



West Cork Municipal District Local Area Plan Review

Chief Executive's Report on the Preliminary Public Consultation Process

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

15th April 2016.

Chief Executive's Report on the Preliminary Public Consultation Process

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

Section 1 Introduction

1.1 Overview

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Local Area Plans. The Council has commenced the process of preparing eight new Municipal District Local Area Plans to replace the Plans adopted in 2011. The new plans will be in place by August 2017.
- 1.1.2 Currently the Town Development Plans adopted by the nine former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, 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 14th December 2015 to 25th January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.2.3 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
 - A notice was placed on the Cork County Council website;
 - Notification was issued through Cork County Council's twitter feed;
 - Notification was issued through Cork County Council's Facebook account;
 - Prescribed authorities were notified;
 - Notifications, posters, leaflets and CDs were circulated to libraries to display;
 - A press release was issued to the media and resulted in a number of press articles being published;
 - Notification was sent to all members of the Public Participation Network on a number of occasions.
- 1.2.4 In all, a total of One Hundred and Seventeen (117) submissions were received in response to the Preliminary Consultation Document for the West Cork Municipal District. Of these 20 were duplicate submissions and 79 related to specific settlements. 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 West Cork Municipal District.

1.3 Structure of this Report

- 1.3.1 **Section One** of this report comprises an Introduction to the report.
- 1.3.2 **Section Two** of the Report comprises a more detailed discussion on the principle issues raised by the submissions and includes the Chief Executives Response in relation to 'Matters to be included in the Draft Plan'.
- 1.3.3 **Appendix A** of the report deals with the individual submissions made in relation to the West Cork Municipal District, summarising the issues raised by each submission and detailing with the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the West Cork Municipal District.
- 1.3.4 **Appendix B** provides a full list of the persons who made a submission, ordered by the reference number of the submission.
- 1.3.5 **Appendix C** provides a list of the Prescribed Authorities notified of the review of the plan.
- 1.3.6 **Appendix D** includes a list of late submissions
- 1.3.7 **Appendix E** includes a set of maps for the Municipal District showing the location and extent of all site specific submissions received.

1.4 Next Steps

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

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

- 1.4.3 Members may put forward resolutions 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 brief Members in Autumn 2016, at which point Members will also be advised of the Chief Executives Response to their Resolutions.
- 1.4.5 The Draft Local Area Plans are due to be published in November 2016 in accordance with the indicative timeline set out below.

Table 1:2 LAP Review Indicative Timeline

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

Section 2 Principle Issues and Chief Executive's Response

2.1 Introduction

- 2.1.1 This section of the report addresses in detail the key issues arising from the submissions that result in identifying the issues to be addressed in the Draft Local Area Plan.
- 2.1.2 Section 2.2 below deals with general issues that affect the overall approach to the preparation of the Local Area Plan for each Municipal District.
- 2.1.3 Section 2.3 lists the key Statutory Consultees/Key Stakeholders that made submissions.
- 2.1.4 Settlement specific issues are then dealt with in Sections 2.4 to 2.10. Section 2.4 deals with specific issues of relevance to Clonakilty, Section 2.5 looks at Bantry, Section 2.6 deals with Skibbereen, Section 2.7 deals with Dunmanway, Section 2.8 deals with Castletownbere, Section 2.9 deals with Schull and Section 2.10 looks at the Villages.
- 2.1.5 Appendix A of this report includes a summary of all submissions received during the consultation process, and the Chief Executive's response of the in relation to the issues arising from those submissions.
- 2.1.6 Appendix E includes a set of maps for the Municipal District showing the location and extent of all site specific submissions received.

2.2 Submissions from Statutory Consultees / Key Stakeholders

- 2.2.1 Submissions were received from the following government departments, statutory consultees and key stakeholders:

- Department of Arts, Heritage and the Gaeltacht (Archaeology) (Submission No.WCPCD16/2728, 2729),
- Department of Education and Skills (Submission No.WCPCD16/2782),
- Environmental Protection Agency (Submission No.WCPCD16/2398),
- Irish Water (Submission No.WCPCD16/2781),
- National Transport Authority (Submission No.WCPCD16/2748),
- Office of Public Works (Submission No.WCPCD16/2772, 2767),
- Transport Infrastructure Ireland (Submission No.WCPCD16/2451),
- An Taisce (Submissions No.WCPCD16/2465, 16/2560),
- Bus Eireann (Submission No. ECPCD16/2464),
- Construction Industry Federation (Submission No.WCPCD16/2717),
- Inland Fisheries Ireland (Submission No.WCPCD16/2935),
- Planning and Strategic Development SPC (Submission No.WCPCD16/2908).

- 2.2.2 Summaries of the issues raised in these submissions, and the Chief Executive's Response to the issues raised, is included in Appendix A of this report. Some of the submissions raise

significant issues likely to affect the overall approach taken in the draft plan and these are detailed below.

2.3 General Issues

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

Residential Land Supply

- 2.3.2 A number of submissions were received requesting that land be zoned for residential development. In some cases the submissions relate to land within existing development boundaries either currently zoned for uses or identified as part of the built up area. Other submissions sought the zoning of land which is currently outside development boundaries. A more detailed discussion on these individual submissions for each main town and villages is set out in Section 2.4 to 2.10 and Appendix A.

Chief Executive's Response

- 2.3.3 The Council support the establishment of a Land Supply Taskforce to ensure the delivery of sufficient infrastructure to meet the housing needs of the county. Representations have already been made to Government suggesting this action.
- 2.3.4 In making these local area plans, the County Council have a key role to play in co-ordinating and facilitating the delivery of sufficient serviced housing land to meet current and future needs. The Council will continue to actively undertake a leadership role to progress and secure the Development Plan policies and objectives. In providing this leadership role, the Council foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The Council are fully aware that successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.
- 2.3.5 The County Council are obliged to make these local area plans so that they are consistent with the population targets set out in the Core Strategy of the County Development Plan 2014. These targets are themselves derived from the population targets set out in the South West Regional Planning Guidelines 2010 and the County Council have no legal power to independently change or redistribute them.

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

Housing Growth Strategy for the West Cork Municipal District

- 2.3.7 Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.
- 2.3.8 The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of 1,944 units is also planned for the villages.

Table 2.1: West Cork Municipal District						
	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs)
Bantry	3,348	5,484	1,241	69	103.85	1,393
Castletownbere	912	1,439	309	17	37.75	443
Clonakilty	4,721	7,218	1,500	83	94.53	1,600
Dunmanway	1,585	1,976	273	15	36.84	593
Schull	658	748	87	5	12.60	205
Skibbereen	2,670	3,035	332	18	75.33	1,300
Main Towns	13,894	19,900	3,741	208	360.90	5,534
Villages	10,793	14,867	2,531	--	--	1,944
Rural	31,843	28,713	623	--	--	--
Total Villages and Rural	42,636	43,581	3,155	--	--	1,944
Total Municipal District	56,530	63,481	6,896	208	360.90	7,478

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 153Ha

Source: Cork County Development Plan 2014- Volume One. Appendix B, Table B 13

Main Towns

2.3.9 The overall level of housing land supply in the Main Towns of the West Cork 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.

2.3.10 The Strategic Land Reserve/Headroom available in five of the Main Towns is sufficient to meet future targets. However in Clonakilty the Strategic Land Reserve Headroom is small and consideration will be given to identifying some additional lands for housing given the town’s growth potential and to take advantage of recent and future investments in water

services infrastructure. Any additional lands should be located within the former Town Council boundary, as close as possible to the town centre in order to encourage a more sustainable and compact built footprint. The options available to address this issue in Clonakilty are discussed in more detail in Section 2.4.

Villages

- 2.3.11 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.
The main factor constraining development in the villages is likely to be inadequate water services infrastructure and for this reason, the scale of growth provided for in some settlements may need to be adjusted downwards to reflect this.
 - b) Generally, it is not intended to alter the development boundaries of the villages and submissions requesting changes are dealt with in Section 2.10.
 - c) **Key Villages:** In some key villages the current water services infrastructure cannot immediately accommodate the scale of growth envisaged by the 2011 Local Area Plan and further investment will be required by Irish Water. However, it is proposed to retain the scale of growth envisaged for Key Villages at the level established by the 2011 Local Area Plan with the expectation that the infrastructure will be delivered over time by Irish Water.
 - d) **Villages:** There are 28 villages in this Municipal District. Of these, 17 do not have both Irish Water drinking water and waste water treatment services. For those that have Irish Water Infrastructure 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 (See Table 2.3), and is not expected to be provided consideration should be given to adjusting the scale of growth to a level appropriate to the provision of individual houses with their own treatment plant. In this context the scale of growth envisaged for Castletownkenneigh, Clogagh, Kilmichael and Reenasceena are probably acceptable but those for Ahakista, Ardfield, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Lissavaire, Rathbarry, Ring, Rossmore and Terelton will 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 eighteen village nuclei in this Municipal District and none have both Irish Water / public waste water treatment facilities. In this context, the scale of growth envisaged for Adrigole, Caheragh, Coomhola, Dromore, Lowertown, Lyre, Pearson's Bridge, Rossmackowen / Waterfall and Togher will be adjusted.

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

Flood Risk Management

- 2.3.13 Several submissions raise issues in relation to Flood Risk Management. Some submissions seek the zoning of land for development in areas at risk of flooding, others question the area shown to be at risk of flooding and ask the Council to use the latest available CFRAM information, while other submissions detail lands that have recently been flooded and request that the Council take action in relation to flooding and ensure that flood prevention works in one area do not exacerbate the risk of flooding for communities downstream.
- 2.3.14 The submission from the OPW (WCPCD16/2772, 2767) indicates that the Flood Guidelines Sequential Approach, and where applicable the Justification Test, should be implemented for all proposed development zones in areas of flood risk and that this process should be referenced in plans. Submission indicates that a Stage 2 FRA should be undertaken for the LAPs. Other submissions from the EPA (WCPCD16/2398), An Taisce (WCPCD16/2465, 16/2560), Inland Fisheries Ireland (WCPCD16/2935), ask that the Local Area Plans ensure development is not facilitated in areas at risk of flooding.

Chief Executive's Response

- 2.3.15 The current Local Area Plans adopted in 2011 identify those areas within settlements that are known to be susceptible to fluvial (river) or coastal flooding, based on a county wide flood study prepared for the County Council by JBA Consultants in 2011.
- 2.3.16 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's 'Catchment Flood Risk Assessment and Management' (CFRAM) process is also ongoing in some parts of the county which will also provide high quality data on fluvial and coastal flooding for some settlements within the county. It is the Councils intention to prepare an updated flood zone map for the County to show the up to date position on the areas susceptible to river / coastal flooding using the best available and most appropriate data. This mapping has yet to be finalised but will inform the preparation of the draft plan to be published in November 2016.
- 2.3.17 In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.

Water Services Provision

- 2.3.18 There are significant water services infrastructure challenges across the Municipal District which impact on the amount of development land that is available for development and the overall level of growth that can be accommodated in any particular settlement.
- 2.3.19 The Irish Water submission (WCPCD16/2781) sets out their objectives and aims and it refers to its investment programme and connection policies which are subject to approval by the Commission for Energy Regulation. It describes how IW will meet an objective to provide water supply and wastewater services for adopted core strategies on a phased basis in line with evolving demand and priorities in line with the county's settlement hierarchy. It requests that the Council be cognisant of the designation status of receiving waters when considering settlement hierarchy and population targets and takes account of IW's proposals re rationalisation, leakage reduction, wastewater strategies and projects planned to be undertaken by Irish Water.

