



Proposed East Cork Municipal District Local Area Plan 2017

Chief Executive's Report on the Preliminary Public Consultation Process

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

15th April 2016.

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

Section 1 Introduction

1.1 Overview

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 Government has indicated that it intends to introduce legislation which would allow the Town Development Plans to be superseded by a Local Area Plan, and on this basis, the former Town Council administrative areas are being included within the Local Area Plan review.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

1.2 Public Consultation

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

1.3 Structure of this Report

- 1.3.1 Section 1 of this report comprises an Introduction to the report.

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- 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 Executive's Response in relation to 'Matters to be included in the Draft Plan'.
- 1.3.3 Section 3 of the report deals with the individual submissions made in relation to the East Cork Municipal District, summarising the issues raised by each submission and detailing the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the East Cork District.
- 1.3.4 Section 3 of the report also provides; a full alphabetical list of the persons who made a submission (A-Z), a full list of the persons who made a submission ordered by the reference number of the submission, a list of the Prescribed Authorities notified of the review of the plan and a list of those that made a late submission.

1.4 Next Steps

- 1.4.1 This Chief Executives Report to Members on the Preliminary Public Consultation Process will be issued to Members by 15 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

MD meetings to discuss CEO's Report on the preliminary Consultation Document		
Dates of Meeting	Municipal District	Venue
Friday 22 nd April 2016.	Kanturk/Mallow	Annabella, Mallow
Wednesday 27 th April 2016.	West Cork	Former Town Council Offices, Clonakilty
Friday 29 th April 2016.	East Cork	Midleton Office
Friday 6 th May 2016.	Ballincollig/Carrigaline	Council Chamber, Floor 2
Monday 9 th May 2016	Blarney/Macroon	County Hall
Friday 13 th May 2016.	Bandon/Kinsale	Former Town Council Offices, Kinsale
Monday 16 th May 2016	Cobh	Former Town Council Offices, Cobh
Tuesday 17 th May 2016	Fermoy	Former Town Council Offices, Fermoy

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- 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 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

Key Stages	Date
Issues CEO Report on Preliminary Consultation Process to Members	15 April 2016
Brief Members and MD Meetings	April/May 2016
Prepare Draft Local Area Plans	May – September 2016
Brief Members on Draft Local Area Plans	September – October 2016
Finalise Plans and accompanying support documents	October 2016
Publish Draft Local Area Plans	November 2016
Issues CEO Report on Submissions received on the Draft LAPs to Members	February 2017
Publish Amendments to Draft LAPs as appropriate	April 2017
Issues CEO's Report on Submissions received on the Amendments to Members	June 2017
Adopt Local Area Plans	July 2017

Section 2 Principle Issues and Chief Executive's Response

2.1 Introduction

2.1.1 This section of the report details the key issues arising from the submissions received in response to the public consultation process.

2.1.2 In addition to submissions from the general public, submissions were received from the following government departments, statutory consultees and stakeholders:

- Department of Arts, Heritage and the Gaeltacht (Archaeology) (FPCD16/2893)
- Department of Education and Skills (FPCD16/2930)
- Environmental Protection Agency (FPCD16/2920)
- Irish Water (FPCD16/2787)
- National Transport Authority (FPCD16/2922)
- Office of Public Works (FPCD16/2923)
- Transport Infrastructure Ireland (FPCD16/2454)
- An Taisce (FPCD16/2562)
- Bus Éireann (FPCD16/2925)
- Construction Industry Federation (FPCD16/2927)
- Cork City Council (FPCD16/2912)
- Inland Fisheries Ireland (FPCD16/2936)
- Planning and Strategic Development SPC (FPCD16/2938)

2.1.3 Summaries of the issues raised in the submissions, and the Chief Executive's Response 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 discussed in more detail below.

2.1.4 County wide issues affecting all Municipal Districts include the following:

- Housing Land Supply
- Water Services
- Flood Risk Management
- Sustainable Transport
- Funding/Delivery of Infrastructure

2.1.5 Specific issues arising in relation to individual settlements are addressed as follows:

- Midleton (section 2.9)
- Youghal (section 2.10)
- Villages (section 2.11)

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

2.2 County Wide 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 were received requesting that land be zoned for residential development. In some cases the submissions relate to land within existing development boundaries either currently zoned for uses or identified as part of the built up area. Other submissions sought the zoning of land which is currently outside development boundaries. A more detailed discussion on these individual submissions for each main town and village is set out in Sections 2.9 – 2.11.

2.3.2 A number of submissions raised the broad issues of housing land supply and how best to achieve the targets for Metropolitan Cork set out in the Core Strategy of the Cork County Development Plan 2014. Cork City Councils submission (ECPCD163/2909) specifically highlighted the need for the Local Area Plans to address the both the quantum of residential land required and its location within the metropolitan area. The submission made the following observations;

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

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

- Identified the need for a collaborative approach to housing land supply issues and proposed the establishment of a 'Land Supply Task Force' to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.
- The submission claimed that the population and unit growth targets would require an ambitious housing output in County Cork of approximately 8,700 unit's p.a. from 2016 to 2022.
- The submission suggested that a maximum of 445ha of lands currently zoned are

serviced for development within the next 2 year period. Much of this land is unavailable to the market or is further constrained by the need for road infrastructure.

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

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

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

Chief Executives Response

Overall Strategy

- 2.3.5 The Council support the establishment of a Land Supply Taskforce to ensure the delivery of sufficient infrastructure to meet the housing needs of the county. Representations have already been made to Government suggesting this action.

- 2.3.6 In making these local area plans, the County Council have a key role to play in co-ordinating and facilitating the delivery of sufficient serviced housing land to meet current and future needs. The Council will continue to actively undertake a leadership role to progress and secure the Development Plan policies and objectives. In providing this leadership role, the Council foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The Council are fully aware that successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.
- 2.3.7 The County Council are obliged to make these local area plans so that they are consistent with the population targets set out in the Core Strategy of the County Development Plan 2014. These targets are themselves derived from the population targets set out in the South West Regional Planning Guidelines 2010 and the County Council have no legal power to independently change or redistribute them.
- 2.3.8 In recent months, Government has initiated the preparation of the National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy (RSES) to replace the current National Spatial Strategy and Regional Planning Guidelines and, respectively, these will facilitate a review of the current population targets and their distribution which, in turn, will affect the quantum of new housing development for which the County Council needs to make provision in its development and local area plans. Indeed, the completion of the proposed NPF and RSES may give rise to a requirement to vary the County's development and local area plans in order to give local effect to the policies and objectives that they set out.

Housing Growth Strategy for the East Cork Municipal District

- 2.3.9 Within the East Cork Municipal District, the County Plan provides for growth in population of 11,397 persons. The number of households is expected to grow by 7,179 leading to a net requirement for 7,790 new houses within the Municipal District. The County Development Plan indicates that 262ha of land are required to meet this level of housing provision in the main towns (Midleton and Youghal), in addition to housing opportunities in the villages and rural areas.
- 2.3.10 Through its County Development Plan 2014, the Council has allocated the majority of this growth to the towns with 6,280 new houses proposed, the majority of which are planned for Midleton (5,243). Housing growth is also planned within the villages (1,121 units).
- 2.3.11 Table 2.1 below shows that the current provision of zoned lands within the main towns is sufficient to accommodate 7,210 new dwelling units providing headroom of 930 units or 15% in excess of the net requirement within the towns of the Municipal District for 6,280 new units.
- 2.3.12 The priority for Midleton over the life of the new Local Area Plan is optimise the amount of land available for development for housing in the short – medium term by delivering the infrastructure necessary to facilitate the development of the 190ha of land currently zoned for residential use within the town.
- 2.3.13 In the longer term, housing growth in the area is likely to be focused along the high quality public transport service within the rail corridor to the west of the town, which lies within the Cobh Municipal District, and the Draft Local Area Plan for that Municipal District will set out the main options to expand the land supply in this corridor.

Table 2:1 East Cork 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)
Midleton	12,001	21,576	4,667	5,243	210	190.11	5,255
Youghal	7,794	9,115	999	1,037	52	78.60	1,955
Main Towns	19,795	30,691	5,665	6,280	262	268.71	7,210
Villages	9,566	11,067	1,176	1,121	--	--	1,214
Rural	13,038	12,038	339	389	--	--	--
Total Villages & Rural	22,604	23,105	1,514	1,510	--	--	1,214
Total for District	42,399	53,796	7,179	7,790	262	268.71	8,424
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 7.1 Ha Source: Cork County Development Plan 2014- Appendix B, Table B 10							

2.3.14 In relation to the villages of this Municipal District the suggested approach for the new local area plans is as follows:

- Maintain growth at the level already provided for in the current 2011 Local Area Plans (LAPs). The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
- It is not intended to alter the development boundaries of any of the villages, except in Mogeely where there is an identified flood risk within the development boundary and, taking account of this; additional lands are required to meet the proposed population target.
- **Key Villages:** In the key villages of Castlemartyr, Cloyne, Killeagh and Whitegate/ Aghada, the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.
- **Villages:** There are 8 villages in this Municipal District and seven of them (Ballycotton, Ballymacoda, Dungourney, Ladysbridge, Mogeely, Saleen, Shanagarry / Garryvoe) have Irish Water drinking water and waste water treatment services. For

these settlements (see Table 2.3), it is proposed that the new LAP will generally retain the scale of growth as set out in the current 2011 LAP.

- In the eight village of Churchtown South, where public (Irish Water) waste water treatment infrastructure is not available, and is not expected to be provided, consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant.
- **Village Nuclei:** Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are ten village nuclei in this Municipal District and only two (Ballinacurrig and Lisgoold) have Irish Water infrastructure. In most cases in village nuclei, the scale of growth envisaged by the 2011 LAP is already quite modest but in the case of Ballinacurrig, Leamlara and Lisgoold, consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant.

