



Proposed Kanturk Mallow 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

Table of contents

Table of contents..... *i*

List of Tables *i*

Documents Referenced in this report *ii*

Section 1 Introduction **1**

1.1 Overview **1**

1.2 Public Consultation **1**

1.3 Structure of this Report **1**

1.4 Next Steps..... **2**

Section 2 Principle Issues and Chief Executive’s Response **4**

2.1 Introduction..... **4**

2.2 Countywide Issues..... **5**

2.3 Housing Land Supply **5**

2.4 Water Services Provision **8**

2.5 Flood Risk Management **12**

2.6 Sustainable Transport **13**

2.7 Funding and Delivery of Infrastructure..... **13**

2.8 Vacant Sites Register **14**

2.9 River Blackwater Special Area of Conservation..... **14**

2.10 Issues Raised in relation to Mallow **15**

2.11 Issues Raised in relation to Kanturk **19**

2.12 Issues Raised in relation to Millstreet **20**

2.13 Issues in relation to villages **20**

2.14 Chief Executive’s Summary of Matters to be addressed in the Draft Plan **22**

Section 3 Submissions Received during the Consultation Process **26**

3.1 Submissions Received **26**

3.2 Alphabetical List of Person who made a submission **43**

3.3 Full list of submissions by Submission Reference Number..... **45**

3.4 List of Prescribed Bodies Authorities / other Bodies notified about the Review Process.**47**

List of Tables

Table 1:1 Municipal District Meetings 2

Table 1:2 LAP Review Indicative TimeLine 3

Table 2.1 Kanturk Mallow MD - Housing Requirements.....7

Table 2.2 Strategy for Water Services Provision.....10

Table 2.3 Kanturk - Mallow MD: Suggested Strategy for new LAP.....	11
Table 3:1 Submissions Received during the Consultation Process.....	26
Table 3:2 Alphabetical list of persons who made a submission.....	43
Table 3.3 Full list of submissions by Submission Reference Number.....	45
Table 3.4 List of Prescribed Bodies/ Authorities.....	47

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
Mallow Electoral Area Local Area Plan 2011 (LAP)	2011 (2 nd edition 2015)
Fermoy Electoral Area Local Area Plan 2011 (LAP)	2011 (2 nd edition 2015)
Kanturk Electoral Area Local Area Plan 2011 (LAP)	2011 (2 nd edition 2015)
Mallow Town Council Town Development Plan 2010	2010
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 37 submissions were received in response to the Preliminary Consultation Document for the Kanturk Mallow Municipal District. This report details the submissions received, summarises the issues raised in those submissions and details the Chief Executive’s Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Kanturk Mallow District.

1.3 Structure of this Report

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

- 1.3.2 Section Two of the Report comprises a more detailed discussion on the principle issues raised by the submissions and includes the Chief 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 Kanturk – Mallow 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 Kanturk – Mallow Municipal 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 15th April 2016.
- 1.4.2 It is proposed to brief Members on the reports at Municipal District Meetings during April/May 2016 in accordance with the schedule set out below.

Table 1:1 Municipal District Meetings

Schedule of Municipal District Briefing Meetings for Members on CE’s Report on the Preliminary Consultation Document		
Municipal District	Dates of Meeting	Venue
Kanturk/Mallow	Friday 22 nd April 2016.	Annabella, Mallow
West Cork	Wednesday 27 th April 2016.	Former Town Council Offices, Clonakilty
East Cork	Friday 29 th April 2016.	Midleton Office
Ballincollig/Carrigaline	Friday 6 th May 2016.	Council Chamber, Floor 2
Blarney/Macroom	Monday 9 th May 2016	County Hall
Bandon/Kinsale	Friday 13 th May 2016.	Former Town Council Offices, Kinsale
Cobh	Monday 16 th May 2016	Former Town Council Offices, Cobh
Fermoy	Tuesday 17 th May 2016.	Former Town Council Offices, Fermoy

- 1.4.3 Members may put forward resolutions in relation to issues they wish the Chief Executive to consider in relation to the preparation of the draft Local Area Plan at the respective Municipal District briefings.
- 1.4.4 Planning Policy unit will proceed to prepare the Draft Local Area Plan and will revert with a briefing to Members in the autumn of 2016, at which point Members will also be advised of the Chief Executives Response to their Resolution.
- 1.4.5 The Draft Local Area Plans are due to be published in 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	15th April 2016
Brief Members and MD Meetings	April 2016
Prepare Draft Local Area Plans	May – September 2016
Brief Members on Draft Local Area Plans	September – October 2016
Finalise Plans and accompanying support documents	October 2016
Publish Draft Local Area Plans	10 th November 2016
Issue CEO Report on Submissions received on the Draft LAPs to Members	13 th February 2017
Publish Amendments to Draft LAPs as appropriate	April 2017
Issues CEO 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) (KMPCD16/2932)
- Department of Education and Skills (KMPCD16/2931)
- Environmental Protection Agency (KMPCD16/2928)
- Irish Water (KMPCD16/2785)
- National Transport Authority (KMPCD16/2919)
- Office of Public Works (KMPCD16/2918)
- Transport Infrastructure Ireland (KMPCD16/2452)
- An Taisce (KMPCD16/2466)
- Bus Eireann (KMPCD16/2921)
- Construction Industry Federation (KMPCD16/2924)
- Cork City Council (KMPCD16/2917)
- Inland Fisheries Ireland (KMPCD16/2934)
- Planning and Strategic Development SPC (KMPCD16/2914)

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

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

- Mallow (section 2.10),
- Kanturk (section 2.11),
- Millstreet (section 2.12);and
- Villages (section 2.13)

2.1.5 Individual summaries of the submissions received and a brief indication of the Chief

Executive's response are set out in Section 3.

2.2 Countywide Issues.

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

2.3 Housing Land Supply

2.3.1 A number of submissions were received requesting either the zoning for residential development of sites currently within existing development boundaries or requesting the zoning of lands outside the development boundaries in Mallow, Kanturk, Millstreet and the village of New Twopothouse. A more detailed discussion on these individual submissions for each main town and village is set out in Sections 2.10 – 2.13.

2.3.2 Submissions also highlighted the following issues:

- the Council needs to take a lead role in facilitating the delivery of infrastructure as the private sector funding is no longer viable.
- an Implementation / Land supply Task Force is required to support the delivery of the plan objectives.
- density should be increased in urban areas to enhance the viability of providing transport services, ensure development is sustainable and to reduce the amount of land required .
- the amount of land zoned for development should not be increased pending the resolution of infrastructural deficits.

Chief Executives Response

Overall Strategy

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

2.3.4 In making these local area plans, the County Council have a key role to play in co-ordinating and facilitating the supply of sufficient serviced housing land to stimulate the delivery of new housing to meet current and future needs. The County Development Plan 2014 sets out the quantum of new housing that must be delivered in the various locations throughout the County if the population targets for the County are to be achieved.

2.3.5 The County Council are obliged to make these local area plans so that they are consistent with the population targets set out in the Core Strategy of the County Development Plan 2014. These targets are themselves derived from the population targets set out in the South West Regional Planning Guidelines 2010 and the County Council have no legal power to independently change or redistribute them.

2.3.6 The County Council will continue to actively undertake a leadership role to progress and secure its development and local area plan policies and objectives where the successful implementation of a significant number of the policies and objectives of the Plan necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.

In this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan.

- 2.3.7 In recent months, Government has initiated the preparation of the National Planning Framework (NPF) and the Southern Regional Spatial and Economic Strategy (RSES) to replace the current National Spatial Strategy and Regional Planning Guidelines and, respectively, these will facilitate a review of the current population targets and their distribution which, in turn, will affect the quantum of new housing development for which the County Council needs to make provision in its development and local area plans. Indeed, the completion of the proposed NPF and RSES may give rise to a requirement to vary the County's development and local area plans in order to give local effect to the policies and objectives that they set out.