Chief Executives Response

- 2.3.20 Water services of the all the infrastructure requirements needed to facilitate new development is the most critical, as in the absence of it, little development can take place.
- 2.3.21 Since January 2014, Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose.
- 2.3.22 The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes.

Approach to Water Services Provision

- 2.3.23 Within this Municipal District as illustrated in Table 2.3, the water services infrastructure needed to deliver the 2011 housing targets in the main towns and villages is not fully in place. Where Irish Water already have water services infrastructure in a town or village then Irish Water will need to upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.

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

2.3.24 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.

2.3.25 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.

2.3.26 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.

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Table 2.3: West Cork Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
Main Towns						
Bantry	-	-	1,241			Target as per CDP 2014
Castletownbere	-	-	309			Target as per CDP 2014
Clonakilty	-	-	1,500			Target as per CDP 2014
Dunmanway	-	-	273			Target as per CDP 2014
Schull	-	-	87			Target as per CDP 2014
Skibbereen	-	-	332			Target as per CDP 2014
Total Main Towns	-	-	3,741			
Key Villages (11)						
Baltimore	485	8	85			R
Ballineen/Enniskeane	344	125	195			R
Ballydehob	189	9	39			R
Courtmacsherry	417	40	155			R
Drimoleague	246	27	137			R
Durrus	196	1	100			R
Glengarriff	191	1	60			R
Leap	149	0	55			R
Rosscarbery	409	40	91			R
Timoleague	167	3	73			R

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Table 2.3: West Cork Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
Union Hall	206	-	80			R
Total Key Villages			1,070			
Villages (28)						
Allihies	94	2	35			R
Ardgroom*	60	-	29			R
Castletownshend	162	70	70			R
Crookhaven	104	1	40			R
Drinagh	52	-	20			R
Eyerics*	77	2	25			R
Glandore	114	10	50			R
Goleen	120	19	40			R
Kealkill	103	12	60			R
Kilcrohane	94	18	40			R
Shannonvale	79	11	40			R
Ahakista	52	5	15	None	None	A
Ardfield	55	9	25		None	A
Ballinascorthy	53	1	60	None		A
Ballingurteen	20	1	30			A
Ballylickey	37	1	23		None	A
Ballynacarriga	-	-	11	None	None	A
Butlerstown	31	-	15		None	A
Cappeen	16	-	10		None	A
Castletownkenneigh	15	-	5		None	R
Clogagh	10	-	7	None	None	R
Kilmichael	94	18	3	None	None	R

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Table 2.3: West Cork Municipal District – Suggested Scale of Development						
Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
Lissavard	39	-	15		None	A
Rathbarry (Castlefrefreke)	24	4	10		None	A
Reenascreena	10	2	5		None	R
Ring	21	-	10		None	A
Rossmore	19	-	14	None		A
Teerelton	22	-	16	None	None	A
Total Villages			723			
Village Nuclei (18)						
Adrigole	34	1	15		None	A
Caheragh	27		15		None	A
Church Cross	13		7		None	R
Connonagh	12		3		None	R
Coomhola	11		13		None	A
Drombeg	8	1	4	None	None	R
Dromore	24		12		None	A
Johnstown	16		5		None	R
Kilcoe	11	1	6		None	R
Lislevane	14	1	5		None	R
Lowertown	10	1	10		None	A
Lyre			8		None	A
Pearson's Bridge	30		10		None	A
Rathmore	12		5		None	R
Rossmackowen/ Waterfall	13	2	10		None	A
Togher	17		10	None	None	A

Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (CDP 2014 and LAPs 2011)	Drinking Water Status	Waste-Water Status	Suggested Scale of Development
Toormore	23	1	6		None	R
Urhan	6		7		None	R
Total Village Nuclei			151			
Overall Total			5,685			
Water Services Key	Irish Water Services in place with broadly adequate existing water services capacity					
	Irish Water Services in place with limited or no spare water services capacity					
	None – no existing Irish Water Services					
Suggested Approach Key	R=It is intended to broadly retain the overall scale of growth as set out in the current 2011 Local Area Plan.					
	A = The overall scale of growth as set out in the current 2011 Local Area Plan will need to be managed to reflect available water services capacity. Unless the water services infrastructure issue is resolved development will be limited to a small number of individual houses with their own treatment plant.					

2.3.27 In relation to the Villages the County Development Plan 2014 indicates that, in the villages of this Municipal District, provision has been made for 1,944 dwelling 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 1,251 housing units.

2.3.28 **Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure.** Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is generally not intended to alter the development boundaries of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.

2.3.29 In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oilean Chleire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.

2.3.30 The Settlement network of this Municipal District includes twelve ‘Other Locations’ Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney Lisbealad, Ownahinchy, Poundlick and Tragumna. County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage,

recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

Conclusion

- 2.3.31 The support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014 is very welcome. The Council will continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.
- 2.3.32 It is intended to provide detailed information on the availability of water services infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate.

Funding and Delivery of Infrastructure

- 2.3.33 A number of submissions such as TII (WCPCD16/2451), Department of Education and Skills (WCPCD16/2782) and NTA (WCPCD16/2748), highlighted the importance of funding and delivery mechanisms to ensure that the required infrastructure is put in place.

Chief Executive's Response

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

Sustainable Transport

- 2.3.35 A number of submissions from TII (WCPCD16/2451), NTA (WCPCD16/2748) and Bus Eireann (ECPCD16/2464) have raised issues about the roads and transportation issues in this Municipal District.
- 2.3.36 The NTA submission sets out broad principles that should be applied to all LAP's to ensure that the location of new development is prioritised by reference to the need to promote and provide for the development of public transport services, protect strategic transport infrastructure and provide alternative network options and modes of transport, together with greater integration of land use and transport planning to provide a stronger basis for the use of non-car modes. In relation to public transport services provision submission highlights the need for the Planning Authority to examine existing transport deficiencies and possible solutions, assess future transport demand arising from development objectives and the likely investment required to meet demand, the needs of bus network planning/ rural bus transport provision and the need for walking and cycling infrastructure.
- 2.3.37 The TII submission highlights the need for protection of existing national routes and seeks safeguarding of the strategic role of national routes and associated interchanges/junctions. It raises the issue of funding of national road improvements / upgrades. Updates to national roads projects are outlined. Reference is made to NRA/TII policy on service areas.
- 2.3.38 In relation to the West Cork Municipal District the submission makes reference to the N71 Bandon / Inishannon which is currently at feasibility / constraints stage but on hold pending funding. It also requests that any additional employment / retail land be tested against National Guidelines in relation to Spatial Planning and National Roads and requests that

residential and employment zonings in Clonakilty and Skibbereen be re-examined.

Chief Executive's Response

- 2.3.39 The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlements. The Council will continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.
- 2.3.40 The draft local area plans will identify these constraints and set out a clear policy approach in co-operation with other infrastructure providers such as TII, NTA and Bus Eireann to address these issues and deliver the required infrastructure in a timely and efficient manner.
- 2.3.41 Individual submissions relating to roads and transportation are dealt with in more detail in Section 2.5 to 2.10 at a settlement level and in Appendix A at an individual submission level where appropriate.

Vacant or Idle Sites

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

Chief Executive's Response

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

2.4 Issues Raised in relation to Clonakilty

- 2.4.1 There were sixteen (16) submissions received in relation to Clonakilty. Seven (7) of these submissions related to the former Clonakilty Town Council area.

Residential Land Supply

- 2.4.2 There were eleven (11) submissions received relating to land in various locations in or near Clonakilty. Some submissions sought to retain existing zonings and others sought new zonings. Seven (7) of these submissions relate to the former Town Council area and existing Town Environs area while four (4) submissions relate to sites within the Clonakilty Town Greenbelt.

Chief Executive's Response

- 2.4.3 Submission WCPCD 16/2355 requests that lands currently part of the R-06 in Clonakilty Environs be retained for residential development and that adjoining lands outside the development boundary to the west be considered for residential zoning. Submissions WCPCD 16/2385 and 16/2401 requests that lands, part of the R-05 Clonakilty Environs zoning (identified as R-24 in the PCD), be retained for residential development. Submissions WCPCD 16/2573 and 16/2574 request that the residential zoning on the R-14 lands in Clonakilty be retained with the option of tourist accommodation or tourism facilities. Given that the Strategic Land Reserve Headroom in Clonakilty is small and prospects for future growth to take advantage of recent and future investments in water services infrastructure, it is intended to retain the existing residential designations in the Draft LAP. The plan will further consider the issue raised in relation to the tourism use of the R-14 lands, in the context of developing a wider tourism strategy for the town. Also additional lands will be identified in particular to the north and north and north east of the town within the Town Council boundary.
- 2.4.4 Submission WCPCD 16/2361 requests that lands located within the former Clonakilty Town Council boundary, (currently zoned for Open Space / Sports Recreation / Recreation / Amenity and Agriculture) be rezoned for low-medium density residential development. The Draft LAP will review the existing designation to ensure the subject lands are given the most appropriate land use zoning objective.
- 2.4.5 Submissions WCPCD 16/2410, 16/2411, 16/2901, 16/2355 and 16/2818 request that lands within the Clonakilty Greenbelt be rezoned for residential development. Notwithstanding the general requirement for additional land in Clonakilty, it is considered that any additional residential lands should be identified within the former Town Council boundary, where there is a significant land bank available, as close as possible to the town centre in order to encourage a more sustainable and compact built footprint. Therefore, it is not considered appropriate or necessary to zone any Town Greenbelt land for development.

Retail / Town Centre

- 2.4.6 There were five (5) submissions (WCPCD 16/2579, 16/2764, 16/2673, 16/2763 and 16/2349) received relating to town centre zoning. There was one (1) submission (WCPCD 16/2813) which states that Clonakilty Town centre should continue as the retail hub of the town expresses concern at the impact of retail outlets in the periphery and highlights the need to make the town centre more attractive for shoppers and new retailers by reinforcing the linkages to existing car parks.

Chief Executive's Response

- 2.4.7 With regard to submissions WCPCD 16/2579 and 16/2764 which requested that the site zoned TC-3 in the Clonakilty Town Development Plan 2009 retain its town centre designation it is considered that this is an important town centre expansion site and it is intended to retain this town centre zoning in the Draft LAP. In relation to WCPCD 16/2763 which disagrees with extent of Town Core and 16/2349 and makes suggestions regarding the extension of the town centre zoning to the south, it is intended to consider the extent of the town centre zoning further prior to finalising the draft plan.
- 2.4.8 In response to submission WCPCD 16/2673 which requested that lands at Boyle Street, Scartagh, Clonakilty (currently zoned enterprise/industry) be rezoned for town centre use, there is a clear case for changing the current zoning in the Draft LAP. Therefore, it is intended to carry out an assessment to ensure that the most appropriate land use zoning objective is applied to the subject lands.
- 2.4.9 In relation the issues raised in submission WCPCD 16/2813, the Draft CDP will adopt a sequential approach to retail development within Clonakilty, identifying the preferable location for retail development within the Town Centre area to enhance the vitality of the town. The draft plan will aim to provide a town centre strategy which consolidates and strengthens the core area, identifies opportunity sites, protects housing adjoining the retail core, promotes the tourism and heritage assets of the town and provides urban design guidance to deliver a high quality streetscape for Clonakilty.