2.4 Water Services Provision

- 2.4.1 6 submissions were made in relation to water service provision; Irish Water (ECPCD16/2788), the Environmental Protection Agency (ECPCD16/2926), An Taisce (ECPCD16/2563), the Construction Industry Federation (ECPCD16/2916), Cork City Council (ECPCD16/2909) and the Planning Strategic Policy Committee (ECPCD16/2937). A number of submissions were made referring to water service provision in specific settlement and these are covered in the discussions on the relevant settlements in sections 2.9 to 2.11 below.
- 2.4.2 Irish Water's submission acknowledged that it is their objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement in line with targets set out in core strategies of development plans subject to the availability of funding and to environmental constraints.
- 2.4.3 The submission stated that Irish Water plans to invest in the development and expansion of water services infrastructure in line with its investment programme and connection policies approved by CER. They are currently preparing a submission to the CER on the national investment plan for the period 2017-2021 and have reviewed all water infrastructure in County Cork. IW propose, in reaching investment decisions, to take account of the settlement hierarchy identified in the Cork County Development Plan and the indicative population targets/housing units included in Municipal District Preliminary Consultation documents.
- 2.4.4 The principle issue raised by other submissions relates to the delivery of critical water service infrastructure. The Environmental Protection Agency stated that development proposals should have regard to Irish Water's Capital Investment Programme, particularly areas which have inadequate infrastructure at present. An Taisce recommended that a physical infrastructure audit be undertaken to determine what areas could accommodate future growth. The Construction Industry Federation suggested that the Local Authority identify future residential land that can be serviced in a timely and cost effective manner. Cork City Council cautioned against the excessive zoning of land in light of infrastructural deficiencies. The Planning Strategic Policy Committee suggested that the provision of water service infrastructure should be led by the public sector as private sector financing is no longer a viable option.

Chief Executive's Response

- 2.4.5 Water services, of the all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 2.4.6 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.
- 2.4.7 The support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014 is very welcome. The Council will continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.
- 2.4.8 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. The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes.

Approach to Water Services Provision

- 2.4.9 In this Municipal District modern, high quality drinking water and waste water infrastructure will be in place to serve Youghal by the time the new Local Area Plan comes into force in mid 2017. Capacity is available in Midleton to cater for some of the planned growth and additional investment will be required to cater for the balance.
- 2.4.10 So far as the Villages and smaller settlements are concerned, in many cases (see Table 2.3) the water services infrastructure needed to deliver the scale of growth envisaged by the 2011 Local Area Plan is often not in place. **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.**
- 2.4.11 Therefore, while the current water services infrastructure cannot immediately deliver the scale of growth envisaged by the 2011 LAP, **the proposal is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.** Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.
- 2.4.12 **In some areas where water services infrastructure is not available, nor likely to be available, it may be necessary to adjust the scale of growth and limit development within such settlements to individual houses.** Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3. Within this Municipal District, Churchtown South, Ballincurragh, Leamlara and Lisgoold are the only settlements that fall into this category
- 2.4.13 **In some settlements, typically village nuclei, the scale of growth envisaged in 2011 is already quite low in recognition of the lack of water services infrastructure and therefore it may be possible to retain this as it is.**

Table 2:2 Strategy for Water Service Provision

	Normally Expected level of Water Services	Policy Approach
Towns Key Villages	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure, if not already available, to be prioritised.
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure. For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

Table 2:3 East Cork Municipal District - suggested approach 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 the new LAP
Towns						
Midleton	5133		5,243			Target as Per CDP 2014
Youghal	4246		1,037			
			6,280			
Key Villages						
Castlemartyr	658	2	235			R
Cloyne	702	0	255			R
Killeagh	349	93	135			R
Whitegate & Aghada	893	0	190			R
			815			
Villages						
Ballycotton	303	11	45			R
Ballymacoda	85	12	25			R
Dungourney	48	3	10			R
Ladysbridge	232	57	40			R
Mogeely	152	25	80			R
Saleen	0	0	50			R
Shanagarry/ Garryvoe	358	19	70			R
Churchtown South	26	21	15		None	A
			335			
Village Nuclei						
Ballincurrig			10			A
Ballinrostig			5		None	R
Ballintotis			5		None	R
Ballymackibbot			2	None	None	R
Clonmult			5	Private GWSS	None	R
Gortaroo (Gortroe)			5	Private GWSS	None	R
Inch			0		None	R
Leamlara			10		None	A
Lisgoold			20			A
Mount Uniacke			2	None	None	R
			64			
Total			7,494			
Water Services Key	Irish Water Services in place with broadly adequate existing water services capacity.					
	Irish Water Services in place with limited or no spare water services capacity.					
	None – no existing Irish Water Services.					
Suggested Approach Key	R= It is intended to broadly retain the overall scale of growth as set out in 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.					

2.5 Flood Risk Management

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

Chief Executive's Response

- 2.5.3 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 information from the Lee CFRAM Study (OPW) and a county wide flood study prepared for the County Council by JBA Consultants in 2011.
- 2.5.4 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 Council's intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.5.5 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

2.6 Sustainable Transport

- 2.6.1 A number of submissions from TII, NTA and Bus Éireann have raised issues about the roads and transportation issues in this Municipal District.
- 2.6.2 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.
- 2.6.3 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 and on the funding and delivery of infrastructure

- 2.6.4 In relation to the East Cork Municipal District the submission makes reference to the fact that it is unlikely that funding will be made available for improvement to the N25. It also suggests that development in the East Cork area is located in close proximity to the railway station so as to minimise any impact on the Dunkettle interchange and the N40. It suggests that the council review its approach to zoning in Ballinacurra. In relation to Youghal, the submission suggests that the Planning Authority review its position in relation to the development of the B-03 and the I-01.

Chief Executive's Response

- 2.6.5 Sustainable transport is recognised as being a key factor of consideration in planning for future growth of the settlements and the preparation of the Local Area Plan will take cognisance of this.
- 2.6.6 The Local Area Plans will promote the development of compact 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 future location and layout of residential development will seek to develop an enhanced walking and cycling network.
- 2.6.7 The draft local area plans will identify traffic and transport constraints and set out a clear policy approach in co-operation with other infrastructure providers such as TII, NTA and Bus Éireann to address these issues and deliver the required infrastructure in a timely and efficient manner.
- 2.6.8 While it is acknowledged that the upgrade of the N25 is not a priority for Transport Infrastructure Ireland, it remains a long term objective of the Cork County Development Plan. Objective TM 3-1 of the CCDP 2014 seeks to support Transport Infrastructure Ireland in the delivery of this project. The project itself should include not just the upgrade of the road itself but should also include provision of bypasses for both Killeagh and Castlemartyr. Any improvements proposals should considered the junction arrangement at the Lakeview Roundabout and address the inadequacy of the Banshane junction further west.

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 be 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. Proposals for the revisions of the Councils Development Contribution Scheme will be brought forward for consideration in

tandem with the Local Area Plans

2.8 Vacant Sites Register

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

Chief Executive's Response

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

2.9 Issues Raised in relation to Midleton

- 2.9.1 Twenty six submissions raised issues specific to Midleton, most notably issues in relation to the location of new residential and employment land uses within the town, the development of the town centre and transport related concerns. Several submissions sought to reduce the scale of development planned to the south of Midleton – south of the N25.

Residential Land Supply in Midleton

- 2.9.2 Nineteen of the twenty six submissions raised issues about the location of future residential development in Midleton.
- 2.9.3 Several submissions (ECPCD16/2434, 2467, 2640, 2644) sought to reduce the scale of new housing development planned to the south of Midleton at Ballinacurra, with two of these submissions suggesting Ballinacurra should be re-designated as a village and the existing residential zonings removed. In contrast, submission 2688 seeks to have the X-04 site in Ballinacurra (former mills) rezoned as residential, to help achieve the population target for Midleton.
- 2.9.4 Submission 2806 sought to have the C-01 site in Ballinacurra, which is intended for a new school, rezoned for residential use, while other submissions (2434 and 2467) seek to have the C-01 site de-zoned completely due to its location, flooding in the area and poor roads infrastructure.
- 2.9.5 Submissions in relation to Ballinacurra also raised the need for additional community infrastructure, road improvements and walking and cycling infrastructure to support the residential development which has already taken place in the area. Several submissions also raise the issue of flooding, and the need to ensure that flood protection measures in Midleton do not exacerbate flooding in Ballinacurra.
- 2.9.6 The submission from Transport Infrastructure Ireland also questioned the appropriateness of providing for zoned land south of the N25 given the potential cumulative impacts on the national road network, and in the context of the railway station being located to the north of the town.
- 2.9.7 Nine submissions refer specifically to the R-01 zoning south of the N25 at Banshane (ECPCD16/2537, 2539, 2541, 2603, 2644, 2721, 2735, 2758, 2731). One of these (2731) is made on behalf of the Receiver of the lands who seeks changes to the zoning objective for the site to remove references to the need for a flood risk assessment, /special contributions/ need for additional infrastructure/ Natura Impact Assessment / schools/ community facilities. The other eight submissions request that the lands be de-zoned as they are at risk of flooding and development of the site will increase flood risk to other properties.

- 2.9.8 The issue of providing for additional residential development to the north of Midleton, where there is the potential for better connectivity to the train station, was identified in a number of submissions (ECPCD16/2448, 2677, 2679, 2688). A submission from CIE (2448) sought the rezoning of part of O-01 near the train station for high density residential use. Submission 2677 seeks the rezoning of another portion of O-01 near the Broomfield estate for residential use, while submission 2679 seeks the inclusion within the development boundary of some greenbelt lands on which housing has previously been permitted as part of the Broomfield Estate.
- 2.9.9 Another submission (2442) seeks the rezoning of lands currently zoned for mixed use development (X-02 and X-05) for residential use. In relation to the X-05, submission 2442 also suggests that the eastern part of the site presents a unique opportunity for retail expansion into the north of the town.
- 2.9.10 A further submission (2875) sought to have a significant land bank to the south west of Midleton (fronting the N25/ Water Rock road) included within the development boundary and zoned for residential use. These lands are within the Cobh Municipal District.

