



# Cork County Development Plan Review

## Section 11 Managers Report

Volume II: Appendices • 29<sup>th</sup> April 2013





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## Appendix A: Submissions from the South West Regional Authority

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
South West Regional Authority	S11/13/1662	<p>This submission notes that there is an emphasis within the Issues Paper on population growth and statistics, stating that the key issues should be around the causes and reasons for these trends. The submission requests that the criteria used to determine Scenario 2 (SEA) as the preferred scenario should be set out clearly. The submission requests that appropriate land use policies must be included within the new draft plan to ensure that all new development is directed toward those areas that have the environmental capacity to absorb it, noting the CFRAMs which should be included in the new plan. It is suggested that the Council should also investigate the potential requirements for cross-boundary consultation in order to assess cumulative impacts and to ensure compliance with the SEA Directive. The submission requests that the draft plan should be consistent with all aspects of the RPG 2010-2022, in accordance with the Act, and requests that the reasons for the significant growth in the CASP ring in particular its rural area needs to be developed into appropriate policy responses in terms of services required. The submission proposes that consideration should be given to the preparation of a joint economic and employment strategy with Cork City Council. Other areas highlighted include the balancing of population between urban and rural areas, vitality and viability of town centres, sustainable transport (Smarter Travel Policy) and workplace travel plans.</p>	<ol style="list-style-type: none"> <li>1. Examination of causes and reasons relating to population growth and statistics.</li> <li>2. Criteria used to determine Scenario 2 (SEA) as the preferred scenario should be set out.</li> <li>3. Appropriate land use policies must be included to ensure that all new development is directed toward those areas with environmental capacity.</li> <li>4. Include CFRAMs.</li> <li>5. Cross-boundary consultation to assess cumulative impacts and to ensure compliance with SEA Directive.</li> <li>6. Draft plan should be consistent with all aspects of the RPG.</li> <li>7. Reasons for growth in CASP ring in particular its rural area needs to be developed into appropriate policy responses in terms of services required.</li> <li>8. Consideration should be given to the preparation of a joint economic and employment strategy with Cork City Council.</li> <li>9. Balancing of population between urban and rural areas, vitality and viability of town centres, sustainable transport (Smarter Travel Policy) and workplace travel plans.</li> </ol>	<ol style="list-style-type: none"> <li>1. These issues are discussed in more detail in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<p><b>South West Regional Authority</b></p>	<p>JHS/2013/3</p>	<p>This submission welcomes the basis of the Joint Housing Strategy outlined in Section 2.13 whereby it is proposed to “introduce a number of planning policy measures in order to bring the pattern of population growth into closer alignment with the South West Regional Planning Guidelines. The aim will be not to limit growth in the towns but to manage growth in the rural areas more efficiently.”</p> <p>In addition, the submission notes that Table 2 of the Draft Joint Housing Strategy provides detail on population, number of households and net number of new units that will be required for Cork City and County to 2022. The submission states that these figures confirm that the total housing supply (92,399 units) significantly exceeds that of the total new units required from 2011-2022 (78,035 units) and that the oversupply is located within the Cork County area.</p>	<ol style="list-style-type: none"> <li>1. Introduce a number of planning policy measures in order to bring the pattern of population growth into closer alignment with the South West Regional Planning Guidelines.</li> <li>2. The submission states that these figures confirm that the total housing supply (92,399 units) significantly exceeds that of the total new units required from 2011-2022 (78,035 units) and that the oversupply is located within the Cork County area.</li> </ol>	<ol style="list-style-type: none"> <li>1. These issues are discussed in more detail in Section 2 of this report.</li> <li>2. The Joint Housing Strategy sets out the total land supply and total new units required as per paragraphs 4.2.10 ad 4.2.11 of the Regional Planning Guidelines 2010-2020. They state that ‘The gross land requirement in terms of hectare required will have to be calculated by each local authority, based on applicable local densities in different areas, availability of existing brownfield sites; together with an additional allowance for headroom, to allow for choice, sequencing and other local factors. The guidelines state that this headroom should be calculated in line with the Development Plan Guidelines of 2007. In Cork County, this calculation has yielded a supply of 7.9 years which is in line with the requirements of the Development Plan Guidelines 2007.</li> </ol>

## Appendix B: All other Submissions

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Aghabullogue Coachford Rylane Community Council</b>	S11/13/1617	<p><u>Village Design Statements</u>                      This submission describes the Village Design Statement Process underway in the villages of Aghabullogue, Coachford and Rylane and requests amended text in the CDP review to facilitate and support the implementation of village design plans.</p>	1. Facilitate and support the implementation of village design plans.	1. The issues raised in this submission are noted and it is intended to include a revised policy and objective in the Draft Plan relating to Village Design Statements.
<b>Aldi Stores (Ireland) Ltd</b>	S11/13/1632	<p><u>Existing and Proposed Aldi Investment in Cork</u>                      Requests the Council note the existing and proposed Aldi investment strategy for Cork in making the new Plan for the County and the significant contribution that Aldi has made, and will continue to make, to the economic development of Cork. Requests a revision to the key aim (c) of the Overall Strategy for the current Plan. Submission also encourage a revision to ECON 2-1(a) of the current Plan. States that statutory planning policy needs to clearly state that the town centre zoning objective (including town centre expansion areas, such as that in Bandon) developed in non Metropolitan Strategic Planning Area towns is a reflection of the need to expand the retail base in the town and that there is no inferred town centre hierarchy. Consequently, a revision to ECON 4-6 is suggested. The potential for edge of centre sites to unlock the development potential of some Cork towns, while also addressing key planning objectives, must be recognised and encouraged in instances such as Glanmire. Given the characteristics of Youghal and the extensive catchment that the town serves, these opportunities include out of centre locations which can accommodate medium-size retail development that will not impact on the vitality and viability of the town centre. Policy INF 5-13 should be amended to acknowledge that retail development is acceptable in principle in town centre locations which are also in a Flood Zone A, subject to normal planning considerations, including flood risk management.</p>	1 – Confirmation sought that existing and established retail and employment investments are protected (including extant permissions) in the CDP. 2 – Seeks clarity that town centre expansion areas constitute the town centre in planning terms. 3 – Seeks recognition that edge of centre sites have a role in the development potential of towns particularly in Youghal and Glanmire. 4 – Request confirmation that retail development is acceptable in principle	1. The Planning Authority under the Retail Guidelines is not permitted to interfere directly with market competition. The level of ‘pipeline’ permissions will be a consideration when development proposals are being considered.  2. These issues are addressed in Section 2 of this report.  3. These issues are addressed in Section 2 of this report. Specific guidance in relation to individual

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			in Flood Zone A.	towns is more suited to the detailed policies and objectives of the local area plans and town plans.  4. The Councils countywide policy on flooding will be set out in the draft plan to give guidance for future development.
<b>Ballinascarthy Tidy Village Group</b>	S11/13/1595 S11/13/1596 S11/13/1597 S11/13/1598 S11/13/1626	<u>Support for implementation of village design plans</u> This submission requests that Cork County Council include a policy to facilitate and support the implementation of village design plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted local area plans for such centres.	1. Facilitate and support the implementation of village design plans and other community led projects to enhance village environments.	1. The issues raised in this submission are noted and it is intended to include a revised policy and objective in the Draft Plan relating to Village Design Statements.
<b>Bere Island Projects Group Ltd</b>	S11/13/1635	<u>Housing Issues on Bere Island</u> Population is generally declining on the islands. To attract permanent population on the islands, the availability of year-round affordable housing needs to be addressed. The following two objectives are put forward – (1) To provide housing for permanent occupation in a sustainable manner appropriate to the islands. (2) To improve the availability of affordable housing on the islands and to recognise and address the differing circumstances between island and mainland housing needs. Submission requests that the following actions are included: (a) Develop and implement innovative island-specific housing policy initiatives. (b) Investigate the potential for a voluntary housing association for the islands. (c) Increase the provision of permanent housing on the individual islands in	Ten actions and two objectives put forward to prevent population declining on the islands and to attract permanent population on the islands. Two objectives put forward are – (1) To provide housing for permanent occupation in a sustainable manner appropriate to the	1. It is intended that the draft plan will prioritize permanent occupation of dwellings and within the Housing Strategy develop a specific section to deal with the West Cork Islands.  2. The other issues raised are noted and will be considered where appropriate in the draft plan.

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		<p>a sustainable manner. (d) Maintain an island specific approach to housing policy regarding sale of local authority properties on islands. (e) Review island housing waiting lists (f) Investigate other alternative solutions to the provision of social and affordable housing, such as use of Compulsory Purchase Order (CPO) under Derelict Sites Acts. (g) Consider the needs for small-scale sheltered housing on the islands. (h) Retain policies that encourage respectful refurbishment of existing buildings on islands as opposed to new buildings. (i) The islands should be included as a distinct rural area. (j) Islanders should be included as a special category of people under the Development Plan.</p>	<p>islands.                      (2) To improve the availability of affordable housing on the islands and to recognise and address the differing circumstances between island and mainland housing needs.                      The following actions are included:</p> <ol style="list-style-type: none"> <li>1. Develop and implement innovative island-specific housing policy initiatives.</li> <li>2. Investigate the potential for a voluntary housing association for the islands.</li> <li>3. Increase the provision of permanent housing on the individual islands in a sustainable manner.</li> <li>4. Maintain an island specific approach to housing policy regarding sale of local</li> </ol>	



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			<p>authority properties on islands.</p> <p>5. Review island housing waiting lists.</p> <p>6. Investigate other alternative solutions to the provision of social and affordable housing, such as use of Compulsory Purchase Order (CPO) under Derelict Sites Acts.</p> <p>7. Consider the needs for small-scale sheltered housing on the islands.</p> <p>8. Retain policies that encourage respectful refurbishment of existing buildings on islands as opposed to new buildings.</p> <p>9. The islands should be included as a distinct rural area. Islanders should be included as a special category of people under the</p>	

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<b>BirdWatch Ireland (Cork Branch)</b>	S11/13/1659	<p><u>Birds &amp; Nature Conservation in County Cork</u>                      This submission requests that the Biodiversity Action Plan (2009 – 2014) be reviewed. All areas of the county which have wildlife conservation designation such as SPAs, SACs and NHAs must be properly protected. Future landscape plans for development should include the planting of bee and bird friendly plants. Areas known as 'scrub' should be designated as "wildlife habitat" and "open space" should give protection to little pockets of wildlife refuge that are dotted around our city, towns and villages. Hedgerows should be left grow so that they can flower and bear fruit/seeds for our wildlife. Many 'weeds' are hugely beneficial to wildlife and should be left alone. The Cork County Development Plan should reflect the importance of the wildlife/nature tourism market by promoting, enhancing and protecting our wildlife habitats in Cork.</p>	<p>Development Plan.</p> <p>1. Requests that the Biodiversity Action Plan (2009 – 2014) be reviewed.</p> <p>2. All areas of the county which have conservation designations such as SPAs, SACs and NHAs must be properly protected.</p>	<p>1. It is intended to continue to implement the Biodiversity Action Plan (2009 – 2014) and to review the plan before the current plan expires.</p> <p>2. It is intended that the draft development plan will include policies and objectives to provide adequate protection to all designated sites.</p>
<b>Brideview Developments</b>	S11/13/1684	<p><u>De-listing of RPS No 00519 (Lakeview Country House)</u>                      This submission makes the case for the removal of Lakeview House from the record of Protected Structures, as provided for under section 54 (1) (a) (ii) of the Planning and Development Act 2000 (as amended). It is also noted that the house is not included in the National Inventory of Architectural Heritage (NIAH). The submission, is supplemented both by a preliminary assessment of the status and condition of original fabric (dated February 2013) and also a conservation report (dated May 2005) and a further conservation report is currently underway. The submission outlines how initially it was proposed to carefully restore the house in conjunction with the development of the surrounding lands however due to the economic downturn it has not progressed. The property was secured however, due to a fire and subsequent vandalism it is stated that the</p>	<p>1. Case made for the removal of Lakeview House from the Record of Protected Structures, as provided for under section 54 (1) (a) (ii) of the Planning and Development Act 2000 (as amended).</p>	<p>1. Further consideration and examination of this structure will be undertaken as part of the preparation of the draft Record of Protected Structures to be contained in the Draft Plan.</p>

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		conservation value of the house has been irreparably compromised and therefore its protection is no longer warranted.		
<b>Colthurst, Sir Charles</b>	S11/13/1642	Submission welcomes the proposal to include a 'Green Infrastructure Strategy'. States that Blarney Castle is a central element of the tourism economy of Blarney, and the proposed Strategy should protect and enhance this resource, wider landscape setting and therefore protect views to and from Blarney Castle Estate, and prevent development that would have a negative impact on the visual impact and character of the area. The unique heritage of Blarney provides an opportunity to achieve the Strategy's objectives and would provide an ideal opportunity to create a 'green corridor' which would provide an excellent amenity resource for tourism and the local community. Such a corridor would lead to increased visitor stays and greater integration with the wider economy. Submission is committed to Sustainable Tourism.	<ol style="list-style-type: none"> <li>1. Welcomes the proposal to include a 'Green Infrastructure Strategy'.</li> <li>2. Proposes the inclusion of Blarney Castle in the Strategy as a central element to both the local amenity and tourism economy of Blarney.</li> </ol>	1. It is intended that the issues raised in this submission will be addressed where appropriate in the Green Infrastructure and the Sustainable Tourism sections of the draft plan.
<b>Comharchumann Chleire Teo</b>	S11/13/1616	<u>Housing Issues on Oilean Chleire</u> The following issues need to be addressed on the Islands. 1 Population Decline.2 Availability of affordable housing on a year round basis to attract permanent population.3 Raise awareness of high number of Second Homes and resultant impacts.4 Important to distinguish between Second Homes and managed Holiday Homes.5 Need to strike a balance between demand for holiday homes and channel them to appropriate locations.6 Absence of Part V. 7 Completion of Housing Audit.8 Provision of short stay accommodation and permanent dwellings should be directed to renovation / conversion of existing dwellings or derelict / disused dwellings.9 Principle of renovation of ruinous dwellings should be encouraged.10 Attendance at	Twenty Two issues outlined that need to be addressed on the Islands-specific needs. Some of the issues include; <ol style="list-style-type: none"> <li>1. Population Decline.</li> <li>2. Availability of affordable housing on a year round basis to attract permanent</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the draft development plan will prioritize permanent occupation of dwellings and within the Housing Strategy develop a specific section to deal with the West Cork Islands.</li> <li>2. The other issues raised are noted and will be addressed</li> </ol>

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		<p>pre-planning meetings is recommended.11 New buildings should be appropriate scale and sensitive.12 Need to provide a reasonable degree of certainty for proposals.13 Locate new dwellings close to existing clusters of development/services and design should be vernacular.14 Sustainable Housing.15 Address the differing circumstances between island and mainland housing needs.16 Develop and implement innovative island-specific housing policy initiatives.17 Potential for voluntary housing association.18.Island specific approach to housing policy.19 Review housing waiting lists.20 Investigate use of 'CPO' to provide Social and Affordable Housing.21 Small-scale sheltered housing needs.22. Promote design principles of Cork Rural Design Guide.</p>	<p>population.                      3. Raise awareness of high number of Second Homes and resultant impacts.                      4. Important to distinguish between Second Homes and managed Holiday Homes.                      5. Need to strike a balance between demands for holiday homes and channel them to appropriate locations.                      6. Absence of Part V.                      7. Completion of Housing Audit.                      8. Provision of short stay accommodation and permanent dwellings should be directed to renovation / conversion of existing dwellings or derelict / disused dwellings.                      9. Principle of renovation of ruinous dwellings should be encouraged.                      10. New buildings should be appropriate</p>	<p>where appropriate in the draft plan.</p>

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			<p>scale and sensitive.</p> <p>11. Locate new dwellings close to existing clusters of development/services and design should be vernacular.</p> <p>12. Address the differing circumstances between island and mainland housing needs.</p> <p>13. Develop and implement innovative island-specific housing policy initiatives and Sustainable Housing.</p> <p>14 Potential for voluntary housing association.</p> <p>15. Island specific approach to housing policy.</p> <p>16 Review housing waiting lists.</p> <p>17. Investigate use of 'CPO' to provide Social and Affordable Housing.</p> <p>18. Small-scale sheltered housing needs.</p> <p>19. Promote design principles of Cork Rural</p>	

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			Design Guide.	
<b>Connolly, Kevin</b>	S11/13/1589	<u>Rural Housing</u> The construction of one-off houses needs to be, if not banned, then seriously curbed or the suburbanization of the countryside will continue.	1. Suburbanization of the countryside from one-off houses needs to be addressed.	1. The issues raised in this submission are discussed within Section 2 of this report.
<b>Coppeen Community Council</b>	S11/201313/1657	<u>Planning and Roads Issues in Coppeen</u> Submission relates to Coppeen village and states that the village has never been flooded and the risk areas identified have never been flooded or been at risk of flooding. Therefore, the submission requests that this is reassessed and this statement removed. Submission would like to see improvement works on the R585 between Crookstown and Beal na Blath, especially the removal of trees.	1. Submission requests that risk of flooding in Coppeen village be reassessed and statement removed identifying areas at risk of flooding.  2. Road improvement works proposed on the R585 between Crookstown and Beal na Blath.	1. The identification of the areas at risk of flooding within individual settlements is a matter for the Local Area Plan.  2. The Councils general policy approach across the County to Flooding will be set out in the Draft Plan and it is not the intention of the Draft Plan to express a view on flooding in Coppeen.  3. The issues raised in relation to road improvements to the R585 will be considered in the context of the Council's intentions towards upgrading the non-national roads infrastructure in the County.