Kanturk Mallow Municipal District

- 2.3.8 At present, the County Development Plan 2014 Core Strategy (Table 2.2, page 21) sets out that, across the County as a whole, 58,005 new housing units will be required to accommodate the target population. Table B12 of Appendix B to the CDP 2014 indicates that within the Kanturk – Mallow Municipal District the County, the County Development Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District. The County Development Plan indicates that 228 ha of residentially zoned land is required, and that, on the basis of lands already zoned in existing plans, 340 hectares of land is available in the main towns, providing headroom (in terms of land) within the towns of 49%. Additional land is available for development within the development boundaries of the villages.
- 2.3.9 The population growth target will require the provision of 7,556 new housing units, with at least 5,323 units allocated to the 5 Main Towns. Provision is also made for housing growth of 1,361 units in the villages.

Main Town

- 2.3.10 The overall level of housing land supply in the Main Towns of the Kanturk Mallow Municipal District is considered adequate to meet the population and housing targets set out in the Core Strategy of the Cork County Development Plan, 2014. There may be some adjustments required on particular sites to take account of any infrastructure and flooding issues that may arise. There is sufficient capacity within the Main Towns to cater for any development which cannot be accommodated in the village network due to water services constraints.
- 2.3.11 The Strategic Land Reserve/Headroom available in five of the Main Towns is generally sufficient to meet future targets.

Table 2.1: Kanturk Mallow Municipal District – Housing Requirements						
	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Mallow	11,605	20,000	4,552	228	339.93	6,961
Newmarket	988	1,189	155	9	24.90	345
Buttevant	945	1,501	298	17	31.50	482
Kanturk	2,263	2,400	141	8	29.20	329
Millstreet	1,574	1,756	177	10	23.80	475
Main Towns	17,375	26,846	5,323	270	449.33	8,592
Villages	6,727	8,796	1,361	--	--	987
Rural	23,203	21,798	872	--	--	--
Total Villages and Rural	29,930	30,593	2,233	--	--	987
Total Municipal District	47,305	57,439	7,556	270	449.33	9,579

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9Ha

Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 12

Villages

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

- a) Maintain growth at the level already provided for in the current 2011 Local Area Plans (LAPs). The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
- b) It is not intended to alter the development boundaries of any of the villages.
- c) **Key Villages:** In some key villages (Ballydesmond, Banteer, Boherbue, Dromina and Knocknagree) the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.

- d) **Villages:** There are 24 villages in this Municipal District. Of these, six do not have Irish Water waste water treatment services (Ballydaly, Burnfort, Castlemagner, Derrinagree, Lismire and New Twopothouse). For those that have Irish Water Infrastructure (see Table 2.4), it is proposed that the new LAP will retain the scale of growth as set out in the current 2011 LAP.

In those locations where public (Irish Water) waste water treatment infrastructure is not available, and is not expected to be provided (see Table 2.4), consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for Ballydaly and Derrinagree are probably acceptable but those for Burnfort, Castlemagner, Lismire and Newtwopothouse may need to be adjusted.

- e) **Village Nuclei:** Village Nuclei are the smallest settlements in the network and the CDP 2014 indicates that they are only intended to cater for individual dwellings (i.e. not housing estates). There are thirteen village nuclei in this Municipal District and only one (Nad) has Irish Water / public waste water treatment facilities. The scale of growth envisaged by the 2011 LAP is already quite modest and is unlikely to require further adjustment.

- 2.3.13 The Settlement Network of this Municipal District includes two 'Other Locations' – Dromalour and Sallys Cross. County Development Plan Strategy recognises 'Other Locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are envisaged to the strategy for 'Other Locations' as part of the review of the Local Area Plans.
- 2.3.14 The current policy approach to the appropriate scale of development to be located in the villages is supported by and in compliance with the Departments Guidelines on Sustainable Residential Development in Urban Areas.
- 2.3.15 The suggestion that Churchtown and Dromahane be reclassified as Key Villages was included in the Public Consultation Document. No submissions were received in relation to this issue. The settlement network was determined during the preparation of the 2005 Local Area Plan and was carried forward, largely unchanged in the 2011 Local Area Plan. This District already has 6 key villages. In the absence of a full review of the classification of all villages, which might see some villages currently identified as key villages reclassified as villages, it is not proposed to amend the settlement network in the Draft Plan.

2.4 Water Services Provision

- 2.4.1 Several submissions raise issues in respect of water services infrastructure, most notably how the necessary investment is going to be funded, the timeframe for delivery of the new infrastructure in areas where growth is planned and how development proposals will be dealt with pending the provision of the necessary new infrastructure. A number of submissions highlight the need for the planned growth of a settlement to be more closely linked to Irish Water's Capital Investment Programme. A number of submissions were made referring to water service provision in specific settlements, and these are covered in the discussions on the relevant settlements in sections 2.10 to 2.13 below.
- 2.4.2 Irish Water, in its submission, has outlined their objective to provide water supply and wastewater services for adopted core strategies on a phased basis in line with evolving

demand and priorities, in line with the county's settlement hierarchy. It requests that the Council be cognisant of the designation status of receiving waters when considering settlement hierarchy and population targets and takes account of IW's proposals re rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish Water. The submission also notes that its investment programme and connection policies are subject to approval by the Commission for Energy Regulation.

Chief Executive's Response

- 2.4.3 Water services, of all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 2.4.4 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.4.5 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.
- 2.4.6 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

- 2.4.7 Within this Municipal District as illustrated in Table 2.2, the water services infrastructure needed to deliver the 2011 housing targets in the Main towns is not fully in place. So far as the villages are concerned, in many cases (see Table 2.3) the water services infrastructure needed to deliver the 2011 housing requirements is often not in place either. **Where Irish Water already have water services infrastructure in a town or village then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.**
- 2.4.8 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, **the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.** Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.
- 2.4.9 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, Burnfort, Castlemagner, Lismire and Newtupothouse are the only settlements that fall into this category

Table 2.2: Strategy for Water Services Provision		
	Normally Expected level of Water Services	Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.
		For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

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

2.4.11 In relation to the Villages, the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,361 units. An analysis of water services capacity in the villages indicates that without further investment in Water Services, it may only be possible to deliver 508 housing units.

Within the village network it is suggested that the new LAP should maintain the scale of growth established for the 2011 Local Areas Plan in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is **not intended to alter the development boundaries of any of the villages.**

Table 2.3: Kanturk – Mallow MD: Suggested Strategy for new LAP

Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for new LAP
Towns						
Buttevant*	533	n/a	298			Target as per CDP 2014
Kanturk*	1,251	n/a	141			
Mallow*	5,554	n/a	4,552			
Millstreet*	738	n/a	177			
Newmarket*	488	n/a	155			
			5,323			
Key Villages						
Ballydesmond*	107	3	53			R
Banteer*	167	0	200			R
Boherbue*	196	38	150			R
Dromina	124	0	30			R
Knocknagree*	94	0	30			R
Milford	124	0	30			R
			493			
Villages						
Ballyclogh*	112	0	20			R
Ballydaly*	14	24	5		None	R
Burnfort*	24	24	10		None	A
Bweeng*	177	18	10			R
Castlemagner*	118	0	30		None	A
Cecilstown*	41	0	10			R
Churchtown*	252	0	25			R
Cullen*	47	0	25			R
Derrinagree*	20	0	5		None	R
Dromahane*	343	1	63			R
Freemount*	114	0	20			R
Glantane*	59	0	10			R
Kilbrin*	78	59	20			R
Kilcorney*	22	0	10			R
Kiskeam*	65	0	24			R
Liscarroll*	122	0	15			R
Lismire*	30	0	30		None	A
Lombardstown*	66	0	10			R
Lyre*	82	0	10			R
Meelin*	36	0	20			R
New Twopothouse*	57	0	10		None	A
Rathcoole*	80	0	15			R
Rockchapel	41	0	15			R
Tullylease	29	0	10			R
			422			
Village nuclei						
Aubane*	6		5	None	None	R
Ballyhass*			5		None	R
Cloghboola*	11		5	None	None	R
Curraraigue*	12		5	No	None	R
Dromagh*/ Dromtariff*	20	1	5		None	R
Gortroe*	11		5		None	R
Knockaclarig	1		5	None	None	R
Laharn Cross Rds.*			5		None	R
Lisgriffin*	42	3	5		None	R
Mourneabbey			5	None	None	R
Nad*	15		2			R
Old Twopothouse*	26	1	5		None	R
Taur*	6		5		None	R

Table 2.3: Kanturk – Mallow MD: Suggested Strategy for new LAP						
Name	Existing no. of Houses 2015	Planning permissions. Q1 2015 (no. of houses)	Scale of growth CDP 2014 & LAP 2011	DW Status	WW Status	Suggested Approach for new LAP
			62			
Total			6,300			
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 issues 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. Primarily these submissions seek that land continue to be zoned for development in areas which have been identified as at risk of flooding. In many cases the submissions question the area shown to be at risk of flooding and ask the Council to use the latest available CFRAM information as well as taking into account flood defences. In other cases the accuracy of the flood risk area in relation to recent flood events is questioned.
- 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 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 Councils intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.5.5 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 Eireann 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.
- 2.6.4 In relation to the Kanturk Mallow Municipal District the TII submission notes that the N20 scheme is suspended and that the N72 Mallow Northern Relief Road is at feasibility study stage. In relation to Mallow the submission advises that TII will not be responsible for all funding for improvements/ upgrades to national roads and any measures needed to facilitate private development in the area is a matter for the Council to fund and deliver, and should be reflected in the Councils Development Contribution Scheme. The submission also notes the short term nature of objective X-08 to the south of Mallow and looks forward to further consultation in relation to it.

