac Aree (NTA)
CPCD16/2807	Michael Mac Aree (NTA)

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Submission Reference No.	Name of Submitter
CPCD16/2880	Fionnuala Flanagan
CPCD16/2881	McCarthy Family
CPCD16/2882	Maurice O'Donoghue Chairperson BoM
CPCD16/2883	William Murphy
CPCD16/2885	Maurice O'Donoghue Development Committee Carrigtwohill GAA
CPCD16/2886	Ted Murphy
CPCD16/2887	Eamonn Crowley Secretary
CPCD16/2888	Maurice Cogan
CPCD16/2889	Margot Foy
CPCD16/2890	Maurice Spillane
CPCD16/2891	Denis O'Connor and Dan Joe Foley
CPCD16/2892	William Morrissey and Patrick O'Flynn
CPCD16/2899	Meadowbrook Residents
CPCD16/2941	Kathleen O'Sullivan and Nora Barry
CPCD16/2946	Cork City Council
CPCD16/2950	OPW
CPCD16/2951	CIF
CPCD16/2952	NTA
CPCD16/2953	Bus Eireann
CPCD16/2954	Inland Fisheries
CPCD16/2955	Department of Education
CPCD16/2956	Department of Education
CPCD16/2957	EPA
CPCD16/2967	Jack Lynch

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Submission Reference No.	Name of Submitter
CPCD16/2992	Planning Strategic Policy Committee

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

**Table 3.3 List of Prescribed Bodies/ Authorities**

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

**Prescribed Authorities**

Irish Copyright Agency

Irish Water

Kerry County Council

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

Limerick County Council

Minister for Agriculture, Food & Marine

Minister for Communications

Minister for Defence

Minister for Education and Skills

Minister for Finance

Minister for Foreign Affairs & Trade

Minister for Health

Minister for Jobs, Enterprise and Innovation

Minister for Justice and Equality

Minister for Public Expenditure & Reform

Minister for Transport, Tourism & Sport

Municipal District Officer – Ballincollig/Carrigaline

Municipal District Officer – Bandon/Kinsale

Municipal District Officer – Blarney/Macroom

Municipal District Officer – Cobh

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office



**Prescribed Authorities**

National Transport Authority

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council

### 3.4 List of Late Submissions;

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

**Table 3.4: List of Late Submissions**

Municipal District	Name of Submitter	Settlement
Cobh	IDA	Carrigtwohill

## **Section 4 Submission Maps**

**4.1 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;**

Carrigtwohill

Cobh

Glanmire North

Glanmire South

Little Island and Fota Island

Midleton West

North Environs East

North Environs West

Carrignavar

Glounthaune

Upper Glanmire

Watergrasshill