Employment

- 2.4.10 There was one submission (WCPCD 16/2571) which requested that lands at Ballyduvane, within the Clonakilty Town Greenbelt be rezoned for industrial use.

Chief Executive's Response

- 2.4.11 The preferred location for additional employment land is within the former Town Council area where there is a significant land bank and underutilised land available. Therefore, because of the location of the subject lands outside the town development boundary within the town greenbelt, it is not appropriate to consider zoning these lands for employment use.

2.5 Issues Raised in relation to Bantry

- 2.5.1 There were five (5) submissions received in relation to Bantry, four (4) of which related to zoning requests for residential development within the Town boundary and within the Town Greenbelt. One (1) submission relating to car-parking within the town is addressed in Appendix A.

Residential Land Supply

- 2.5.2 There were four (4) submissions (WCPCD 16/2338, 16/2641, 16/2703 and 16/2897) which sought new residential zonings in Bantry

Chief Executive's Response

- 2.5.3 Submission WCPCD 16/2897 requests that lands located in the Bantry Town Greenbelt be zoned for low density residential development. These lands are located in a rural area to the south of Bantry within the Town Greenbelt remote from the town development boundary. There is sufficient land within the development boundary of Bantry to cater for projected growth and there is no requirement for additional land at this stage.
- 2.5.4 In response to submission WCPCD 16/2641 which requests that the site currently zoned R-08 in Bantry Town be zoned for medium density residential development, it should be noted that the subject site is currently zoned for 'Medium B - Residential development' in the 2011 Bantry EA LAP. It is proposed to retain the current zoning.
- 2.5.5 Submission WCPCD 16/2638 requests that lands (zoned 'existing built up area') in Bantry Town be rezoned for residential development. The subject lands are currently zoned 'Existing Built up Area' where proposals that support in general the primary land use of the surrounding existing built up area are normally encouraged. It is not proposed to revise this zoning.
- 2.5.6 In response to submission WCPCD 16/2703, it is intended that the Draft LAP will rezone a small portion of the B-02 business lands as "existing built up area".

2.6 Issues Raised in relation to Skibbereen

- 2.6.1 There were twenty (20) submissions received in relation to Skibbereen. Twelve (12) of these submissions related to the former Skibbereen Town Council area.

Residential Land Supply

- 2.6.2 There were six (6) submissions (WCPCD 16/2784, 16/2783, 16/2780, 16/2566, 16/2738 and 16/2742) which sought new residential zonings in Skibbereen. There were five (5) submissions (WCPCD 16/2655, 16/2347, 16/2646, 16/2822 and 16/2346) requesting that residentially zoned sites be retained.

Chief Executive's Response

- 2.6.3 In response to submissions (WCPCD 16/2738 and 16/2742) which request that lands within the former Skibbereen Town Council area, be rezoned from Agriculture to Medium Density Residential Development, the subject lands are elevated and visually prominent and are located in a rural agricultural area with poor road access to the west of Skibbereen Town. The overall level of housing land supply in Skibbereen is considered adequate to meet the population and housing targets set out in the Core Strategy of the Cork County Development Plan, 2014.
- 2.6.4 In relation to submissions (WCPCD 16/2784, 16/2783 and 16/2780) which requested that lands to the east of R-17 in Skibbereen Town be zoned for residential development, there is an existing permission for a residential development on the subject lands which are located inside the former Skibbereen Town council area. It is intended to zone the subject lands for residential development in the Draft LAP.
- 2.6.5 In response to submission WCPCD 16/2566 which requested that lands at Gortnaclohy, Skibbereen within the former Town Council boundary be rezoned for residential development, the Draft LAP will give further consideration to the issues raised in order to apply the most appropriate land use zoning objective to the subject lands.
- 2.6.6 In relation to submissions (WCPCD 16/2347, 16/2822 and 16/2346) which request that residential zonings be retained, it is intended to retain these existing residential designations in the Draft LAP. In response to submission WCPCD 16/2655 which objects to the removal of the residential zoning (UR-13) within former Skibbereen Town Council area, the subject lands have been identified as being at risk of flooding and it is proposed to return these lands to 'existing built up area'.
- 2.6.7 In response to submission WCPCD 16/2646 which supports retaining the R-23 residential zoning but raises issues relating to road access, the Draft LAP will give further consideration to the issues raised in this submission in order to apply the most appropriate land use zoning objective to the subject lands. It is considered that specific issues raised relating to site access should be addressed through the Development Management process.

Town Centre / Retail

- 2.6.8 There were two (2) submissions which specifically objected to the proposed altering of the Town Centre Boundary.

Chief Executive's Response

- 2.6.9 The Draft CDP will adopt a sequential approach to retail development within Skibbereen, identifying the preferable location for retail development within the Town Centre area to enhance the vitality of the town.
- 2.6.10 Submission WCPCD 16/2650 rejects a number of suggestions including proposal to rezone TCP-5 lands as existing built up area, the proposed shrinkage of the Town Centre Zoning and designation of the Mart site for town centre expansion. The TCP-5 lands have been identified as being at risk of flooding and it is proposed to return these lands to 'existing built up area'. It is considered that the town centre zoning should be adjusted to remove substantial parts which are predominantly residential in character and to instead focus on providing a town centre strategy which consolidates and strengthens the core retail area prioritising retail / employment uses in appropriate locations.
- 2.6.11 Submission WCPCD 16/2655 objects to the altering of the Town Centre Boundary to exclude a specific portion of land and also objects to the proposed M1 Link Road in the current Skibbereen Town Plan. The subject lands have been identified as being at risk of flooding and it is proposed to return these lands to 'existing built up area'. The objection to the proposed link road is noted. The Draft LAP will give guidance on a transport and mobility strategy which addresses traffic congestion in the town.

Employment

- 2.6.12 There was one submission (WCPCD 16/2661) which requests that the B-01 business zoning at the Cork Rd, Skibbereen be retained and proposes an Integrated Energy Park designation for the site.

Chief Executive's Response

- 2.6.13 The concerns raised in relation to the removal of the B-01 zoning are noted. It is the intention that the Draft LAP will review the existing designation to ensure the subject lands are given the most appropriate land use zoning objective, with the aim of promoting employment growth within Skibbereen.

2.7 Issues Raised in relation to Dunmanway

- 2.7.1 There were seven (7) submissions received in relation to Dunmanway, of which three (3) related to zoning requests for residential development within the Town. The remaining four (4) submissions are addressed individually in Appendix A.

Residential Land Supply

- 2.7.2 There were three (3) submissions (WCPCD 16/2449, 16/2659 and 2705) which sought new residential zonings in Dunmanway.

Chief Executive's Response

- 2.7.3 There is currently sufficient land within the development boundary of Dunmanway to meet population targets. The Draft Local Area Plan intends to remove the existing R-12 residential zoning which has been identified as being at risk of flooding and to compensate by

extending the R-02 zoning to the north-east of the town and also zone a portion of lands to the south-west of the town (R-13) which has the benefit of an existing permission.

- 2.7.4 In relation to Submission WCPCD 16/2449 which requests that lands currently zoned "O-10 Open Space" and 'Existing Built up Area' in Dunmanway be rezoned for residential use, part of the site has been identified as being at risk of flooding and the existing zoning objective considers the lands as part of the river floodplain. Therefore, it is not intended to alter the existing zoning. In response to Submission WCPCD 16/2659 which requests that specific lands be identified for Medium Density Residential development, the subject lands are currently zoned 'Existing Built up Area' which is considered the most appropriate zoning as 2011 Skibbereen EA LAP identifies these lands as being at risk of flooding, which is based on the best flood risk data currently available pending the finalisation of CFRAM studies which will inform the preparation of the Draft LAP. In response to Submission WCPCD 16/2705 which requests that land identified for possible employment use would be more suited for a residential zoning, the Draft LAP will give further consideration to the issues raised in submission in order to apply the most appropriate land use zoning objective to the subject lands.

2.8 Issues Raised in relation to Castletownbere

- 2.8.1 There was one (1) submission received in relation to Castletownbere (WCPCD 16/2819) which raised issues in relation to cycling infrastructure in the town.

Chief Executive's Response

- 2.8.2 The issues raised in this submission are addressed in Appendix A.

2.9 Issues Raised in relation to Schull

- 2.9.1 There were three (3) submissions received in relation to Schull, two (2) of which related to lands within the Schull Town Greenbelt and one (1) which supported measures to enhance cycling and walking facilities which is addressed in Appendix A.

Residential Development in Schull

- 2.9.2 Submission WCPCD 16/2403 requested that specific lands be included and other lands be excluded from the Greenbelt GB 1-2 designation at Colla Pier in the Schull Greenbelt. Submission WCPCD 16/2809 requests that 3 sites located within the Schull Greenbelt be identified for housing development.

Chief Executive's Response

- 2.9.3 There is sufficient land within the development boundary of Schull to meet population targets. The existing 2011 LAP has also identified two substantial parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional

land for housing development in Schull and no change to the GB 1-2 designations is proposed.

2.10 Issues in relation to villages

Summary of the issues raised

2.10.1 There were a total of thirty two (32) submissions made in relation to the villages within the West Cork Municipal District with a number of issues emerging relating to residential development and extension to development boundaries in the villages, provision of amenities, infrastructural improvements, second homes, and issues relating to the West Cork Islands. These issues raised are addressed in Appendix A.

Residential Growth in the Villages

2.10.2 There were a number of submissions (WCPCD 16/2523, 16/2572, 16/2808, 16/2669, 16/2616, 16/2823, 16/2400, 16/2693, 16/2815, 16/2359, 16/2360, 16/2687, 16/2750, and 16/2526) which requested that lands be included in the development boundaries of the following villages – Ardfield, Ballineen / Enniskeane, Courtmacsherry, Ballydehob, Goleen, Roscarberry, Rossmore and Lisbealad.

Chief Executive's Response

2.10.3 The Skibbereen Electoral Area Local Area Plan 2011 did not specifically zone land for residential development outside of the main settlements. This approach will be continued in the West Cork Municipal District Local Area Plan. In general, there is sufficient land within the development boundaries of these villages to cater for future growth and provide opportunities for housing development and therefore, there is no general need to alter the development boundaries of these villages.

Infrastructural Deficiencies in the Villages

2.10.4 Seven (7) submissions (WCPCD 16/2525, WCPCD 16/2824, WCPCD 16/2770, WCPCD 16/2596, WCPCD 16/2425 and WCPCD 16/2439 and WCPCD 16/2811) highlighted a number of issues in relation to the provision of appropriate infrastructure in the villages of the Municipal District. The following villages - Ardfield / Rathbarry, Courtmacsherry, Roscarberry and Dursey Island were also specifically highlighted in the submissions received.

Chief Executive's Response

2.10.5 The delivery of water services infrastructure is seen as critical to facilitate new development. See Paragraphs 2.3.18 to 2.3.32 for further detail on this issue.