Chief Executive's Response

- 2.9.11 In relation Ballinacurra, development of this area has been planned as part of the growth of Midleton for several decades and it would not be appropriate to seek to reverse this trend at this stage. However, the Council is not seeking to cater for any additional growth in the Ballinacurra area. The Council's strategy for Midleton is now to grow the town to the north of the N25 along the suburban rail corridor, as illustrated by the plans to provide 2,500 new housing units at Water Rock.
- 2.9.12 Having considered the current zonings in Ballinacurra, it is now intended to rationalise the land supply in the area as follows:
- X-03 site – as access to these lands is very poor, and it is understood that it is no longer proposed to use the site for replacement sports facilities (for Middleton GAA), it is proposed to dezone the site and reclassify it as part of the greenbelt.
 - C-01. A new school is under construction on an alternative site at Banshane near R-01 to the south of the N25. Clarification is awaited from the Department of Education re the ongoing need for this school site. In the event that it is no longer required for education use it is proposed to reclassify to an appropriate open space use (open space/ agriculture or similar).
 - R-03 and R-04: It is proposed to merge the R-03 and R-04 zonings so as to facilitate the delivery of the R-04 site. However development at this location will be predicated on the delivery of upgrades to the local road network. While the delivery of the N25 upgrade, which would include the provision of a new grade separated junction to the east of Midleton and a new overpass connecting the R630 with St Marys Road remain a priority for Cork County Council, short term improvement can be made to the local road network to accommodate some development in Ballinacurra. These improvements would provide for a left hand slip lane at the Lakeview Roundabout to the N25. The delivery of this slip lane would significantly reduce traffic congestion on the R630 approaching the Lakeview Roundabout and is considered essential prior to further development in the Ballinacurra area.
- 2.9.13 The X-04 site in Ballinacurra is a brownfield site with old Mill Buildings, some of which are protected. The site is vacant and derelict. It is proposed to rezone the site to residential in order to encourage its redevelopment. Provision will be included within the objective to ensure the protection of heritage buildings and to ensure that adequate consideration is

given to traffic implications associated with any development.

- 2.9.14 Submissions in relation to the R-01 site to the south of the N25 have raised the issue of flooding. The Midleton Electoral Area Local Area Plan 2011 identified the northern portion of the site to be at risk of flooding. Revised flood maps are being prepared for this area and the Draft Plan will amend the zoning for the site as appropriate to take account of the updated flood map.
- 2.9.15 In terms of providing for new residential development to the north of the town to optimise use of the train service, it is proposed to amend a number of zonings. A new primary school has been given planning permission on the southern part of the X-02 site (on appeal). As a result, industrial activities would be considered inappropriate on the remaining portion of the site. It is proposed therefore to amend this zoning to residential.
- 2.9.16 Two submissions seek the development of residential uses within the O-01 site north of the railway line. The submission from CIE (2448) seeks a residential zoning on CIE lands near the train station to support high density development.
- 2.9.17 The Local Area Plan makes provision for the extension of a Northern Relief Road through this area. In addition, it would also be desirable to provide for vehicular access to the train station from the east to improve accessibility to the station. The proposed Midleton – Youghal greenway also runs through this area and it would be desirable to make provision for car park to serve the proposed greenway. Midleton Rugby Club is located on the southern side of the railway line and is zoned O-02 and may need space to expand in the future. The rugby grounds also suffered extensive flooding in December 2015. Given the sites proximity to Midleton Distillery, designated as a hazardous industrial undertaking (a 'SEVESO' site), further consideration, in consultation with the Health and Safety Authority will be required in assessing the suitability of the site for residential development, and how such development could be accommodated given the need to provide access through the area. These issues will be further considered in the preparation of the Draft Plan.
- 2.9.18 A submission from Castle Rock Homes (2677) seeks to have part of O-01 that forms part of a permitted¹ area of public open space within the Broomfield Development rezoned as residential. These lands should be retained as open space in keeping with the original layout of the development.
- 2.9.19 Midleton GAA grounds occupy a central site within the town and are located in close proximity to the train station and in this context would be suitable for redevelopment to higher order uses such as office based employment or residential. Under the current town development plan the site is zoned for town centre uses. Under the new plan the site may be reclassified as existing built up area or identified as an opportunity site for redevelopment.
- 2.9.20 The submission made in relation to the X-05 site suggested that this site has the potential to accommodate both residential and town centre uses. Part of this site has been identified as being at risk of flooding. As per the Planning System and Flood Risk Management Guidelines 2009, only flood compatible uses should be accommodated in areas at risk of flooding. However the eastern and western corners of the site are not affected by flood risk. The site comprises 5ha and has a continuous frontage on to the relief road. Development here will be highly visible and requires careful design. It is considered that the eastern portion of the site presents an opportunity for the development of a landmark building, defining the entrance to the north of the town, which could accommodate a mix of office / residential

¹ Planning Permission 99/ 5199 for the original Broomfield development include these lands as public open space to serve the development.

uses with some limited supporting retail uses on the ground floor. The scale of the development and the range of uses to be accommodated on site will be further defined in the Draft Local Area Plan.

Town Centre Development

- 2.9.21 Three submissions raised issues in relation to Midleton Town Centre. Submission ECPCD16/2442 requests that the development of the town be refocused with the train station as the main anchor for new development, thus pulling the town generally, and the development of the town centre, northwards. The submission also requests that the new plan identify areas for future retail expansion.
- 2.9.22 Submission ECPCD16/2618 requests the retention of the town centre zoning on Dairygold lands at Market Green/Midleton Retail Park as the lands function as part of the town centre.

Chief Executive's Response

- 2.9.23 In terms of the suggestion to refocus Midleton town centre northwards, Midleton Town Development Plan 2013 sets out a clear approach to enhancing and strengthening the existing town centre of Midleton, centred on Main Street, as the focus for the town and the centre of the community, building on the success of the town as a shopping destination. The Town Plan seeks to ensure that future retail development reinforces the existing town centre and makes more intensive use of the space already available within the existing built form of the town, expanding its functionality and enhancing vibrancy within a high quality urban environment and enhanced pedestrian linkages. To this end the plan focuses on developing backland areas and brownfield sites such as the area along Riverside Way, Cuddigans Yard/ Broderick Street and Drury's Lane. The approach set out in the Midleton Town Plan is considered the most sustainable approach to maintaining the vitality and viability of the town centre and will be continued in the new plan.
- 2.9.24 There is also scope for some further retail development at the Market Green site where Tesco and other shops, and the Town Cinema, are already established. Provision for some retail development / new neighbourhood centre has also been made in new residential neighbourhoods such as Water Rock to the north west of the town. In the future, the eastern part of the X-05 site may also play a role in meeting local retail needs on a small scale.
- 2.9.25 The Dairygold submission seeks the retention of the town centre zoning on the entire Market Green/Midleton Retail Park area. There are a number of empty / underutilised retail warehouse units in this area and other Greenfield lands awaiting development. The scale of retail development in this area needs to be managed in order to protect the viability and vitality of the town centre. The Draft Plan will give further guidance on the range of uses appropriate within the current T-01 area which will include some retail, retail warehousing, offices and other town centre uses.

Employment

- 2.9.26 3 submissions referred to land zoned for employment use. Submission ECPCD16/2442 sought to have the X-02 site, which allows for a mix of uses including business uses, rezoned for residential use. Submission ECPCD16/2644 sought to zone part of the O-04 site rezoned for industrial use. Submission ECPCD16/2666 supported the proposal to retain the B-01 zoning objective.

Chief Executive's Response

- 2.9.27 Proposals for X-02 are being reconsidered as outlined above (Section 2.8.15). It is proposed to rezone the site for residential use.

- 2.9.28 It is proposed to retain O-04 as open space given the established sports use on part of the site. Alternative lands are available for industrial use.

Transport

- 2.9.29 A number of submissions both from national agencies and from members of the public highlighted traffic and transportation issues as a key concern in Midleton. Transport Infrastructure Ireland (TII) (ECPCD16/2455) requested that the local area plans protect the capacity and efficiency of national routes, by catering for trip demand through the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes.
- 2.9.30 In relation to Midleton, the submission states that it is unlikely that funding will be made available for the improvement of the N25. It also suggests that development in Midleton should be located in close proximity to the railway station so as to minimise any impact on the Dunkettle interchange and the N40. This is of particular concern in relation to the zoning of land in Ballinacurra, which will have a direct impact on the Lakeview Roundabout on the N25 and on the Dunkettle Interchange. Traffic congestion at the Lakeview roundabout was highlighted as a particular concern in submission ECPCD16/2356.
- 2.9.31 The National Transport Authority (ECPCD16/2915) also highlighted the need to prioritise the location of future development in locations that promote and provide for the development of public transport services.
- 2.9.32 Improved circulation within the town is an issue with one submission (ECPCD16/2519) seeking to have Main Street in Midleton made one way so as to allow for a near constant flow of traffic and prevent the congestion on the street.

Chief Executive's Response

- 2.9.33 The Councils position in relation to development south of the N25 is outlined above in sections 2.4.11-2.4.18.
- 2.9.34 In relation to traffic movements within the town, the Midleton and Carrigtwohill Traffic and Transportation Study identified a number of key interventions that would significantly improve movement within the town. Improvements to the Mill Road, along the old Youghal Road, the Cork Road and the Whitegate Road, will be prioritised if funding becomes available.
- 2.9.35 While it is acknowledged that the upgrade of the N25 is not a priority for Transport Infrastructure Ireland, it remains a long term objective of the Cork County Development Plan. Objective TM 3-1 of the CCDP 2014 seeks to support Transport Infrastructure Ireland in the delivery of this project. The project itself should include not just the upgrade of the road itself but should also include provision of bypasses for both Killeagh and Castlemartyr. Any improvements proposals should be considered the junction arrangement at the Lakeview Roundabout and address the inadequacy of the Banshane junction further west.

2.10 Issues Raised in relation to Youghal

- 2.10.1 There were a total of 13 submissions made in relation to Youghal. Eight submissions relate to the management of an existing waste development in Foxhole. One submission raised a number of issues, including flooding, in relation to the Williamstown/ Claycastle area while three further submissions deal with residential development in Ballyclamassy /Knocknacally and near Youghal train Station. A further submission seeks to retain the town centre zoning on the Loreto Convent site. A submission from TII raises issues in relation to protecting the national road infrastructure and the suitability of some zoning objectives.

Development at Foxhole and Williamstown/Claycastle.

- 2.10.2 The majority of the submissions in Youghal raise concerns about an existing waste management operation² at Foxhole and request that the new Local Area Plan restrict the further expansion or intensification of these activities as the site is located adjacent to a Special Area of Conservation, Special Protection Area and a proposed Natural Heritage area. The submissions suggest that the operation does not comply with its EPA licensing requirements and the use is incompatible with the town's role as a heritage and tourism destination.

Chief Executive's Response

- 2.10.3 The Foxhole area and the site of the existing waste operation are designated as part of the 'existing built up area' in the 2011 Local Area Plan. As much of the land in the area is agricultural and at risk of flooding, the local area plan review will reclassifying some of the land to reflect the existing land use. In relation to the operation of existing businesses in the area, it would not be appropriate for a local area plan to seek to restrict the operation of such businesses. Any future planning applications will be assessed on their merits as part of the development management process subject to normal considerations of proper planning and sustainable development.

