



**Proposed Amendment to  
Cobh Municipal District Local Area  
Plan 2017**

**Section 20(3)(c) Chief Executive's Report**

**Proposed Amendment No.1  
*Extension to Development Boundary of  
Carrigtwohill***

**Planning Policy Unit  
13<sup>th</sup> June 2019**



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## 1. Introduction

- 1.1 The purpose of this Amendment of the Cobh Municipal District Local Area Plan, 2017 is to extend the development boundary of Carrigtwohill to include a parcel of land and zone as 'Existing Built Up Area'.
- 1.2 The Proposed Amendment has arisen as a result of an omission to include the land within the development boundary of Carrigtwohill as recommended in the Chief Executive's Report on the Preliminary Public Consultation Draft of the Proposed Cobh Municipal District Local Area Plan 2017.

### **Form and Content of the Amendment**

- 1.3 This proposed amendment to Section 3 "Main Towns" "Carrigtwohill" of the Cobh Municipal District Local Area Plan 2017 includes an extension to the development boundary and include land as 'Existing Built-up Area'.
- 1.4 This is a report on the submissions received during the **6 week statutory public consultation** period which ran from **Thursday 21<sup>st</sup> March, 2019 to 4.00p.m on Friday 3<sup>rd</sup> May, 2019**. This report sets out the summary of submissions received by interested party, the Chief Executive's opinion and recommendation relating to the proposed amendment.

## Environmental Reports

1.5 The proposed Amendment No.1 has been considered in the context of the Habitats Directive, and Cork County Council is satisfied that the proposed amendment does not have the potential to give rise or contribute to negative impacts on any European Site. Accordingly, it is determined that there is no requirement for the proposed amendments to be subject to Appropriate Assessment.

1.6 Equally, the proposed Amendment does not give rise to any strategic environmental concerns and having consulted with the Environmental Authorities it is determined that there is no requirement for them to be subject to Strategic Environmental Assessment. A Strategic Environmental Assessment (**SEA**) Screening Report and a Habitat Directive Assessment (**HDA**) Screening Report has been prepared in conjunction with this proposed amendment and are available online for inspection and download from the following website <http://corklocalareaplans.com/cobh-municipal-district/>

1.7 This report should be read in conjunction with Proposed Amendment to the Cobh Municipal District Local Area Plan 2017, Amendment No.1 and Environmental Reports on Proposed Amendment No.1 published on 21<sup>st</sup> March 2019, which are available online for inspection and download from the following website <http://corklocalareaplans.com/cobh-municipal-district/>

## Next Steps

1.8 This report will be circulated to all members of the Council for their consideration on Thursday 13<sup>th</sup> June 2019. It is the intention that the members will adopt the Proposed Amendment No.1 to the Cobh Municipal District Local Area Plan, 2017, at the full Council Meeting to be held on **Monday 8<sup>th</sup> July 2019**. The adopted Amendment to the Cobh Municipal District Local Area Plan, 2019 comes into effect the day the Amendment is made, i.e. on **Monday 8<sup>th</sup> July 2018**.

## 2. Principle Issues Raised

- 2.1. In all, a total of 4 submissions were received on the Proposed Amendment to the Cobh Municipal District Local Area Plan, 2017 during the statutory public consultation period.
- 2.2. A list of submitters, summary of each submission, the Chief Executives Opinion and Recommendation is set out in Table 2.1.
- 2.3. The principle issues raised by the submissions are as follows;
- Ensure that full account is taken of the possible environmental impacts of carrying out the amendment.
  - That any development of the site be in keeping with the existing development and in line with relevant planning policies for the area.