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

Topic	Suggested Change
Clonakilty	
Overall	<ul style="list-style-type: none"> Consider future use of lands currently zoned for agricultural use which could play a role in meeting any additional housing/employment land requirements identified under this review.
Residential Land Supply	<ul style="list-style-type: none"> Retain existing residential zonings. Consider identifying alternative lands within the former Town Council area for Residential use in particular to the north and north west of the town centre.
Employment Land Supply	<ul style="list-style-type: none"> Retain existing Employment land zonings Consider returning lands (C-01, C-03, C-07 and C-08) to the “existing built up area”. Consider returning a residential site within the B-01 to ‘existing built up area’. Consider identifying new land within the former Town Council boundary (possibly to the south-west of the town) for business/industrial use.
Town Centre/ Retail	<ul style="list-style-type: none"> Consider adjusting the town centre zonings to include removing substantial parts which are predominately residential in character. Identify a Core Retail Area within the existing Town Centre. Consider alternative uses for town centre expansion areas which were identified as being at risk of flooding.
Transport and Mobility	<ul style="list-style-type: none"> Consider how to address traffic congestion in the town centre by implementing a series of traffic management and improvement measures. Consider how best to prioritise the provision of a relief road to the north of the town.
Water Services Infrastructure	<ul style="list-style-type: none"> The upgrading of the water supply will assist the town in meeting its population targets.
Flooding	<ul style="list-style-type: none"> Take account of the latest flood study.

<p>Approaches to Zoning</p>	<ul style="list-style-type: none"> • The existing town development plans use ‘established’ zoning categories to define the appropriate use in existing areas of development e.g. ‘established residential’ to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of ‘established’ zoning categories was discontinued in favour of an ‘existing built up area’ classification. This approach may be applied to the developed areas within the former town council administrative area.
<p style="text-align: center;">Bantry</p>	
<p>Residential Land Supply</p>	<ul style="list-style-type: none"> • Retain existing residential zonings. • Suggest incorporate the R-10 site within the X-01 Special Policy Area designation. • Consider what is the best land use approach/mix in dealing with the lands currently designated X-01.
<p>Employment Land Supply</p>	<ul style="list-style-type: none"> • Retain existing employment zonings. • Rezone a small portion of B-02 business lands as ‘existing built up area’.
<p>Town Centre/ Retail</p>	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area as shown in the preliminary consultation document. • Identify a Core Retail Area within the existing Town Centre.
<p>Community Facilities/ Green Infrastructure / Tourism</p>	<ul style="list-style-type: none"> • Suggest continued support for the redevelopment of the Inner Harbour (X-02 site) for a mix of uses. • Consider how best to continue to recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the Region. • Consider how best to deliver a high quality, attractive and safe pedestrian environment reflective of its status as a significant tourism destination within the region; • Consider targeting the main retail spine and laneways by rationalising parking at key locations, de-cluttering the street of multiple signage/street furniture, improving pedestrian links between key destinations and introducing soft landscaping to enhance the streetscape; • Consider improving pedestrian connectivity to key tourism assets and pedestrian crossing

	facilities within the town centre.
Transport and Mobility	<ul style="list-style-type: none"> • Suggest continued support for the provision of the relief road (U-05) to the east of the town. • Consider options to address traffic management issues to improve traffic circulation and alleviate traffic congestion in the town.
Water Services Infrastructure	<ul style="list-style-type: none"> • Consider how best to support the upgrading of the Bantry Water Supply which will be required in order for the town to meet its population targets. • Consider how best to support the upgrading of the Bantry WWTP which will be required in addition to upgrading of the sewer networks in order for the town to meet its population targets.
Flooding	<ul style="list-style-type: none"> • Take account of the latest flood study.
Skibbereen	
Overall	<ul style="list-style-type: none"> • Consider incorporating lands currently zoned for agricultural use into the Skibbereen Town Greenbelt with appropriate parts included within the “Existing Built Up Area”.
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings. • Consider removing zoning objective R-01 with lands remaining within the development boundary. • Consider changing residentially zoned land at risk of flooding R-07, R-12, R-19, R-25, and R-26 to “Existing Built Up Area” • Consider returning lands which are fully developed to “Existing built up area”. • Consider amalgamating R-20 and R-23 zonings and extend zoning to the south. • Consider extending R-18 zoning to the east. • Consider extending R-17 zoning to the east. • Consider rezoning R-03 and R-04 for Business use. • Consider including a Greenbelt site to the north of the R-02 within the development boundary.
Employment Land Supply	<ul style="list-style-type: none"> • Consider alternative zoning for employment land identified as at risk of flooding (I-02, TCP 1, TCP 4, TCP 5, and TCP 6). • Consider returning lands (B-02 and TCP-7) which are fully developed to the existing built up area.

	<ul style="list-style-type: none"> Consider rezoning TCP 2 (commercial use) and TCP 3 (Industry / Enterprise use) for business use.
Town Centre/Retail	<ul style="list-style-type: none"> Consider adjusting the town centre zonings to include removing substantial parts which are predominately residential in character. Identify a Core Retail Area within the existing Town Centre. Consider alternative uses for town centre expansion areas identified as being at risk of flooding. Consider rezoning TCP 2 (commercial use) and TCP 3 (Industry / Enterprise use) for business use.
Transport and Mobility	<ul style="list-style-type: none"> Address traffic congestion in the town centre by implementing a series of traffic management and improvement measures including prioritising the completion of the relief road to the east of the town in order to improve the public realm, promote a more pedestrian orientated town centre and to deliver a higher quality streetscape and town centre retail environment.
Water Services Infrastructure	<ul style="list-style-type: none"> The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land. There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites.
Flooding	<ul style="list-style-type: none"> Take account of the latest flood study.
Approaches to Zoning	<ul style="list-style-type: none"> The existing town development plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'existing built up area' classification. This approach may be applied to the developed areas within the former town council administrative area.
Dunmanway	

Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings. • Remove R-12 and return lands to the town green belt as the lands are shown to be significantly affected by flood risk. • Consider what is the best land-use approach to dealing with the lands currently designated X-01.
Employment Land Supply	<ul style="list-style-type: none"> • Retain existing employment lands. • Consider changing portion of B-02 zoning which is at risk of flooding to Existing Built Up Area. • Consider indentifying new employment lands to provide opportunities to the south-east of the town.
Town Centre/ Retail	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area. • Consider the need to identify edge of town centre opportunity sites for town centre expansion. In this regard, the plan will consider what opportunities the re-development of the former Covent site may offer. • Identify a Core Retail Area within the existing Town Centre.
Community Facilities/Green Infrastructure	<ul style="list-style-type: none"> • Consider how to improve pedestrian connectivity to the Park.
Transport and Mobility	<ul style="list-style-type: none"> • Consider proposals for a relief road to the north of the town. • Consider proposals to address traffic congestion in the town centre by implementing traffic management measures and revised parking arrangements in the short-term.
Water Services Infrastructure	<ul style="list-style-type: none"> • Consider how best to ensure that the upgrading of the Dunmanway Water Supply and Waste Water sewer network is carried out in order for the town to meet its population targets. • Consider how best to resolve the issue of the Dunmanway WWTP discharging into the Bandon SAC to ensure that development is not delayed.
Flooding	<ul style="list-style-type: none"> • Take account of the latest flood study.
Castletownbere	
Residential Land Supply	<ul style="list-style-type: none"> • Retain existing residential zonings

Employment Land Supply	<ul style="list-style-type: none"> • Retain existing employment zonings.
Town Centre/ Retail	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area. • Identify a Core Retail Area within the existing Town Centre.
Transport and Mobility	<ul style="list-style-type: none"> • Continue to support the provision of the relief road (U-03) to the north of the town. • Investigate the potential of identifying an appropriate route for a southern relief road (U-07) linking to the R572 (West). • Consider measures to improve access/parking at the island ferry terminal for residents and tourist related traffic.
Water Services Infrastructure	<ul style="list-style-type: none"> • The provision of a waste water treatment plant and the upgrading of the Castletownbere water supply will be required in addition to the provision of sewer collection network in order for the town to meet its population targets.
Flooding	<ul style="list-style-type: none"> • Take account of the latest flood study.
Schull	
Residential Land Supply	<ul style="list-style-type: none"> • Proposed to retain existing residential zonings.
Employment Land Supply	<ul style="list-style-type: none"> • No changes proposed to existing employment zonings.
Town Centre/ Retail	<ul style="list-style-type: none"> • Suggest no change to the extent of the existing Town Centre area. • Identify a Core Retail Area within the existing Town Centre.
Transport and Mobility	<ul style="list-style-type: none"> • Support implementation of traffic management measures and revised parking and arrangements in the short-term and by prioritising the northern relief road in order to improve the public realm to deliver a higher quality streetscape and town centre retail environment.
Water Services Infrastructure	<ul style="list-style-type: none"> • The upgrading of the Water Supply to Schull will be required in order for the town to meet its population targets.
Flooding	<ul style="list-style-type: none"> • Take account of the latest flood study.
Villages	

Residential Land Supply	Consider designating Abbeystrowry within the settlement network as a ‘Village Nuclei’.
Other Locations	
Residential Land Supply	<ul style="list-style-type: none"> • Consider removing the Other Location of Darrara from the settlement network.
Vacant and Idle Sites	
Vacant and Idle Sites	<p>It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify vacant and idle sites following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.</p>

Appendix A Submissions Received during the Consultation Process

Introduction

2.11.1 This section of the report details all the submissions received during the consultation process sets out a summary of the issues raised in the submissions and the Chief Executive’s Response. 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 in alphabetical order.

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive’s Response
Statutory Submissions			
Department of Arts, Heritage & the Gaeltacht (Archaeology)	WCPCD 16/2728 WCPCD 16/2729	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.	Where specific archaeological issues arise in individual settlements polices/maps where appropriate will be included in the Draft Local Area Plan. The Draft Local Area Plans will be subject to SEA where any potential impacts on archaeology will be taken into account. Generally it is considered that the main issues raised in this submission are dealt in Chapter 12 “Heritage” of the Cork County Development Plan, 2014.
Department of Education and Skills	BCPCD 16/2782	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 suitable sites are 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 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,