Development at Williamstown/Claycastle

- 2.10.4 Another submission (ECPCD16/2521) highlighted various environmental concerns in the Williamstown / Claycastle area in response to the suggestion in the Preliminary Consultation Document that lands currently zoned TRD for tourism related development, which are at risk of flooding, may be rezoned for flood compatible uses. The submission considers the proposal premature as there are unresolved flooding issues in the area arising from the alleged unauthorised removal of historic attenuation channels / raising of ground levels / dumping in the area. It would appear that the submitter is concerned that accommodating 'flood compatible development' in the area may exacerbate the flooding problems on their property. Submission also raises issues in relation to pollution in the area arising from defects in the foul sewerage system, which is also affected by flooding, and shows concerns that further development in the area will exacerbate these problems. The submissions suggests that rather than being developed, the TRD site should be reserved for flood control purposes in the form a SUDS scheme to prevent flooding upstream / downstream of the site. Submission also raises concerns about the spread of invasive species /weeds in the area.

Chief Executive's Response

- 2.10.5 This submission raises many significant issues, including historic enforcement issues, which are beyond the scope of the local area plan. The delivery of a new waste water treatment plant in Youghal will address the inadequacies of the foul sewerage system in the area and will improve water quality in the area. Flood risk in the area will be considered as part of the preparation of the new local area plan and the zoning objective for the TRD site will be amended as appropriate to open space / flood compatible uses.

² The submissions relate to Eras Eco Ltd., a sludge drying and waste recovery/ transfer facility located in Foxhole. The sludge drying facility treats non-hazardous treated sewage sludge and industrial sludge from municipal or industrial waste water treatment plants. The waste recovery/transfer facility is used for the recovery and transfer of solid, non-hazardous commercial and industrial waste. i.e. cardboard, paper, plastic, metals, wood, glass, electrical and electronic equipment and wood.

Town Centre Expansion/Loreto Convent redevelopment

- 2.10.6 Two of the submissions (ECPCD16/2391, 2884) received address proposals outlined in the public consultation document in relation to the current Town Centre Zoning. One submission relates to the Loreto Convent site and requests that the site retains its Town Centre zoning and be recognised as an opportunity site in the Local Area Plan. The buildings on site, including the old convent, Ashton Court and the old school are currently vacant. The second submission requested that the Local Area Plan provides sufficient opportunities to allow for town centre expansion.
- 2.10.7 Submission 2884 raises concern about the proposed reduction in the area zoned for town centre uses on the basis that it is too restrictive an area.

Chief Executive's Response

- 2.10.8 The preparation of the East Cork Municipal District Local Area Plan will be the first opportunity Cork County Council will have to plan for Youghal Town Centre, which previously fell under the remit of Youghal Town Council. The last Town Development Plan, adopted in 2009, contained proposals for significant expansion of the town centre, which included the Loreto Convent Site. It is the intention of Cork County Council to rationalise the extent of the town centre zonings as set out in the Town Development Plan, in light of the need to protect the vitality and viability of the town centre and to highlight opportunity sites for redevelopment which would help strengthen the town. Given its peripheral location relative to the town centre and the availability of other sites closer to the town centre, it is unlikely that the Loreto Convent Site will retain its town centre zoning. However, consideration will be given to zoning the site as a special policy area /or identifying it as an opportunity site for redevelopment.

Future Residential Development

- 2.10.9 3 of the 13 submissions relating to Youghal addressed the issue of the location of future residential development in Youghal. 2 submissions (ECPCD16/2766 and 2879) sought to have lands zoned for residential use within the development boundary. One site was at the train station with the second at the N25 Interchange to the west of the town.
- 2.10.10 A further submission (ECPCD16/2587) requests that the LAP promote more sustainable housing densities within some of the established residential areas in Youghal by facilitating the subdivision of sites / infill development within low density residential areas such as Ballyclamassy.

Chief Executive's Response

- 2.10.11 The strategy for Youghal as set out in the Cork County Development Plan provides for a population growth of 1,321 persons, resulting in a requirement for an additional 1,037 residential units. There is sufficient capacity within the current supply of residentially zoned land to meet this target and provide in excess of 50% headroom so additional zoned lands are not required in Youghal.
- 2.10.12 The CIE lands near the train station are identified as being at risk of flooding and are therefore unsuitable for residential development. Lands the subject of submission 2879 are already within the existing built up area and development proposals can be assessed on their merits. The site is too removed from the core of the town to be zoned residential.
- 2.10.13 In relation to increasing densities within established residential area, existing policies of the Council support the provision of additional residential accommodation through sensitive infill developments on suitable sites that have regard to the character of the existing area and would not impinge upon the amenities of the area.

Transport

- 2.10.14 Transport Infrastructure Ireland (TII) (ECPCD16/2455) requested that the local area plans protect the capacity and efficiency of national routes, by catering for trip demand through the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes.
- 2.10.15 In relation to Youghal, the submission suggests that consideration be given to reviewing both the I-01 and the B-03 zonings as their development could have a negative impact on the National Road Network.

Chief Executive's Response

- 2.10.16 In the East Cork Municipal District Local Area Plan, Cork County Council will continue to prioritise development in those locations that will maximise the use of public transport infrastructure. In relation to Youghal, both the B-03 and the I-01 are important components of the employment land supply. Their development is important so as provide for a range of economic activities in Youghal and their location means that heavy traffic does not have to be routed through the town centre. Proposals to develop the land will need to have regard to impacts on the National Road Network and will be assessed accordingly.

2.11 Issues in relation to villages

- 2.11.1 Five submissions were received in relation to the villages within the East Cork Municipal District. These raised issues in relation to residential development in the villages, infrastructural improvements and environmental concerns.

Castlemartyr

- 2.11.2 One submission was received from Castlemartyr Community Council (2522) which suggests that improvements to the road infrastructure / traffic management and to flood defences are required in light of the significant traffic congestion in the village and recent flood events. Submission also states that the waste water treatment plant serving the village regularly malfunctions and needs to be upgraded.

Ladysbridge

- 2.11.3 Two submissions were received requesting land be zoned for residential development in the village of Ladysbridge. Submission ECPCD16/2399 requests that the lands currently zoned C-01 for the provision of a school be re zoned as residential while submission ECPCD16/2874 seeks to have lands outside the boundary, some distance to the north of the village, zoned for residential development.

Mogeely

- 2.11.4 One submission (2581) was received in relation to extending the development boundary of the village to provide for additional residential development. The submission also seeks to have the scale of growth figure (80 units) for the village increased and the cap of 12 units per development removed.

Saleen

- 2.11.5 A submission from Saleen and District Residents Association seeks to have the East Ferry area (Saleen, East Ferry, Rathcoursey, Bawnard, Jamesbrook, Scartleight Upper and The Ferry Road) declared an area of special environmental importance.

Whitegate and Aghada

- 2.11.6 Submission 2894 requests that the village of Rostellan and Farsid are included in the plan and the scale of future development in the area be limited to individual houses as there is no waste water treatment infrastructure. The LAP should also prioritise the delivery of infrastructure prior to further residential development taking place.

Chief Executive's Response

- 2.11.7 The current local area plans do not include specific residential zoning objectives within villages. Instead, villages generally have a development boundary and a 'scale of growth' figure, and development proposals are assessed on their merits within the boundary, subject to the objectives of the plan and normal considerations of proper planning and sustainable development. This approach offers flexibility to respond to development proposals in keeping with the scale of a village and helps prioritise the development of zoned lands within the main towns, and will be continued in the new Local Area Plan.
- 2.11.8 In relation to Ladysbridge, it is considered that the scale of growth (40 units) is sufficient for the village and will be retained. There is enough land available within the development boundary to cater for this level of growth and as such there is no need to increase the land supply. Consideration however will be given to removing the C-01 zoning and retaining the site within the development boundary, if the Department of the Education determine that there is no longer a requirement for a primary school at this location.
- 2.11.9 In relation to Mogeely, much of the land within the development boundary is at risk of flooding and the village experienced significant flooding over the December 2015/ January 2016 period, in common with other parts of the county. The proposal to extend the development boundary of the village to the north is not appropriate as the lands proposed to be included are at risk of flooding. However there are some additional lands within the existing village envelope that are not shown to be at risk of flooding which could be included within in the boundary. The current scale of growth for the village at 80 units is considered sufficient having regard to the scale of the village, the limited social and community infrastructure, and the fact that the village is at risk of flooding.
- 2.11.10 Infrastructural deficits in Castlemartyr will be considered in preparing the draft plan policies for the area. In relation to the proposals for the East Ferry area, the current Cork County Development Plan currently affords the area protection by virtue of the Greenbelt and scenic route designations. Rostellan and Farsid are already included within the development boundary of Whitegate / Aghada.
- 2.11.11 Upgrading of water services infrastructure within the villages is a now matter for Irish Water. It is intended that Irish Water will have regard to the provisions contained within the Local Area Plan in formulating its programme of works. In relation to improvements to the N25, which runs through Castlemartyr, Transport Infrastructure Ireland have indicated that funding will not be made available for upgrade works in the short term. The project however remains a long term objective of the Cork County Development Plan (Objective TM 3-1). The project itself should include not just the upgrade of the road itself but should also include provision of bypasses for both Killeagh and Castlemartyr.

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

- 2.12.1 The following table (2.4) highlights some of the key issues to be addressed in the preparation of the East Cork Municipal District Local Area Plan. The list however is not exhaustive as more issues/changes may emerge during the preparation of the draft plan.