Chief Executive's Response

- 2.6.5 The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlements. The Council will continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.
- 2.6.6 The draft local area plan for the Kanturk Mallow District will identify what road investment is required to facilitate development and set out a clear policy approach in co-operation with other infrastructure providers such as TII, NTA and Bus Eireann to address these issues and deliver the required infrastructure in a timely and efficient manner. Individual submissions relating to roads and transportation are dealt with in more detail in Section 2.10- 2.13 at a settlement level and in Section 3 at an individual submission level.

2.7 Funding and Delivery of Infrastructure

- 2.7.1 A number of submissions such as those from Transport Infrastructure Ireland, Department of Education and Skills, National Transport Authority and the Environmental Protection Agency highlighted the importance of the plan providing information in relation to what infrastructure is required to deliver its objectives and how that investment is to be funded and delivered in order to ensure that the required infrastructure is put in place. A number of

submissions indicate that the Councils Contribution Scheme needs to ensure that appropriate development contributions are collected to fund infrastructural investment. Submissions also indicate that where a development is reliant on the delivery of particular piece of infrastructure, the planning timeframe for the delivery of that development should reflect the national prioritisation of that infrastructure.

Chief Executive's Response

- 2.7.2 The draft local area plans will include a section setting out how the plans objectives will be funded and delivered in a timely and efficient manner. Proposals for the revisions of the Council's 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 underutilised 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 River Blackwater Special Area of Conservation

- 2.9.1 One of the key attributes of the Kanturk – Mallow Municipal District is the River Blackwater which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site.
- 2.9.2 The County Development Plan 2014 proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. The Habitats Directive Assessment process undertaken as part of the preparation of County Development Plan concluded that it was not possible to rule out adverse impacts on the Special Area of Conservation if the scale of development proposed within the catchment went ahead. The County Development Plan has put development within the catchment on hold pending the outcome of further investigations / studies.
- 2.9.3 Following recent discussions between the Council and the Department of Environment, Community and Local Government, the Department of Arts Heritage and Gaeltacht and Irish Water, the Department of Arts, Heritage and the Gaeltacht has indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are included in the SAC. When implemented, this change may necessitate a Variation of the County Development Plan to ensure that development in the catchment is no longer 'on hold' and to ensure that the Local Area Plan could continue to plan development within the catchment subject to normal requirements of proper planning and sustainable development and Habitats Directive Assessment.

- 2.9.4 The Council is proceeding on the basis that the issues will be resolved prior to the adoption of the new Local Area Plan in 2017.

2.10 Issues Raised in relation to Mallow

- 2.10.1 Nine submissions were received in relation to Mallow. Eight of these concern site specific zoning issues. A submission from Mallow Development Partnership raised a number of issues in terms of the role of Mallow, traffic and transportation issues, appropriate locations for residential and employment development etc. All submissions are detailed in Section 3 of this report. Key Issues raised by the submissions include the following:

Residential Land Supply

- 2.10.2 Submissions in relation to R-02 (2648) and R-05 (2737) seek that the current zoning be retained and that the R-05 site be prioritised for development due to its strategic location within the town.
- 2.10.3 A submission in relation to the X-03 (2651) requests that the plan provide a planning framework that will facilitate the short to medium term development of the site suggesting that this might be achieved by decoupling their lands from the X-03 objective in order to allow development proceed in a more timely manner.
- 2.10.4 Submission 2686 proposes a residential zoning on a small site currently located within the existing built up area to the south east of the town at Ballyellis, near College Wood.
- 2.10.5 Two submissions were received in relation to adjoining sites at Quartertown (2601 & 2608) within the area covered by the Mallow Town Development Plan 2010. Site 1 (2601) is predominantly identified as being part of the Blackwater Amenity Corridor with a portion to the east zoned for new residential and a greenfield portion to the west shown as established residential. Submission indicates that previous plans for the area provided for residential use on the entire area but this was changed in 2010 on the grounds of flood risk. Submission seeks to have the flood risk reassessed taking account of the flood defences provided in Mallow and the residential zoning restored on the entire area with a requirement for a flood risk assessment at the project stage to determine what mitigation measures are appropriate.
- 2.10.6 Site 2 (2608) at Quartertown is predominantly zoned for new residential development with a portion zoned for open space/sport/recreation amenity. Submission notes that the public consultation document has highlighted the need to reassess zonings in this area due to flood risk and expresses surprise with this approach. Submission seeks to have the flood risk reassessed taking account of various issues including the flood defences and seeks to have the residential zoning retained with a requirement for a flood risk assessment at the project stage.

Chief Executive's Response

- 2.10.7 In relation to the lands at Quartertown (2601 & 2608), the Indicative Flood Extent Map prepared by JBA Consultants as part of the 2011 local area plans places both sites almost entirely within Flood Zone A. The OPW managed 'Catchment Flood Risk Assessment and Management' (CFRAM) process is ongoing and also shows both sites affected by flood risk, although to a lesser degree and shows that neither site is defended. Draft CFRAM data shows Site 1 almost entirely within Zone A or Zone B and residential development would not

therefore be appropriate on the land, irrespective of the presence of flood defences¹. Ample alternative lands that are not at risk of flooding are available within Mallow to accommodate residential development. Site 1 is not suitable for residential development and the zoning will therefore need to be changed. Open space may be the most appropriate land use for the site.

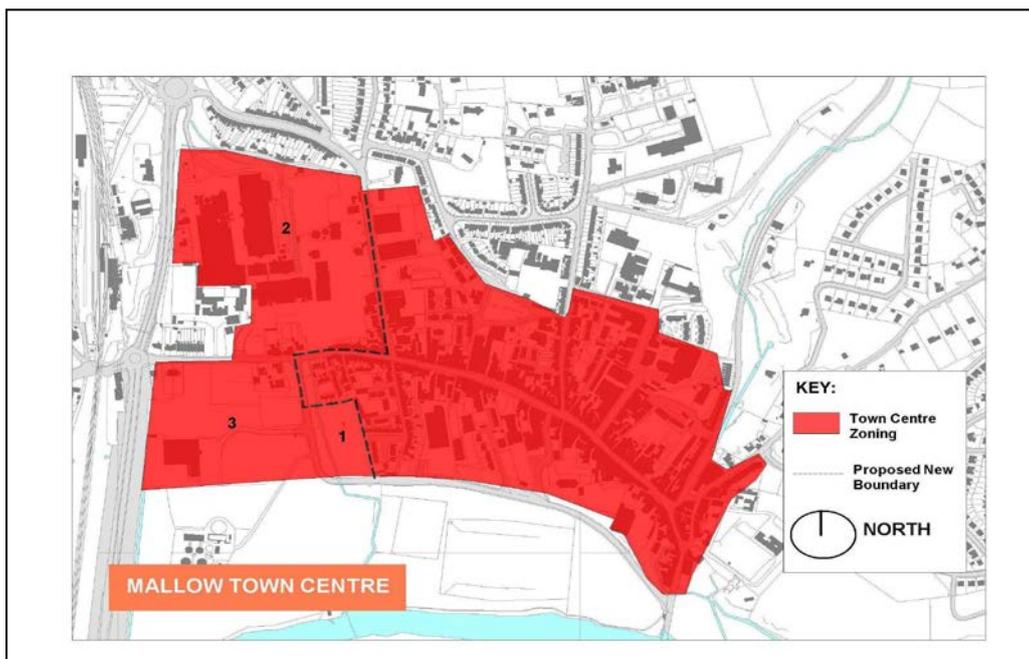
- 2.10.8 Draft CFRAM data shows the south western part of Site 2 to be within flood zone A while most of the north eastern section of Site 2 is not shown to be at risk of fluvial flooding. The site is not defended. The appropriate uses for the site will be considered further during the preparation of the local area plan. Given the flood risk generally in the area and the alternative locations available for residential development in closer proximity to the core of the town, residential uses may not be appropriate on the site.
- 2.10.9 In relation to R-02, the Public Consultation Document had suggested that development on these lands may be inappropriate and that zoning should be reassessed as the site has no feasible road access capable of servicing a multiple house development. In light of the submission received it is proposed to retain the residential zoning on these lands.
- 2.10.10 There are significant road and water services issues which will need to be resolved in relation to the R-05. It is proposed at this stage to retain the zoning.
- 2.10.11 In relation to the X-03 it is the intention of the planning authority to explore the issues raised further in the preparation of the draft plan and to move away from the requirement to prepare master plans where feasible.
- 2.10.12 Submission 2686 concerns a marginal linear strip of land left over after the realignment of the public road in the area to facilitate the development of College Wood. Permission has already been granted on this site for six houses. The site is shown to be part of the 'existing built up area'. Given the marginal nature of the site the current zoning is considered the most appropriate designation and it is not proposed to zone it for residential use. Future development proposals can be assessed on their merits.