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>Seeks the provision of a buffer zone around school sites in existing built up areas to provide an amenity to the school and adjacent houses and to provide for expansion of such schools in the future.</p> <p>Requests that the Council have a development contribution scheme which reflects the '<i>community facility and social infrastructure</i>' status of schools under Section 48 of the Act to ensure the appropriate funding of infrastructure through development contributions. Inclusion of a recover / claw back mechanism is also sought to allow the Department to recoup contributions paid (to facilitate the advance provision of infrastructure?) in order to sustain the funding of Schools Capital Programme.</p> <p>Highlights areas around the county when additional school provision will be required.</p>	<p>subject to normal proper planning and sustainable development criteria.</p>
<p>Environmental Protection Agency (EPA)</p>	<p>BCPCD 16/2398</p>	<p>Provides guidance on the overall SEA process and highlights number of key issues to be considered in the new plans as follows:</p> <ul style="list-style-type: none"> • Compliance with higher level plans such as the RPG and the Core Strategy of the County Plan. • Flood Risk Management: Incorporation on outputs from the CFRAMS process within each plan and compliance with the Flood Risk Management Guidelines to ensure zoning considerations are fully informed by flood risk data. • Delivery of critical infrastructure: Development proposals should have regard to Irish waters Capital Investment Programme, particularly given the number of locations which have inadequate infrastructure at present. • Transport: Plans should promote increased use of public transport, cycle and pedestrian trips, and should take account of the national prioritisation of road infrastructure projects. Where development is reliant on major road 	<p>The issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of the Draft Local Area Plans.</p> <p>See also Paragraphs 2.3.13 to 2.3.17 Flood Risk Management.</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>upgrades, the timeframe for development should be in line with the national prioritisation of such road projects.</p> <ul style="list-style-type: none"> • Biodiversity: Need to ensure habitats and species are sufficiently protected - ecosystem services approach would be beneficial. <p>Masterplans: requirements of SEA, AA, Water Framework and Flood Directives etc need to be taken into account.</p> <ul style="list-style-type: none"> • Climate Change – need to integrate mitigation and adaptation measures / considerations into plans. 	
Irish Water	WCPCD 16/2781	<ul style="list-style-type: none"> • 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. • Endeavour to secure the provision of the infrastructure necessary to support the evolving population change and economic activity over the next plan period. • Invests in the development and expansion of water services infrastructure in line with its investment programme and connection policies approved by CER. • Currently preparing a submission to the CER on the national investment plan for the period 2017-2018. A review of all water and wastewater infrastructure in County Cork has been under taken. • Objective to reduce the number of water abstraction locations, water treatment plants and WSZ's across the county. • Objective to reduce leakage from a national average of 50% to 38% by 2021 and 30% by 2030. • Acknowledge the settlement hierarchy identified in CDP and indicative population targets/housing units included in Municipal District Preliminary Consultation documents. • Consider that Cork County Councils assessment of existing water services infrastructure does not take into account the rationalisation, leakage reduction, waste 	<p>Welcome the support of Irish Water in facilitating the provision of adequate water services infrastructure to facilitate the achievement of the population and housing targets set out in the Core Strategy of the County Development Plan, 2014.</p> <p>Continue to work with Irish Water to ensure that the Council's infrastructure priorities are reflected in Irish Water investment plans.</p> <p>It is intended to provide detailed information on the availability of water services infrastructure throughout the settlement network in the Draft Local Area Plans and adjust individual settlement growth in light of water services infrastructure provision where appropriate.</p> <p>See also Paragraphs 2.3.18 to 2.3.32 - Provision of Water Services Infrastructure</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>water strategies and projects to be undertaken by IW.</p> <ul style="list-style-type: none"> • 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. 	
National Transport Authority (NTA)	BCPCD 16/2748	<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. 	<p>The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlements. Continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.</p> <p>See also Paragraphs 2.3.35 to 2.3.41 Sustainable Transport</p>
Office Of Public Works (OPW)	WCPCD 16/2772 WCPCD 16/2767	<p>The Flood Guidelines Sequential Approach and where applicable the Justification text be implemented for all proposed development zones at flood risk and that this process should be referenced in plans.</p> <ul style="list-style-type: none"> • Identify flood risk at as early a stage as possible • Development shall be in areas with minimal 	<p>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</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>risk or avoid.</p> <ul style="list-style-type: none"> • 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>by JBA Consultants in 2011.</p> <p>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.</p> <p>In updating the flood maps, consideration will also be given to flood events experienced throughout the county during the winter of 2015/2016.</p> <p>See "Flood Risk Management" Paragraphs 2.3.13 to 2.3.17</p>
<p>Transport Infrastructure Ireland (TII)</p>	<p>WCPCD 16/2451</p>	<p>Protect the capacity and efficiency of national routes: In this context all options for catering for trip demand should be considered including the enhancement of local roads, walking, cycling public transport and avoiding inappropriate development that negatively impacts on national routes. LAP needs to avoid the creation of additional access points to national routes or the generation of increased traffic to existing national roads, where the speed limit is greater than 50kph.</p>	<p>The Local Area Plans will promote the development of compact settlements and resist a dispersed pattern of development within settlement. Continue to work with and seek the support of the NTA and other statutory providers to promote the use and provision of public transport and encourage modal shift away from the private car</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>Development Contributions: Submission considers that mechanisms for funding and delivery of national road upgrades associated with development plans and private development proposals needs to be reviewed, as the cost of such upgrades will not be met by TII. Submission recommends that the Council establishes clear funding and delivery frameworks. In the absence of such, development should be considered premature. Funding mechanism could include the putting in place a revised General and Special Development Contribution Scheme for County Cork or entering binding agreements with developers. National Roads Projects: Submission gives an update of various National Road Projects. Within the West Cork MD submission notes that the N 71 Bandon Inishannon is at feasibility / constraints study stage. 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. Requests new development land is tested against DoELG Spatial Planning and National Road Guidelines. In relation to Clonakilty requests that R-09, I-01 and B-01 are re-examined. In relation to Skibbereen requests that the B-01, I-01, TCP-1, TCP-2, TCP-3, R-09, I-02 and R-03.</p>	<p>where possible. The identification of additional lands for residential development particularly in Metropolitan Cork will take account of current and planned public transport projects. The future location and layout of residential development will seek to develop an enhanced walking and cycling network.</p> <p>See also Paragraphs 2.3.35 to 2.3.41.</p>
Countywide Submissions			
An Taisce	WCPCD 16/2465 WCPCD 16/2560	<ul style="list-style-type: none"> • 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. • Business as usual is no longer an option, we can no longer afford to continue the pursuit of the failed short sighted policy approaches of the past and our collective future must be different. • Prepared a detailed submission for each individual Municipal District. • Makes detailed recommendations under a number of themes including; 	<p>In preparing eight Municipal District Local Area Plans simultaneously, the Council does not have the resources to prepare plans supported by the full suite of documents outlined in this submission, and in many cases the information required to prepare such locally based strategies is not available. However, the issues raised will be addressed as part of the Strategic Environmental Assessment and Habitats Directive Assessment of</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>Strategic Planning & Zoning Fossil Fuel & Climate Change Sustainable Transport && Land Use Patterns Economic Development & Employment Water Natural Capital & Ecosystem Services Social Capital & Public Participation Cultural & Built Heritage Implementation & Monitoring</p> <ul style="list-style-type: none"> • Specifically the submission suggests that the local area plans should be accompanied by: <ul style="list-style-type: none"> – A local climate change strategy. – A local transport plan setting out achievement of Smarter Travel objectives, reducing travel demand and supporting the creation of compact walkable settlements. – A physical infrastructure audit (water services, transport, ICT, Utilities etc.) to be used to determine the 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. 	<p>the Local Area plans.</p>
<p>Bus Eireann</p>	<p>ECPCD 16/2464</p>	<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 	<p>See Paragraphs 2.3.35 to 2.3.41 Sustainable Transport</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive’s Response
		<p>infrastructure (bus stops) are provided and planning applications should involve adequate future proofing consultation with Bus Eireann.</p> <ul style="list-style-type: none"> – 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 parking and traffic systems will maximise free flow of traffic in towns and villages and where possible provide for overnight parking of buses. – Identifies need for bus stops in Dunmanway, need for town renewal programmes to maintain bus accessibility and requirement for street lighting, kerbing and pedestrian crossings at bus stops. 	
Construction Industry Federation (CIF)	BCPCD 16/2717	<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 	See Paragraph 2.3.2. to 2.3.12 “Residential Land Supply” and Paragraphs 2.3.18 to 2.3.32 Water Services Provision.

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive’s Response
		<p>targeted infrastructure investment required to achieve the housing targets set out in the 2014 CDP.</p> <ul style="list-style-type: none"> • The forthcoming LAPs need to provide definitive planning policy objectives for zoned lands, including the Masterplan areas, which will allow development proposals to be brought forward in the short term. • An Implementation Task Force, to be led by the Planning authority, is needed to support the delivery of the development objectives of the CDP 2014 and the forthcoming LAPs. • The need to ensure an on-going monitoring and review framework to ensure an adequate supply of available zoned land throughout the forthcoming LAP period. 	
<p>Inland Fisheries Ireland</p>	<p>ECPCD 16/2935</p>	<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 lands. • Should ensure that developments do not lead to the spread of invasive 	<p>The policies and objectives included in the Local Area Plans will have regard to the need to protect the aquatic environment/habitat. The overall approach to the protection of water quality and aquatic environments/habitat is set out in Chapter 11 “Water Services, Surface Water and Waste”, Chapter 12 “Heritage” and Chapter 13 “Green Infrastructure and Environment” of the Cork County Development Plan, 2014.</p>

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive’s Response
		<p>species.</p> <ul style="list-style-type: none"> Plans should encourage water conservation and water use efficiency. 	
<p>Planning and Strategic Development SPC</p>	<p>BCPCD 16/2908</p>	<p>Submission identifies the need for a collaborative approach to housing land supply issues and proposes the establishment of a ‘Land Supply Task Force’ to reappraise the settlement targets, identify the level of additional zoned lands required and progress the delivery of infrastructure.</p> <p>Amount of land needed is being under estimated due to the following:</p> <ul style="list-style-type: none"> 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’. Headroom: Current land supply includes only 14% headroom, significantly less than the recommended 50%. The quantum of land zoned needs to be increased. 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. Masterplan Capacity: proposal to deliver a large part of the housing output from the master plan sites is unrealistic given the inevitable implementation difficulties. The role of agencies such as Irish Water; Transport Infrastructure Ireland and Iarnród Éireann will be critical. Submission notes that investment in infrastructure will have to be led by the public sector as private sector funding is no longer viable. 	<p>See Paragraph 2.3.2. to 2.3.12 “Residential Land Supply” and Paragraphs 2.3.18 to 2.3.32 Water Services Provision.</p>

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West Cork Municipal District Submissions			
A McCarthy	WCPCD 16/2641	Requests that the site currently zoned R-08 in Bantry Town be zoned for medium density residential development.	The subject site is zoned for Medium B Residential development and it is intended to retain this zoning.
Adrian O'Brien	WCPCD 16/2350 16/2351	Remove GB 1-2, R-01 and existing built up area zoning at Abbeystrowry, Skibbereen Environs.	The issues raised in this submission are noted. It is intended to consider designating Abbeystrowry within the settlement network as a 'Village Nuclei' and remove the R-01 resignation zoning designation as the subject lands has been developed. It is not intended to remove the GB 1-2 zoning designation.
Aiden McCarthy	WCPCD 16/2703	Requests that a small portion of business lands zoned B-02 in Bantry are rezoned existing built up area.	It is intended that the Draft LAP will zone the lands "existing built up area".
ALDI STORES (IRELAND) LTD	WCPCD 16/2673	Requests that lands at Boyle Street, Scartagh, and Clonakilty which are currently zoned enterprise/industry are rezoned for town centre use.	See Paragraph 2.4.8
Ardfield Rathbarry Community	WCPCD 16/2525	Outlines a series of proposals for the Ardfield/Rathbarry area to facilitate the provision of housing and also identifies infrastructural, public lighting, amenity and business requirements in the area.	The issues raised in this submission are noted and where appropriate will be considered further during the preparation of the Draft LAP. The issues raised in relation to rural housing are a matter for the next review of the CDP.
Ballydehob Community Council	WCPCD 16/2528 16/2529 16/2530	Submission identifies potential projects to guide future development in Ballydehob including a new Village Square; potential residential lands; water-front interventions including dredging & creating new waterside amenity areas; Camping site; a village garden & new parking areas. Under-utilised buildings	The issues raised in this submission are noted and will merit further consideration during the preparation of the Draft LAP.