Table 2:4 Matters to be addressed in Draft Plan

Matters to be addressed in the East Cork MD Local Area Plan.	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
Midleton	
Residential	1 It is proposed to merge the R-03 and R-04 residential zonings south of the N25 to provide for the comprehensive development of the area. However development of these lands will be contingent on improvements to the roads infrastructure of the area, including the Lakeview roundabout.
	2 Zoning R-01 will be reassessed on completion of the update of the flood risk mapping for the area and the zoning will be amended as necessary.
	3 It is proposed to maintain focus on the delivery of housing at Water Rock. The new LAP will reflect the zoning regime as set out in adopted amendment
	4 X-03 site - as access to these lands is very poor, and it is understood that it is no longer proposed to use the site for replacement sports facilities (for Midleton GAA), it is proposed to dezone the site and reclassify it as part of the greenbelt.
	5 It is proposed to change the X-04 zoning to residential (former Mills).
	6 It is proposed to amend the X-02 zoning to residential use.
	7 Further consideration will be given to the suitability of the western part of the O-01 site near the train station for residential development having regard to the need to provide a road through the area and maintain an appropriate separation distance between residential uses and Midleton distillery, a hazardous industrial installation under the SEVESO (Control of Major Accidents) Directive.
Employment land supply	8 No changes are proposed to existing business/enterprise zonings.
	9 Opportunity to explore potential for more office based employment in central part of the town – existing opportunities at T-01, X-05; other redevelopment opportunities at Enterprise Centre on Dwyer Road, on GAA lands which are currently zoned Town Centre.
	10 Amend X-02 zoning as outlined in 6 above.
Town Centre	11 Under current Town Development Plan most areas are zoned Town Centre. Proposed to revise this to exclude housing /non retail areas from the town centre zoning. Some areas will be reclassified as ‘existing built up area
	12 Proposed to define the retail core.

Matters to be addressed in the East Cork MD Local Area Plan.	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
	13 New plan will identify areas for retail expansion.
	14 The Draft Plan will give further guidance on the range of uses appropriate within the current T-01 area which will include some retail, retail warehousing, offices and other town centre uses.
	15 It is proposed to reclassify the site of the existing Midleton GAA facility as existing built up area.
Flooding	16 The Draft Local Area Plan will be informed by the updated information on flood risk.
Transport and Mobility	17 New roads will be required throughout the X-01 Water-Rock site to the north of the town and should provide additional connectivity though these lands. 18 General improvements are required on a number of roads including the Mill Road, Youghal road, Cork Road and the Whitegate Road. 19 Enhanced provision for pedestrians and cyclists is also required. 20 Upgrading of the Lakeview roundabout needs to be progressed.
Approaches to Zoning	21 The existing town development plan uses 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.
Other Proposals	22 Amend development boundary to reflect permission granted in Broomfield 23 Delete C-01 zoning if Department of Education approve.
Youghal	
Residential land supply	1. Changes are suggested to Town Development Plan residential zonings : a) R-04 – consider rezoning as open space – very steep, inaccessible and elevated site. b) R-05 – consider changing to built up area – small infill site. c) R-12 - consider changing to built up area – small infill site. d) R-13 - consider changing to built up area – small infill site. e) R-15 -consider rezoning as open space= very steep, prominent site with poor access. f) R -19 Developed – reclassify as built up area

Matters to be addressed in the East Cork MD Local Area Plan.	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
	<ul style="list-style-type: none"> g) R- 20. Developed. Reclassify as built up area h) R-21. Developed. Reclassify as built up area. i) RR-01 – Residential Restricted. Consider zoning as residential j) RR-02 Residential Restricted – consider zoning as residential. 2. It is proposed to retain the other residential zonings in Youghal.
Employment Land Supply	<ul style="list-style-type: none"> 3. No changes proposed to existing business/enterprise zonings in Youghal. 4. X-01 site in the 2011 LAP to North of the town is within an area at risk of flooding. These lands could be rezoned for flood compatible uses. 5. C-01 site at Sea field currently zoned for leisure and commercial uses. Commercial category is not used in the Local Area Plans. It is suggested that these lands could be rezoned for business uses or identified as a site for regeneration. 6. The new Plan provides an opportunity to review approach to the development of the IDA industrial Estate at Springfield Court, which are zoned established industry in the Youghal Town Development Plan.
Tourism Development	<ul style="list-style-type: none"> 7. Site TRD-01. Greenfield site on seaward side of dog track. Currently zoned for mixed use tourism development. Site is at risk of flooding. Suggestion is to rezone for flood compatible uses in accordance with the Guidelines in Flood Risk Management. 8. It is suggested that the following be reclassified as part of the build up area: <ul style="list-style-type: none"> a) Site TRD-01a – Brownfield site with derelict Hotel. b) Site TRD-02. Existing Caravan Park. c) Site TRD-03 – Existing Caravan Park. d) Site TRD-04 – Existing Caravan Park.
Town Centre	<ul style="list-style-type: none"> 9. Under the current Town Development Plan a large area is zoned for Town Centre uses. It is proposed to revise this to exclude housing /non retail areas from the town centre zoning and to refocus development within the core of the town. 10. Other suggestions include the following : <ul style="list-style-type: none"> a) Update strategy and policy from the Youghal Town Development Plan. b) Review strategy in line with the Guidelines on Flood Risk Management. c) Consider reclassifying some areas as 'existing built up area'. d) Define the retail core. e) Identify areas for town centre expansion. f) Highlight opportunity sites e.g. Devonshire Arms Hotel and the Cinema. g) TC-01. It is proposed to review the extent of this zoning.

Matters to be addressed in the East Cork MD Local Area Plan.	
Topic	Key Issues / Changes under Consideration for the Draft Local Area Plan
	<ul style="list-style-type: none"> h) TC-02. It is proposed to review the extent of this zoning. i) TC-03. This is a large opportunity site on the Waterfront. It is proposed to review the objective and consider the optimum use of the site for the future. j) TC-04. It is proposed to review the extent of this zoning. k) TC-05. It is proposed to review the objective for this site and consider alternative non retail uses, including employment. l) MU-01. Consideration will be given to rezoning these lands for flood compatible uses. m) NC-01 - Neighbourhood Centre Zoning at Seafield. Need to review the potential of this site as part of overall town centre strategy in light of planning history, Retail Planning Guidelines etc.
Transport and Movement	11.The New plan will explore measures to enhance traffic circulation and reduce congestion within the town.
Approaches to Zoning	12.The existing town development plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. In preparing the new local area plans this approach will be applied to the developed areas within the former town council administrative area.
Other Issues	
Vacant Sites	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 which will be mapped in the draft plans and listed on a vacant sites register.
Mogeely	
Development Boundary	Amend development boundary to-include additional lands within the existing envelope of the village to the south of site O-01 that are not at risk of flooding as to ensure sufficient land is available within the development boundary.
Ladysbridge	
C-01	Subject to the agreement of the Department of Education it is proposed to omit the school zoning and retain site within development boundary.

Section 3 Submissions Received during the Consultation Process

3.1 Introduction

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

Table 3:1 Submissions Received during the Consultation Process

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Statutory Submissions			
Department of Arts Heritage and the Gaeltacht (Archaeology)	ECPCD16/2933	<ul style="list-style-type: none"> 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. 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. Propose developments due to their location, size or nature that may have implications for the archaeological heritage should be subject to archaeological assessment. Submission sets out what Archaeological Heritage includes. Stresses importance of considering known and potential unknown archaeology when doing AA and SEA. 	Chapter 12 of the County Development Plan 2014 sets out the Council's policies and objectives in relation to the protection of the heritage of the county. These provisions will inform the preparation of the Local Area Plan.
Department of Education and Skills	ECPCD16/2929	<ul style="list-style-type: none"> Emphasises the critical importance of the Council in ensuring that sufficient land is zoned for educational use in areas where population growth is planned. Requests that plans include a specific 'education' zoning category and that suitable sites be identified and zoned for 	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

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>educational use in line with the Department's technical guidance. It is important that such sites have ready access to existing infrastructure to avoid undue costs/ large contributions being levied.</p> <ul style="list-style-type: none"> • 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. • Requests that the Council have a development contribution scheme which reflects the 'community facility and social infrastructure' status of schools under Section 48 of the Act to ensure the appropriate funding of infrastructure through development contributions. Inclusion of a recover / claw back mechanism is also sought to allow the Department to recoup contributions paid (to facilitate the advance provision of infrastructure?) in order to sustain the funding of Schools Capital Programme. • Highlights areas around the county when additional school provision will be required. 	<p>new schools can be problematic as other alternative sites, considered suitable for a school may often emerge, rendering the school zoning obsolete. Schools are an acceptable land use with some other zonings categories such as residential or town centre or within the existing built up area, subject to normal proper planning and sustainable development criteria.</p>
Environmental Protection Agency	ECPCD16/2926	<p>Provides guidance on the SEA process and highlights number of key issues to be considered including:</p> <ul style="list-style-type: none"> • Compliance with higher level plans such as the Regional Planning Guidelines and the Core Strategy of the County Plan. • Flood Risk Management: Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data. • Delivery of critical infrastructure: Development proposals should have 	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>regard to Irish waters Capital Investment Programme, particularly areas which have inadequate infrastructure at present</p> <ul style="list-style-type: none"> • Transport: promote increased use of public transport, cycle and pedestrian trips, and take account of the national prioritisation of road infrastructure projects. Where development is reliant on major road upgrades, their delivery should be in line with the national prioritisation of such road projects. • Biodiversity: 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. • Masterplans: requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account. • Climate Change – need to integrate climate change mitigation and adaptation measures /considerations into plans 	
Irish Water	ECPCD16/2788	<p>Objective to provide both drinking water and wastewater strategic infrastructure capacity to meet the domestic requirements of the settlement and core strategies of development plans prepared in accordance with the NSS and RPGs, subject to the availability of funding and to environmental constraints.</p> <p>Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity over the next plan period.</p> <p>Invests in the development and expansion of water services infrastructure in line with its investment programme and connection policies approved by CER.</p>	See Section 2.4

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive’s Response
		<p>Currently preparing a submission to the CER on the national investment plan for the period 2017-2018. A review of all water and wastewater infrastructure in County Cork has been undertaken.</p> <p>Objective to reduce the number of water abstraction locations, water treatment plants and WSZ’s across the county.</p> <p>Objective to reduce leakage from a national average of 50% to 38% by 2021 and 30% by 2030.</p> <p>Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents.</p> <p>Consider that Cork County Councils assessment of existing water services infrastructure does not take into account the rationalisation, leakage reduction, waste water strategies and projects to be undertaken by IW.</p> <p>Will continue to work with Council to determine the constraints in existing water services and to provide for emerging demand for additional water services in line with adopted LAPs.</p>	
National Transport Authority	ECPCD16/2915	<p>This submission sets out broad principles that should be applied to all LAP’s to ensure that:</p> <ul style="list-style-type: none"> • Development location is prioritised and the sequencing of development, informed by the need to promote and provide for the development of public transport services; • 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 	See Section 2.6