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<p><b>Cork Branch Construction Industry Federation</b></p>	<p>S11/13/1614</p>	<p><u>County Development Plan Review &amp; Joint Housing Strategy</u></p> <p>This is a detailed submission covering a number of areas including:</p> <ul style="list-style-type: none"> <li>• Population Distribution requests that the Cork City population should be readjusted in terms of its timeline and that the County Metropolitan area should be restored to the original target of 231,500 by 2022</li> <li>• Servicing: priority should be given to servicing zoned land within the County Metropolitan area.</li> <li>• Density: sets out a suggested approach to housing density.</li> <li>• Contributions: includes a number of suggestions for supporting policies.</li> <li>• Recreation and Amenity Policy: Suggests that the planned provision of community recreation needs through the LAP process funded through the General Development Contribution Scheme.</li> <li>• Childcare: requests a detailed review of how the childcare facilities guidelines should be applied and revise the existing policy to apply more appropriate thresholds.</li> <li>• Car Parking: suggests a number of considerations for the draft policy.</li> <li>• Zoning in Main Settlements: Requests a review of the land zoning provisions for the main settlements within the county and incorporate a detailed reassessment of areas that could be at risk of flooding based on final and accurate data.</li> <li>• Retail: Sets out a number of points to consider.</li> <li>• Housing Strategy: Suggests that the Part V requirement should be 8% and supports an aspirational objective regarding the transfer of fewer units at no cost.</li> </ul>	<p>This is a detailed submission covering a number of areas including the following:</p> <ol style="list-style-type: none"> <li>1. Requests that the Cork City population distribution should be readjusted in terms of its timeline and that the County Metropolitan area should be restored to the original target of 231,500 by 2022</li> <li>2. Priority should be given to servicing zoned land within the County Metropolitan area.</li> <li>3. Sets out a suggested approach to housing density.</li> <li>4. Suggestions for supporting development contributions policies.</li> <li>5. Recreation and Amenity Policy: Suggests that the</li> </ol>	<ol style="list-style-type: none"> <li>1. Issues relating to population distribution, amount of zoned land and housing density are discussed within Section 2 of this report. It is intended to set out a new approach to housing density in the draft plan.</li> <li>2. The finalised Draft Housing Strategy will set out clearly the approach to dealing with the Social and Affordable Housing requirements under Part V and this will inform the Housing Section of the Draft Plan.</li> <li>3. The Councils policy on Recreation &amp; Amenity and provision of Childcare facilities which best meets the needs of the community will be set out in the Draft Plan.</li> <li>4. The Council intend to introduce a new car parking policy and standards in the draft plan to address current concerns.</li> <li>5. The Councils countywide policy on flooding will be set out in the draft plan to give guidance for future</li> </ol>

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			<p>planned provision of community recreation needs through the LAP process funded through the General Development Contribution Scheme.</p> <p>6. Requests a detailed review of how the childcare facilities guidelines should be applied and revise the existing policy to apply more appropriate thresholds.</p> <p>7. Suggests a number of considerations for the draft Car Parking: policy.</p> <p>8. Requests a review of the land zoning provisions for the main settlements within the county and incorporate a detailed reassessment of areas that could be at risk of flooding based on final and accurate data.</p>	<p>development.</p> <p>6. Retail issues are discussed in more detail in Section 2 of this report.</p>



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			<p>9. Sets out a number of points to consider in relation to retail.</p> <p>10. Housing Strategy: Suggests that the Part V requirement should be 8% and supports an aspirational objective regarding the transfer of fewer units at no cost.</p>	
<p><b>Cork Environmental Forum</b></p>	<p>S11/13/1691</p>	<p>This submission from Cork Environmental Forum contains 18 no position papers covering issues relevant to the sustainable development of the county. Firstly, regarding sustainable rural areas, it proposes that a definition of a sustainable rural area would be useful. It notes that whilst Scenario 2 is the preferred option, growth patterns will most likely follow previous trends and it warns of further depletion of areas such as the inland hinterland of Bantry, Drimoleague and Dunmanway without some focus on rural regeneration of these areas. The submission notes that there is a complete focus on wind as the alternative renewable energy source and that bio-digestion, the production of biogas and wave energy need to be considered. It also notes that a major obstacle at present is the application of a Feed in Tariff which is too low to act as an incentive for development. Furthermore it suggests that the promotion of energy efficient material and processes in housing should be used with the incorporation of green walls and roofs, reed bed and water harvesting systems. It welcomes the more flexible approach to categories considered for generating housing need including those setting up businesses, however it notes that the lack of an adequate broadband infrastructure is an obstacle particularly in rural areas.</p>	<p>1. It proposes that a definition of a sustainable rural area would be useful. It notes that whilst Scenario 2 is the preferred option, growth patterns will most likely follow previous trends and it warns of further depletion of areas such as the inland hinterland of Bantry, Drimoleague and Dunmanway without some focus on rural regeneration of these areas.</p>	<p>1. The issues raised in this submission and the accompanying position papers are noted.</p> <p>2. It is intended that the "Sustainability" principle will be a key consideration that must inform all sections of the draft plan.</p> <p>3. The Councils approach to rural housing is discussed in more detail in Section 2 of this report.</p> <p>4. The issue of renewable energy and in particular</p>

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		<p>Finally, it requests that the implementation of the Water Framework Directive and the achievement of good status of water catchments by 2015 are prioritised in the plan.</p>	<p>2. There is a complete focus on wind as the alternative renewable energy source and that bio-digestion, the production of biogas and wave energy need to be considered. Also notes that a major obstacle at present is the application of a Feed in Tariff which is too low to act as an incentive for development.</p> <p>3. The promotion of energy efficient material and processes in housing should be used with the incorporation of green walls and roofs, reed bed and water harvesting systems.</p> <p>4 The more flexible approach to categories considered for generating housing need including those setting up businesses is</p>	<p>onshore wind energy is discussed in more detail in Section 2 of this report.</p> <p>5. The draft plan will have a specific section dealing with broadband infrastructure and how land use planning where relevant can be used to encourage and guide the provision of improved broadband services across the county.</p> <p>6. The Draft Plan will set out policies and objectives to ensure compliance with the requirements of the Water Framework Directive. This is also a key consideration for the SEA and AA processes that the draft plan will be subject to.</p>

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			<p>welcomed, however it notes that the lack of an adequate broadband infrastructure is an obstacle particularly in rural areas.</p> <p>5. The implementation of the Water Framework Directive and the achievement of good status of water catchments by 2015 should be prioritised in the plan.</p>	
<p><b>Crosshaven Community Association Ltd</b></p>	<p>S11/201313/1611</p>	<p><u>Future Development of Crosshaven Village Square and foreshore area</u>                      The submission sets out the possible scope for the revitalisation and spatial planning improvement of Crosshaven Village Centre with particular emphasis on its foreshore and village square. It also sets out the short and medium term objectives and a sketch layout.</p>	<p>1. Sets out the possible scope for the revitalisation and spatial planning improvement of Crosshaven Village Centre with particular emphasis on its foreshore and village square. It also sets out the short and medium term objectives and a sketch layout.</p>	<p>1. The requests in this submission are outside of the scope of the draft County Development Plan and would be more appropriate for consideration during the review of the Carrigaline Electoral Area Local Area Plan which deals with the settlement of Crosshaven. However, many of the ideas suggested regarding marine related amenity uses and local amenities will help to inform policies on these issues in the forthcoming draft plan.</p>

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Curtin, Brian	S11/201313/1680	<p>This is a detailed submission providing an extensive analysis of the spatial development of the county and where population growth has occurred.</p> <p>-It states that the population of the City's built footprint increased by 18% between 1981 and 2011.</p> <p>The submission takes the view that the market gave the option of alternative types of units during the boom and sold them only due to affordability and a desire to get onto the property ladder. The submission outlines a study on density in the East Cork area which was undertaken in 2010 which when combined with the population dispersal statistics suggests that those locating to East Cork predominantly chose to live in a suburban style development many of which were located outside of the commuter catchment area and in some cases increased the critical mass of some village nuclei sufficiently to warrant inclusion as settlements in the 2011 census.</p> <p>-It also states that the aim of achieving a density of 35 unit/ha was rarely achieved with average actual densities of 27.1 units /ha.</p> <p>-Our urban areas generally have a very poor image a perception which will only be modified in a slow and gradual way. It is apparent that the type of dwelling required to achieve higher densities is not likely to be compatible with the desires of those expected to locate there. Need to come up with a strategy to ensure progression from low density dispersed development to the long term goal of more concentrated and sustainable urban areas. LA needs to create the conditions that encourage, not force people, to locate where the development plan recommends.</p> <p>-Development contributions should be adjusted to make the preferred locations more attractive for development. Other financial mechanisms such as property tax rates should be used to encourage people to locate along railway corridors etc., such taxes should be lower in an urban area than a rural area.</p> <p>- The strategy for master plan areas should be to encourage high quality low density housing first with higher density to follow.</p> <p>-The submission states that the role of planning should be to provide people with information on the consequences of their choice of location for</p>	<ol style="list-style-type: none"> <li>1. Extensive analysis of the spatial development of the county and where population growth has occurred.</li> <li>2. It states that the population of the City's built footprint increased by 18% between 1981 and 2011.</li> <li>3. The submission takes the view that the market gave the option of alternative types of units during the boom and sold them only due to affordability and a desire to get onto the property ladder.</li> <li>4. The submission outlines a study on density in the East Cork area which was undertaken in 2010 which when combined with the population dispersal statistics suggests that those</li> </ol>	<ol style="list-style-type: none"> <li>1. This submission raises a number of key issues in particular dealing with population and housing density and it is intended to make proposals for inclusion in the draft plan which are discussed in more detail in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>their home and facilitate their movement in a planned and rational manner by making provisions to accommodate them in appropriate locations and residential environments.</p> <p>-It also suggests that the County Council needs to become a 'project manager' for its functional area, evolving from a passive to a more active role, that is where it is more actively involved in the construction and development of the lands within its functional area.</p>	<p>locating to East Cork predominantly chose to live in a suburban style development many of which were located outside of the commuter catchment area and in some cases increased the critical mass of some village nuclei sufficiently to warrant inclusion as settlements in the 2011 census.</p> <p>5. It also states that the aim of achieving a density of 35 unit/ha was rarely achieved with average actual densities of 27.1 units /ha.</p> <p>6. Our urban areas generally have a very poor image and perception which will only be modified in a slow and gradual way. It is apparent that the type of dwelling required to achieve higher densities is not</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>likely to be compatible with the desires of those expected to locate there.</p> <p>7. Need to come up with a strategy to ensure progression from low density dispersed development to the long term goal of more concentrated and sustainable urban areas. LA needs to create the conditions that encourage, not force people, to locate where the development plan recommends.</p> <p>8. Development contributions should be adjusted to make the preferred locations more attractive for development. Other financial mechanisms such as property tax rates should be used to encourage people to locate along railway corridors etc., such taxes should be lower</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>in an urban area than a rural area.</p> <p>9. The strategy for master plan areas should be to encourage high quality low density housing first with higher density to follow.</p> <p>-The submission states that the role of planning should be to provide people with information on the consequences of their choice of location for their home and facilitate their movement in a planned and rational manner by making provisions to accommodate them in appropriate locations and residential environments.</p> <p>10. It also suggests that the County Council needs to become a 'project manager' for its functional area, evolving from a passive</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			to a more active role, that is where it is more actively involved in the construction and development of the lands within its functional area.	
<b>de Vere Hunt, A., Kelly, D. &amp; A. and Mc Sweeney P.</b>	S11/13/1677	<u>Wind Energy</u> The submission provides a background of EU Targets and National Targets in relation to greenhouse gas emissions, Eirgrids upgrade programme ( Grid 25), energy consumption from renewable resources including wind and detailed facts of Ireland’s energy reliance on Oil, Natural Gas and Indigenous resources. Details of mineral exploration activity off the Irish Coast which is low has been outlined and other matters such as targets for the use of electric cars in the transport sector.	The submission sets out the case for encouraging the development of more renewable energy both onshore and off shore.	The relevant issues raised in this submission are discussed in Section 2 of this report.