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		in the village could be used for community & tourism-related uses. Hopes ideas will lead to a feasibility study for future funding from the Council & others.	
Bantry Vintners	WCPCD 16/2810	Expresses concerns at parking in Bantry town and have a number of suggestions which could help businesses in the Town which would like to discuss.	The issues raised in this submission are noted and will merit further consideration during the preparation of the Draft LAP.
Bernard O Brien	WCPCD 16/2784 WCPCD 16/2783 WCPCD 16/2780	Requests that lands to the east of R-17 in Skibbereen Town are zoned for residential development.	See Paragraph 2.6.4
Bertie Hourihane	WCPCD 16/2655	1. Objects to the removal of the residential zoning (UR-13) within former Skibbereen Town Council area. 2. Objects to the altering of the Town Centre Boundary so as to exclude a portion of the submitter's lands. 3. Objects to the proposed Link Road to Mardyke and its impact on the submitter's lands.	See Paragraphs 2.6.5 and 2.6.11
Brian McCutcheon	WCPCD 16/2577	Requests that paragraphs 5.4.4 to 5.4.6 of the Baltimore section of the Skibbereen LAP are amended in order to allow individual second homes to be provided within Baltimore.	The 2011 Census results for Baltimore indicate the village has experienced further population loss since 2006. Given this loss in population and the proliferation of holiday homes in the village, it is intended that the Draft LAP will continue the current approach to dwelling units for permanent use. The LAP has made provision for managed holiday home accommodation within the village.
Bridge Whooley	WCPCD 16/2403	Requests the inclusion and exclusion of specific lands from the GB 1-2 at Colla Pier in the Schull Greenbelt.	See paragraphs 2.9.3
Callie and	WCPCD	Requests that the subject lands (8.37ha) are	There is sufficient land within the

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Denise McCarthy	16/2823	included within the development boundary of Courtmacsherry.	development boundary of Courtmacsherry to cater for projected growth and there is no requirement for additional land at this stage.
Carberry Plastics Ltd.	WCPCD 16/2571	Requests that lands at Ballyduvane, Clonakilty are rezoned for industrial use.	See Paragraph 2.4.11
Catherine and Eoin Hurley	WCPCD 16/2388	Lands should be rezoned from B-01 Business use to residential or existing residential use in Clonakilty Town.	It is intended to zone the lands "existing built up area" in the Draft Plan.
Charles P McCarthy	WCPCD 16/2407 WCPCD 16/2408	Requests that lands in the north west quadrant of the Skibbereen Town Greenbelt are zoned for residential development.	The subject lands are located in a rural area within the Skibbereen Town Greenbelt. There is sufficient land within the development boundary of Skibbereen to cater for projected growth. In addition, the existing 2011 LAP has also identified four parcels of land in the Town Greenbelt where it may be possible to accommodate limited numbers of individual dwellings in accordance with the GB 1-2 zoning designation. There is no requirement for additional land for housing development in Skibbereen.
Clement Deane	WCPCD 16/2659	Requests that the more accurate 2015 OPW flood risk mapping be included in the LAP and that the site is identified for Medium Density Residential development with an indicative access objective on to the Bantry Road.	The 2011 Skibbereen EA LAP identifies these lands as being at risk of flooding which is the best flood risk data currently available pending the finalisation of CFRAM studies which will inform the preparation of the Draft LAP. Further discussion on this issue is set out in Paragraphs 2.3.9 to 2.3.13. See also Paragraph 2.7.4
Cllr. Michael Collins	WCPCD	Need to encourage growth around our local schools, shops, churches within the	The issues raised in this submission are noted and where

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
	16/2811	settlement network. Need to examine sewage and water schemes in towns and villages and encourage government investment and development in the areas. Remove barriers that prevent locals, returning emigrants or migrants from abroad living in the rural community. Need for a plan to improve broadband - fibre optic cable provision and mobile phone coverage as part of the LAP.	appropriate will merit further consideration during the preparation of the Draft LAP. The issues relating to water and wastewater infrastructure investment are a matter for Irish Water and outside the scope of the LAP review. The issues raised in relation to rural housing are a matter for the next review of the County Development Plan. The issues raised in relation to broadband provision and mobile phone coverage are outside the scope of this LAP review.
Cllr Kevin Murphy	BKPCD 16/2943	Rural housing density issue needs to be addressed.	The issues raised in this submission are a matter for the review of the County Development Plan and the implementation of policy by Development Management.
Cllr Kevin Murphy	BKPCD 16/2944	Concerned about condition of road network and the impact that surface water run-off from entrances is having, suggest that a special charge is applied to planning permissions to ensure surface water is properly addressed.	The concerns raised in relation to surface water run-off are noted. It is considered that these issues would be best dealt with through the Development Management process.
Clonakilty Mayoral Council	WCPCD 16/2813	States that Clonakilty Town centre should continue as the retail hub of the town and expresses concern at the impact of retail outlets in the periphery. Highlights the need to make the town centre more attractive for shoppers and new retailers by reinforcing the linkages to existing car parks and makes a series of detailed suggestions in this regard.	See Paragraph 2.4.9
Connie O' Driscoll	WCPCD 16/2812	Requests that a proposal for the development of a small scale commercial development - family friendly hair salon, adjoining supervised indoor play room, cafe and long term tourism related project comprising of a model of the Mizen peninsula in Lowertown be included in the LAP.	The site appears to be within the development boundary of Lowertown and any proposal for development on this site will be considered on its merits by Development Management.

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Cork Cycling Campaign	WCPCD 16/2819	Supports cycling measures proposed in Clonakilty, Bantry, Skibbereen, Dunmanway, Castletownbere and Schull and makes specific suggestions relating to cycle lanes / cyclepaths, cycling mobility, cycling infrastructure including parking, traffic improvement measures, cycle tourism and measures to make cycling attractive in these towns. All future cycling measures should reference the National Cycling Policy Framework 2009 and the National Cycle Manual 2011.	The specific issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP.
Courtmacsherry Development and Festival Assoc Ltd	WCPCD 16/2824	Raises a number of issues relating to Courtmacsherry including; no additional dwellings should be permitted until adequate recreational and infrastructural facilities are provided, dwellings should be for full-time occupancy, village pier should be made a focal point, address coastal erosion, provide a community co-op shop to replace shop that closed and would welcome the upgrade and extension of the existing pontoon.	The issues raised in this submission are noted and will merit further consideration during the preparation of the Draft LAP.
Dan and Mary McCarthy	WCPCD 16/2347	States that the R-28 zoning in Skibbereen has not been fully developed and suitable sites with road frontage remain on the lands. Requests that the existing residential zoning be retained.	See Paragraph 2.6.6
Dan Connolly and Fergal Morrison	WCPCD 16/2822	Supports the proposal to retain the residential zoning on the R-10 site in Skibbereen Town.	See Paragraph 2.6.6
Dan McSweeney	WCPCD 16/2809	Requests that 3 sites located within the Schull Greenbelt be identified for housing development.	See Paragraphs 2.9.3
Dan O'Leary (Kilmeen & Castleventry Community Development	WCPCD 16/2706	1. States that new houses, individual or schemes, should be built in Ballygurteen, Rossmore and Bealad in the future to allow the community to develop and sustain itself economically and socially.	1. The Draft LAP will support future growth in the villages of Ballingurteen, Rossmore and Lisbealad. 2. The Draft LAP intends to review the suitability of a land

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Association)		2. Requests that land in Darrara, intended for housing purposes should be dezoned.	use zoning designation for Darrara with a view to removing it from the settlement network.
Daniel J Coleman	WCPCD 16/2661	Rejects proposal to remove the B-01 business zoning at the Cork Rd, Skibbereen. Requests that the B-01 objective be reviewed to incorporate an Integrated Energy Park designation for the site.	See Paragraph 2.6.13
Darren Hourihane	WCPCD 16/2358	Requests that the subject lands be excluded from the Skibbereen Town Greenbelt.	The subject site is located in a rural area to the south-west of Skibbereen within the Skibbereen Town Greenbelt where CDP settlement policies in relation to housing in rural areas apply. The piecemeal exclusion of a site from the Town Greenbelt at this location would not be appropriate and would be contrary to the provisions of the 2014 CDP and Sustainable Rural Housing Guidelines 2005.
Denis Cotter	WCPCD 16/2897	Requests that the subject lands located in the Bantry Town Greenbelt be zoned for low density residential development.	See Paragraph 2.5.3
Donal O'Shea	WCPCD 16/2638	Requests that lands (zoned existing built up area) in Bantry Town be rezoned for residential development.	See Paragraph 2.5.5
Donal O'Sullivan	WCPCD 16/2815	Requests that the subject lands be included within the development boundary of Goleen.	There is sufficient land within the development boundary of Goleen to cater for future growth.
Dunmanway Community Council	WCPCD 16/2559	1. Support development in Dunmanway by improving water services infrastructure, transport and connectivity to generate employment opportunities and attract inward investment. 2. Need to deliver the Regional Water Supply Scheme for Dunmanway. 3. Removal of R-12 zoning is acceptable provided that the zoning reverts to agricultural. 4. Provision should be made for expansion of existing retail units in the town centre and	The issues raised in this submission are noted, in particular those relating to residential zonings, town centre and retail development, tourism and amenity and recreation provision, and the provision of infrastructure which will merit further consideration during the

Chief Executive's Report on the Preliminary Public Consultation Process

Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		<p>encourage development of new and diverse retail outlets, and the renewal of vacant sites and buildings in the town. 5. Enhance existing tourism attractions and develop new attractions. 6. Consolidate the town park area as a prime recreational area, and to maximise the use of the open spaces in the area. Relocate and extend the playground to the open space west of the old swimming pool building. 7. Maintain and upgrade the R586 and R585 to national primary standard and complete junction realignments. 8. Priority to maintain the economic vitality of county towns and their hinterlands in order to increase quality of life.</p>	<p>preparation of the Draft LAP.</p>
<p>Dursey Island Development Association</p>	<p>WCPCD 16/2596</p>	<p>Submission includes a list of infrastructural priorities on Dursey Island relating to water supply, public toilet facilities, community building, lifting facility at the pier, broadband, footbridge and an upgraded cable car.</p>	<p>The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP.</p>
<p>Ellen O'Mahony</p>	<p>WCPCD 16/2523</p>	<p>Requests the development boundary of Ardfield village be extended to the east.</p>	<p>See Paragraph 2.10.3</p>
<p>Finbarr Santry</p>	<p>WCPCD 16/2816 16/2687</p>	<p>Requests that the lands in Rosscarbery, which form part of current O-01 zoning be rezoned for residential development.</p>	<p>These visually prominent and elevated lands to the south of the village form part of the O-01 zoning objective which have an important function as designated 'Open Space' preserved for Visual Amenity. There is adequate land within Rosscarbery to accommodate future residential growth and it is not proposed to extend the development boundary.</p>
<p>Gareth Ryan</p>	<p>WCPCD 16/2726</p>	<p>Request to have land zoned appropriately to facilitate the development of a nursing home and elderly assisted living accommodation with ancillary facilities such as a wellness centre and residents centre to the east of Shannonvale Village.</p>	<p>The subject site is located within the Clonakilty Town Greenbelt. There is sufficient land within the development boundary of Shannonvale to cater for future development and there is no requirement for additional land. Any proposal for development on this site will be considered on its</p>