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>and modes of transport.</p> <ul style="list-style-type: none"> • Integrated approach to land use and transport planning to provide a stronger basis for the use of non-car modes. <p>In relation to public transport services provision a strong emphasis on the following is recommended;</p> <ul style="list-style-type: none"> • Examine existing transport deficiencies and possible solutions, • Assess future transport demand arising from development objectives, • Likely transport investment requirements, • Bus network planning, • Rural Bus transport Provision and • Walking and Cycle network planning. 	
Office of Public Works	ECPCD16/2911	<ul style="list-style-type: none"> • 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 and guidelines applied to each proposed zoned site. 	See Section 2.2
Transport Infrastructure Ireland	ECPCD16/2455	<p>Protect the capacity and efficiency of national routes: options for catering for trip demand should be considered including the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes. LAP needs to avoid the creation of additional access points to national routes or the generation of increased traffic to existing national roads, where the speed limit is greater than 50kph.</p> <ul style="list-style-type: none"> • Development Contributions: consider mechanisms for funding and delivery of 	See Section 2.2

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>national road upgrades associated with development plans and private development proposals, as the cost of such upgrades will not be met by TII. Council should establish clear funding and delivery frameworks through a revised development contributions scheme. In the absence of such, development should be considered premature.</p> <ul style="list-style-type: none"> • National Roads Projects: submission gives an update of various National Road Projects. • In relation to the East Cork MD, it is unlikely that funding will be made available for improvement to the N25. It also suggests that development in the East cork area is located in close proximity to the railway station so as to minimise any impact on the Dunkettle interchange and the N40. It suggests that the council review its approach to zoning in Ballinacurra. • In relation to Youghal review position in relation to the development of the B-03 and the I-01 	
County Wide Submissions			
An Taisce	ECPCD16/2563	<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"> • A local climate change strategy. • A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand and supporting the creation of compact walkable settlements. • A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the 	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive’s Response
		<p>appropriate quantum and location of development.</p> <ul style="list-style-type: none"> • An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural. • Measures to promote local employment close to residential areas rather than large scale industrial parks. • A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land. 	
Bus Éireann	ECPCD16/2464	<p>Highlights the need for modal shift to public transport in line with Smarter Travel initiative.</p> <p>Key elements in providing effective public transport to ensure competitive and reliable journey times, provision of a range and scope of destination, attractive frequency, headway, convenience of use.</p> <p>The Local Area Plan should ensure that adequate bus priority measures and infrastructure (bus stops) are provided and planning applications should involve adequate future proofing consultation with Bus Éireann.</p> <p>These bus facilities should be in every town and village, have centrally located, well positioned bus stops, fully accessible, well lit and accommodate Wheelchair coaches, providing access by people with disability.</p> <p>Bus stops at schools should provide a safe environment for children. Adjustments to parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses.</p> <p>. In relation to The East Cork MD, the submission suggests that parking</p>	See section 2.6

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive’s Response
		<p>restrictions are enforced in Midleton, bus priority measures are required in the town centre and appropriate street lighting, kerbing and pedestrian crossings are required at bus stops in all East Cork Towns and villages.</p>	
<p>Construction Industry Federation</p>	<p>ECPCD16/2916</p>	<ul style="list-style-type: none"> • 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 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. • 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. 	<p>See Section 2.2</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
Cork City Council	ECPCD16/2909	<ul style="list-style-type: none"> • 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. 	See Section 2.2
Cllr. Kevin Murphy	ECPCD2965	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.
Cllr. Kevin Murphy	ECPCD16/2964	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.
Inland Fisheries Ireland	ECPCD16/2935	<ul style="list-style-type: none"> • 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. • The Habitats and SAC Directive does not extend to the inclusion of all aquatic habitats of fish bearing importance or of 	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

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>amenity value. Therefore LAPs should not rely solely on such designations to protect water courses as such an approach would exclude significant numbers of waterways.</p> <ul style="list-style-type: none"> • LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats. • Opposed to any development on floodplain lands. • Should ensure that developments do not lead to the spread of invasive species. • Plans should encourage water conservation and water use efficiency. 	<p>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>
<p>Planning Strategic Policy Committee</p>	<p>ECPCD16/2937</p>	<p>Submission identifies the need for a collaborative approach to housing land supply issues and proposes the establishment of a 'Land Supply Task Force' to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.</p> <p>Amount of land needed is being underestimated due to the following:</p> <ol style="list-style-type: none"> 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' 2.Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased. 3.Settlement Targets: Submission asserts that the housing output that can be achieved in each of the main settlements falls short of the settlements targets, leaving capacity deficits in almost every main settlement in Metropolitan Cork. 	<p>See Section 2.2 Delivering Housing Land Supply</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
<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 Éireann 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>East Cork Municipal District Submissions</p>			
A B Bell	ECPCD16/2390	This submission requests that Cork County Council restrict further waste processing activities at Foxhole and promote Youghal as a family friendly town and heritage destination.	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)
Adrian Pender	ECPCD16/2735	This submission requests that part of the R-01 is de-zoned as it is at risk of flooding. The submission claims that further development of land here and associated interference with open drain systems will have a negative impact on homes and roads west of this site with respect to flooding.	See discussion on Residential Land Supply in Midleton, Section 2.9
Alexandra Wheeler	ECPCD16/2878	This submission requests that Cork County Council restrict further waste processing activities at Foxhole given the environmental problems associated with the site and its sensitive location. The submission seeks to ensure that the LAP promotes Youghal as a family friendly town and heritage destination.	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)
Anthony Dillion	ECPCD16/2436	This submission requests that the Local Area Plan restricts the expansion of waste processing industries at Foxhole Youghal as, 1) the area is located adjacent to a Special	See discussion on Environmental concerns in Williamstown, Claycastle and

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>Area of Conservation, Special Protection Area and a proposed Natural Heritage area;</p> <p>2) the current facilities have not complied with environmental condition of EPA license;</p> <p>3) the intensification of these activities would impede Youghals development as a family friendly tourism and heritage destination.</p>	Foxhole (Section 2.10)
Barry, Gerard	ECPCD16/2537	This submission requests that the R-01 in Midleton be dezoned because its development will increase the potential for flooding in adjoining properties.	See discussion on Residential Land Supply in Midleton, Section 2.9
BEAG	ECPCD16/2435	<p>This submission (similar to 16/2371) requests that the Local Area Plan restricts the expansion of waste processing industries at Foxhole Youghal as,</p> <p>1) the area is located adjacent to a Special Area of Conservation, Special Protection Area and a proposed Natural Heritage area;</p> <p>2) the current facilities have not complied with environmental condition of EPA license;</p> <p>3) the intensification of these activities would impede Youghals development as a family friendly tourism and heritage destination.</p>	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)
Blackwater Estuary Action Group (BEAG)	ECPCD16/2371	<p>This submission requests that the Local Area Plan restricts the expansion of waste processing industries at Foxhole Youghal as,</p> <p>1) the area is located adjacent to a Special Area of Conservation, Special Protection Area and a proposed Natural Heritage area;</p> <p>2) the current facilities have not complied with environmental condition of EPA license;</p>	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		3) the intensification of these activities would impede the development of Youghal as a family friendly tourism and heritage destination.	
Brian McCutcheon	ECPCD16/2587	This submission requests that the LAP promote more sustainable housing densities within some of the established residential areas in Youghal by facilitating the subdivision of and infill development within low density residential areas such as Ballyclamassy, Youghal.	See discussion on Future Residential Development in Youghal (Section 2.10)
Castle Rock Homes (Midleton) Ltd	ECPCD16/2677	This submission requests that part of the O-01 site in Midleton is rezoned for medium density residential development including the provision of a crèche.	See discussion on Residential Land Supply in Midleton, Section 2.9
Castle Rock Homes (Midleton) Ltd	ECPCD16/2679	This submission requests that the subject lands, to the north of Midleton be formally included within the development boundary of Midleton as part of the defined 'existing built up area'. The site currently lies outside the development boundary but forms part of an approved planning permission (08/8103). The acceptability of the loss of a small part of the rural area was established under planning permission referenced 067671 (Planning Appeal reference PL 04.221460).	It is proposed to include this site within the Midleton development boundary in order to reflect the extent of the approved planning permission
Castlemartyr Community Council	ECPCD16/2522	The submission has identified a number of key infrastructural requirements for Castlemartyr that should be prioritised in the LAP. These include; 1) the upgrade of and repair of river walls and flood defences, proper maintenance of the canal and associated drains and culverts. 2) Major program of road improvements including the provision of a bypass, new junction alignments and the provision of	See discussion on Infrastructural deficiencies in the Villages in Section 2.6

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>appropriate pedestrian facilities particularly on the Castlemartyr to Ladysbridge road.</p> <p>3) The provision of appropriate wastewater treatment facilities. The current facilities, the submission suggests area a dangerous public health hazard as it overflows.</p>	
Catherine Quealey	ECPCD16/2434	<p>This submission makes a number of recommendations for Ballinacurra village to the south of Midleton. It suggests that;</p> <p>1) Road improvements (including pedestrian and cycle facilities) are required to meet the needs of the existing population which has surged over the last 10 - 15 years.</p> <p>2) Additional Community facilities are required.</p> <p>3) Flood relief measures in Midleton must not increase the risk of flooding in Ballinacurra.</p> <p>4) Ballinacurra should be designated as a "village" and the current residential zonings should be retracted.</p> <p>5) The site zoned for a school is inappropriate due to flooding and the poor road infrastructure.</p>	See discussion on Residential Land Supply in Midleton, Section 2.9
CIE Group Property Management	ECPCD16/2766	This submission seeks to have lands in Youghal zoned for residential use.	See discussion on Future Residential Development in Youghal (Section 2.10)
Clayton Love - Sipton Group	ECPCD16/2442	<p>This submission makes general recommendations for Midleton and a number of specific recommendations in relation to existing zoned land in the town.</p> <p>1) It suggests that the train station should become a central anchor around which the town develops. Development should be prioritised in terms of its closeness to</p>	See discussion on Residential Land Supply in Midleton, Section 2.9