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<p><b>Dept of Education and Skills</b></p>	<p>S11/13/1693</p>	<p><u>Education Issues</u>                      This submission outlines the Department of Education’s policies and guidance in relation to the identification and provision of sites for primary and post primary schools. The submission sets out the potential deficit of primary and post primary schools places using the population targets for 2022 as set out in the consultation document for each of the main settlements per Strategic Planning Area. The submission makes reference to a number of technical guidance and code of practice documents which have been prepared by and in consultation with the Department of Education. The submission also notes that subject to the availability of resources and on foot of a formal request to the Manger of Cork County Council that it would be the Department’s intention to request that the local authority would take the lead in relation to the identification / acquisition of suitable school sites as required. Regarding existing educational sites, the Department states that lands adjacent to existing schools would, where possible, be protected for possible future educational use to allow for expansion of these schools if required subject to site suitability and agreement of the various stakeholders.</p>	<p>1. This submission outlines the Department of Education’s policies and guidance in relation to the identification and provision of sites for primary and post primary schools.</p> <p>2. The submission sets out the potential deficit of primary and post primary schools places using the population targets for 2022 as set out in the consultation document for each of the main settlements per Strategic Planning Area.</p> <p>3. The submission makes reference to a number of technical guidance and code of practice documents which have been prepared by and in consultation with the Department of Education.</p>	<p>1. It is intended that the issues raised in this submission will inform the policies and objectives in the Draft Development Plan regarding Education provision in the County generally.</p> <p>2. The specific requirements of individual settlements will be considered during the next review of the respective Electoral Area Local Area Plans.</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>4. The submission also notes that subject to the availability of resources and on foot of a formal request to the Manger of Cork County Council that it would be the Department's intention to request that the local authority would take the lead in relation to the identification / acquisition of suitable school sites as required.</p> <p>5. Regarding existing educational sites, the Department states that lands adjacent to existing schools would, where possible, be protected for possible future educational use to allow for expansion of these schools if required subject to site suitability and agreement of the various stakeholders.</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
Donegan, Paul	S11/13/1618	<p><u>Renewable Energy' and related issues</u></p> <p>The submission refers to the policy considerations outlined in the S11 document for on -shore wind energy development in County Cork and makes particular reference to the adopted policies of the adjoining county Kerry where it is stated wind farms are no longer considered suitable in all parts of the Derrynasagart mountains and the Sheehy/Caha mountains (i.e. all of Beara).</p> <p>The submission proposes that all of the mountainous areas between the Kerry border and Cork city should be designated by the County Council as unsuitable for wind farms. This means Caherbarnagh to the eastern edge of the Boggeragh mountains including the Nagles Mountains. It also proposes that areas between here and the sea should all be included in the ban.</p> <p>The submission highlights the important tourism potential for adventure / activity tourism in the area around Ballingeary and Inchigeela and states that the ruin that wind farms will bring to an ancient landscape, through visual damage alone, is considered unacceptable.</p>	<ol style="list-style-type: none"> <li>1. States that wind farms are no longer considered suitable in all parts of the Derrynasagart mountains and the Sheehy/Caha Mountains (i.e. all of Beara) based on the policies adopted in County Kerry.</li> <li>2. All of the mountainous areas between the Kerry border and Cork City should be designated by the County Council as unsuitable for wind farms, including Caherbarnagh to the eastern edge of the Boggeragh mountains including the Nagles Mountains and areas between there and the sea.</li> <li>3. The submission highlights the important tourism potential for adventure / activity tourism in the scenic areas around</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> <li>2. The approach suggested in the Section 11 document covers a number of these areas and the draft plan will give further consideration to the other areas.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			Ballingeary and Inchigeela that needs to be protected from wind energy developments.	
Doran, Margaret	S11/13/1619	<p><u>Wind Energy in Cork County</u>                      Issues in relation to Wind Energy in County Cork;</p> <ul style="list-style-type: none"> <li>• distances and implications of wind farm developments from houses when selecting suitable areas for development in the County Development Plan and the associated health implications especially giant turbines in recent wind farms.</li> <li>• current guidelines are inadequate as introduced when turbine mast height was a maximum of 50m compared to turbine heights of 150m to 200m. Recommended distance of 2km from houses for the larger turbines is medically safe. In Irish Law the minimum distance of 500m is permitted.</li> <li>• Low Frequency Noise is calculated not measured in planning applications in Ireland yet other countries include this calculation; People have been affected up to 10km from these turbines by prevailing winds and sensitivity with low frequency noise particularly sensitive to young children - see</li> </ul>	<ol style="list-style-type: none"> <li>1. The impact of wind farm developments on residential amenity in particular separation distance from wind turbines and the associated health implications needs to be considered.</li> <li>2. Recommends that a distance of 2km from houses for the larger turbines is medically</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> <li>2. Any new guidance emerging from the current Department of Environment national review of the Wind Farm Guidelines relating to separation distance for noise and shadow flicker will be incorporated into the draft plan if available.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>article on the LFN in the British Medical Journal in May 2012.</p> <ul style="list-style-type: none"> <li>• Look at 2km radius around any wind development in the county.</li> <li>• identifying areas where the total cost of the project would make it feasible to implement a project.</li> <li>• The county development plan should make a connection between applications for wind farms and grid applications together.</li> <li>• Renewable energy projects and environmental protection issues highlighted in Holland, Denmark and the United Kingdom.</li> <li>• From the European Wind Atlas it can be seen that Ireland has its best potential for consistent power from the Sea i.e. offshore development.</li> </ul>	<p>safe. In Irish Law the minimum distance of 500m.</p> <p>3. Low Frequency Noise needs to be measured in assessing wind farm proposals given its impact on people and in particular children up to 10km away.</p> <p>4. Look at 2km radius around any wind development in the county.</p> <p>5. Identify areas where the total cost of the project would make it feasible to implement a project.</p> <p>6. A connection should be made between applications for wind farms and grid applications together.</p> <p>7. Ireland has its best potential for consistent renewable energy power off shore.</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Douglas Golf Club</b>	S11/13/1678	<p><u>Issues relating to Douglas</u>                      This submission notes that Douglas Golf Club has engaged extensively with the DLUTS process and reaffirms that Douglas Golf Club's position remains as set out in their previous submissions.</p>	<p>1. This submission notes that Douglas Golf Club has engaged extensively with the DLUTS process and reaffirms that Douglas Golf Club's position remains as set out in their previous submissions.</p>	<p>1. The contents of the submission are noted. The findings of the Douglas LUTS will be included in the draft plan where appropriate.</p>
<b>Doyle, Stephen</b>	S11/201313/1625	<p><u>Wind Energy Developments</u>                      Acknowledges that the analysis in Energy Background Paper and resulting policy considerations are a significant improvement on Wind Energy Policy in CCCDP 2009 as the Planning Authority used the Wind Atlas of Ireland in the Step by Step approach/ analysis. The proposals could be improved by using the Wind Atlas in a more detailed way to determine areas with high wind speeds and areas more suitable for wind energy development.</p> <p>Reference is made to Figure 3 'Policy Considerations for Wind Energy Projects' in the Energy Background Paper which proposed areas suitable and unsuitable for wind developments and it is assumed that a significant area of the county (white on map) is designated 'open to consideration' for wind energy development with each assessed on its merits.</p> <p>The economics of energy including the technical implications and power output of wind turbines is considered with energy output maximised when wind speeds are over 14m/s, therefore it is important that the Planning Authority take wind speeds into account in a 'plan led' and economically sustainable proposal. Areas with average wind speeds of less than 9m/s are considered to be uneconomic. The rationale for swathes of the county been designated 'open to consideration' is questioned given the outstanding permitted and pending developments throughout the county and the designations of two areas as the most suitable areas i.e. North of</p>	<p>1. The proposals could be improved by using the Wind Atlas in a more detailed way to determine areas with high wind speeds and areas more suitable for wind energy development.</p> <p>2. States that a significant area of the county (white on policy considerations maps) is designated 'open to consideration' for wind energy development with each assessed on its merits.</p> <p>3. The economics of wind energy is maximised when wind</p>	<p>1. The issues raised in this submission are discussed in Section 2 of this report.</p> <p>2. The identification of different areas likely to be most suitable or unlikely to be suitable for wind energy development has taken wind speed considerations into account</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>Skibbereen and the Area South of Macroom. Policy should focus wind energy development in these two areas only to give certainty to developers and local residents.</p> <p>The use of offshore wind turbines should be looked into in more detail.</p>	<p>speeds are over 14m/s, therefore it is important that the Planning Authority take wind speeds into account in a 'plan led' and economically sustainable proposal. Areas with average wind speeds of less than 9m/s are considered to be uneconomic.</p> <p>4. The rationale for swathes of the county been designated 'open to consideration' is questioned as two most suitable areas i.e. North of Skibbereen and the Area South of Macroom have been identified. Policy should focus wind energy development in these two areas only to give certainty to developers and local residents.</p> <p>5. The use of offshore wind turbines should be looked into in more detail.</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Dublin Airport Authority</b>	S11/13/1637	<p><u>Development of Cork Airport</u></p> <p>This submission welcomes the recognition of the Airport as a Tier 1 Employment location in the Consultation Paper. The submission states that it is important that the continued growth and international connectivity of Cork Airport continues to be supported in the next County Development Plan. The submission goes on to request that the operations of the airport continue to be supported by appropriate land use planning policies at County Development Plan level, including the Public Safety Zones and noise contours . The submission considers it vital that the applicable planning policy continues to facilitate the enhancement and development of the airport and its ancillary functions, which support the overall operation and the requirements of its working population. The submission states that the Airport Authority supports the continued investment in national primary routes to the Airport and the incorporation of Smarter Travel initiatives such as Quality Bus Routes. Finally the submission requests that the investment that has been made at the Airport is supported and enhanced, particularly noting the importance of high quality surface access links to the Airport which should be maintained and where appropriate enhanced to complement the investment already made in the Airport.</p>	<ol style="list-style-type: none"> <li>1. Recognition of the Airport as a Tier 1 Employment location.</li> <li>2. The continued growth and international connectivity of Cork Airport should continue to be supported in the next County Development Plan.</li> <li>3. The operations of the airport should continue to be supported by appropriate land use planning policies at County Development Plan level.</li> <li>4. Investment in national primary routes to the Airport and the incorporation of Smarter Travel initiatives such as Quality Bus Routes should be supported.</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are noted. It is intended that the draft plan will contain policies and objectives to support the role and future development of the airport as a key piece of strategic infrastructure for the county and the region.</li> <li>2. It is intended to recognise the Airport as a specialised employment location in the draft plan.</li> </ol>
<b>Dunmanway Community Council</b>	S11/13/1621	<p><u>Dunmanway and County Development Plan Policies Submission</u> relates primarily to Dunmanway and believes that the thrust of the proposed CDP review is to direct all development towards Metropolitan Cork SPA to the detriment of the County, especially the West and North SPA. CDP should</p>	<ol style="list-style-type: none"> <li>1. Directing all development towards Metropolitan Cork Strategic Planning Area</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> </ol>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>treat all areas equally, and support development in the outer reaches of the county. Infrastructure, or the lack of, should not be used as an excuse not to support development in these areas. High construction rates and high vacancy rates in the West SPA should not be construed as over-provision of housing in these rural areas. The Planning Department should be able to distinguish between second houses and the needs of the indigenous dwellers in rural communities. CDP should give priority to existing retail units in town centres, (i.e. Dunmanway and encourage development of new and diverse retail outlets in the town centre, and the renewal of vacant sites and buildings. The re-generation of the town centre should be supported by the designation of the West End Yard as a public car park with a footbridge access across the Dirty River to the town centre. On-street car-parking should be facilitated by the restriction of residential permits especially during office hours. The requirement of developers to make a financial contribution towards the provision of car parking spaces should be discontinued, as it discourages development in the town centre, and entices shoppers to use retail centres with free car parking, on the periphery of the town centre.</p>	<p>is detrimental to the County, especially the West and North Strategic Planning Area. CDP should treat all areas equally, and support development in the outer reaches of the county.</p> <p>2. Infrastructure, or the lack of, should not be used as an excuse not to support development in these areas.</p> <p>3. Need to distinguish between second houses and the needs of the indigenous dwellers in rural communities.</p> <p>4. Priority should be given to existing retail units in town centres.</p> <p>4. Supports the proposal that developers would not be subject to development contributions for</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
EirGrid	S11/13/1610	<p><u>Electricity Transmission Infrastructure</u>                      This submission raises the following issues;</p> <ul style="list-style-type: none"> <li>•The vital role of the national electricity transmission grid system.</li> <li>•The importance of connection of the Irish transmission system to Northern Ireland and to the UK national grid via the East West Interconnector.</li> <li>•Grid 25 Strategy and Grid 25 implementation programme 2011 – 2016 in facilitating the renewable targets outlined in the 2007 Government White Paper on Energy.</li> <li>•Reinforcement of the transmission system in the South-West including projects completed and projects with planning consent which will improve security of supply to the area and accommodate future renewable generation.</li> <li>•The transmission network has changed little while demand has grown by over 150%.</li> <li>•Contents and proposals outlined in the All-Island Transmission Forecast Statement 2012-2018 (TFS).</li> <li>•The existing transmission system in County Cork and future proposals in Cork and the South-West region including the Grid Link Project to provide for the future power needs of the south of Ireland.</li> <li>•The important of the ‘Government Policy Statement on Strategic Importance of Transmission and Other Energy Infrastructure’.</li> <li>•Suggested text/policy wording for Draft Cork County Development Plan in relation to the provision of key infrastructure and potential strategic corridors that could facilitate the expansion of the electricity transmission network and provide for additional capacity for future renewable energy connection, including wind energy production.</li> </ul>	<p>provision of car parking spaces in town centres.</p> <ol style="list-style-type: none"> <li>1. Recognise vital role of the national electricity transmission grid system.</li> <li>2. Need to highlight the importance of implementing the Grid 25 Strategy.</li> <li>3. Transmission system in the South-West needs to be further reinforced to improve security of supply to the area and accommodate future renewable generation.</li> <li>4. Need to provide text/policy wording in relation to the provision of key infrastructure and the protecting of potential strategic corridors that could facilitate the expansion of the electricity transmission network and provide for additional capacity for</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			future renewable energy connection, including wind energy production.	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<p><b>Electricity Supply Board</b></p>	<p>S11/13/1652</p>	<p><u>Electricity Supply Infrastructure</u>                      This submission states that the ESB are supportive of the vision set out for Cork in the consultation document. The submission goes on to suggest a policy that supports the ongoing generation of electricity in the County as follows; “Having regard to the county’s tradition in power generation, it is Council policy to facilitate the continuance of power generation stations within the county.” The submission highlights the role that the ESB play in the operation of the Electric Vehicles (EV’s) and outlines that the ESB targets are to install 2,000 home charge points, 1,500 public charge points and 30 fast charge points nationwide. The submission highlights and supports the existing planning policies which support the energy industry and request that they are continued. The submission goes on to highlight the importance of renewable energy and sets out the key targets and the government’s policy on Delivering a Sustainable Energy Future for Ireland. The submission highlights the ESB’s role in the Government Electric Transport Programme and it states that the ESB will continue to work with the County Council to ensure that the National Climate Change Strategy is implemented. The submission finally notes that the current parking policy makes no reference to EV charging infrastructure and it is requested that a specific statement be included in the Draft County Cork Development Plan under Parking Standards that will set minimum level of parking provision for EV’s.</p>	<ol style="list-style-type: none"> <li>1. Facilitate the continuance of power generation stations within the county.</li> <li>2. The submission highlights and supports the existing planning policies which support the energy industry and requests that they are continued.</li> <li>3. The Government’s Electric Transport Programme and it states that the ESB will continue to work with the County Council to ensure that the National Climate Change Strategy is implemented.</li> <li>4. Require that the plan makes reference to EV charging infrastructure and sets out a minimum level of parking provision for Electric</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in relation to energy in this submission are discussed in Section 2 of this report.</li> <li>2. It is intended to review car parking standards and consideration will be given to setting out a minimum car parking requirement for electric vehicles.</li> <li>3. Climate change mitigation and adaptation is a key consideration which will inform all relevant sections of the draft plan</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			Vehicles (EV's).	
<b>Fáilte Ireland (National Tourism Development Authority)</b>	S11/13/1692	<p><u>Tourism Issues for the County Development Plan</u> This submission states that the principles, vision and key aims outlined for County Cork would appear to be consistent with and sympathetic to the aims for Fáilte Ireland, supporting the tourism industry and sustaining Ireland as a high quality and competitive tourism destination. The submission requires that the draft Development Plan will contain a robust policy framework that supports the sustainable development of the tourism industry within Cork and the wider Cork-Kerry region. The submission requests that the strategic tourist initiatives that Fáilte Ireland has partnered with Cork County Council should be mentioned in particular, the Wild Atlantic Way, the Cork City and Harbour Interpretative Project and the Spike Island Master Plan. The submission also recommends that the Council formulates a policy framework that redirects growth pressure from the CASP Ring SPA and supports the further acceleration of growth in the County Metropolitan area and also ensures that demand for holiday homes particular in the West SPA and sensitive coastal areas be balanced with environmental and tourism considerations and that such demand be directed to supporting the</p>	<ol style="list-style-type: none"> <li>1. Need to be consistent with and sympathetic to the aims for Fáilte Ireland, supporting the tourism industry</li> <li>2. Should contain a robust policy framework that supports the sustainable development of the tourism industry within Cork and the wider Cork-Kerry region</li> <li>3. The strategic tourist</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>development in the smaller towns and villages of these areas. The submission notes Fáilte Ireland’s interest in the following policy areas, tourism development, protection of scenic landscapes, preservation and enhancement of environmental quality and distinctiveness and green infrastructure.</p>	<p>initiatives that Fáilte Ireland has partnered with Cork County Council should be mentioned</p> <p>4. Council formulates a policy framework that redirects growth pressure from the CASP Ring SPA and supports the further acceleration of growth in the County Metropolitan</p> <p>5. Ensures that demand for holiday homes particular in the West SPA and sensitive coastal areas be balanced</p> <p>6. Includes objectives in the following policy areas, tourism development, protection of scenic landscapes, preservation and enhancement of environmental quality and distinctiveness and green infrastructure</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Fishbourne, Robert</b>	S11/13/1686	This submission raises issues regarding the availability of information on zoned lands and argues that such information should be made available to the public without having to supply personal information. The submission also requests that strenuous efforts should be made to improve the Planning Department's internet information re planning issues and that planning decisions should not contravene the Department's own rules and regulations.	<ol style="list-style-type: none"> <li>1. Improve the availability of information on zoned lands.</li> <li>2. Improve the Planning Department's internet information re planning issues and decision making.</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are noted.</li> </ol>
<b>Geological Survey of Ireland</b>	S11/13/1633	<p><u>Geology Issues and the Cork County Development Plan Review</u></p> <p>This submission includes the document "Geology in local authority planning" which is an outline guide for the inclusion of geological heritage in County Development Plans and Heritage Plans. The submission outlines that the County Geological Sites (CGS), as adopted under the National Heritage Plan, includes numerous other sites that may still be of national importance but which were not selected as the very best examples for NHA designation. The submission notes that CGS are now being included in County Development Plans and in the GIS of planning departments, to ensure the recognition and appropriate protection of geological heritage within the planning system. The submission includes reference to the provisional IGH sites list which compiles the list of sites of geological / geomorphological interest identified in Co. Cork by the GSI (work is ongoing on this). The submission also notes that a further step for the Local Authority as an action of the new CDP would be to commission an audit of the geological heritage sites of the county in partnership with GSI and it provides details on its implementation. Regarding Wind Energy the submission requires that for any new application for wind energy developments or application for extension of existing wind energy developments, the GSI should be consulted. The submission also includes references to assist with the preparation of the SEA, especially the "Soils &amp; Geology" and "Surface Water &amp; Groundwater" parts.</p>	<ol style="list-style-type: none"> <li>1. County Geological Sites (CGS) are now being included in County Development Plans</li> <li>2. Reference to the provisional IGH sites list which compiles the list of sites of geological / geomorphological interest identified in Co. Cork</li> <li>3. Commission an audit of the geological heritage sites of the county in partnership with GSI</li> <li>4. References to assist with the preparation of the SEA, especially the "Soils &amp; Geology" and "Surface Water</li> </ol>	<ol style="list-style-type: none"> <li>1. The draft plan will include a review of policy and the existing list of "Areas of Geological Interest" contained in the Volume 2 of the current CDP based on the information provided in this submission.</li> <li>2. The other issues raised in this submission are noted.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			& Groundwater” parts	
<b>Glenbower Wood &amp; Lake Ltd</b>	S11/13/1599	<p><u>Restoration of Glenbower Lake and Green Routes</u>                      This submission requests that the reinstatement of the lake in Glenbower Wood Killeagh is undertaken. It states that this would involve the filling in of the breached dam, removal of silt from the bed of the dried lake and the re-opening of sluice gate. The submission also notes that this has major tourist potential within the East Cork area and would hugely complement the Midleton to Youghal walk route along the old railway line if it proceeds.</p>	1. Tourist issues and promotion of Green route along the old railway line between Midleton and Youghal	1. It is intended that the draft plan will include reference to the Council’s list of priorities with regard to the development of Green Routes around the County.  2. The other issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Glenbower Wood &amp; Lake Ltd</b>	S11/13/1600	<u>Restoration of Glenbower Lake and Green Routes</u> This submission requests that the reinstatement of the lake in Glenbower Wood Killeagh is undertaken. It states that this would involve the filling in of the breached dam, removal of silt from the bed of the dried lake and the re-opening of sluice gate. The submission also notes that this has major tourist potential within the East Cork area and would hugely complement the Midleton to Youghal walk route along the old railway line if it proceeds.	1. Tourist issues and promotion of Green route along the old railway line between Midleton and Youghal	1. It is intended that the draft plan will include reference to the Council's list of priorities with regard to the development of Green Routes around the County.  2. The other issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.
<b>Glenbower Wood &amp; Lake Ltd</b>	S11/13/1603	<u>Green Route between Midleton and Youghal</u> This submission requests the opening up of old railway line as walking/cycling route between Midleton and Youghal.	1. Promotion of Green route along the old railway line between Midleton and Youghal.	1. It is intended that the draft plan will include reference to the Council's list of priorities with regard to the development of Green Routes around the County.
<b>Glenbower Wood &amp; Lake Ltd.</b>	S11/13/1601	<u>Upgrade of walking routes in Glenbower Wood</u> To upgrade existing paths to include new signage and information points along the way in Glenbower Wood Killeagh. This wood is much used by the community both locally and further afield.	1. Improved facilities in Wooded areas (Glenbower, Killeagh example)	1. The issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.
<b>Glenbower Wood &amp; Lake Ltd.</b>	S11/13/1602	<u>Repair of two stone bridges within Glenbower Wood.</u> This submission states that two stone bridges built c.1860, need repair. It notes that the White Bridge needs its four turrets repaired and a new timber railing and the Metal Bridge needs the repair of one side wall and the removal of rubble infill placed along its roadway.	1. Repair / restoration of structures (built environment).	1. The issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Greencore Developments Ltd</b>	S11/13/1634	<p><u>Mallow- Former Irish Sugar Factory</u>                      This submission requests that the new Cork County Development Plan 2015-2021 supports the redevelopment of the former Irish Sugar Factory for enterprise and employment uses and that the plan would include reference to the strategic potential of the former Irish Sugar Factory in terms of promoting Mallow as a major integrated employment centre so that it fulfils its role at regional and county level. The submission also states that the Irish Sugar Factory lands in Mallow can provide a catalyst for the future economic and employment growth of the town and has the potential to be a leading international example for brownfield development. The submission requests that in order to strengthen the role of Mallow as the principle growth centre in North Cork it is states that the County Development Plan should fast track the population and economic development of these towns, in particular the N20 Mallow bypass and the natural gas pipeline. The submission is accompanied by a report from Greencore's consulting engineer, outlining the sites natural assets.</p>	<ol style="list-style-type: none"> <li>1. Include reference to the strategic potential of the former Irish Sugar Factory in terms of promoting Mallow as a major integrated employment centre so that it fulfils its role at regional and county level</li> <li>2. Fast track the population and economic development of these towns, in particular the N20 Mallow bypass and the natural gas pipeline</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended to recognise the strategic importance of this site in the draft plan.</li> <li>2. It is intended that the draft plan will prioritise the key infrastructure required in the gateway and hub towns.</li> </ol>
<b>Greencore Developments Ltd</b>	S11/13/1644	<p><u>Mallow- Former Irish Sugar Factory</u>                      This submission requests that the new Cork County Development Plan 2015-2021 supports the redevelopment of the former Irish Sugar Factory for enterprise and employment uses and that the plan would include reference to the strategic potential of the former Irish Sugar Factory in terms of promoting Mallow as a major integrated employment centre so that it fulfils its role at regional and county level. The submission also states that the Irish Sugar Factory lands in Mallow can provide a catalyst for the future economic and employment growth of the town and has the potential to be a leading international example for brownfield development. The submission requests that in order to strengthen the role of Mallow as the principle growth centre in North Cork it is states that the County Development Plan should fast track the population and economic</p>	<ol style="list-style-type: none"> <li>1. Include reference to the strategic potential of the former Irish Sugar Factory in terms of promoting Mallow as a major integrated employment centre so that it fulfils its role at regional and county level</li> <li>2. Fast track the population and</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended to recognise the strategic importance of this site in the draft plan.</li> <li>2. It is intended that the draft plan will prioritise the key infrastructure required in the gateway and hub towns.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		development of these towns, in particular the N20 Mallow bypass and the natural gas pipeline. The submission is accompanied by Greencore's consulting engineer, outlining its natural assets.	economic development of these towns, in particular the N20 Mallow bypass and the natural gas pipeline	
<b>Guiry, Sharon</b>	S11/13/1655	<u>Wind Energy Developments</u> Need to consider the scale of onshore wind turbines, and their impact on humans -in relation to noise, flicker effect. There is also a need to consider their impact on the landscape, ecology and the development impact on roads.	<ol style="list-style-type: none"> <li>1. Consider the scale of onshore wind turbines, and their impact on humans - in relation to noise, flicker effect</li> <li>2. Consider their impact on the landscape, ecology and the development impact on roads</li> </ol>	1. This issue is discussed in Section 2 of this report.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Office of Public Works</b>	S11/13/1631	<p>This submission welcomes the references made in the Section 11 Consultation document and the need to meet the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, published November 2009 by the DoECLG/OPW. The submission sets out the guideline's three-stage Flood Risk Assessment process to identify whether and the degree to which flood risk is an issue. The OPW also welcomes reference to the development of a suitable Flood Risk Assessment, and the OPW reiterates the development of such should be in accordance with the Guidelines recommendations</p> <p>The submission also notes how the Guidelines place a firm onus on local authorities to avoid, mitigate or manage flood risk and for Development Plans of a certain type, it recommends the need for defining three flood zones for this purpose so to allow for the application of the Guidelines planning principles using a sequential approach and where appropriate justification test, when zoning development in relation to flood risk.</p>	<ol style="list-style-type: none"> <li>1. Include reference to the Planning System and Flood Risk Management Guidelines for Planning Authorities</li> <li>2. Set out the guideline's three-stage Flood Risk Assessment process to identify whether and the degree to which flood risk is an issue</li> <li>3. Need to define three flood zones to allow for the application of the Guidelines planning principles using a sequential approach and where appropriate justification test</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the draft plan will set out the Councils policy on flooding in accordance with the Flood Risk Management Guidelines reflecting the current approach taken in the LAP's.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<p><b>Health Service Executive</b></p>	<p>S11/13/1639</p>	<p>St. Stephen's Hospital, Glanmire This submission concerns St. Stephen's Hospital and associated lands and represents an established institutional use in the area of care within the Metropolitan Greenbelt; health and welfare facilities have been operational on the site since 1956.</p> <p>The submission notes the proposals to alter the planning authority's Greenbelt policy, that this proposed change is a response largely to Ministerial Guidelines on rural housing development and submits that any proposed changes should be restricted to this issue.</p> <p>For reasons detailed in the submission, which include the nature of the services provided at St. Stephen's Hospital, the suitability of the existing site for those services, the planning policy context and otherwise, we request Cork County Council to:</p> <p>1. Retain a specific objective for long-established institutional uses that lie entirely within the Greenbelt that supports the continued operation and appropriate proposals for expansion/intensification of their existing uses,</p> <p>2. Retain a specific objective for strategic and exceptional uses that can operate successfully within Greenbelt environments, and</p> <p>3. In addition, it is requested that Cork County Council include a specific reference to the St. Stephen's Hospital site near Glanmire as an example of a long-established care institution in a Greenbelt setting with the forthcoming Draft Cork County Development Plan, and within the final adopted plan at a later date.</p>	<p>1. Retain a specific objective for long-established institutional uses that lie entirely within the Greenbelt that supports the continued operation and appropriate proposals for expansion/intensification of their existing uses</p> <p>2. Retain a specific objective for strategic and exceptional uses that can operate successfully within Greenbelt environments, and</p> <p>3. Include a specific reference to the St. Stephen's Hospital site near Glanmire as an example of a long-established care institution in a Greenbelt</p>	<p>1. It intended to include current CDP policies relating to long established institutional uses and strategic and exceptional in green belts in the draft plan.</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<p><b>Healy, Conor (Cork Chamber)</b></p>	<p>S11/13/1654</p>	<p>Submission welcomes the focus on housing, retail (preparation of Joint Retail Strategy), town centres, economic development and employment. Submission awaits elaboration on the various supports proposed to implement economic development and employment and requests that the CDP incorporates recommendations to facilitate and enable appropriate green field office site developments. Need for CDP proposals to facilitate advanced telecommunications and broadband infrastructure. Submission encourages the introduction of further sustainable travel initiatives which would not adversely impact on business / services. Welcomes the inclusion of M20, N28 and N8 North Ring Road as key policy infrastructure issues and urges these be incorporated as key policy infrastructure priorities. Progression of Cork Science Park and policies which link industry and Higher Education Institutes are essential to ensure Cork's position remains at the forefront in the global knowledge led economy. The Cork region needs to develop a cohesive branding strategy. The CDP should make reference of the Council's commitment in conjunction with the relevant stakeholders to develop and implement an economic marketing plan for the Region. CDP should be ambitious in its targets of ensuring appropriate infrastructure is in place to attract and grow commercial activity and enable a business environment to support the Region's economic development and encourage investment.</p>	<ol style="list-style-type: none"> <li>1. Incorporate recommendations to facilitate and enable appropriate greenfield office site developments</li> <li>2. Facilitate advanced telecommunications and broadband infrastructure</li> <li>3. Encourage the introduction of further sustainable travel initiatives</li> <li>4. Include the M20, N28 and N8 as key policy infrastructure priorities</li> <li>5. Progression of Cork Science Park and policies which link industry and Higher Education Institutes</li> <li>6. Develop a cohesive branding strategy</li> <li>7. Reference the Council's commitment in conjunction with the relevant stakeholders to develop and implement an</li> </ol>	<ol style="list-style-type: none"> <li>1. Provision is already made under the zonings set out in the LAP to accommodate office developments.</li> <li>2. The issues raised in 2 and 3 are noted.</li> <li>3. The Section 11 document sets out a list of priority infrastructure which will be included in the draft plan.</li> <li>4. It is intended that the draft plan will recognise the importance of the Cork Science and Innovation Park.</li> <li>5. Issues raised in 6, 7 and 8 are noted.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>economic marketing plan for the Region</p> <p>8. Set out ambitious targets to ensure appropriate infrastructure is in place to attract and grow commercial activity</p>	
<p><b>Hobbs, Michael Cork Environmental Forum</b></p>	<p>S11/13/1608</p>	<p>This submission raises the following points:</p> <p>Energy:</p> <ul style="list-style-type: none"> <li>• Onshore wind is not the only solution to reducing the CO2 emissions</li> <li>• Long term CO2 strategy is needed, rather than over short term reduction target focus</li> <li>• Infrastructure plan for offshore wind and wave</li> <li>• Carbon capture and storage plan is needed as the technology is already tried and tested.</li> <li>• Pumped Hydro storage</li> <li>• New eco-tech solutions need to be brought into main stream planning process.</li> </ul> <p>Water:</p> <ul style="list-style-type: none"> <li>• Create riparian zones along river banks as per Coillte practice especial in FWPM areas.</li> <li>• Manage riparian zones as biodiversity/wildlife corridors.</li> <li>• Re-establish the River Basin District Advisory Panels.</li> <li>• Prioritise the implementation of proposed water treatment plant build.</li> <li>• Include section on surface water flooding and plan of action to militate against its impacts in the new plan.</li> </ul>	<ol style="list-style-type: none"> <li>1. A long term CO2 strategy is needed, rather than over short term reduction target focus</li> <li>2. Need to provide an infrastructure plan for offshore wind and wave</li> <li>3. Create riparian zones along river banks as per Coillte practice especial in FWPM areas and these zones as biodiversity/wildlife corridors.</li> <li>4. Prioritise the implementation of proposed water treatment plant build.</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that climate change adaptation and mitigation will be a key consideration to be addressed in all aspects of the draft plan.</li> <li>2. The issues raised in this submission relating to renewable energy are discussed in Section 2 of this report.</li> <li>3. The draft plan will include objectives relating to the need for infrastructure provision to support future development.</li> <li>4. The draft plan will include a section on Green Infrastructure emphasising its important role to flood management.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>Biodiversity:</p> <ul style="list-style-type: none"> <li>• Supports the Green Infrastructure Strategy and the creation of wildlife corridors and spaces.</li> <li>• Requests a more holistic approach to biodiversity plan.</li> <li>• Requests that Coillte “Areas of Special Biodiversity” be recognized and protected.</li> <li>• Regulate hedge cutting and burning in biodiversity hot spots.</li> <li>• Plant public spaces with wildflowers for pollinating insects.</li> </ul>	<ol style="list-style-type: none"> <li>5. Include section on surface water flooding and plan of action to militate against its impacts.</li> <li>6. Plant public spaces with wildflowers for pollinating insects</li> <li>7. Support the Green Infrastructure Strategy and the creation of wildlife corridors and spaces</li> <li>8. Requests that Coillte “Areas of Special Biodiversity” be recognized and protected</li> </ol>	<p>5. The other issues raised in this submission are noted and will be considered in the draft plan where appropriate.</p>
<p><b>Hurley, Donal</b></p>	<p>S11/13/1628</p>	<p><u>Carrigaline Road Networks</u></p> <p>This submission raises a number of points about the road network in Carrigaline including the upgrading of roundabouts beyond Herons Wood, at the Church and also on the bypass road at Lidl. It also states that the left hand lanes in all cases are not wide enough and land is available. The lights on the bypass from Lidl requires wider lanes turning both left and right and again land is available on the left-hand side. The village needs upgrading urgently. Consideration should be given to making the main street one-way or part thereof. To widen the footpaths to allow seating and planting take</p>	<ol style="list-style-type: none"> <li>1. Requirement for local infrastructural improvements in Carrigaline and upgrading of Carrigaline village</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission would be more appropriately dealt with in the next review of the Carrigaline Electoral Area Local Area Plan.</li> </ol>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		place. Finally the right-hand turn on the bypass to the Owenabuee car park should not be allowed, access only while approaching from the opposite direction.		
<b>Indaver Ireland Limited</b>	S11/13/1638	<p><u>Waste and Sustainable Energy</u>                      This submission welcomes the plan review which recognizes a key area for climate change adaptation lies in waste management Bioenergy Sustainable Energy. The submission notes that in addressing zoning, the plan defines industrial zones to include waste activities, but excluding landfill and incineration. The submission considers that this approach is dated and needs to be addressed in the review of the County Development Plan. The submission also makes reference to the Waste Plan stating that it needs to be amended to comply with European Law.</p>	<ol style="list-style-type: none"> <li>1. Consider amending the definition of industrial zones to include landfill and incineration</li> <li>2. Amend the Waste Plan to comply with European Law</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> <li>2. The Waste Management Plan for Cork County Council will be amended in due course and in accordance with the relevant legislation.</li> </ol>
<b>Inland Fisheries Ireland</b>	S11/13/1661	<p><u>Protecting the Water Quality of Rivers and Lakes</u>                      The Inland Fisheries Ireland is of the view that the Development Plan must 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 process/regimes. The submission states that a development plan should be consistent with River Basin Management Plans and comply with the requirements of the EU Water Framework Directive (WFD). It suggests that it should include policies which preclude developments in areas where the sewage infrastructure facilities necessary for development do not exist. Should advocate a change from an acceptance of river corridor interference to an assumption against it and promote the integration and improvement of natural watercourses in urban renewal and development proposals. It also encourages local participation in urban and rural renewal and includes provision for consultation with IFI on developments which may impact on the aquatic environment.</p>	<ol style="list-style-type: none"> <li>1. 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 process/regimes</li> <li>2. Ensure consistency with River Basin Management Plans</li> <li>3. Preclude developments in areas where the</li> </ol>	<ol style="list-style-type: none"> <li>1. The current plan sets out policies and objectives that address the issues raised in this submission and it is intended to update these policies where appropriate in the draft plan.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			sewage infrastructure facilities necessary for development do not exist 4. Promote a change from an acceptance of river corridor interference to an assumption against it and promote the integration and improvement of natural watercourses	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>Irish Concrete Federation</b>	S11/13/1669	<p><u>Strategic Issues for the Extractive Industry</u>                      This submission includes some background information on the Irish Concrete Federation’s (ICF) Environmental Code of Practice for the aggregate and concrete product industries. It also includes a suggested policy statement for the Aggregates Industry which recognises the contribution that the aggregates make to the economic development of the County. It also requests that the Council recognises that these products are the essential building materials of our buildings and infrastructure projects of all kinds and ill therefore seek to safeguard valuable unworked deposits for future extraction. In addition, it requests that the Council further recognises that the aggregates and concrete product industries have a particularly sensitive role in relation to the environment and as such any development for aggregate extraction processing delivery and associated concrete production must be carried out in a manner which minimises adverse effects upon the environment and the local community. Finally, it requests that preference will be given to developments where the applicants can demonstrate their commitment to good environmental management through implementation of a recognised environmental code of practice and developers must ensure that on completion of operations that the site is left in a satisfactory state and be of benefit after-use.</p>	<ol style="list-style-type: none"> <li>1. Recognise the contribution that the aggregates make to the economic development of the County</li> <li>2. Seek to safeguard valuable unworked deposits for future extraction and minimise adverse effects upon the environment and the local community</li> <li>3. State that preference will be given to developments where the applicants can demonstrate their commitment to good environmental management</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in Section 2 of this report.</li> </ol>
<b>Irish Wind Energy Association</b>	S11/13/1650	<p><u>Wind Energy Development</u>                      This submission highlights;</p> <ul style="list-style-type: none"> <li>• Importance of renewable energy to secure energy supply and combat climate change as a key part of the Government’s Energy Policy Framework.</li> <li>• Targets from EU need to be adhered to and could result in EU sanctions if failure to meet these targets.</li> <li>• Economic value of wind farm developments to local and national economy</li> <li>• More stable energy prices while achieving energy and emissions targets.</li> <li>• Importance of the DoEHLG Wind Energy Development Guidelines (2006) highlighted.</li> <li>• Majority of new renewable capacity will be provided by on-shore wind,</li> </ul>	<ol style="list-style-type: none"> <li>1. Highlight the importance of the DoEHLG Wind Energy Development Guidelines (2006).</li> <li>2. Note that the majority of new renewable capacity will be provided by on-shore wind, the 40% target is a</li> </ol>	<ol style="list-style-type: none"> <li>1. – The issues raised in this submission are discussed in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>the 40% target is a challenge for the Irish Wind Industry.</p> <ul style="list-style-type: none"> <li>•The total capacity installed in Ireland is detailed along with the wind farms with Gate Offers.</li> <li>•The expansion of on-shore wind to meet RES-E target in next 8 years is a short time and a challenge for local authorities.</li> <li>•Cork has a current capacity of 282.98MW with a number of permitted and pending wind farms.</li> <li>•Building larger and more efficient turbines in clusters mean fewer turbines overall.</li> </ul> <p>Specific submission proposals include;</p> <ul style="list-style-type: none"> <li>•accurate targets by 2020,</li> <li>•strategies to reference,</li> <li>•support proposals not to exclude catchments for consideration,</li> <li>•wind resources to be considered in less windy inland sites ie.North-East Cork as advances in technology increase their commercial viability along with higher average Irish wind capacity factor,</li> <li>•blanket ban of development in Natura 2000 sites is contrary to specific EU Commission Guidelines.</li> </ul>	<p>challenge for the Irish Wind Industry.</p> <ol style="list-style-type: none"> <li>3. Cork has a current capacity of 282.98MW with a number of permitted and pending wind farms.</li> <li>4. Need to secure accurate targets for electricity (40%) from renewable energy by 2020,</li> <li>5. Support proposals not to exclude catchments for consideration,</li> <li>6. Wind resources to be considered in less windy inland sites i.e. North-East Cork as advances in technology increase their commercial viability along with higher average Irish wind capacity factor,</li> <li>7. Blanket ban of development in Natura 2000 sites is contrary to specific EU Commission</li> </ol>	