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
			merits by Development Management.
Gemma Maher	WCPCD 16/2693	Requests that lands at Boulysallagh Goleen outside the development boundary be zoned for a mixture of low density residential development, amenity / recreational purposes, car parking and provision for road widening and footpath and junction upgrade works.	There is sufficient land within the development boundary of Goleen to cater for future growth and therefore no change is proposed to the development boundary.
Geoff Wycherley	WCPCD 16/2360	Requests that the subject site be either included within the development boundary of Rosscarbery or zoned for residential development.	There is sufficient land within the development boundary of Rosscarbery to cater for projected growth and there is no requirement for additional land at this stage and it is not proposed to extend the development boundary.
Goleen and District Community Council	WCPCD 16/2821	Disappointed at lack of detail for small settlements. Requests that Goleen be upgraded to a "key village" due to level of services available. Requests an extension to the village nucleus boundary of Lowertown to meet demand for local housing in the area. Investment in road and water & waste water infrastructure needed. A new car park needed to serve Barleycove beach due to high summer demand. Investment in village infrastructure such as footpaths, amenity walks, car parking, sports facilities & investment in derelict buildings needed in Goleen. Develop "Way Marked" Looped Walks can help tourism within the area. These issues should be incorporated into LAP & PPP can help deliver these projects.	The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP. The draft LAP will provide a detailed framework for the future development of all the lower order settlements. Given the level of services available in Goleen comparable to other established key villages, it is not intended to alter its status as a 'village'. The Councils approach to the provision of water services in set out in Paragraphs 2.3.18 to 2.3.32
Gordon Bryan	WCPCD 16/2705	Land identified for possible employment use would be more suited for a residential zoning as there is currently an over-supply of commercial units in Dunmanway.	See Paragraph 2.7.4
Grainne Dwyer	WCPCD 16/2786	List of suggestions to be included in the Draft Plan including recognition of new broadband speeds coming to Skibbereen, need for broadband connectivity to the I-02 site, extend town centre boundary, underground	The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP.

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		cabling and eco friendly lighting, transport improvement measures, community facilities and Green Infrastructure.	
Gwen O'Callaghan	WCPCD 16/2818	Requests that lands at Clogheen within the Clonakilty Greenbelt to the south west of Clonakilty Town be part of discussion relating to the LAP consultative process.	See Paragraph 2.4.5
Harry Boyle	WCPCD 16/2472	Requests the inclusion of a specific recreation or infrastructure-based objective which provides for a new marina development in Courtmacsherry.	It is intended to include text in the Draft Plan to support the sustainable provision of viable marine related facilities.
Howard Deane	WCPCD 16/2361	Requests that the subject lands located within the former Clonakilty Town Council boundary, (currently zoned for Open Space / Sports Recreation / Recreation / Amenity and Agriculture) be rezoned for low-medium density residential development.	See Paragraph 2.4.4
Hurley & White Builders Ltd.	WCPCD 16/2449	Requests that lands currently zoned "O-10 Open Space" and 'Existing Built up Area' in Dunmanway be rezoned for residential use.	See Paragraph 2.7.4
John Canty	WCPCD 16/2582	The LAP should implement the national Positive Ageing Strategy by providing the full range of housing options for older people in rural areas including nursing homes outside of settlement boundaries.	The policy approach for the provision of residential care accommodation for older persons is a matter for the County Development Plan.
John Collins	WCPCD 16/2826	Requests that Castletownshend National School be designated as a Protected Structure.	The addition of a building to the record of Protected Structures is a matter for the next review of the County Development Plan.
John Field	WCPCD 16/2646	Confirms the desirability of retaining the residential zoning R-23 in Skibbereen. States that the "amalgamation" of the R-23 with other lands is unworkable and impractical because the site is outside the control of the developer and there would be road access issues. Requests that the present zoning (R-23) be amended to facilitate access by means of a separate link raised road to the Castletownshend Rd.	See Paragraph 2.6.7
John Field	WCPCD	Rejects a number of suggestions including proposal to rezone TCP-5 lands as existing	See Paragraph 2.6.10

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
	16/2650	built up area, the proposed shrinkage of the Town Centre Zoning and designation of the Mart site for town centre expansion.	
John Luke and Nora McCarthy	WCPCD 16/2410 16/2411	Request that lands at Gallanes adjoining an existing GB 1-2 to the north east of Clonakilty be zoned for Medium Density Residential Development.	See Paragraph 2.4.5
John Luke and Nora McCarthy	WCPCD 16/2901	Requests specific zoning objectives for medium density residential development and open space for lands located within the Clonakilty Greenbelt north-east of Clonakilty Town.	See Paragraph 2.4.5
John Moore	WCPCD 16/2667 16/2762	Requests that the islands community council be consulted prior to the next stage. Other inhabited and habited islands should be included. Affordable housing and a community centre are critical to the halt the depopulation of Heir Island.	The next formal period of public consultation will take place after the publication of the Draft LAP in November 2016. The 2014 CDP outlines the Council's policy approach towards the Islands in the County. The specific issues raised in this submission in relation to Heir Island are noted and will merit further consideration during the preparation of the Draft LAP.
John Nugent	WCPCD 16/2579	Requests that the existing Town Centre zoning (TC-3) in Clonakilty is retained in the new Local Area Plan.	See Paragraph 2.4.7
John O Sullivan	WCPCD 16/2770 16/2771	Identifies a number of recreational, amenity, infrastructure and accommodation issues to be considered in Courtmacsherry including establishment of an E-Centre, dredging of the dock, extension to pier facilities, provision of a nursing home/retirement village, lack of housing supply, water based tourism initiatives, cemetery extension at Lislee and designate former fishing village at Lislee Court for tourism related development.	The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP.
Kay O'Mahony	WCPCD 16/2572	Requests that site be included within the development boundary of Ardfield Village.	See Paragraph 2.10.3
Lar & Jo O'	WCPCD	Requests lands (currently Greenbelt) adjoining Skibbereen Environs be included within the	The zoning issue raised in this submission is noted and will be

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Donovan	16/2345	development boundary.	addressed in the Draft LAP.
Lyonshall	WCPCD 16/2764	Requests that site zoned TC-3 in the Clonakilty Town Development Plan 2009 retain its town centre designation.	See Paragraph 2.4.7
Margaret O' Connor	WCPCD 16/2566	Requests that lands at Gortnaclohy, Skibbereen within the former Town Council boundary be rezoned for residential development.	See Paragraph 2.6.5
Martin Hobbs	WCPCD 16/2446 16/2544	How market rights may affect the proposed designation of the Fairfield car park in Skibbereen as an area for retail development and town centre expansion.	The issues raised in submissions WCPCD 16/2446 and 16/2544 in relation to market trader's rights are not a matter for this Local Area Plan review.
Michael Deasy	WCPCD 16/2750	Requests that the subject lands (No Map Provided) are considered for future development.	The submission indicates that the subject site is within the development boundary of Rossmore. Therefore, any proposal for development on this site will be considered on its merits by Development Management.
Michael Dempsey	WCPCD 16/2385 16/2401	Requests that lands, part of the R-05 Clonakilty Environs zoning (identified as R-24 in the PCD), be retained for residential development.	See Paragraph 2.4.3
Michael John and Barbara O Regan	WCPCD 16/2346	Requests that the current residentially zoned sites (inside the former Skibbereen Town Council Area) be retained for residential development and not dezoned.	See Paragraph 2.6.6
Michael McCarthy	WCPCD 16/2573 16/2574	Requests that the residential zoning on the R-14 lands in Clonakilty be retained with the option of tourist accommodation or tourism facilities.	See Paragraph 2.4.3
Michael Murphy	WCPCD 16/2669	Requests that the lands be included within the Ballineen / Enniskeane development boundary for housing and/or commercial development.	There is sufficient land within the development boundary of Ballineen / Enniskeane to cater for future housing / commercial development and no extension of the development boundary is proposed.

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Noreen O'Sullivan and Martin Cotter	WCPCD 16/2359	Requests the development boundary of Ballydehob be extended to the east and north west to include two parcels of lands.	There is sufficient land within the development boundary of Ballydehob to cater for future growth and no extension of the development boundary is proposed.
Oisin O' Diomasaigh	WCPCD 16/2635 16/2636 16/2637	West Cork Greenway.	The issue raised in this submission is noted.
Paul di Rollo	WCPCD 16/2526	Requests the inclusion of lands within the development boundary of Lisbealad.	Lisbealad which is designated as an 'Other Location' has an extensive development boundary with a substantial amount of land to cater for future growth and there is no requirement to extend the development boundary.
Paul di Rollo	WCPCD 16/2527	Requests that suggestion to change current B-01 Business zoning to Existing Built Up area not proceed and that current B-01 zoning be retained.	The concerns raised in relation to the retention of the B-01 zoning are noted. It is the intended to retain the existing zoning on the site.
Phil O' Regan	WCPCD 16/2763	Plan needs to promote role of the food industry in Clonakilty; encourage smaller family housing opportunity sites around the town; consider linkages between car parks & town centre; address the balance of traffic management & pedestrianisation; educational audit is incomplete; does not support the re-classification of lands from "commercial" to "business uses". Disagrees with extent of Town Core. Guidance on town's successful shopfront painting scheme should be included.	The issues raised in this submission are noted and where appropriate will be considered further in the preparation of the Draft LAP. The re-classification of former town council lands from "commercial" to "business use" is required in order to bring these sites in line with 2014 CDP land use designations. See also paragraph 2.4.7
Rathbarry Tidy Towns	WCPCD 16/2425 16/2426 16/2427	Provision of footpaths along the Castlefreke demesne avenue between Ownahinchy junction and the east lodge.	The issues raised in this submission are noted and will merit further consideration during the preparation of the Draft LAP.