Town Centre

- 2.10.13 A submission from Dairygold concerns three sites within their ownership located at the western end of Mallow Town Centre. These sites are mapped as 1, 2 and 3 on page 31 of the Public Consultation Document, as illustrated below.
- 2.10.14 The submission from Dairygold proposes that sites 1 and 3 should retain their town centre zoning while it suggested that site 2, which comprises the existing dairy processing facility should be reclassified as 'existing built up area' with the eastern section of site 2 rezoned for business use to cater for office based employment / enterprise uses.
- 2.10.15 The submission outlines, in particular, the strategic nature of the southern portion of their lands (sites 1 &3) relative to the train station and town centre. It notes these lands have been subject of previous retail permissions and offer the opportunity for modern format large floor plate retail uses.
- 2.10.16 The submission from the Mallow Development Partnership suggests that site 1 could be zoned for amenity due to potential flood risk. It also supports the strengthening of the

¹ The Flood Risk Management Guidelines (Section 2.25) state that the presence of flood defences should be ignored in determining flood zones due to residual risks of flooding. The guidelines also require that development should be avoided in area at risk of flooding.

vitality of the town centre including consolidation of the retail core.



Chief Executive's Response

2.10.17 The Public Consultation Document in Table 3.1.5 page 48 noted that site 1 (greenfield site fronting Park Road) is in the flood risk area, is not defended and that zoning should be reviewed. Given the flood risk, it is appropriate that the lands should be considered for water compatible uses.

2.10.18 In relation to site 2, the proposal to reclassify most of the site as existing built up area would be generally acceptable. The proposals to rezone the eastern portion for business use can be considered during the preparation of the plan. Given the proximity to the industrial use the site may not be very attractive for offices. Appropriate uses can be explored further in the preparation of the plan.

2.10.19 In relation to site 3, the PCD outlined that these lands are very removed from the core of the town and could fragment the town centre if uses for retail development were facilitated, although such uses have been permitted on the site in the past. Alternative uses for this site could be considered such as office based employment uses and town centre uses that would not compete with the comparison retail offer of the town centre. Use of part of the site for convenience retailing would generally be acceptable. An additional constraint of the site which will need to be taken into account is that the southern section of these lands have been identified as being at risk of flooding and are not defended. The Draft Plan will provide guidance on the appropriate use for the site.

Employment Lands

2.10.20 A submission in relation to the Sugar Factory Site (2674), requests that the site be zoned for enterprise and employment (office based industry). The submission from the Mallow Development Partnership proposes that lands at Bearforest could be rezoned for tourism while they identify potential for an engineering hub at Quartertown. Both the Bearforest and Quartertown lands are located within the former town council area.

Chief Executive's Response

- 2.10.21 The Public Consultation Document highlighted that the optimum use for the Sugar Factory site needed to be identified, in particular outlining that the site was unlikely to be appropriate for residential use. The site's relative isolation from the town centre combined with road infrastructure deficits in the area indicate that office based industry as proposed in the submission would also be inappropriate. Consideration will be given to zoning the site for less intensive employment uses such as industry/business. The site abuts the River Blackwater, a designated SAC and Natura 2000 site and protecting the water quality of the river will be a critical part of any redevelopment proposals on the site.
- 2.10.22 The Public Consultation Document indicated that consideration needs to be given to the role the Bearforest lands can play in the sustainable development of the town. It identifies that at present the roads and services infrastructure in the area are unable to support the development of the site and significant new roads infrastructure will be required. Any future use of the site will also need to take into account its designation as an Architectural Conservation Area.
- 2.10.23 In relation to Quartertown, the new plan provides an opportunity to review the employment land supply and the role of the area.

Transportation Issues

- 2.10.24 A number of submissions, but particularly the submission by the Mallow Development Partnership (MDP), highlight the need to resolve transport and particularly road infrastructure matters in Mallow. Their submission notes that the main issue for the town centre is traffic congestion and that a new roads infrastructure plan together with appropriate funding needs to be of the highest priority.
- 2.10.25 The importance of both the M20 and the N72 northern relief road are highlighted in terms of alleviating traffic, improving accessibility and promoting both tourism and new business. The submission requests support for a more frequent, flexible and competitive rail service similar to the East Cork commuter service. It suggests that this will help improve modal shift and reduce congestion on the N20. It notes that the MDP is working with the Council in developing a smarter travel strategy and would like to see the development of an integrated pedestrian and cyclist strategy for the town.

Chief Executive's Response

- 2.10.26 It is acknowledged that resolution of the traffic and transportation issues in Mallow is essential to enable the town to develop in a sustainable way. If the town is to realise its population target of 20,000 persons, then significant investment is needed in the provision of new transport infrastructure to relieve traffic volumes and congestion in the centre of the town, open up new lands for development and improve connectivity between the different parts of the north – north and south of the river and east and west of the N20 and Railway line. Enhanced provision for pedestrians and cyclists is also required. These issues will be considered further during the preparation of the Draft Plan.

2.11 Issues Raised in relation to Kanturk

2.11.1 There were 2 submissions in relation to Kanturk. Details are available in Section 3 and the main issues raised were as follows:

Residential Land Supply

2.11.2 One submission (2421) proposes the rezoning of a portion of the O-08 agricultural zoning for residential use. The submission claims that these lands were previously zoned residential in past plans.

Chief Executive's Response

2.11.3 These lands have not previously been zoned for residential or other purposes. In addition there is already a surplus of zoned residential land in Kanturk, with in excess of 100% headroom already available. Additional residential land is therefore not required. No change is proposed to the current O-08 zoning.

Employment Lands

2.11.4 Submission 2670 seeks the rezoning of lands within the town boundary. The site lies predominantly within the 'existing built up area' with a portion of the site within the area zoned as O-01. Site development works and the provision of an access road for an industrial estate have taken place on the land but it is otherwise undeveloped. The submission seeks to have the site rezoned for commercial/business/retail/retail warehousing/ offices/ warehousing uses. The lands are located south of the town centre on the Banteer Road adjoining Lidl. Submission also requests that the LAP use the more accurate 2015 OPW flood risk mapping.

Chief Executive's Response

2.11.5 The Indicative Flood Extent Map prepared by JBA Consultants as part of the 2011 local area plans places these lands almost entirely within 'Flood Zone A: Susceptible to flooding'. The OPW managed 'Catchment Flood Risk Assessment and Management' (CFRAM) process is ongoing but draft maps for the area show the site located largely within flood zone B.