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			Guidelines.	
<b>Joyce, Gillen</b>	S11/13/1590	<p>The submission makes the following recommendations for objectives relating to Cobh.</p> <p>1. Make provision for a new road across the island parallel to the existing Tay road which would permit orderly development of the Ticknock area and improve overall access to the town. 2. Make provision for the removal of sewage outfalls from Cobh Town Directly into the harbour. 3. Upgrade the Fota Road at least as far as Belvelly bridge which would facilitate the use of the former IFI site and also the shipyard while improving access to the heart of Cobh Town. 4. Provide access to Spike Island from Cobh. 6. Designate Cobh as a strategic centre for tourism. Incentives should be provided for all new tourism related activities in Cobh.</p>	<ol style="list-style-type: none"> <li>1. Infrastructure improvements (road and wastewater) in Cobh.</li> <li>2. Access to Spike Island from Cobh</li> <li>3. Designate Cobh as a strategic centre for tourism.</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended to include Cork Harbour as a key tourism destination in the draft plan.</li> <li>2. The other issues raised are noted.</li> </ol>
<b>JR ORONCO LTD.</b>	S11/13/1674	<p><u>Issues relating to the National Primary Route Policy</u></p> <p>Submission requests that Cork County Council revise the motorway service area provisions in the County Development Plan to ensure consistency with updated NRA policy. Requests that CDP policy is updated so that it is fully consistent with NRA policy on Motorway Service Stations. Requests that the CDP promotes off-line service stations as the only viable option for the future provision of motorway service stations in accordance with NRA policy. Requests that the CDP sets out criteria / appropriate locations for all future off-line motorway service stations.</p>	<ol style="list-style-type: none"> <li>1. Require that policy is updated so that it is fully consistent with NRA policy on Motorway Service Stations.</li> <li>2. Promote off-line service stations as the only viable option for the future provision of motorway service</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the draft plan will set out these points in more detail.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			stations in accordance with NRA policy 3. Set out criteria / appropriate locations for all future off-line motorway service stations	
<b>Keep Ireland Open</b>	S11/13/1613	This comprehensive submission from Keep Ireland Open proposes expanding and updating the text of the existing development plan. The submission proposes changes to the wording of the policies and objectives in Chapter 1 - Introduction, Chapter 4 - Rural, Coastal & Islands, Chapter 5 - Economy & Employment, Chapter 6 - Transport & Infrastructure, Chapter 7 - Heritage & Environment and also proposes additional sections dealing with Planning Enforcement and Golf Courses.	1. Improve plan layout – consider sub-letter points and index 2. Update the plan as per the Planning and Development Act 2010 3. Broaden the detailed activities included in Countryside Recreation 4. List of Rights of Way should be appended to the development plan and also identify by marking on at least one set of maps 5. Elaborate and expand the relationship between walking and public	1. The issues raised in this submission are noted. The Green Infrastructure section of the draft plan will address many of the issues raised in this submission where appropriate particularly in relation to countryside recreation, greenways and public access. 2. It is intended that the Heritage Plan will be reviewed prior to its expiry in accordance with the legislation.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>rights of way and their potential as a tourism and amenity (economic asset)</p> <p>6. Ensure that the Public Rights of Way are protected, signed and way marked</p> <p>7. Protect and support Greenways</p> <p>8. Coastal Areas, name the main beaches, coastal walks and paths</p> <p>9. Include a list of the recreational forests and forest service guidelines</p> <p>10. Support, develop and protect and promote Irish Trails Strategy</p> <p>11. Provide, improve and extend the network of cycle lanes and pedestrian routes on existing roads and on all new roads</p> <p>12. Develop an overall Walking and Cycling Policy/Strategy</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>within two years of the adoption of the Plan</p> <p>13. Provide car parking for cyclists, hill walkers and mountain climbers</p> <p>14. Encourage, support, facilitate and promote eco-, geo- &amp; green-tourism, agri-tourism, farmhouse accommodation, open pet-farms &amp; horse trekking centres</p> <p>15. Identify existing rights of way and established walking routes prior to new developments and prohibit them if they impact thereon or on public access to the countryside.</p> <p>16. We submit that you should include a sub-section on Hydro Energy</p> <p>17. Mast and base stations should</p>	