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
Regina Campbell	WCPCD 16/2349	This submission relates to Clonakilty and makes suggestions regarding specific zoning objectives B-01 and R-24, extension of the town centre zoning to the south, car parking in the town centre, pedestrian access in the town, pedestrian/cycling access to Inchydoney and revisions to Table 3.1.3.	The specific issues raised in this submission relating to Clonakilty are noted and where appropriate will merit further consideration during the preparation of the Draft LAP. See also paragraph 2.4.7
Robert Bennett	WCPCD 16/2616	Requests the inclusion of lands within the development boundary of Courtmacsherry for residential development.	There is sufficient land within the development boundary of Courtmacsherry to cater for projected growth and there is no requirement for additional land at this stage.
Rosscarbery Tidy Towns Association Ltd	WCPCD 16/2439	Submission relates to Rosscarbery and sets out a list of issues that local area plan review is requested to consider including; the need for traffic calming measures, pedestrian crossings, repair and maintenance of flood gates, management of reed beds, repair of stone walls, future housing and planning, promotion of tourism, heritage and history of Abbey Graveyard, road and footpath improvements, new public toilets at Warren Beach and care and planning for the wildlife and biodiversity of the Lagoon / Estuary.	The issues raised in this submission are noted and where appropriate will merit further consideration during the preparation of the Draft LAP.
Sean O'Mahony	WCPCD 16/2387	Disagrees with employment policy which seeks to concentrate employment to urban centres. West Cork's economy is based on 2 geographically dispersed & non-urban industries: Food production & tourism.	It is considered that the issues raised in this submission relating to employment policy would be more appropriately addressed in the next review of the CDP.
Shane Field and Olivia McGeough	WCPCD 16/2808	Requests that lands be included within the development boundary of Ardfield.	See Paragraph 2.10.3
Skibbereen & District Chamber of Commerce	WCPCD 16/2564	Plans for Public Realm in Skibbereen were previously identified and monies set aside specifically by Skibbereen Town Council and that this vision should not be removed from current and future LAP.	Further consideration will be given to the issues raised in this submission during the preparation of the Draft LAP.
Skibbereen Golf Cottages	WCPCD 16/2730	Requests that the subject lands located adjoining the existing Golf course and within the Skibbereen Town Greenbelt be rezoned for residential golf based use to cater for	There is adequate land within the development boundary of Skibbereen to cater for future development of this type and

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive's Response
		tourism based housing need associated with golf recreation.	there is no requirement for additional land for housing development. Any proposal for development on this site will be assessed on its merits by Development Management having regard to CDP policy.
Tim Cullinane	WCPCD 16/2400	Requests that the development boundary of Goleen be extended to the north east to accommodate serviced sites for housing.	There is sufficient land within the development boundary of Goleen to cater for future growth and no extension of the development boundary is proposed.
Tim Looney	WCPCD 16/2738 16/2742	Requests that the lands within the former Skibbereen Town Council area, be rezoned from Agriculture to Medium Density Residential Development.	See paragraph 2.6.3
Tom Cooney	WCPCD 16/2792	Requests that lands located east of Timoleague within the 'Rural Area under Strong Urban Influence' rural area type be zoned as GB 1-2.	The subject lands are located approx 800m east of the development boundary of Timoleague village, within the rural area type - 'Rural Area under Strong Urban Influence' where CDP settlement policies in relation to housing in rural areas apply. The designation of a GB 1-2 at this location would be contrary to the provisions of the 2014 CDP and Sustainable Rural Housing Guidelines.
Tom Jordan	WCPCD 15/2337	Sets out the merits of developing local anaerobic bio-digesters which use locally sourced organic waste, including slurry and food waste to generate electric power and manufacture economically-priced, environmentally-friendly fertilizers for re-use thus reducing waste and pollution, reduce emissions from Irish farms, helping us to fulfil our obligations to reduce greenhouse gas emissions, thus helping to alleviate the effects of climate change.	It is considered that the issues raised in this submission would be more appropriately addressed in the next review of the CDP.
Tony and Claire	WCPCD	Highlights the importance of upgrading the L8229-0 road at Poundlick Skibbereen or	The issues raised in this submission are noted. It is not

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Name of Submitter	Submission Ref. No.	PPU Summary of Issues Raised	Chief Executive’s Response
O'Sullivan	16/2386	alternatively explore safer routes. Welcomes the proposed B-02 amendment and views this as an opportunity for an alternative access route through IDA lands and the potential to widen the existing road and extend footpaths and public lighting.	considered appropriate for the Draft LAP to support public vehicular access through IDA lands.
Vincent Kingston	WCPCD 16/2355	That lands currently part of the R-06 in Clonakilty Environs, be retained for residential development and that adjoining lands outside the development boundary to the west be considered for residential zoning.	See also paragraph 2.4.3

Appendix B Full list of submissions by Submission Reference Number.

Submission Reference No.	Name of Submitter
WCPCD15/2337	Tom Jordan
WCPCD16/2345	Lar & Jo O' Donovan
WCPCD16/2346	Michael John and Barbara O Regan
WCPCD16/2347	Dan and Mary McCarthy
WCPCD16/2349	Regina Campbell
WCPCD16/2350	Adrian O'Brien
WCPCD16/2351	Adrian O'Brien
WCPCD16/2355	Vincent Kingston
WCPCD16/2358	Darren Hourihane
WCPCD16/2359	Noreen O'Sullivan and Martin Cotter
WCPCD16/2360	Geoff Wycherley
WCPCD16/2361	Howard Deane
WCPCD16/2385	Michael Dempsey
WCPCD16/2386	Tony and Claire O'Sullivan
WCPCD16/2387	Sean O'Mahony
WCPCD16/2388	Catherine and Eoin Hurley
BCPCD16/2398	Environmental Protection Agency
WCPCD16/2400	Tim Cullinane
WCPCD16/2401	Michael Dempsey
WCPCD16/2403	Bridge Whooley
WCPCD16/2407	Charles P McCarthy
WCPCD16/2408	Charles P McCarthy
WCPCD16/2410	John Luke and Nora McCarthy
WCPCD16/2411	John Luke and Nora McCarthy

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Submission Reference No.	Name of Submitter
WCPCD16/2425	Rathbarry Tidy Towns
WCPCD16/2426	Rathbarry Tidy Towns
WCPCD16/2427	Rathbarry Tidy Towns
WCPCD16/2439	Rosscarbery Tidy Towns Association Ltd
WCPCD16/2446	Martin Hobbs
WCPCD16/2449	Hurley & White Builders Ltd.
WCPCD16/2451	TII
ECPCD16/2464	Bus Eireann
WCPCD16/2465	An Taisce
WCPCD16/2472	Harry Boyle
WCPCD16/2523	Ellen O'Mahony
WCPCD16/2525	Ardfield Rathbarry Community
WCPCD16/2526	Paul di Rollo
WCPCD16/2527	Paul di Rollo
WCPCD16/2528	Ballydehob Community
WCPCD16/2529	Ballydehob Community
WCPCD16/2530	Ballydehob Community
WCPCD16/2544	Martin Hobbs
WCPCD16/2559	Dunmanway Community Council
WCPCD16/2560	An Taisce
WCPCD16/2564	Skibbereen & District Chamber of Commerce
WCPCD16/2566	Margaret O' Connor
WCPCD16/2571	Carberry Plastics Ltd.
WCPCD16/2572	Kay O'Mahony
WCPCD16/2573	Michael McCarthy

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Submission Reference No.	Name of Submitter
WCPCD16/2574	Michael McCarthy
WCPCD16/2577	Brian McCutcheon
WCPCD16/2579	John Nugent
WCPCD16/2582	John Canty
WCPCD16/2596	Dursey Island Development Association
WCPCD16/2616	Robert Bennett
WCPCD16/2635	Oisín O'Diomasáigh
WCPCD16/2636	Oisín O'Diomasáigh
WCPCD16/2637	Oisín O'Diomasáigh
WCPCD16/2638	Donal O'Shea
WCPCD16/2641	A McCarthy
WCPCD16/2646	John Field
WCPCD16/2650	John Field
WCPCD16/2655	Bertie Hourihane
WCPCD16/2659	Clement Deane
WCPCD16/2661	Daniel J Coleman
WCPCD16/2667	John Moore
WCPCD16/2669	Michael Murphy Enniskeane
WCPCD16/2673	ALDI STORES (IRELAND) LTD
WCPCD16/2687	Finbarr Santry
WCPCD16/2693	Gemma Maher
WCPCD16/2703	Aiden McCarthy
WCPCD16/2705	Gordon Bryan
WCPCD16/2706	Dan O'Leary (Kilmeen & Castleventry Community Development Association)

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Submission Reference No.	Name of Submitter
BCPCD16/2717	Construction Industry Federation
WCPCD16/2726	Gareth Ryan
WCPCD16/2728	Department of Arts, Heritage & the Gaeltacht
WCPCD16/2729	Department of Arts, Heritage & the Gaeltacht
WCPCD16/2730	Skibbereen Golf Cottages
WCPCD16/2738	Tim Looney
WCPCD16/2742	Tim Looney
BCPCD16/2748	National Transport Authority
WCPCD16/2750	Michael Deasy
WCPCD16/2762	John Moore
WCPCD16/2763	Phil O' Regan
WCPCD16/2764	Lyonshall
WCPCD16/2767	Office Of Public Works
WCPCD16/2770	John O Sullivan
WCPCD16/2771	John O Sullivan
WCPCD16/2772	Office Of Public Works
WCPCD16/2780	Bernard O Brien
WCPCD16/2781	Irish Water
BCPCD16/2782	Department of Education and Skills
WCPCD16/2783	Bernard O Brien
WCPCD16/2784	Bernard O Brien
WCPCD16/2786	Grainne Dwyer
WCPCD16/2792	Tom Cooney
WCPCD16/2808	Shane Field and Olivia McGeough
WCPCD16/2809	Dan McSweeney

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Submission Reference No.	Name of Submitter
WCPCD16/2810	Bantry Vintners
WCPCD16/2811	Cllr. Michael Collins
WCPCD16/2812	Connie O' Driscoll
WCPCD16/2813	Clonakilty Mayoral Council
WCPCD16/2815	Donal O' Sullivan
WCPCD16/2816	Finbarr Santry
WCPCD16/2818	Gwen O'Callaghan
WCPCD16/2819	Cork Cycling Campaign
WCPCD16/2821	Goleen and District Community Council
WCPCD16/2822	Dan Connolly and Fergal Morrison
WCPCD16/2823	Callie and Denise McCarthy
WCPCD16/2824	Courtmacsherry Development and Festival Assoc Ltd
WCPCD16/2826	John Collins
WCPCD16/2897	Denis Cotter
WCPCD16/2901	John Luke and Nora McCarthy
BCPCD16/2908	Planning and Strategic Development SPC
ECPCD16/2935	Inland Fisheries Ireland
BKPCD16/2943	Cllr Kevin Murphy
BKPCD16/2944	Cllr Kevin Murphy

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

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

Prescribed Authorities

Irish Water

Kerry County Council

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

Limerick County Council

Minister for Agriculture, Food & Marine

Minister for Communications

Minister for Defence

Minister for Education and Skills

Minister for Finance

Minister for Foreign Affairs & Trade

Minister for Health

Minister for Jobs, Enterprise and Innovation

Minister for Justice and Equality

Minister for Public Expenditure & Reform

Minister for Transport, Tourism & Sport

Municipal District Officer – Ballincollig/Carrigaline

Municipal District Officer – Bandon/Kinsale

Municipal District Officer – Blarney/Macroom

Municipal District Officer – Cobh

Municipal District Officer – East Cork

Municipal District Officer – Fermoy

Municipal District Officer – West Cork

National Library of Ireland

National Roads Office

National Transport Authority

Prescribed Authorities

Port of Cork

Regional Manager- South Region, Irish Water

South Western Regional Fisheries Board

Southern & Eastern Regional Assembly

Southern Regional Fisheries Board

Tánaiste and Department of Social Protection

The Arts Council

The Legal Deposit Office, The British Library

The Library, National University of Ireland, Maynooth

The Office of Public Works

Tipperary County Council

Transport Infrastructure Ireland

Trinity College Library

Waterford County Council

Appendix D: List of Late Submissions

List of Late Submissions
Shannon Vale Foods
Michael J Harte
Schull & District Community Council

Appendix E: Submission Maps

2.11.3 A set of maps for the Municipal District showing the location and extent of all site specific submissions is set out overleaf in the following order;

Clonakilty and Shannonvale

Bantry

Skibbereen (2)

Dunmanway

Schull (2) and Lowertown

Ballydehob

Courtmacsherry

Rosscarbery and Ardfield

Goleen

Rossmore and Lisbealad