2.11.6 The Flood Risk Management Guidelines require that development should be avoided in areas at risk of flooding and that even less vulnerable uses should not be permitted within Zone B unless there are no alternative sites available (section 3.5, page 24) . Having regard to the flood risk affecting the site and the availability of alternative lands within the town which are at a lower risk of flooding it would not be appropriate to zone these lands for development. However site works have already been undertaken and most of the site is included within the existing built up area. Development proposals for the site can therefore be considered on their merits. It is recommended that the portion of lands zoned O-01 be retained considering its location adjoining the Special Area of Conservation/River Brogeen and the difficulties associated with serving this part of the site (cannot be served by gravity). The lands are therefore likely to remain as part of the built up area.

2.12 Issues Raised in relation to Millstreet

2.12.1 There were 2 submissions in relation to Millstreet. Details are available in Section 3 and the main issues raised were as follows:

Residential Land Supply

2.12.2 Submission 2428 seeks a small residential zoning on lands to the east of Millstreet.

Chief Executive's Response

There is no requirement for additional zoning of lands for residential purposes in Millstreet. Ample lands are zoned at present.

X-02

2.12.3 A submission in relation to the X-02 lands indicates that the site did not flood during the recent heavy rainfall period and are not prone to flooding.

Chief Executive's Response

2.12.4 The X-02 site is greenfield land in agricultural use and there is no planning history on the site. The Indicative Flood Extent Map prepared by JBA Consultants as part of the 2011 local area plans indicate that these lands are at risk of flooding – Zone A. At present this is the best available data in relation to flood risk for Millstreet.

2.12.5 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. The zoning of the site will be given further consideration at that stage.

2.13 Issues in relation to villages

2.13.1 There were a total of 7 submissions in relation to villages with a number of different issues raised particularly in relation to zoning of lands.

Liscarroll

2.13.2 Submissions (2353/2358) seek the upgrading of Liscarroll from village to key village.

Chief Executive's Response

2.13.3 The settlement network was determined during the preparation of the 2005 Local Area Plan and was carried forward, largely unchanged in the 2011 Local Area Plan. This Municipal District already has 6 key villages. In the absence of a full review of the classification of all villages, which might see some villages currently identified as key villages reclassified as villages, it is not proposed to amend the settlement network in the Draft Plan.

New Twopothouse

2.13.4 There were 3 submissions in New Twopothouse two of which propose the zoning of lands for residential/possible educational use.

2.13.5 The other submission in New Twopothouse (2733) requests the zoning of land for employment/commercial/industrial use within the existing development boundary.

Chief Executive's Response

- 2.13.6 Ample lands already exist to cater for the population target in the village of New Twopothouse therefore no additional residential zoning is required. County Development Plan Objective TM3:1 National Road Network seek to restrict individual accesses onto National Roads in order to protect the investment in the road network and as such the inclusion of additional lands at this location, fronting to N20, would be unacceptable. Consideration may be given to the extension of the boundary to cater for the future educational needs of the existing school, which is accessed from the R581, if required.
- 2.13.7 The site proposed to be zoned for employment use is within the development boundary of the village. Permission for 6 light industrial/warehouse units and associated site works was refused on these lands in 2010 by An Bord Pleanála (ref 04.236463) citing reasons such as scale, impact on the hub town of Mallow, deficiencies in water services infrastructure as well as impact on the amenity of adjoining residences. Given the village status of New Twopothouse and its proximity to the towns of Mallow and Buttevant, both of which have significant areas of land zoned for industrial and business development, there is a need to limit the expansion of industrial / business development within the village in the future in order to support the expansion of such uses within the higher order settlements of the electoral area and in order to protect the amenities of the area and traffic safety on the N20. No change proposed.

Boherbue

- 2.13.8 In Boherbue submission 2430 seeks the extension of the development boundary and zoning of lands for business use. It is understood that a pre-planning meeting has been held with O' Hanlon tyres who are proposing the expansion of the development boundary to facilitate their business which they propose to regularise.

Chief Executive's Response

- 2.13.9 Lands are centrally located within Boherbue and adjoining the development boundary. It is proposed to extend the development boundary which will enable individual planning proposals to be considered on their merits.

Churchtown

- 2.13.10 In Churchtown, a submission request that the LAP include a paragraph acknowledging the current Sli Eile farm development and how it may be an advantage to the local community in the future.

Chief Executive's Response

- 2.13.11 Consideration may be given to making reference to the Sli Eile farm development in the text of the plan where it relates to Churchtown village.

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

2.14.1 The following table highlights some of the key issues to be addressed in the preparation of the Kanturk Mallow Municipal District Local Area Plan. The list however is not exhaustive as more issues/changes might emerge during the preparation of the draft plan.

Table 2:5 Matters to be addressed in Draft Plan	
Matters to be addressed in the Kanturk Mallow MD Local Area Plan	
Mallow	
Residential	<ol style="list-style-type: none"> 1. Opportunity available to consider enlarging residential zoning R12 into adjacent employment / enterprise lands (E-01). 2. It is proposed to dezone lands at Quartertown (submission 2601) as they are not suitable for residential use due to flood risk. 3. It is proposed to review the zonings of lands at Quartertown (submission 2608). Given the flood risk generally in the area and the alternative locations available for residential development in closer proximity to the core of the town, residential uses may not be appropriate on the site. 4. It is proposed to develop a framework for the X-03 and X-06 sites and to include these in the Draft Plan to be published in November 2016.
Town Centre	<ol style="list-style-type: none"> 5. Opportunity to re-enforce the town centre as the preferred location for new retail development. 6. Define the retail core area – the primary shopping area. 7. It is proposed to review the zoning of the site fronting the Park Road, opposite the entrance to the Co-op shop, as it is in the flood risk area and is not defended. 8. It is proposed to reclassify the Dairygold processing site as ‘existing built up area’. 9. It is proposed to consider the zoning of Dairygold lands adjacent to the existing Co-Op Store south of West End, for non retail town centre uses including office based employment uses and allowing for some convenience retail use. 10. Consideration will be given to identifying regeneration/opportunity sites. Possible sites include: <ul style="list-style-type: none"> • sites on Shortcastle Street for office based employment uses or a new hotel, • Georgian housing stock at West End for office uses / Boutique Hotels ; • Retail opportunities on the site for the former Central Hotel and the backland areas at Muddy Hill / Carmichael car park and under-utilised buildings on the Main Street, and small infill housing opportunities 11. Opportunities for improvements to the public realm may also be identified.
Employment	<ol style="list-style-type: none"> 12. Opportunity to review the scale, location and appropriateness of the employment land supply as follows: <ol style="list-style-type: none"> a) Opportunities exist to make provision for more office based employment uses within the town centre. b) Opportunity to consider appropriate uses, including employment, for the

Table 2:5 Matters to be addressed in Draft Plan

Matters to be addressed in the Kanturk Mallow MD Local Area Plan

	<p>Bearforest site.</p> <ul style="list-style-type: none"> c) Opportunity to consider the former Sugar Factory lands for industrial/business uses. d) As part of the preparation of a framework for the development of the X-03 lands, consideration will be given to what type of employment uses may be appropriate. e) Some of the lands currently zoned for enterprise / industry to the south east of the town may be more suited to residential use. Consideration will be given to this issue in the preparation of the draft plan. f) The new plan provides an opportunity to review the employment land supply at Quartertown and to examine the best role of this area. Consideration will be given to the impacts of the Seveso Directive and the railway line on the development potential / serviceability of these lands and how best to enhance connectivity from these lands to the rest of the town. g) There is a need to optimise the potential for employment growth in the tourism sector by identifying areas for expansion of tourism accommodation and facilities and the new plan will consider these issues.
Special Policy Zone	<p>13. The Mallow SLAP 2007 zoned a site of 7.3ha to the south of the town for a roadside services area. The site fronts the N20. This site is shown as X-08 in the 2014 amendment to Mallow Electoral Area Local Area Plan. The review of the plan offers the opportunity to review this zoning in light of national policy on the protection of National Routes.</p>
Community Facilities / Green Infrastructure	<p>14. Opportunity to consider what additional community facilities, open space or recreation facilities are desirable to meet the needs of the growing community.</p>
Water Services Infrastructure	<p>15. Clarity needed regarding the resolution of the water quality issues in the Blackwater Catchment.</p> <p>16. Subject to (16) above, identify, in consultation with Irish Water, the infrastructural investment needed to facilitate the development of zoned lands and a timeline for delivery.</p> <p>17. Progress the preparation of a Sustainable Urban Drainage Systems strategy for the town to ensure appropriate management of surface water.</p>
Road Improvements	<p>18. Delivery of the Mallow Northern Relief Road.</p> <p>19. Delivery of the M20 bypass.</p> <p>20. New roads needed to service development land to the east and west of the town.</p>