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>respect the landscape and natural environment especially in areas of sensitivity and historic importance</p> <p>18. The current Heritage Plan should be reviewed prior to its expiry</p> <p>19. The plan should include objectives on Access to Natural Heritage and Amenities and Inland Waterways, Width of Riparian Corridors</p> <p>20. Undertake a feasibility study to report, on areas which are considered to be suitable for designation as 'National Parks'</p> <p>21. Actively propose the designation of specific areas as a 'Special Amenity Areas'</p> <p>22. Support and</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>promote the candidature of Dursey Island for inclusion in the "Tentative List" of World Heritage Sites</p>	
<p><b>Killeagh Historical Society</b></p>	<p>S11/13/1604</p>	<p><u>Killeagh Church of Ireland to be used as a museum</u> This submission requests the use of Killeagh Church of Ireland is changed to a Museum. It is currently in use as a commercial outlet, and would be better served as a museum or visitors centre.</p>	<p>1. Use of historic building for tourism activity.</p>	<p>1. The issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.</p>
<p><b>Killeagh Inch Community Council</b></p>	<p>S11/13/1641</p>	<p><u>East Cork Amenity Walk / Cycleway</u> This submission proposes to make disused rail line between Killeagh and Youghal (approx 7.5km) into a public walkway / cycleway.</p>	<p>1. Promotion of Green route along the old railway line between Killeagh and Youghal.</p>	<p>1. It is intended that the draft plan will include reference to the Council's list of priorities with regard to the development of Green Routes around the County.</p>
<p><b>Ledwidge, Pat Director of Services Cork City Council</b></p>	<p>S11/13/1636</p>	<p>This submission supports the proposals to focus population and employment growth on the Cork Gateway. Submission assumes that the Core Strategy will also be supportive of the CASP strategy to focus growth in appropriate locations in the City Environs, which will help support a vibrant City. It is recommended that objectives for telecommunications infrastructure also be included, for example an objective to support the development of region wide high quality broadband connectivity and the initiative to connect to the undersea cable, to improve Tier 1 international connectivity.</p>	<p>1. Need to focus population and employment growth on the Cork Gateway 2. Support the CASP strategy to focus growth in appropriate locations in the City Environs, which</p>	<p>1. The issues raised in this submission are discussed in Section 2 of this report. 2. The development of broadband and telecommunications will be addressed in the draft plan.</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			will help support a vibrant City 3. Include objectives for telecommunication s infrastructure: wide high quality broadband connectivity and the initiative to connect to the undersea cable, to improve Tier 1 international connectivity	
<b>Lee, Paudie</b>	S11/13/1605	<u>Reinstatement of Pitch &amp; Putt course in Killeagh village</u> This submission requests the reinstatement of a 9 hole pitch & putt course behind Killeagh House in Killeagh village.	1. Amenity facility in Killeagh	1. The issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.
<b>Lee, Paudie</b>	S11/13/1606	<u>New tennis courts for Killeagh village</u> This submission requests that a new tennis courts be installed next to location of site of old pitch and putt course behind Killeagh House. Both this and a newly built pitch & putt course would be of great benefit to the younger generations in the community and to tourism.	1. Amenity facility in Killeagh	1. The issues raised in this submission are more appropriately addressed in the next review of the Midleton EA LAP.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
Lidl Ireland GmbH	S11/13/1630	<p><u>Retail Development</u> Detailed submission seeks to update retail planning policy relating to Discount Foodstores. They are an important and essential element of the convenience retail sector. Do not cause significant retail impact upon Town Centres and largely draw trade from other discount operators / supermarket chains. The development in locations with lower levels of penetration and development of multiple Discount Foodstores is to be encouraged. Significant supply availability of Comparison floorspace due to the Convenience Floorspace Cap will have a detrimental impact on the vitality and viability of town centres. They have delivered increased competitiveness and accessible convenience shopping to outer urban areas / smaller towns. Positive contribution of Discount Foodstores (including employment) to the vitality and viability of smaller population centres should be acknowledged. Sustainable form of retailing as they have reduced the necessity to travel further by Car. Store size requirements provide a challenge to locate within the town centre, but where opportunities arise, discount retailers will seek proximate location to facilitate shared car journeys. Design quality should be appropriate for their context and improve the character and quality of the area. Planning Authorities assessing proposals with impact assessments are not comparing 'like with like' and are in effect prohibiting the entry of discounters to the market. Requests proposals remain 'Open for Consideration' under all land use zoning classes.</p>	<p>1 – Positive contribution of Discount Foodstores to the vitality and viability of smaller population centres should be recognised. 2 – Absence of a floorspace cap on comparison floorspace will have a detrimental impact on the vitality and viability of town/village centres. 3 – Limited size of Discount Foodstores does not challenge the high street functions of core shopping areas. 4 – Retail proposals should remain 'open for consideration' under all land use zoning classes.</p>	<ol style="list-style-type: none"> <li>1. These issues are discussed in more detail in Section 2 of this report.</li> <li>2. The Retail Planning Guidelines do not include a comparison floorspace cap, however the quantum of such floorspace existing and proposed will be an important planning consideration in assessing future retail proposals.</li> <li>3. These issues are discussed in more detail in Section 2 of this report.</li> <li>4. The Zoning and Land Use Section within the Draft Plan will provide further guidance in relation to use classes. Retail may not be suitable under all zoning classes.</li> </ol>