**Table 2.1: Chief Executive's Opinion and Recommendation to each submission received.**

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
Department of Housing, Planning and Local Government	PP116875799	The Department of Housing, Planning and Local Government has stated in its submission that at this stage, have no comments to make.	<p><b>Chief Executive's Opinion:</b> Noted</p> <p><b>Chief Executive's Recommendation:</b></p> <p><b>No Change Proposed</b></p>
Environmental Protection Agency	PP114640669	<p>The submission notes the Council's proposed determination regarding the need for SEA of the Amendment.</p> <p>The submission refers to in proposing the Amendment that any related development is consistent with National Planning Framework and the relevant national Policy Objectives outlined in Chapter 5 Planning for Diverse Rural Places.</p> <p>The submission states that in proposing and implementing the Amendment the Council should ensure that the Amendment is consistent with the need for proper planning and sustainable development and that adequate and appropriate critical service infrastructure should be in place or required to be put in place to</p>	<p><b>Chief Executive's Opinion:</b></p> <p>The issues raised in this submission are noted.</p> <p>It is considered that the proposed amendment does not change the population/housing targets for Carrigtwohill as set out the Cork County Development Plan, 2014, Core Strategy.</p> <p><b>Chief Executive's Recommendation:</b></p> <p><b>No Change Proposed</b></p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
		<p>service any development during the lifetime of the Amendment.</p> <p>Cork County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and climate adaptation plans.</p> <p>Cork County Council should also ensure that the amendment is consistent with key relevant higher-level plans and programmes.</p> <p>The submission also refers to State of the Environment Report Ireland's Environment – An Assessment 2016 (EPA, 2016) the recommendations, key issues and challenges should be considered by the Local Authority where relevant and appropriate to the proposed Amendment.</p> <p>The submission refers to Guidance and Resources for SEA.</p> <p>Finally, the submission sets out the Council's obligation under the SEA Regulations for future amendments.</p> <p>An attachment to the submission is the 'SEA of Local Authority Land Use Plans-EPA Recommendations and Resources' which is a guidance document which sets out the key recommendations for integrating environmental considerations into Local authority land use plans at county and local level. It states that this guidance is provided by the EPA to be used as a 'self service approach' to SEA by Local Authorities.</p>	
Irish Water	PP116625181	<p>Irish Water state in the submission that it has no objection to the proposed amendment based on the plans and particulars provided. It notes that where a development proposes to connect directly or indirectly to a public water/wastewater network operated by Irish Water that an applicant must submit a pre-connection enquiry form to Irish</p>	<p><b>Chief Executive's Opinion:</b></p> <p>Note Irish Water have no objection to the Proposed Amendment. Other matters raised would more appropriately be dealt with at individual project level.</p>

Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
		<p>Water in order to determine the feasibility of the connection. It states all developments wishing to connect to the Irish Water network also need a connection agreement prior to the commencement of the development and need to adhere to the standards and conditions set out in the agreement.</p>	<p><b>Chief Executive's Recommendation:</b></p> <p><b>No Change Proposed</b></p>
<p><b>Martin and Lorraine Healy</b></p>	<p>PP116854762</p>	<p>The submission refers to the site being located outside the development boundary and that in the event of site being zoned 'existing built up area' that it would be developed in such a way to comply with Planning Guidelines for rural areas and in keeping with existing houses along the road in relation to density, wastewater treatment, services, road access etc..</p> <p>The submission notes that the site is an overgrown site with many mature trees and is of high local natural value and that development of this site would constitute a negative impact from an ecological perspective and would result in the loss of some habitats.</p> <p>Lastly, the submission refers to the Environmental Screening report and the survey of the site in relation to species of plants on the site. The submission asks when this survey was carried out and what other surveys were done in particular and whether there were bat roost and badger sett surveys undertaken on the site.</p>	<p><b>Chief Executive's Opinion:</b> Noted</p> <p>The issues raised in this submission are noted.</p> <p>A number of matters raised would more appropriately be dealt at individual project level.</p> <p>The County Habitat Mapping Project commenced in 2009 while the Middleton Area Habitat Mapping Project itself was carried out in 2011 including the site of the Proposed Amendment which did not include a bat roost and badger sett survey.</p> <p>It is considered as referred to in the SEA Screening Report that development of the site would not result in a significant loss from an ecological perspective due to a number of mitigating factors. Firstly there are many habitats of this type in the area therefore providing opportunities to mitigate any losses in relation to the subject site. Secondly, through the retention of field boundaries and</p>



Interested Party	Submission Number	Summary of Issues Raised	Chief Executive's Opinion and Recommendation
			<p>mature trees where possible and replacement of planting where matures trees are removed. Finally through the management of the timing of any development of the site and subsequent removal of vegetation outside of the breeding season for nesting birds.</p> <p><b>Chief Executive's Recommendation:</b></p> <p><b>No Change Proposed</b></p>

### **3. Chief Executive's Recommendation**

- 3.1. It is recommended that the Proposed Amendment No.1 to the Cobh Municipal District Local Area Plan, 2017 in relation to 'Extending the Development Boundary of Carrigtwohill and include as 'Existing Built Up Area' is made as set out in **Appendix A overleaf**.

## **Appendix A:**

It is proposed to zone 1.389 hectares of land currently designated as 'Metropolitan Cork Greenbelt' to 'Existing Built Up Area' at Terrysland, Carrigtwohill.