Table 2:5 Matters to be addressed in Draft Plan

Matters to be addressed in the Kanturk Mallow MD Local Area Plan

Kanturk

Water Services Infrastructure	<p>21. Resolution of water quality issues affecting the Blackwater Catchment.</p> <p>22. Engage with Irish Water regarding need for further investment in water services infrastructure.</p>
Economy	<p>23. The current Local Area Plan provides 45 ha of land for business uses. No changes are proposed to these zonings.</p>
Housing	<p>24. It is proposed to retain all lands currently zoned for residential use.</p>
Town Centre	<p>25. No changes are proposed to the areas zoned for town centre uses in Kanturk. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.</p> <p>26. The draft plan will explore opportunities to enhance the public realm.</p>

Millstreet

Water Services Infrastructure	<p>27. Resolution of water quality issues affecting the Blackwater Catchment.</p> <p>28. Engage with Irish Water regarding need for further investment in water services infrastructure.</p>
Economy	<p>29. The current Local Area Plan provides 21 ha of land for business uses. It is generally proposed to retain these zonings. Consideration will be given to adjusting the site boundaries if necessary to address the issue of flood risk.</p> <p>30. It is proposed to omit Industrial site I-01 which is within the area at risk of flooding and is peripheral to the town.</p> <p>31. It is proposed to review the zoning on site X-01 as it is at risk of flooding</p>
Housing	<p>32. It is proposed to omit residential sites (R-05 and R-06) as they are substantially affected by flood risk.</p> <p>33. It is proposed to retain all other residential zonings.</p>
Town Centre	<p>34. No changes are proposed to the areas zoned for town centre uses in Millstreet.</p> <p>35. A retail core area will be identified.</p> <p>36. The draft plan will explore opportunities to enhance the public realm.</p>

Table 2:5 Matters to be addressed in Draft Plan

Matters to be addressed in the Kanturk Mallow MD Local Area Plan

Newmarket

Water Services Infrastructure	37. Resolution of water quality issues affecting the Blackwater Catchment. 38. Engage with Irish Water regarding need for further investment in water services infrastructure.
Economy	39. The current Local Area Plan provides land for business uses. No changes are proposed to these zonings.
Housing	40. It is proposed to retain all lands currently zoned for residential use.
Town Centre	41. It is proposed to retain the lands currently zoned for town centres uses. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.

Buttevant

Water Services Infrastructure	42. Resolution of water quality issues affecting the Blackwater Catchment. 43. Engage with Irish Water regarding need for further investment in drinking water supply for the town.
Economy	44. The current Local Area Plan provides land for business uses. No changes are proposed to these zonings. 45. The X-01 site makes provision for a range of uses, including employment and it is proposed to review this objective.
Housing	46. It is proposed to retain all lands currently zoned for residential use.
Town Centre	47. It is proposed to retain the lands currently zoned for town centre uses. A retail core area will be identified in accordance with the requirements of the Retail Planning Guidelines.

Boherbue

Development Boundary	48. Amend development boundary to include lands adjoining village core.
----------------------	---

Other Issues

Vacant Sites	49. It is proposed as part of the review of the Local Area Plans including areas formerly covered by the Town Councils to identify vacant and idle sites.
--------------	---

Section 3 Submissions Received during the Consultation Process

3.1 Submissions Received

- 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)	KMPCD16/2932	<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	KMPCD16/2931	<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 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. 	Consideration will be given to these issues in the preparation of the Draft Plan. In the Councils experience zoning specific sites for the provision of new schools can be problematic as other alternative sites, considered

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<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>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	KMPCD16/2928	<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 regard to Irish waters Capital Investment Programme, particularly areas which have inadequate infrastructure at present • 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 	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.</p>

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>ecosystem services approach would be beneficial in terms of sustaining biodiversity, providing for flood alleviation, recreation and amenity uses.</p> <ul style="list-style-type: none"> • 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	KMPCD16/2785	<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> <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</p>	See discussion in Section 2.4.

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>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	KMPCD16/2919	<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 and modes of transport. • 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. 	See discussion in Section 2.6.
Office of Public Works	KMPCD16/2918	<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 	See discussion in Section 2.5.

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>possible</p> <ul style="list-style-type: none"> • 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. 	
<p>Transport Infrastructure Ireland</p>	<p>KMPCD16/2452</p>	<p>Issues raised by this submission are as follows:</p> <ul style="list-style-type: none"> • Protect the capacity and efficiency of national routes: In this context all options for catering for trip demand should be considered including the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes. LAP needs to avoid the creation of additional access points to national routes or the generation of increased traffic to existing national roads, where the speed limit is greater than 50kph. • Development Contributions: Submission considers that mechanisms for funding and delivery of national road upgrades associated with development plans and private development proposals needs to be reviewed, as the cost of such upgrades will not be met by TII. Submission recommends that the Council establishes clear funding and delivery frameworks. In the absence of such, development should be considered premature. Funding mechanism could include the putting in place a revised General and Special Development Contribution Scheme for County Cork or entering binding agreements with developers. • National Roads Projects: submission gives an update of various National Road Projects. Within the Kanturk – Mallow submission 	<p>See discussion in Section 2.6.</p>

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>notes that the M20 Cork Limerick Scheme has been withdrawn while the N72 Mallow Northern Relief Road is at feasibility study stage. Submission notes that the plans should not compromise road planning and route option evaluation process where road scheme planning is underway.</p> <ul style="list-style-type: none"> • Service Areas: The DoECLG Spatial Planning and National Road Guidelines require a forward planning approach to the provision of off line motorway service areas at national road junctions. Reference is also made to the NRA/ TII Policy on Service Areas. • Kanturk – Mallow MD: In relation to the Kanturk Mallow MD the submission advises that TII will not be responsible for all funding for improvements / upgrades to national roads and measures needed to facilitate private development in the area is a matter for Cork County Council to address including funding and delivery. Submission advises that the Councils Contribution Schemes should make provision for mitigation measures and costs identified and associated with providing or upgrading infrastructure in the area, including road improvements. • Submission notes that zoning objective X-08 is an interim measure and looks forward to further consultation. 	
County Wide Submissions			
An Taisce	KMPCD16/2466	<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 	The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Local Area Plans.

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>achievement of Smarter Travel objectives, reducing travel demand and supporting the creation of compact walkable settlements.</p> <ul style="list-style-type: none"> • A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the appropriate quantum and location of development. • An Employment land survey to determine the appropriate quantum and location of employment development relative to sustainable transport objectives infrastructural. • Measures to promote local employment close to residential areas rather than large scale industrial parks. • A clear programme for implementation linking infrastructure delivery with the sequential and phased development of zoned land. 	
Bus Eireann	KMPCD16/2921	<ul style="list-style-type: none"> • Highlights the need for modal shift to public transport in line with Smarter Travel initiative. • Key elements in providing effective public transport to ensure competitive and reliable journey times, provision of a range and scope of destination, attractive frequency, headway, convenience of use. • The Local Area Plan should ensure that adequate bus priority measures and infrastructure (bus stops) are provided and planning applications should involve adequate future proofing consultation with Bus Eireann. • These bus facilities should be in every town and village, have centrally located, well positioned bus stops, fully accessible, well lit and accommodate Wheelchair coaches, providing access by people with disability. • Bus stops at schools should provide a safe environment for children. Adjustments to 	See discussion in Section 2.6.