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<b>Limerick County Council</b>	S11/13/1690	This submission states that Limerick County Council has no comments to make in relation to the review of the County Development Plan.	No issue raised	N/A
<b>Mc Cormack, Pasqueline and Doyle, Richard</b>	S11/13/1660	<u>Request to remove property from the Record of Protected Structures</u> This submission makes a case for the removal of 'Garryrhu' on the Limerick Road in Charleville from the Record of Protected Structures. The submission notes that the current owners of the property need to carry out urgent renovations and the submission states that the specialised registered companies who carry out the works on listed properties can be more expensive. The submission states that the present owners require the flexibility which is afforded non listed buildings and intend to carry out their renovations in a sympathetic manner.	1. Removal of a structure from the current RPS.	1. It is intended to consider this request further as part of the review of the Record of Protected Structures in the draft County Development Plan preparation.
<b>McDonagh, Ian (Arts Officer CCC)</b>	S11/13/1682	<u>Arts and Culture Strategic Policy Committee Issues</u> This submission outlines a number of recommendations which takes account of the multiple roles that the Arts and Culture can play in the formulation of the next County Development Plan. It proposes a more integrated approach of involving the arts wholly in the planning process and details a wide range of areas in which recognition and consideration of the arts and culture can depend and strengthen the planning process in county Cork. The submission sets out how arts can play a positive role in supporting the suggested key aims of the consultation document which touches on enhanced quality of live, high quality residential working and recreational environments, wise management of heritage and cultural assets, community infrastructure, built environment including the integration of County Cork's built heritage with best practice architecture and urban design and ultimately the landscape and coastline. Finally, the submission outlines a number of documents and legislation which is relevant to Planning for the Arts.	1. Propose a more integrated approach of involving the arts wholly in the planning process 2. Explore ways by which the arts can support the suggested key aims of the consultation document which touches on enhanced quality of live, high quality residential working and recreational environments, wise management of heritage and cultural assets,	1. It is intended to incorporate elements of this submission where appropriate into the draft plan to give greater recognition to the importance of the arts.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			community infrastructure.	
McKenna, Sharon	S11/13/1622	<p><u>Issues with Wind Farm Developments</u>            Request that areas considered suitable or unsuitable for wind energy development in the reviews of the Cork County Development Plan be based on high wind speeds as most wind turbines work typically at optimum efficiency when wind speeds are over 14m/s. No areas with insufficient wind speeds within the county should be left open for consideration for Wind Energy development.</p> <p>Figure 3 ‘Policy Considerations for Wind Energy Projects’ in the Energy Background Paper leaves a significant area of the county (white on the map) as ‘open for consideration’ for wind energy development with each development assessed independently and many of these areas will not have sufficient wind speeds as evident from Wind Atlas. This could result in uneconomical wind farms developed with detrimental effects to the landscape and local community.</p> <p>It is considered unacceptable low wind speed areas to make turbines bigger in height as at Ardglass in East Cork.</p> <p>The government renewable energy targets acknowledged along with the fact that the Council has a duty of care for its citizens and evidence</p>	<ol style="list-style-type: none"> <li>1. Areas identified as ‘Open for Consideration’ for Wind farm Development should be based on high wind speeds.</li> <li>2. Safety issues (including impacts of Noise) should be considered.</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</li> <li>2. The identification of different areas likely to be most suitable or unlikely to be suitable for wind energy development has taken wind speed considerations into account.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>highlights the detrimental effects of low frequency noise from wind turbines as in the recent paper in the British Medical Journal by Alun Evans, May 2012. A strategic approach that is safe for citizens, economical and sustainable is proposed in areas with high wind speeds with at least one year of wind data at proposed hub height gathered. Turbines larger than 120m should be either offshore or at least 2km from homes.</p>		
<p><b>McKenna, Sharon</b></p>	<p>S11/13/1623</p>	<p><u>Issues with Wind Farm Developments</u> Request that areas with low wind speed be excluded from wind farm development.</p>	<p>1. Areas with low wind speeds should be excluded from wind farm development.</p>	<p>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</p> <p>2. The identification of different areas likely to be most suitable or unlikely to be suitable for wind energy development has taken wind speed considerations into account</p>

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<b>Midleton Tidy Towns</b>	S11/13/1558	<p><u>Anti Dog-fouling structures</u>                      This submission suggests that there is a need for a coordinated and integrated approach towards the continuing scourge of dog fouling in Cork. Cork Veterinary Dept. Should show the way forward with a dedicated team coordinating the implementation of a zero tolerance policy. During one entire year in 2012 Midleton Tidy Towns volunteers have serviced 6 dog bins voluntarily purchased by the organisation. This voluntary effort cannot be sustained and should be taken over by the councils. Dog wardens must be seen out and about inspecting areas and reminding dog owners of the necessity to carry dog poo bags. A county wide awareness campaign combined with a "Dog Poo is Foul" week should be launched by all tidy towns groups in the county, but coordinated by the Cork Vet Team.</p>	<p>1. Issues not relevant to Development Plan review.</p>	<p>1. Issues raised in this submission are noted.</p>
<b>Midleton Tidy Towns</b>	S11/13/1559	<p><u>Investment in Recreational Trails in Cork</u>                      This submission requests support for the creation of more recreational trails in the East Cork area for walking, cycling, natural heritage and water based activities. It is stated that more participation by young people in recreational activities will contribute in the reduction of poor mental health and combat low fitness levels as well as reducing obesity in young people. The support provided by SECAD in particular has been invaluable and should be continued. Public authority and semi-state landowners should be encouraged to work closely with and to reach out to community groups with the aim of increasing infrastructure on the ground. In particular foreshore access should be encouraged and opened up to link trails into loops. In particular support for the creation of a Midleton to Youghal Greenway trail along the old railway track should be encouraged.</p>	<p>1. Support for the creation of more recreational trails in the East Cork area for walking, cycling, natural heritage and water based activities.</p>	<p>1. It is intended that the draft plan will include reference to the Council's list of priorities with regard to the development of Green Routes around the County.</p>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
National Oil Reserves Agency	S11/13/1607	<p>This submission consists of an overview of the importance of NORA for ensuring that Ireland meets its obligations under EU legislation and IEA rules to maintain a minimum of 90 days stocks of oil on behalf of the State. The DoCENR determines the volumes of oil stocks NORA is to hold on an annual basis. The minimum levels of stocks to be held, by NORA, for 2012, are set out. Part of the strategic oil reserve is currently stored in Cork, primarily at Whitegate and at Whiddy Island, Bantry. Additional locations in Cork Harbour area may provide opportunities for additional storage locations. The existing planning context and objectives in relation to the provision of infrastructure as outlined in the current Cork County Development Plan 2009 is acknowledged along with the industries affected by the Seveso II Directive. NORA supports the proposals in the S11 Consultation Document to encourage the potential of Whitegate area and the CDP needs to make a commitment to the full assessment (including cumulative impacts) of the environmental impacts of particular projects as they arise. Include a specific policy objective in the new Plan that acknowledges the strategic role of NORA and the storage opportunities at locations in Cork and Cork Harbour area. An overall policy approach that facilitates and protects the County's oil and gas reserves and a specific objective that supports the provision of additional strategic oil reserves by NORA in the County.</p>	<ol style="list-style-type: none"> <li>1. Importance of NORA in ensuring Ireland meets its oil stock obligations.</li> <li>2. Encouraging the potential of the Whitegate area.</li> <li>3. Full assessment of the environmental impacts of projects as they arise.</li> <li>4. Inclusion of specific objective which acknowledges the strategic role of NORA and storage opportunities in Cork and Cork Harbour.</li> <li>5. Policy approach that facilitates and protects the County's oil and gas reserves.</li> <li>6. Specific objective that supports the provision of additional strategic oil reserves by NORA.</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
<b>National Roads Authority</b>	S11/13/1663	<p>This submission recommends that the Council should have regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities. The NRA request that the protection of the safety, carrying capacity and efficiency of the existing and future national roads network is maintained and an integrated approach to land use and transportation solutions throughout the County should be undertaken as per CASP and the SWPRG, such that local traffic generated by developments is catered for primarily within the framework of the local (i.e. non-national) road. The submission outlines specific policies and objectives on Traffic and Transport Assessment and Road Safety Audits, Services Areas, Signage and Noise to be included in the plan. The submission also advises that any costs such as land acquisition, additional road infrastructural and environmental mitigation measures arising to the NRA to accommodate local development proposals within the context of the Core (and Economic) Strategy of the plan will be borne by the local authority and will not be funded by the NRA thus should be integrated within future local development contribution schemes. The submission also refers to the need for the plan to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater the 50kph apply and makes reference to the Rural Housing Background Paper 2012.</p>	<ol style="list-style-type: none"> <li>1. Have regard to the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities.</li> <li>2. Protection of the safety, carrying capacity and efficiency of the existing and future national roads network.</li> <li>3. Integrated approach to land use and transportation, such that (local traffic generated by developments is catered for within non-national roads.</li> <li>4. Inclusion of specific policies and objectives on Traffic and Transport Assessment and Road Safety Audits, Services Areas, Signage and Noise.</li> <li>5. Costs arising to accommodate local development proposals within the</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are covered in the current CDP and it is intended to transfer these policies and objectives into the draft plan and update where appropriate.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			context of the Core (and Economic) Strategy will not be funded by the NRA, thus should be integrated within future local development contribution schemes. 6. Avoid the creation of additional access points from new development / existing accesses to national roads.	
<b>National Transport Authority</b>	S11/13/1643 S11/13/1648	<p>This submission from the NTA, sets out its concerns and recommendations in relation to the distribution of population and employment growth in the Cork Metropolitan Area and the rationale for this in relation to the integration of land use and transport planning and investment. In doing so, the City Council and County Council areas are taken to be a single and interdependent functional area.</p> <p>In the view of the NTA, the critical factors pertaining to future development patterns within the Metropolitan Area are that they need to:</p> <ul style="list-style-type: none"> <li>• Support a greater concentration of future population and employment growth within the contiguous built up area of the City and its environs;</li> <li>• Capitalise on existing public transport assets and provide a demand basis over time for further investment and public transport service level improvements;</li> <li>• Support and benefit from a greater integration between bus and rail services;</li> <li>• Maintain and deliver a stronger focus on Cork City Centre as the primary</li> </ul>	<ol style="list-style-type: none"> <li>1. Support a greater concentration of future population and employment growth within the City and Environs.</li> <li>2. Capitalise on existing public transport assets and provide a demand basis over time for further investment and public transport service level improvements.</li> <li>3. Need to Support and benefit from a</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are noted and the key issues relating to population, housing density and the employment and retail hierarchies are discussed in more detail in Section 2 of this report.</li> </ol>

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		<p>hub for public transport service provision;</p> <ul style="list-style-type: none"> <li>• Provide a strong basis over the longer term for a Metropolitan Area which expands and consolidates, increasingly along a west-east corridor between Ballincollig, Cork City/environs and Midleton, reflecting existing and proposed investment in public transport infrastructure and services.</li> </ul>	<p>greater integration between bus and rail services.</p> <p>4. Maintain and deliver a stronger focus on Cork City Centre as the primary hub for public transport service provision.</p> <p>5. Provide a strong basis for a Metropolitan Area which expands and consolidates, increasingly along a west-east corridor between Ballincollig, Cork City / Environs and Midleton, reflecting existing and proposed investment in public transport infrastructure and services.</p>	

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O' Flynn Construction	S11/13/1658	<p><u>Retail in Eastgate, Little Island</u>                      Submission states that the CDP Review should (1) Recognise the existing and important retail function of Little Island by acknowledging its role as an established Retail location within the retail hierarchy for Metropolitan Cork, (2) Establish a retail policy which provides for the growth of convenience retailing in line with current and planned residential and workforce populations and takes cognisance of the potential of multi-purpose trips associated with employment and existing retail warehousing.</p>	<p>1. Retail policy framework should recognise the existing retail function of Little island and incorporate flexibility in relation to type of retail.                      2. Retail policy should be established which provides for growth of convenience retailing in line with current and planned residential and workforce populations and takes cognisance of the potential of multi-purpose trips associated with employment and existing retail warehousing</p>	<p>1. Little Island is located within the Metropolitan area which is subject of the Draft Metropolitan Cork Joint Retail Strategy.                      2. The Retail Planning Guidelines outline that retail development activity must follow the settlement hierarchy of the state.</p>