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>the train station.</p> <p>2) If Rail station is treated as a central point, the residential expansion of Midleton both to the north and north east should be encouraged.</p> <p>3) Town Centre expansion should be to the north to support residential development and the rail service. The LAP needs to identify areas for future retail expansion.</p> <p>4) The X-05 and the X-02 sites should be zoned for residential development.</p>	
<p>Coleman Brothers Developments</p>	<p>ECPCD16/2688</p>	<p>This submission requests that the X-04 lands in Midleton be zoned for residential development in the new LAP in order to help deliver the population target for the town.</p>	<p>See discussion on Residential Land Supply in Midleton, Section 2.9</p>
<p>Concerned Residents of Ballinacurra</p>	<p>ECPCD16/2467</p>	<p>This submission requests that Ballinacurra be reclassified as a village and not be considered as part of Midleton. Future development should in turn be compatible with that of a village. It claims that the road infrastructure in Ballinacurra has suffered as a result of the rapid population growth. The submission goes on to make a number of further recommendations;</p> <p>1) Development at the X-04 site should be of a very low density or should be zoned for community use.</p> <p>2) the C-01 site should be dezoned.</p> <p>3) the amount of land zoned for residential use exceeds that of a normal village.</p> <p>4) Flood defences in Midleton should not enhance the flood risk in Ballinacurra.</p>	<p>See discussion on Residential Land Supply in Midleton, Section 2.9</p>
<p>Coras Iompair Éireann (CIE)</p>	<p>ECPCD16/2448</p>	<p>This submission seeks to have O-01 in Midleton and adjacent lands that were previously within the Town Council administrative area rezoned for high</p>	<p>See discussion on Residential Land Supply in Midleton,</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		density residential development given their proximity to the train station.	Section 2.9
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	ECPCD16/2618	This submission requests Cork County Council retain the town centre zoning applicable to the Dairygold lands at Midleton Retail Park as; 1) the areas functions as an established town centre, 2) town centre areas should not be restricted to areas of convenience retailing.	See discussion on Town centre Development in Midleton, Section 2.9
Davis Whyte	ECPCD16/2877	This submission requests that Cork County Council restrict further waste processing activities at Foxhole given the environmental problems associated with the site and its sensitive location. The submission seeks to ensure that the LAP promotes Youghal as a family friendly town and heritage destination.	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)
Denis McSweeney	ECPCD16/2463	This submission suggests that the provision of flood relief measures in Midleton should not increase flood risk in Ballinacurra.	Cork County Council will support the provision of flood relief measures in Midleton. They provision of such defences will be subject to a planning application that will examine their impact on areas further downstream.
Frances Kingston	ECPCD16/2806	This submission requests that the C-01 in Midleton be rezoned for residential use.	See discussion on Residential Land Supply in Midleton, Section 2.9
J A FitzGerald	ECPCD16/2521	This submission makes a number of recommendations in relation to Youghal, specifically the Claycastle and	See discussion on Environmental concerns in

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>Williamstown areas.</p> <p>1) it recommends that further consideration is given to the TRD zoned lands until the CFRAM flood maps have been finalised.</p> <p>2) it suggests that Cork County Council acknowledge and rectify the deliberate flooding of the Williamstown area by Cork County Council as a result of the removal of the historical regional attenuation channels at Williamstown and by raising ground levels.</p> <p>3) The submission requests that Cork County Council take a more proactive step in managing flood risk in the area, which will include setting out how they intent to protect existing properties from fluvial or tidal flooding.</p> <p>4) The issue of infrastructural deficiencies, particularly the waste water network will need to be addressed as these deficiencies are resulting in serious public health issues.</p> <p>5) the LAP should not prevent or sabotage the ongoing sensitive and costly environmental remediation and bioremediation of land at Williamstown following a decade of pollution from the waste waterworks.</p> <p>6) The submission suggests a specific objective for the TRD zoning that would seek to reserve the site in its entirety for the urgent primary provision of flood control infrastructure and regional attenuation, in the form of a sustainable urban drainage scheme to prevent fluvial flooding upstream and downstream of the site.</p> <p>7) the LAP should ensure that that unauthorised discharges from the wastewater works on or to the lands zoned for Utility use are eliminated as</p>	<p>Williamstown, Claycastle and Foxhole (Section 2.10)</p>

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive’s Response
		<p>required under Condition 5.6 of the Wastewater Discharge Licence for the Youghal agglomeration.</p> <p>8) Additional recreational play areas in suitable locations are required.</p> <p>9) provision should be made for improved bus shelters along the Stand in Youghal.</p> <p>10) The plan should address the problems associated with the proliferation of invasive species in the area.</p>	
<p>Jack Hornibrook</p>	<p>ECPCD16/2874</p>	<p>This submission seeks to have lands at Ladysbridge zoned for low density residential development. The lands currently lie with the Rural Area under Strong Urban Influence.</p>	<p>See discussion on Scale of Growth in the Villages in Section 2.6</p>
<p>Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)</p>	<p>ECPCD16/2731</p>	<p>This submission requests that the specific objective for the R-01 in Midleton be amended as follows:</p> <ul style="list-style-type: none"> • Remove the current requirement for a Flood Risk Assessment from R-01 and include the 2012 the Lee CFRAMS maps for fluvial/tidal flood zones in the forthcoming LAP; • The R-01 zoning should not include a requirement for a special contribution; • The site is fully serviced and does not require additional infrastructure to be itemised in the zoning objective; • Remove the stated requirement for school and community/recreational facilities; and • Remove the specific requirement for Natura Impact Assessment. <p>It is therefore requested that the ‘R-01’ specific objective is amended to read as follows: “Medium A Density Residential Development to include a mix of house types.”</p>	<p>See discussion on Residential Land Supply in Midleton, Section 2.9</p>

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
John Aherne	ECPCD16/2356	This submission requests that a slip road be provided at the Lakeview Roundabout from the Whitegate Road to Cork City in an attempt to reduce congestion.	See discussion on Transport in Midleton (section 2.9)
John Crean	ECPCD16/2640	This submission requests that; 1) residential development in Midleton is phased in a sequential manner with priority given to those areas closer to the town, 2) the volume of land for residential use to the south of the N25 is reconsidered and, 3) the R-03 and the R-04 are dezoned as their development would generate excessive traffic on the local road network. Residential development should be concentrated to the north of the town or closer to the town centre.	See discussion on Residential Land Supply in Midleton, Section 2.9
John O Connor, Anna Beresford	ECPCD16/2721	This submission requests that part of the R-01 in Midleton is dezoned as it is at risk of flooding. The submission states that if the site is developed it will increase the risk of flooding in adjacent properties.	See discussion on Residential Land Supply in Midleton, Section 2.9
Lane, Christine	ECPCD16/2519	This submission requests that the LAP recommends that main Street in Midleton be made one way, so as to improve pedestrian safety and traffic flow on the street.	See discussion on Transport in Midleton (section 2.9)
Loreto Sisters	ECPCD16/2391	This submission requests that the former Loreto Convent to the south of Youghal, be zoned for Town Centre use and recognised as an opportunity site in the Local Area Plan. The buildings on site, including the old convent, Ashton Court and the old school are currently vacant.	See discussion on Town Centre Expansion in Youghal (Section 2.10)
Martin Farrell	ECPCD16/2879	This submission requests to have lands in Youghal zoned for low density residential development. The lands currently lie	See discussion on Future Residential Development in

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Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		within the development boundary of Youghal and form part of the existing built up area.	Youghal (Section 2.10)
Michael O'Brien	ECPCD16/2399	This submission requests that lands currently zoned C-01 in Ladysbridge, with a specific objective for a primary school, be rezoned for medium to high density residential development. The submission suggests that there is no need for the primary school as a new school has been provided in Kilcredan and there are sufficient services in the locality to accommodate further residential development.	See discussion on Scale of Growth in the Villages in Section 2.6
Midleton Soccer Club	ECPCD16/2668	This submission requests that the Council consider the zoning of lands adjacent to Midleton FC for training and playing facilities. It suggests that improved access to the club grounds at Knockgriffin is favourably considered.	See discussion on Employment in Midleton, Section 2.9
Miriam McDonnell	ECPCD16/2644	This submission requests that part of the O-04 in Midleton be rezoned for industrial use. The submission also requests that 1) residential development in Midleton is directed to those areas closer to the town centre and 2) sites zoned for residential use to the south of the N25 (R-01 and R-04) should be reconsidered given recent decisions by An Bord Pleanala and deficiencies in the local road network.	See discussion on Employment in Midleton, Section 2.9
Nicola & Shane Quill	ECPCD16/2758	This submission requests that part of the R-01 site in Midleton is dezoned as it is at risk of flooding. The submission claims that further development in this area would put neighbouring properties at risk of flooding.	See discussion on Residential Land Supply in Midleton, Section 2.9
Nordic limited	ECPCD16/2853	This submission requests that the Local Area Plan commits Cork County Council,	An amendment to the Midleton electoral

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		not the landowners, to the delivery of the U-02 in Water Rock Midleton.	Area Local Area Plan was adopted in November 2015. This amendment set out the position in relation to the delivery of the Waterrock masterplan. It is the intention of this review to broadly retain the provisions of the masterplan . including the provision of the U-02
O Gorman David	ECPCD16/2539	This submission requests that part of the R-01 in Midleton in Midleton be de-zoned as it is at risk of flooding.	See discussion on Residential Land Supply in Midleton, Section 2.9
O'Flynn Construction	ECPCD16/2666	This submission requests that the current B-01 objective in Midleton be retained in the new local area plan.	See discussion on Employment in Midleton, Section 2.9
Paul Flanagan	ECPCD16/2894	This submission requests that 1) the village of Rostellan/Farsid, should have been included in the report as it is located on the main R630 to Whitegate. The village itself is not connected to a waste treatment system with discharges pumped directly into Cork Harbour. The submission suggests that the scale of growth should be limited to individual houses. 2) The LAP must prioritise the delivery of infrastructure prior to further residential development where a lack of infrastructure has been identified.	See discussion on Infrastructural Deficiencies in the Villages in Section 2.6
Pierce Hennessy	ECPCD16/2876	This submission raises concerns over the environmental impact of waste processing facilities at Foxhole, Youghal. It requests that no similar activities are permitted in	See discussion on Environmental concerns in Williamstown,