The amendment relates to material changes to the:

(a) 'Carrigtwohill Zoning Map' in the Cobh Municipal District Local Area Plan, 2017.

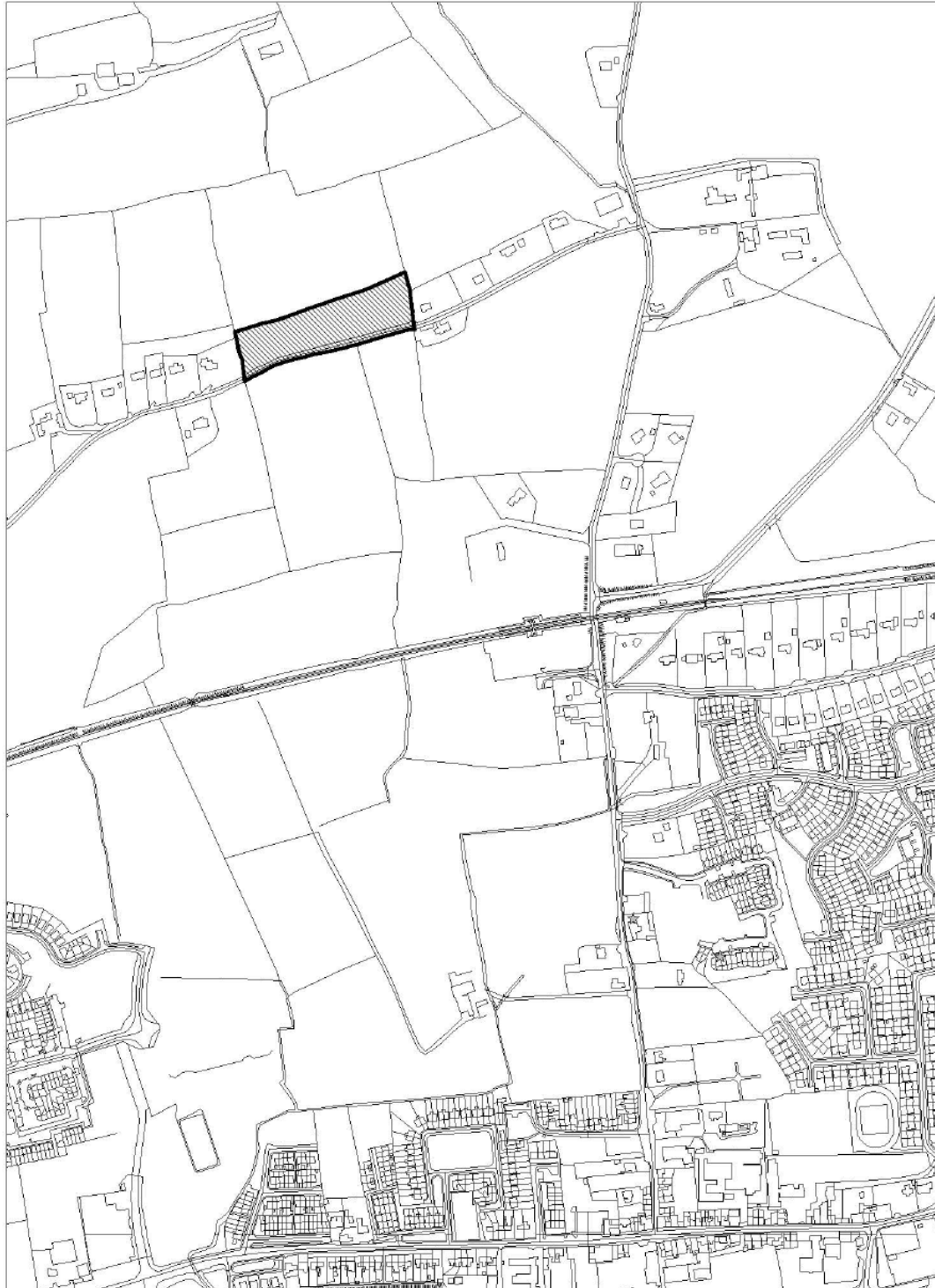
**Amendment No.1 Extension of Development Boundary of Carrigtwohill (to include as 'Existing Built Up Area').**

## **Appendix B**

a) Amended 'Carrigtwohill Zoning Map' in the Cobh Municipal District Local Area Plan, 2017, as follows:

Cobh Municipal District

Carrigtwohill



Proposed Amendment to MD Local Area Plan



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