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<p><b>O'Flynn Construction co.</b></p>	<p>S11/13/1653</p>	<p>Submission requests the CDP gives careful consideration to ensure that densities are not over prescriptive and that there is adequate flexibility to ensure that developments can provide the type/mix to meet needs. Apartment developments only work in main urban city centres close to services. CDP needs to make provision for serviced site initiatives. Key infrastructure projects need to be brought forward so that development can proceed in a reasonable timeframe. Level of development charges requires review so not to deter development and payments should be phased. Part V strategy has not worked effectively and social housing delivery should be under Government / Local Authority control -A levy on private residential units as a funding mechanism could be considered. The Council should develop an overall strategy for playing pitches and community facilities. Important not to have a policy of reducing car-parking spaces and standards need to meet the needs of end users and employees. Further develop CATS with rail improvements and offer people an economic alternative. Important that existing retail centres and retail warehouse locations have the flexibility of use classes to ensure public can access these centres easily, ensure adequate parking and have a good mix of uses which meet consumer's needs. The Cork Science and Innovation Park is a key strategy for the region and its success is vital as it will position Cork as a key research and development hub.</p>	<ol style="list-style-type: none"> <li>1. Densities should not be over prescriptive and that there is adequate flexibility to ensure that developments can provide the type/mix to meet needs.</li> <li>2. Apartment developments only work in main urban city centres close to services and provision needs to be made for serviced site initiatives.</li> <li>3. Key infrastructure projects need to be brought forward.</li> <li>4. Level of development charges requires review.</li> <li>5. Part V strategy has not worked effectively -A levy on private residential units as a funding mechanism could be considered.</li> <li>6. Develop a strategy for playing pitches and community</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</li> <li>2. The level of development charges and the adoption of a development contribution scheme is not a matter for the draft plan</li> <li>3. The provision of recreational facilities is dealt with under the Council's Recreation and Amenity Policy.</li> <li>4. The draft plan will include new car parking policies and standards.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			facilities. 7. Should not have a policy of reducing car-parking spaces. 8. Further develop CATS with rail improvements. 9. Existing retail centres and retail warehouse locations should have the flexibility of use classes. 10. The Cork Science and Innovation Park is a key strategy for the region and its success is vital.	
<b>O'Flynn, David of Ecocem</b>	S11/13/1624	<p><u>Enacting the Government Green Public Procurement Policy</u>                      This submission raises the issue of green procurement noting that the Government introduced its green procurement policy in January 2012. It notes that part of the policy is that lower carbon materials should be used on construction projects. It is therefore proposed that Cork County Council introduce a requirement to follow the green public procurement policy on all its construction projects and that private projects should pay regard to the policy. The submission includes a copy of the 'Green Tenders An Action Plan on Green Public Procurement' document.</p>	1. Issue not relevant to Development Plan review.	1. It is not intended to incorporate this issue in this submission in the draft development plan as it is outside the scope of the County Development Plan. However, the core principles of the draft County Development Plan will include references to sustainability and energy efficiency under the requirements set out to address the key principle of Climate Change Adaptation and Mitigation.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
O'Shea, Tim and Pat	S11/13/1664	<p><u>Economic Development and Employment</u>                      This submission proposes that the Cork Science and Innovation Park located at Curraheen be specifically included by reference under the Tier 1 Principle Location as set out in Table 4.3 Suggested Employment Hierarchy with proposed text which states that it is a 'strategic employment area based on the principles of the National Employment Strategy providing business support and technology transfer initiative'.</p>	<p>1. Inclusion of Cork Science and Innovation Park in 'Employment Hierarchy'.</p>	<p>1. It is intended to include the Cork Science and Innovation Park in 'Employment Hierarchy' in the draft plan. This issue is discussed in section 2 of this report.</p>
Phillips 66	S11/13/1646	<p><u>Energy Policy</u>                      This submission raises the following issues; •The Bantry Bay Storage Terminal, the country's only oil refinery in Whitegate and the Whitegate/ Aghada area play a vital role in refining and marketing petroleum products and chemicals, worldwide and in the energy sector in Ireland.                      •Supports the objectives in the 2009 CDP, designating Whitegate as a strategic employment location and recommends objectives be carried forward in the new plan. The area is gaining wide recognition as Ireland's National Energy Hub and should be designated in the new plan to promote research, manufacture and supply conventional and renewable energy and as a location for sustainable development of oil and gas.                      •Prospects for new fossil fuel sources off the Cork Coast very positive and the new plan should have a specific objective to support the offshore and onshore components of the development of new fossil fuel sources.                      •Opportunities for additional gas storage off the Cork coast and additional oil storage capacity in the Whitegate/ Aghada area.                      •Objective to support the development of the bio fuel capacity at Whitegate Oil Refinery in meeting Ireland's substitution targets.</p>	<p>1. Bantry Bay Storage Terminal, Oil refinery in Whitegate and the Whitegate/ Aghada area play a vital role in the energy sector in Ireland.                      2. Designate Whitegate as a strategic employment location to promote research, manufacture and supply conventional and renewable energy and as a location for sustainable development of oil</p>	<p>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</p>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<ul style="list-style-type: none"> <li>•Support carbon capture and storage facilities at Whitegate Refinery.</li> <li>•Whitegate/ Aghada area suitable for the development and implementation of alternative energy technologies.</li> <li>•Objective to facilitate the infrastructure need to support the energy opportunities listed including pipelines and a 400Kv grid connection.</li> </ul>	<p>and gas.</p> <ol style="list-style-type: none"> <li>3. New plan should have a specific objective to support the offshore and onshore components of the development of new fossil fuel sources.</li> <li>4. Opportunities for additional gas storage off the Cork coast and additional oil storage capacity in the Whitegate/ Aghada area.</li> <li>5. Support the development of the bio fuel capacity at Whitegate.</li> <li>6. Support carbon capture and storage facilities at Whitegate Refinery.</li> <li>7. Whitegate/ Aghada area suitable for the alternative energy technologies.</li> <li>8. Facilitate the infrastructure needed to support the energy opportunities listed</li> </ol>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			including pipelines and a 400Kv grid connection.	
Port of Cork	S11/13/1668	<p><u>Issues relating to the Port of Cork</u></p> <p>This submission sets out suggested wording for a number of strategic objectives for inclusion in the draft County Development Plan specifically in relation to Ringaskiddy, Marino Point and Cobh. It suggests that the ‘development and expansion of port related activities’ should be mentioned regarding Ringaskiddy, that Marino Point should include reference for ‘supplementary port related activities, focused on bulk trades / cargoes’ and to ‘support the principle of increasing the capacity of the cruise terminal in Cobh as a central plank in the development of the tourism potential of Cork County’. The submission welcomes the identification of key infrastructure required in order to meet targets set out in the proposed Core Strategy, specifically N28 Cork Gateway to Ringaskiddy employment area and R624 linking Cobh with the M25, however it also requests that priorities are identified within the list which will support the relocation of port activities from the existing City centre sites to Ringaskiddy and Marino Point at the earliest opportunity. It is also submitted that there should be a formal objective within the CDP Review to develop area wide mobility management strategies in relevant locations and specifically to complete and implement the N28 Sustainable Transport Strategy.</p>	<ol style="list-style-type: none"> <li>1. The ‘development and expansion of port related activities’ should be mentioned regarding Ringaskiddy, that Marino Point should include reference for ‘supplementary port related activities, focused on bulk trades / cargoes’ and to ‘support the principle of increasing the capacity of the cruise terminal in Cobh as a central plank in the development of the tourism potential of Cork County’.</li> <li>2. Priorities are identified within the Key Infrastructure list which will support the relocation of port activities from the existing City centre sites to Ringaskiddy</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended to address these issues where appropriate in the draft plan.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			and Marino Point. 3. Develop area wide mobility management strategies, specifically to complete and implement the N28 Sustainable Transport Strategy.	
<b>Residents of Ballinacurra</b>	S11/13/1683	<u>Ballinacurra Issues</u> This submission raises concerns regarding the scale of development which has occurred in Ballinacurra. It notes that the R630 has been earmarked for upgrade in the consultation document and the submission requests that the local residents would be included in consultations regarding this upgrade. The submission notes that flood risk areas, which it states is an issue for the Ballinacurra and Middleton area should not be subject to development or zoning for development. The submission also requests that the natural habitats from woodlands to wetlands beeches to beautiful fertile lands are protected for future generations. Similarly it notes that the historic buildings and structures which are in danger of collapsing require intervention from the county council.	1. Scale of development in Ballinacurra. 2. R630 Road Upgrade. 3. Flood Risk Areas should not be subject to development / zoning. 4. Natural habitats should be protected. 5. Historic buildings and structures which are in danger of collapsing require intervention from the County Council.	1. It is intended to address these issues where appropriate in the draft plan.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
RGDATA	S11/13/1627	<p><u>Retail Development</u>                      This submission from RGDATA supports sustainable retail development and the maintenance of vibrant town centres. It comments on the use of existing town centre sites &amp; vacant sites to regenerate town centres and urges the Council to address the impact of town centre parking arrangements on the vitality of town centres. The submission also makes specific reference to the Department of Environment Retail Design Manual, the Retail Planning Guidelines 2012 and RGDATA's National Guidelines on Car Parking and Smart Travel.</p>	<ol style="list-style-type: none"> <li>1. New retail developments need to be carefully considered and planned. Out of town retail developments have an adverse effect on the retail core of a town.</li> <li>2. Additional investment should be within town centres along with environmental improvements, transport infrastructure and town centre management.</li> <li>3. CPD should include a requirement for retail developers to submit design statements and consult the Departments Retail Design Manual when assessing site selection.</li> <li>4. Suggest that full investigation of vacant sites in the town centre is imperative when assessing development</li> </ol>	<ol style="list-style-type: none"> <li>1. These issues are discussed in more detail in Section 2 of this report.</li> <li>2. The draft plan will include new car parking policies and standards.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>proposals and welcome statement in core strategy to this effect.</p> <p>5. Town centres are suffering loss of business due to high parking charges, clamping and fines (recent RGDATA report)</p>	
<b>Rostellan Development Association</b>	S11/13/1687	<p>Issues relating to Rostellan</p> <p>This submission makes a number of recommendations regarding the general environment around Rostellan including the improvement of infrastructure in the rural parts of the county particularly roads and sewage / wastewater treatment facilities, which it notes should get priority funding. The submission also notes that Rostellan and Farsid are located on the R630 which is the main road to Whitegate. It states that with the proposed expansion of Whitegate as an energy hub urgent action is required to bring the road up to standard. Similarly, the submission states that there are no waste water treatment facilities for the area and raw sewage is being deposited directly into the harbour. The submission states that the plan should be focused on providing tangible benefits to residents and that the emphasis should be on the immediate needs of communities. Finally the submission states that the proposed growth scenario for Midleton is particularly high and suggests that the plan reflect more than this growth scenario.</p>	<ol style="list-style-type: none"> <li>1. Improvement of infrastructure in the rural parts of the county particularly roads and sewage / wastewater treatment facilities, which should get priority funding.</li> <li>2. Plan should be focused on providing tangible benefits to residents and that the emphasis should be on the immediate needs of communities.</li> <li>3. Proposed growth scenario for Midleton is particularly high and suggests that the</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are noted.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			plan reflect more than this growth scenario.	
<b>Sherkin Island Development Society</b>	S11/13/1651	<p><u>Sherkin Island</u>                      The following issues need to be addressed on the Islands - 1. Declining Population. 2. Availability of affordable housing on a year round basis. 3. High Number of Second Homes and resultant underlying impacts. 4. Important to distinguish between Second Homes and managed Holiday Homes. Analysis of Settlement &amp; Housing Policy for West Cork Islands is needed. 5. Need to strike a balance between demand for holiday home development and channel them into appropriate locations. 6. Absence of Part V. 7. Completion of Housing Audit for the Islands. 8. Provision of short stay accommodation and permanent dwellings should be directed to renovation and conversion of existing dwellings or derelict / disused dwellings. 9. Provision for permanent housing on a sustainable manner. 10. Recognise different circumstances of Island life. 11. Need for Island specific housing policy initiatives - utilise vacant properties before building new. 12. Potential for voluntary housing association for the Islands, create an Island housing waiting list. 13. Use of CPO's under Derelict Sites Act for Social and Affordable Housing. 14. Small-scale sheltered housing needs. 15. Policies to encourage refurbishment of existing properties as opposed to new buildings. 16. Viability of lands purchased for Social Housing by CCC and why this has not progressed. 17. Suitability of persons for Island life. 18. Need for clustered Social Housing. 19. Need to learn from existing schemes and process needs to be transparent.</p>	<ol style="list-style-type: none"> <li>1. Availability of Affordable Housing, Part V, provision of clustered social housing, completion of Housing Audit, voluntary housing association, small scale sheltered housing, use of CPO's under Derelict Sites Act and Island waiting list.</li> <li>2. Population Decline.</li> <li>3. Impacts of Second Homes and Holiday Home development.</li> <li>4. Analysis of Settlement &amp; Housing Policy for West Cork Islands.</li> <li>5. Provision of short stay accommodation.</li> <li>6. Permanent dwellings should be directed to renovation and conversion of existing dwellings or</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the draft plan will prioritize permanent occupation of dwellings and within the Housing Strategy develop a specific section to deal with the West Cork Islands.</li> <li>2. The other issues raised are noted and will be considered where appropriate in the draft plan.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>derelict / disused dwellings.</p> <p>7. Sustainable Housing Provision.</p> <p>8. Need for Island specific housing policy initiatives, utilisation of vacant properties rather than new build.</p> <p>9. Different circumstances of Island life and suitability of persons for Island life.</p>	
<b>Shipton Group</b>	S11/13/1615	<p>This submission raises a number of retail issues, with specific reference to Carrigaline, Fermoy, Middleton and Douglas. It requests that all retail in a town is considered even if it is located outside the 'retail core'; in addition it requests that the retail offering of a town is considered not only by way of unit numbers but also by way of net retail floor area.</p> <p>Requests that the Cork Local Authorities need to challenge the unauthorised conversion of commercial and office units to retail units which is very damaging to the units in core retail areas.</p> <p>Also argues that a retail cores for the towns in the background documentation need to be drawn up on a consistent basis and also within towns there needs to be consistency in the approach as to the manner in which the retail core is delineated. The retail core for all towns need to be delineated not only on a current (existing) basis but also on a target basis and that both maps should be included for each town and that the targeted expansion area would be considered in planning terms as being park of the retail core when any planning assessment was being made. Finally in relation to retail cores, the submission states that the selected retail cores in many of the towns are generally over compact and every effort should</p>	<p>1. The proliferation of unchallenged unauthorised conversion of commercial and office units to retail uses is damaging to retail core areas and needs to be addressed.</p> <p>2. Clarity is sought in relation to the delineation of the retail core of town centres.</p> <p>3. Target expansion areas for the retail core of town centres should</p>	<p>1. It is intended that the Draft Plan will provide policy guidance in relation to the most appropriate location for retail development recognising in particular that the town centre should be the principal location for shopping activities.</p> <p>2. These other issues are discussed in more detail in Section 2 of this report.</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		<p>be made to include edge of town retail where the edge of town retail might 'bookend' an expanded main street retail core. It also proposes that a plan must be simple and adaptable to changing times.</p>	<p>be delineated. 4. Specific comments regarding Carrigaline, Fermoy, Midleton and Douglas are outlined.</p>	<p>3. These issues are discussed in more detail in Section 2 of this report 4. These issues are discussed in more detail in Section 2 of this report</p>
<p><b>Skibbereen &amp; District Chamber of Commerce</b></p>	<p>S11/13/1612</p>	<p><b>CDP Planning Issues and Skibbereen Town</b> This submission raises a number of rural issues and specifically, Skibbereen town. Firstly it does not note that the number of vacant homes is due to economic factors and local persons who due to the recession have to move away and cannot live in their property nor can they sell it or rent it and therefore it remains vacant. It states that steps need to be taken to devise policies which will encourage private citizens to start their own business and that this will help to improve the economic environment and will have a knock-on effect both directly and indirectly to the main streets in our towns. In particular it states that the lighting up of the fibre optic cable around Skibbereen is imperative for the town. It also notes that providing for out of town retail following the required impact assessment is open to manipulation and abuse by larger multiples where they can argue that the floor space available in the town centre is not in the format that they require. Therefore, it states that this clause would need to be tightened up to ensure the survival of town centres. Finally, it notes that there needs to be a shift in perception at county level to ensure that an individual who would like to be based in Skibbereen town is given the opportunity to do so with the infrastructure in place to facilitate them to live, work and enjoy the town.</p>	<p>1. Providing for out of town retail following impact assessment is open to abuse as larger multiples can argue that the floor space available in the town centre is not in the format that they require. 2. Ensure the survival of town centres. 3. Vacancy is due to economic factors. 4. Devise policies to encourage start up business. 5. Provision of fibre optic cable around Skibbereen. 6. Provision of infrastructure in town to make them</p>	<p>1. The issues raised in relation to retail are discussed in more detail in Section 2 of this report. 2. The other issues raised will be addressed where appropriate in the draft plan.</p>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			sustainable for residents to live and work. 7. Development of out of town retail will threaten the vibrancy of town centres.	
<b>SSE Renewables</b>	S11/13/1656	<p><u>Wind Energy Developments</u>                      Submission states that the programme for government states that future wind farms should be built in locations where the wind regime is best and built in numbers or in clusters to reduce the cost of connection to the grid. Cork's share in National Targets should be seen as an opportunity and not an obligation. Many permitted wind farms are awaiting the provision of national Grid Infrastructure and it cannot be assumed these will be delivered during the lifetime of the permission. The rate at which permission is granted to wind farm applications in County Cork should be considered in the 'Total' figure. Submission requests clear guidance for Developers on areas suitable for consideration and those not suitable. Requests that guidance is not only be written but also illustrated with clear maps. Submission highlights suitable areas near the Cork/Kerry border which are considered by to have great development potential. Submission highlights the merits of assessing applications for a wind farms in "areas unlikely to be suitable for large wind energy projects" on a case by case basis rather than imposing a blanket ban.</p>	<ol style="list-style-type: none"> <li>1. Wind Farms should be in clusters and built where wind speeds are best.</li> <li>2. Clear guidance for Developers on 'Areas unsuitable / unsuitable for Consideration.</li> <li>3. Applications in 'Areas unlikely to be suitable for large wind energy projects" should be assessed on a case by case basis.</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues raised in this submission are discussed in more detail in Section 2 of this report.</li> <li>2. The identification of different areas likely to be most suitable or unlikely to be suitable for wind energy development has taken wind speed considerations into account</li> </ol>
<b>Sustainable Clonakilty</b>	S11/201313/1647	<p>This is a detailed submission which states there must be a stronger focus on population growth within villages, coherent strategy to make urban living more attractive, promote refurbishment of older housing stock and put in place spatial planning policies that provide access to public transport. In relation to Retail development, planning policy must prevent further multiplication of large retail centres where jobs are displaced, focus retail development in town centres and make change of use more flexible.</p>	<ol style="list-style-type: none"> <li>1. Focus on population growth within villages, coherent strategy to make urban living more attractive, promote refurbishment of</li> </ol>	<ol style="list-style-type: none"> <li>1. The issues rose in this submission relating to renewable energy and retail are discussed in more detail in Section 2 of this report.</li> <li>2. The draft plan will contain a</li> </ol>