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses.</p> <ul style="list-style-type: none"> • Within the Municipal District submission notes need for designated safe bus stop to be put in place in Newmarket Town centre and for a review of on street parking in Kanturk in order to move the inbound bus stop for Route 243 to a safer location. 	
Construction Industry Federation	KMPCD16/2924	<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 	See discussion in Section 2.3

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs.</p> <ul style="list-style-type: none"> • 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. 	
Cork City Council	KMPCD16/2917	<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 discussion in Section 2.3
Inland Fisheries Ireland	KMPCD16/2934	<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 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. • LAPs should provide for the maintenance and preservation of all water courses and associated riparian habitats. • Opposed to any development on floodplain 	The policies and objectives included in the Local Area Plans will have regard to the need to protect the aquatic environment/habitat. The overall approach to the protection of water quality and aquatic environments/habitat is set out in Chapter 11 "Water Services, Surface Water and Waste", Chapter 12 "Heritage" and Chapter 13 "Green

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>lands.</p> <ul style="list-style-type: none"> • Should ensure that developments do not lead to the spread of invasive species. • Plans should encourage water conservation and water use efficiency. 	<p>Infrastructure and Environment" of the Cork County Development Plan, 2014.</p>
<p>Planning and Strategic Development Strategic Policy Committee</p>	<p>KMPCD16/2914</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. Amount of land needed is being under estimated 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. 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. 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>See Discussion in Section 2.3 and 2.4</p>
<p>Clc. Kevin Murphy</p>	<p>KMPCD16/2962</p>	<p>Rural housing density issue needs to be addressed.</p>	<p>The issues raised in this submission are best dealt with through the development management</p>

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
			process
Cllc. Kevin Murphy	KMPCD16/2963	Concerned about condition of road network and the impact that surface water run –off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly.	The issues raised in this submission are best dealt with through the development management process
Coleman O'Flynn & John Kearney	KMPCD16/2961	This submission requests that the Council consider amending its policy on renewable energy to provide that proposals for anaerobic digestion at the micro scale will be open to consideration in agricultural or green belt zones.	Council land use policy regarding renewable energy is set out in the County Development Plan 2014. A review of CDP policy is outside of the remit of the LAP.
Dairygold Co-Operative Society Ltd	KMPCD16/2610	Submission deals with three sites owned by Dairygold at the western end of Mallow Town Centre, sites shown as 1, 2 and 3 on page 31 of the Kanturk Mallow Preliminary Consultation Document. Submission seeks to retain the town centre status of the Mallow South site (site 3) as well as the site to the east of the Park Road (site 1) . Submission states that the lands are strategically located relative to the train station and town centre, have been the subject of previous retail permissions and offer the opportunity for modern format large floor plate retail uses. In relation to site 2 to the north, submission indicates that existing industrial use should be reclassified as part of the built up area while the eastern section of the site could be zoned for business use to cater for office based employment / enterprise uses.	See discussion on Town Centre in Mallow, Section 2.10
Dermot and Kate O'Meara	KMPCD16/2608	Submission relates to lands within the former Town Council area at Quartertown Mallow which are largely zoned for new residential use in the Mallow Town Plan 2010 and are partially zoned as open space. Submission notes that the public consultation document has highlighted the need to reassess zonings in this area due to flood risk and submission	See discussion on Residential Land Supply in Mallow, Section 2.10

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>expresses surprise with this approach. Submission seeks to have the flood risk reassessed taking account of various issues including the defences provided by the Mallow South and West Flood Defence Scheme and seeks to have the residential zoning retained with a requirement for a flood risk assessment at the project stage. Submission includes a 2007 Flood Study report for the area prepared by the Flood Studies Group UCC.</p>	
Dermot Corkery	KMPCD16/2828	Submission states that X-02 lands which are in their ownership did not flood during recent heavy rainfall period and in their Response are not prone to flooding.	See discussion on X-02 in Millstreet, Section 2.12
Gerald and Eileen Finn	KMPCD16/2601	Submission relates to lands within the former Town Council area at Quartertown Mallow which are partially zoned for established / new residential use in the Mallow Town Plan 2010 and are partially within the Blackwater Amenity Corridor. Submission indicates that former plans for the area provided for residential use on the entire area but this was changed in 2010 on the grounds of flood risk. Submission seeks to have the flood risk reassessed taking account of the defences provided by the Mallow South and West Flood Defence Scheme and the residential zoning restored on the entire area with a requirement for a flood risk assessment at the project stage to determine what mitigation measures are appropriate.	See discussion on Town Centre in Mallow, Section 2.10
Hallmark Building Services Ltd.	KMPCD16/2686	This submission relates to 0.6ha site within the former Mallow Town Council area which is identified in the Mallow Town Plan 2010 as an 'established residential zone'. The site comprises a linear strip of land along the roadside which was annexed from a larger plot by the realignment of the public road. Permission was granted on appeal for 6 houses on the site in 2007. The permission has been extended and remains valid until November 2017. Submission requests that the site be formally zoned for residential use with specific low density residential objective so it can formally contribute to the	See discussion on Residential Land Supply in Mallow, Section 2.10

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
residential land supply. (An Bord Pleanála decision PL70.223746.)			
Hallmark Building Services Ltd.	KMPCD16/2737	Submission requests that the planning authority carry out an assessment of the current R-05 zoning at Kennell Hill in Mallow. The site is presently subject to planning application 15/6119. Submission notes issues raised in the public consultation document re the road capacity constraints at Kennel Hill / Annabella, and water services constraints, that place the site in the six year plus timeline in terms of infrastructural delivery but considers that these issues can easily be addressed within the plan period. Submission considers that R-05 should be prioritised for development due to its relative proximity to the train station and the town centre given the need for development in Mallow.	See discussion on Residential Land Supply in Mallow, Section 2.10
Irish Sugar Ltd	KMPCD16/2674	Submission relates to the zoning of the former Sugar Factory Lands in Mallow which are part of the X-07 current zoning and requests that the site be rezoned for Enterprise and Employment – office based industry. Submission highlights the strategic potential of these brownfield lands in terms of promoting enterprise and employment growth in the hub town of Mallow. Such zoning would be in accordance with Mallow's position as a Tier 1 town in the Employment Hierarchy. Submission identifies the site as a potential catalyst for the future economic development of Mallow and notes the existing infrastructural assets of the site which is close to full remediation.	See discussion on Employment Lands in Mallow, Section 2.10
Jerry Murphy	KMPCD16/2353	Request that Liscarroll village be upgraded to key village status	See discussion on Liscarroll, Section 2.13
Jim O' Hanlon	KMPCD16/2430	Request that lands be zoned commercial in key village of Boherbue. Submission states that surrounding businesses are in need of lands to expand, there is a lack of suitable business land in Boherbue. States proposal	See discussion on Boherbue, Section 2.13

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		has advantage over existing B-01 site which is too far west from main centre of activity and that lands are serviceable.	
John Sheehan	KMPCD16/2670	This submission seeks to have a site, which currently straddles the 'existing built up area' and open space O-01, zoned for commercial / business use with provision for employment uses, wholesale and retail/commercial uses, retail warehousing and office development, as well as manufacturing/ repairs/ warehousing/ distribution uses." The lands are located south of the town centre on the Banteer Road adjoining Lidl. Submission also requests that the LAP use the more accurate 2015 OPW flood risk mapping.	See discussion on Employment Lands in Mallow, Section 2.10
Liscarroll Community Council	KMPCD16/2538	Submission requests that Liscarroll be upgraded to key village status. It seeks to justify this in a comprehensive submission covering topics such as suitability of location, employment, tourism, transport, community facilities, environment and heritage. It also suggests Council could support small villages such as Liscarroll by removing rates, providing grants for house refurbishment, making capital investments in the village or through village renewal schemes.	See discussion on Liscarroll, Section 2.13
Mallow Development Partnership	KMPCD16/2459	Submission supports the continued vision for Mallow as a strategic settlement within the County and the main focus of employment and retail services in North Cork. Submission highlights traffic congestion as a key issue for the town – a new roads infrastructure plan together with funding needs to be of the highest priority. In terms of rail the submission suggests that potential of the service is disadvantaged, relative to the East Cork Commuter service, by the low frequency of service and fare / ticketing structure which is considerably more expensive than that on the East Cork line. A more competitive rail service would help improve modal shift and reduce congestion on the N20 and submission seeks LAP support for improved rail services to Mallow.	See discussion on Mallow, Section 2.10