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		this sensitive location as it is damaging to the tourism potential of Youghal and its natural environment.	Claycastle and Foxhole (Section 2.10)
Quentin Adams	ECPCD16/2603	This submission requests that the lands zoned for residential use around Banshane be reconsidered in the light of recent flooding events.	See discussion on Residential Land Supply in Midleton, Section 2.9
Ricky Forrest Mogeely	ECPCD16/2581	This submission requests that 1) the growth target of 80 for the village of Mogeely should be retained, 2) additional lands to the north of the settlement be included within the development boundary and 3) the cap of 12 units per application is removed.	See discussion on Scale of Growth in the Villages in Section 2.6
Roger Morley	ECPCD16/2541	This submission suggests that part of the R-01 in Midleton be dezoned as a portion of the site is identified as being at risk of flooding and its development would increase the possibility of flooding on adjacent properties.	See discussion on Residential Land Supply in Midleton, Section 2.9
Rossdale Enterprises Ltd.	ECPCD16/2379	<p>This submission makes a number of general comments in relation to the LAP process.</p> <ol style="list-style-type: none"> 1. it identifies a number of measures to encourage the building of houses in sustainable locations by dropping the addition levy for new builds along the East Cork Rail line and offering a 5% discount on planning contributions for multi-unit housing schemes within the 1km radius of the rail line. 2. it suggests that the decline in rural towns and to encourage regeneration by removing planning contributions for parking spaces not provided in new developments. 3. The submission suggests there is a 	See Section 2.2 Delivering Housing Land Supply

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Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>shortfall in the amount of serviceable zoned land in Cork</p> <p>4. The submission also suggests that the Council identify measures to assist with:</p> <p>a) Security bond b) Funding to infrastructure developments c) Development levy d) Suitable zoning for specific areas e) Zoning future land</p>	
Saleen and District Residents Association	ECPCD16/2433	This submission requests that the East Ferry locality including Saleen and areas such as East Ferry, Rathcoursey, Bawnard, Jamesbrook, Scartleigh Upper and The Ferry Road be declared an area of special environmental interest and be protected in the LAP. The submission suggest that this area is of unique and remarkable natural beauty, is lightly populated and unspoilt, is home to a wide range of interesting wildlife and has poor roads not suitable for heavy traffic.	See discussion on Environmental Concerns in the Villages, Section 2.6
Sandra McLellan TD	ECPCD16/2373	This submission requests that the next Local Area Plan restricts the further expansion of waste processing activities in Foxhole Youghal given its proximity to a Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area.	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole (Section 2.10)
Youghal for All	ECPCD16/2884	This submission requests that the LAP; 1) promotes industrial development in Youghal, 2) restricts the expansion of sludge treatment plants, 3) improves signage on approaches to the town, 4) facilitates streetscape improvements and 5) provides sufficient opportunity for town centre expansion.	See discussion on Environmental concerns in Williamstown, Claycastle and Foxhole and the section on own centre expansion in Youghal (Section 2.10)

3.2 Alphabetical List of Persons who made a submission

Table 3:2 Alphabetical List of Persons who Made a Submission

Name of Submitter	Submission Ref. No.
A B Bell	ECPCD16/2390
Adrian Pender	ECPCD16/2735
Alexandra Wheeler	ECPCD16/2878
An Taisce	ECPCD16/2563
Anthony Dillion	ECPCD16/2436
Barry, Gerard	ECPCD16/2537
BEAG	ECPCD16/2435
Blackwater Estuary Action Group (BEAG)	ECPCD16/2371
Brian McCutcheon	ECPCD16/2587
Bus Éireann	ECPCD16/2464
Castle Rock Homes (Midleton) Ltd	ECPCD16/2677
Castle Rock Homes (Midleton) Ltd	ECPCD16/2679
Castlemartyr Community Council	ECPCD16/2522
Catherine Quealey	ECPCD16/2434
CIE Group Property Management	ECPCD16/2766
Clayton Love - Shipton Group	ECPCD16/2442
Cllr Kevin Murphy	ECPCD16/2964
Cllr Kevin Murphy	ECPCD16/2965
Coleman Brothers Developments	ECPCD16/2688
Concerned Residents of Ballinacurra	ECPCD16/2467
Construction Industry Federation	ECPCD16/2916
Coras Iompair Éireann (CIE)	ECPCD16/2448

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Name of Submitter	Submission Ref. No.
Cork City Council	ECPCD16/2909
DAIRYGOLD CO-OPERATIVE SOCIETY LTD	ECPCD16/2618
Davis Whyte	ECPCD16/2877
Denis McSweeney	ECPCD16/2463
Department of Arts Heritage and the Gaeltacht (Archaeology)	ECPCD16/2933
Department of Education and Skills	ECPCD16/2929
Environmental Protection Agency	ECPCD16/2926
Frances Kingston	ECPCD16/2806
Inland Fisheries Ireland	ECPCD16/2935
Irish Water	ECPCD16/2788
J A FitzGerald	ECPCD16/2521
Jack Hornibrook	ECPCD16/2874
Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)	ECPCD16/2731
John Aherne	ECPCD16/2356
John Crean	ECPCD16/2640
John O Connor, Anna Beresford	ECPCD16/2721
Lane, Christine	ECPCD16/2519
Loreto Sisters	ECPCD16/2391
Martin Farrell	ECPCD16/2879
Michael O'Brien	ECPCD16/2399
Midleton Soccer Club	ECPCD16/2668
Miriam McDonnell	ECPCD16/2644
National Transport Authority	ECPCD16/2915

Name of Submitter	Submission Ref. No.
Nicola & Shane Quill	ECPCD16/2758
Nordic limited	ECPCD16/2853
O Gorman David	ECPCD16/2539
Office of Public Works	ECPCD16/2911
O'Flynn Construction	ECPCD16/2666
Paul Flanagan	ECPCD16/2894
Pierce Hennessy	ECPCD16/2876
Planning Strategic Policy Committee	ECPCD16/2937
Quentin Adams	ECPCD16/2603
Ricky Forrest Mogeely	ECPCD16/2581
Roger Morley	ECPCD16/2541
Rossdale Enterprises Ltd.	ECPCD16/2379
Saleen and District Residents Association	ECPCD16/2433
Sandra McLellan TD	ECPCD16/2373
Transport Infrastructure Ireland	ECPCD16/2455
Youghal for All	ECPCD16/2884

3.3 Full list of Submissions by Submission Reference Number.

Table 3:3 Full list of Submissions by Submission Reference Number

Submission Reference No.	Name of Submitter
ECPCD16/2356	John Aherne
ECPCD16/2371	Blackwater Estuary Action Group (BEAG)
ECPCD16/2373	Sandra McLellan TD
ECPCD16/2379	Rossdale Enterprises Ltd.
ECPCD16/2390	A B Bell
ECPCD16/2391	Loreto Sisters
ECPCD16/2399	Michael O'Brien
ECPCD16/2433	Saleen and District Residents Association
ECPCD16/2434	Catherine Quealey
ECPCD16/2435	BEAG
ECPCD16/2436	Anthony Dillion
ECPCD16/2442	Clayton Love - Shipton Group
ECPCD16/2448	Coras Iompair Éireann (CIE)
ECPCD16/2455	Transport Infrastructure Ireland
ECPCD16/2463	Denis McSweeney
ECPCD16/2464	Bus Éireann
ECPCD16/2467	Concerned Residents of Ballinacurra
ECPCD16/2519	Lane, Christine
ECPCD16/2521	J A FitzGerald
ECPCD16/2522	Castlemartyr Community Council
ECPCD16/2537	Barry, Gerard
ECPCD16/2539	O Gorman David
ECPCD16/2541	Roger Morley

Submission Reference No.	Name of Submitter
ECPCD16/2563	An Taisce
ECPCD16/2581	Ricky Forrest Mogeely
ECPCD16/2587	Brian McCutcheon
ECPCD16/2603	Quentin Adams
ECPCD16/2618	DAIRYGOLD CO-OPERATIVE SOCIETY LTD
ECPCD16/2640	John Crean
ECPCD16/2644	Miriam McDonnell
ECPCD16/2666	O'Flynn Construction
ECPCD16/2668	Midleton Soccer Club
ECPCD16/2677	Castle Rock Homes (Midleton) Ltd
ECPCD16/2679	Castle Rock Homes (Midleton) Ltd
ECPCD16/2688	Coleman Brothers Developments
ECPCD16/2721	John O Connor, Anna Beresford
ECPCD16/2731	Jim Luby & Tom Rogers (Joint Receivers of Certain Assets of John & Elaine Barry)
ECPCD16/2735	Adrian Pender
ECPCD16/2758	Nicola & Shane Quill
ECPCD16/2766	CIE Group Property Management
ECPCD16/2788	Irish Water
ECPCD16/2806	Frances Kingston
ECPCD16/2853	Nordic limited
ECPCD16/2874	Jack Hornibrook
ECPCD16/2876	Pierce Hennessy
ECPCD16/2877	Davis Whyte
ECPCD16/2878	Alexandra Wheeler

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Submission Reference No.	Name of Submitter
ECPCD16/2879	Martin Farrell
ECPCD16/2884	Youghal for All
ECPCD16/2894	Paul Flanagan
ECPCD16/2909	Cork City Council
ECPCD16/2911	Office of Public Works
ECPCD16/2915	National Transport Authority
ECPCD16/2916	Construction Industry Federation
ECPCD16/2926	Environmental Protection Agency
ECPCD16/2929	Department of Education and Skills
ECPCD16/2933	Department of Arts Heritage and the Gaeltacht (Archaeology)
ECPCD16/2935	Inland Fisheries Ireland
ECPCD16/2937	Planning Strategic Policy Committee
ECPCD16/2964	Cllr Kevin Murphy
ECPCD16/2965	Cllr Kevin Murphy

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

Table 3:4 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
Faite Éireann
Gas Networks Ireland
Health and Safety Authority
Health Service Executive
Inland Fisheries Board
Irish Copyright Agency

Prescribed Authorities

Irish Water

Kerry County Council

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

Limerick County Council

Minister for Agriculture, Food & Marine

Minister for Communications

Minister for Defence

Minister for Education and Skills

Minister for Finance

Minister for Foreign Affairs & Trade

Minister for Health

Minister for Jobs, Enterprise and Innovation

Minister for Justice and Equality

Minister for Public Expenditure & Reform

Minister for Transport, Tourism & Sport

Municipal District Officer – Ballincollig/Carrigaline

Municipal District Officer – Bandon/Kinsale

Municipal District Officer – Blarney/Macroom

Municipal District Officer – Cobh

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office

National Transport Authority

Prescribed Authorities

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council

3.5 List of Late Submissions

Table 3:5 List of Late Submissions

List of Late Submissions
Cornelius O'Neill