Name of Submitter	Submission Ref. No.	Summary of Issues Raised	Chief Executive's Response
		<p>Submission highlights need for improvement of bus transport, enhancing pedestrian and cycling infrastructure and connectivity to the town centre via new bridge/ boardwalk across the Blackwater, water services infrastructure, broadband, strengthening the town centre, elderly accommodation, parking, etc. Specific zoning comments: 1) If site at corner of Park Road (opposite Co-op) be rezoned due to flooding can alternative uses be found such as amenity. 2) Bearforest lands could be rezoned for tourism. 3) X-03 can accommodate residential and employment uses and is most appropriate area in the town to concentrate development. 4) Quartertown area could be suitable for development of an engineering hub as part of strategy that has been developed by the MDP and the North Cork LEO.</p>	
Tricia O'Sullivan	KMPCD16/2460	This submission is a repeat of submission KMPCD16/2459. (Mallow Development Partnership)	See discussion on Mallow, Section 2.10
Michael O'Regan	KMPCD16/2733	Submission requests that lands currently located within the development boundary of the village of New Twopothouse, on the western side of the N20, be identified, by way of specific objective, as being suitable for employment, commercial and light industrial uses. Submission notes that there are similar existing uses adjoining the land and development would provide local employment. Site is served with national primary road infrastructure.	See discussion on New Twopothouse, Section 2.13
O'Flynn Construction	KMPCD16/2651	Submission relates to 27ha of land located within the north west portion of the X-03 zone in Mallow, which is owned by O' Flynn Construction. Submission indicates that the company wishes to build houses on the land in the short to medium term and requests that the new LAP provide a planning framework that will facilitate this. Submission suggests that this could be achieved by decoupling the site from the X-	See discussion on Employment Lands in Mallow, Section 2.10

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
		<p>03 objective so they can proceed as a standalone development or as an early phase of overall X-03. Request that if X-03 is retained that it not be dependent on further future master-planning. Submission also notes the significant environmental and infrastructural constraints in Mallow and seeks their urgent resolution.</p>	
Pat Fitzpatrick	KMPCD16/2421	<p>Submission request that lands, currently zoned as open space as part of O-08 be zoned residential. Submission states that lands were previously zoned and are in close proximity to the town.</p>	<p>See discussion on Residential Land Supply in Kanturk, Section 2.11</p>
Peter O'Meara	KMPCD16/2648	<p>Submission seeks that lands presently zoned R-02 in the local area plan should be retained for residential use in the new plan. Submission argues that the lands are required to meet housing needs in Mallow, are well located relative to the town centre and rail station and infrastructural constraints affecting the site are likely to be resolved. Whilst the submission contends that entire site is suitable for development, submitter would not object to reduction in density or if boundary for the next LAP was confined to the southern portion of lands (identified on map).</p>	<p>See discussion on Residential Land Supply in Mallow, Section 2.10</p>
Sli Eile Housing Association	KMPCD16/2743	<p>Sli Eile Housing Association, which works with people who have mental health difficulties, have taken a lease on Burton Park House and Farm in Churchtown. The Association offers people an opportunity for self reliance though participation in community living. Association is involved in organ farming, dairy and stock rearing on 50 acres at Burton Park. It is intended to expand the accommodation on the farm. Submission request that the LAP include a paragraph acknowledging the current Sli Eile farm development and how it may be an advantage to the local community in the future. Site is located outside the Churchtown settlement but borders the village and existing footpath links exist.</p>	<p>See discussion on Churchtown, Section 2.13</p>

Name of Submitter	Submission Ref. No.	Summary of Issued Raised	Chief Executive's Response
Tony Palmer	KMPCD16/2365	Submission seeks advice regarding the future development / zoning of his land at Newtwopothouse where he would like to build a number of houses.	See discussion on New Twopothouse, Section 2.13
Tony Palmer	KMPCD16/2429	Request that lands at New Twopothouse be zoned residential. Submission states that lands (adjoining the boundary) can be serviced and are suitable. It states that school in the village will also need lands for expansion. This submission refers to the same landholding as submission KMPCD16/2365.	See discussion on New Twopothouse, Section 2.13
Will Downey	KMPCD16/2428	Request that lands in Millstreet be zoned residential. Lands abut the development boundary to the north east of the settlement. Site runs to the rear of existing houses.	See discussion on Residential Land Supply in Millstreet, Section 2.12

3.2 Alphabetical List of Person who made a submission

Table 3:2 Full Alphabetical list of persons who made a submission

Name of Submitter	Submission Ref. No.
An Taisce	KMPCD16/2466
Bus Eireann	KMPCD16/2921
ClIc.Kevin Murphy	KMPCD16/2962
ClIc.Kevin Murphy	KMPCD16/2963
Coleman O'Flynn & John Kearney	KMPCD16/2961
Construction Industry Federation	KMPCD16/2924
Cork City Council	KMPCD16/2917
Dairygold Co-Operative Society Ltd	KMPCD16/2610
Department of Arts Heritage and the Gaeltacht (Archaeology)	KMPCD16/2932
Department of Education and Skills	KMPCD16/2931
Dermot and Kate O'Meara	KMPCD16/2608
Dermot Corkery	KMPCD16/2828
Environmental Protection Agency	KMPCD16/2928
Gerald and Eileen Finn	KMPCD16/2601
Hallmark Building Services Ltd.	KMPCD16/2686
Hallmark Building Services Ltd.	KMPCD16/2737
Inland Fisheries Ireland	KMPCD16/2934
Irish Sugar Ltd	KMPCD16/2674
Irish Water	KMPCD16/2785
Jerry Murphy	KMPCD16/2353
Jim O' Hanlon	KMPCD16/2430
John Sheehan	KMPCD16/2670

Name of Submitter	Submission Ref. No.
Liscarroll Community Council	KMPCD16/2538
Mallow Development Partnership	KMPCD16/2459
Michael O'Regan	KMPCD16/2733
National Transport Authority	KMPCD16/2919
Office of Public Works	KMPCD16/2918
O'Flynn Construction	KMPCD16/2651
Planning and Development Strategic Policy Committee	KMPCD16/2914
Pat Fitzpatrick	KMPCD16/2421
Peter O'Meara	KMPCD16/2648
Sli Eile Housing Association	KMPCD16/2743
Tony Palmer	KMPCD16/2365
Tony Palmer	KMPCD16/2429
Transport Infrastructure Ireland	KMPCD16/2452
Tricia O'Sullivan	KMPCD16/2460
Will Downey	KMPCD16/2428

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
KMPCD16/2353	Jerry Murphy
KMPCD16/2365	Tony Palmer
KMPCD16/2421	Pat Fitzpatrick
KMPCD16/2428	Will Downey
KMPCD16/2429	Tony Palmer
KMPCD16/2430	Jim O' Hanlon
KMPCD16/2452	Transport Infrastructure Ireland
KMPCD16/2459	Mallow Development Partnership
KMPCD16/2460	Tricia O'Sullivan
KMPCD16/2466	An Taisce
KMPCD16/2538	Liscarroll Community Council
KMPCD16/2601	Gerald and Eileen Finn
KMPCD16/2608	Dermot and Kate O'Meara
KMPCD16/2610	Dairygold Co-Operative Society Ltd
KMPCD16/2648	Peter O'Meara
KMPCD16/2651	O'Flynn Construction
KMPCD16/2670	John Sheehan
KMPCD16/2674	Irish Sugar Ltd
KMPCD16/2686	Hallmark Building Services Ltd.
KMPCD16/2733	Michael O'Regan
KMPCD16/2737	Hallmark Building Services Ltd.
KMPCD16/2743	Sli Eile Housing Association
KMPCD16/2785	Irish Water

Submission Reference No.	Name of Submitter
KMPCD16/2828	Dermot Corkery
KMPCD16/2914	Planning and Development Strategic Policy Committee
KMPCD16/2917	Cork City Council
KMPCD16/2918	Office of Public Works
KMPCD16/2919	National Transport Authority
KMPCD16/2921	Bus Eireann
KMPCD16/2924	Construction Industry Federation
KMPCD16/2928	Environmental Protection Agency
KMPCD16/2931	Department of Education and Skills
KMPCD16/2932	Department of Arts Heritage and the Gaeltacht (Archaeology)
KMPCD16/2934	Inland Fisheries Ireland
KMPCD16/2961	Coleman O'Flynn & John Kearney
KMPCD16/2962	ClIc.Kevin Murphy
KMPCD16/2963	ClIc.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 Eireann
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 Eireann
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

Prescribed Authorities

National Transport Authority

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council