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		<p>Building and infrastructural developments should adhere to robust design principles. In relation to Sustainable Energy, the CDP needs to provide strategic guidance for potential wind development areas, principles relating to the need for community consultation, promote co-ownership and promote the role of Sustainable Energy Community Initiatives in several ways listed in the submission. The submission highlights a series of measures outlined in the Smarter Travel Strategy which should be included in the CDP. There is little detail of how sustainable transport aspirations (i.e. Smarter Travel) should be implemented.</p>	<p>older housing stock and put in place spatial planning policies that provide access to public transport.</p> <ol style="list-style-type: none"> <li>2. Need to provide strategic guidance for potential wind development areas, principles relating to the need for community consultation, promote co-ownership and promote the role of Sustainable Energy Community Initiatives.</li> <li>3. Building and infrastructural developments should adhere to robust design principles.</li> <li>4. Inclusion of measures outlined in the Smarter Travel Strategy.</li> <li>5. Vacancy and resultant impact on vitality and viability in rural towns has</li> </ol>	<p>Wind Energy Strategy with policies and maps which will be available as part of the draft plan for public consultation.</p> <ol style="list-style-type: none"> <li>3. The other issues raised will be addressed where appropriate in the draft plan.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>been exacerbated by permitting out-of-town shopping.</p> <p>6. Prevent further multiplication of large retail centres in particular where there is already evidence of saturation and where new shopping centres results in the displacement or net loss of jobs</p> <p>7. Focus retail development in town centres, encouraging a better balance and complementarity between large outlets and small specialised retail shops.</p> <p>8. Increase flexibility in change of uses in town centres.</p>	

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<b>Swell Surf School</b>	S11/13/1640	<p><u>Inch Beach Facilities Development</u>                      Submission requests that Inch Beach, Whitegate be considered for development and would greatly benefit from facilities such a toilets, bins and changing facilities, surf/lifeguard building/water station facility, hut or even a removable renovated shipping container. Submission requests the support of the Council to further improve the beach and provide facilities.</p>	<p>1. Facilities for the public at beaches should be improved.</p>	<p>1. The issues raised in this submission are noted.</p>
<b>T &amp; C Holland &amp; Co</b>	S11/13/1675	<p><u>Bandon North Ring Road</u>                      This submission highlights the importance of a new bypass to the north of Bandon which it states would help to achieve the strategic transportation objectives for both Bandon and Clonakilty. The submission makes reference to the priority list for national road investment as set out in objective INF 3-3 of the current plan. It also states that because the first priority the M8 has been completed that it is reasonable to expect that the upgrade of the N71 will remain a priority notwithstanding the increased emphasis on the metropolitan settlements in the draft core strategy. The submission notes that the current Bandon Local Area Plan refers to the completion of the relief road to the south of the town however it also notes that a northern bypass would be more effective at reliving congestion in Bandon. It is therefore requested that the new Draft County Development Plan would include provision for route selection and preliminary design of a new bridge and northern ring road at Bandon. The submission is supported by a 'Strategic Review Document for the Bandon North Ring Road'.</p>	<p>1. Provision of a new bypass to the north of Bandon.</p>	<p>1. The County Council will continue to liaise with the National Roads Authority regarding their priority list for national road investment for the County.</p> <p>2. The Bandon EA LAP states that such a proposal would require a detailed assessment and when funding was committed the carrying out of a detailed route feasibility study. When the study is completed it is proposed to promote an amendment to the LAP to protect the routes identified in the study.</p>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
Tesco	S11/13/1620	<p><u>Retail Development</u>                      This submission requests the Council consider that it is important that proactive and positive approaches are taken to the provision of retail space, and the different forms of retail space, in the County. Requests that acknowledgement is given to the manner in which consumers actually shop; providing many limited range retail outlets does not address choice and demand of consumers or prevent leakage. Regard to retailing in Employment, the Regional Economy, Support for Irish Producers: Tesco is the biggest buyer of Irish food in the world. States positive policies applied elsewhere in Ireland encourage an “entrepreneurial” approach to planning which is advocated by the Regional Planning Guidelines for the Greater Dublin Area and proposed by the National Competitiveness Council. States that modern convenience retailing cannot be accommodated in older town cores and that vacant floorspace is not necessarily simply vacant, but “obsolescent” when modern retail demands are considered and that refusing the creation of new floorspace/investment does not mean that “old” floorspace will actually be “reoccupied”. States that currently local policy in many instances restrict consumers’ access to weekly shopping facilities thereby negatively impacting on competition, the price of the average shopping basket and contributing to unsustainable travel patterns. This is clearly evident in limited Retailer representation in West Cork for example. Submission includes analysis of Car-parking standards</p>	<p>1. Request that proactive and positive approaches are taken to the provision of retail space, and the different forms of retail space, in the County</p> <p>2. ‘Choice’ of provision is a key issue in a town attracting trade. Development Plan must recognise how people shop for convenience goods, not just focus on demanding that all retail has to be in the town centre.</p> <p>3. Important that the plan emphasises the need for deficiencies in retail provisions to be addressed in rural areas of Cork. Lack of competition in West Cork evidenced by leakage. Lack of guidance in certain centres undermines the expansion plans of leading retailers and</p>	<p>1. These issues are discussed in more detail in Section 2 of this report.</p> <p>2. It is intended to set out a new set of maximum car parking standards covering all development types including retail in the draft plan.</p>

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			<p>support embedded/established retailers.</p> <p>4. Need for additional retail in the following including: Bandon, Carrigaline, Fermoy, Skibbereen, Charleville, Mitchelstown, Kanturk, Millstreet and Cobh.</p> <p>5. Support retail typology outlined as accurate but specific issues such as flooding need to be addressed.</p> <p>6. Modern convenience retailing cannot be accommodated in older town cores when modern retail demands of car parking, servicing and access are considered. (In many cases vacant floorspace is not necessarily simply vacant, but obsolescent)</p> <p>7. Recognition that edge of centre or out of</p>	

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			<p>centre locations can be promoted needs to be supported by appropriate zoning of lands and appropriate policy.</p> <p>8. Minimum of 1:14 car parking space to floorspace should be provided for foodstores.</p>	
<b>Walsh, Pat</b>	S11/13/1649	Submission wishes to endorse the local ring road in Charleville as a way of ensuring employment lands can be utilized at the earliest opportunity. Requests that Cork County Council should promote planning applications and facilitate infrastructure to enable this to happen.	<ol style="list-style-type: none"> <li>1. Promotion of planning applications relating to employment lands in the local ring road, Charleville.</li> <li>2. Provision of infrastructure.</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the construction of the M20 will continue to be the priority for Cork County Council.</li> <li>2. The construction of any local ring roads would be most appropriately dealt with in the next review of the Kanturk EA LAP.</li> </ol>

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<b>Walsh, Redmond and Michael</b>	S11/13/1666	<p><u>Rural Housing Issues</u>                      This submission requests that the category ‘Persons with a strong social connection to the area’ should be included within Table 3.8 – Metropolitan Greenbelt Areas under Strong Urban Influence, so that people with a strong social connection to an area will be considered under the proposed category ‘A’.</p>	<p>1. Category of ‘Persons with a strong social connection to the area’ should be included in Metropolitan Greenbelt – Area under Strong Urban Influence.</p>	<p>1. This issue is discussed in more detail in Section 2 of this report.</p>
<b>West Cork Development Partnership</b>	S11/13/1688	<p><u>Issues relating to West Cork</u>                      This submission outlines the objectives of the West Cork Development Partnership which is concerned primarily with the development of the local economy in West Cork. The submission states that in order to support this local economy that Cork County Council should deliver strategies and policy actions and principles in the areas of Innovation, Sustainability, Economic Viability and Linkages. Regarding Innovation it suggests that the ‘cluster concept’ is used as the principal catalyst. It suggests that sustainability is wholly dependent on a collective understanding of the critical relationship between communities and their environment. Regarding Economic Viability, it suggests that the clustering of co-operating institutions, sectors and enterprises together with its ability to attract capital skills knowledge and expertise to the region will further enhance quality of life and regional competitiveness and economic well-being. Finally, it notes that linkages are implicit in the cluster model as ultimate success is dependent on multiple levels of interaction between Government department’s public agencies and local authorities, educational and research institutions, NGO’s enterprises and trade and industry associations. The submission is</p>	<p>1. Strategy, Policies &amp; Principles for the West Cork Economy in the areas of Innovation, Sustainability, Economic Viability and Linkages are required.</p>	<p>1. This issue raised in this submission are noted.                      2. The “Cluster Concept” will consider further in the draft plan.</p>



Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		supported by three key documents 'Future West Cork', 'West Cork Enterprise Constraints 2013' and 'West Cork Future Skills Research'.		
<b>West Cork Islands Community Council</b>	S11/13/1645	<p><u>West Cork Islands</u></p> <p>The following issues need to be addressed on the Islands - 1. Population Decline. 2. Availability of affordable housing on a year round basis to attract permanent population. 3. High Number of Second Homes and resultant underlying impacts, particularly Heir and Long. 4. Important to distinguish between Second Homes and managed Holiday Homes. 5. Need to strike a balance between demands for holiday home development and channel them into appropriate locations. 6. Absence of Part V. 7. Completion of Housing Audit for the Islands. 8. Provision of short stay accommodation and permanent dwellings should be directed to renovation and conversion of existing dwellings or derelict / disused dwellings. 9. Provision for permanent housing on a sustainable manner. 10. Recognise different circumstances of Island life. 11. Need for Island specific housing policy initiatives - utilise vacant properties before building new. 12. Potential for voluntary housing association for the Islands, create an Island housing waiting list. 13. Use of CPO's under Derelict Sites Act for Social and Affordable Housing. 14. Small-scale sheltered housing Needs. 15. Policies to encourage refurbishment of existing properties as opposed to new buildings. 16. Viability of lands purchased for Social Housing by CCC and why this has not progressed. 17. Suitability of persons for Island life. 18. Need for clustered Social Housing. 19. Need to learn from existing schemes.</p>	<ol style="list-style-type: none"> <li>1. Availability of Affordable Housing, Part V, provision of clustered social housing, completion of Housing Audit, voluntary housing association, small scale sheltered housing, use of CPO's under Derelict Sites Act and Island waiting list.</li> <li>2. Population Decline.</li> <li>3. Impacts of Second Homes and Holiday Home development.</li> <li>4. Provision of short stay accommodation.</li> <li>5. Permanent dwellings should be directed to renovation and conversion of existing dwellings or derelict / disused dwellings.</li> <li>6. Sustainable Housing</li> </ol>	<ol style="list-style-type: none"> <li>1. It is intended that the draft plan will prioritize permanent occupation of dwellings and within the Housing Strategy develop a specific section to deal with the West Cork Islands.</li> <li>2. The other issues raised are noted and will be considered where appropriate in the draft plan.</li> </ol>

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
			Provision. 7. Need for Island specific housing policy initiatives, utilisation of vacant properties rather than new build. 8. Different circumstances of Island life and suitability of persons for Island life.	
<b>Youghal Chamber</b>	S11/13/1685	This submission makes a number of suggestions for the strategic objectives for Youghal under a number of headings including; tourism, industry, housing, port facilities, infrastructure and Youghal Town Council Offices. It proposes that the development plan should include a 'Youghal Beach Plan' as a primary objective for the town which would examine the following issues and facilities; toilets, showers, litter, motor home park, boardwalk extension, public realm improvements, approach roads, (local) caravan parks, coastal erosion and parking. The submission agrees that the draft document proposal that local authorities would provide adequate parking to encourage footfall. The Chamber strongly supports the Youghal Town Council Heritage Plan and highlights a recent survey by UCC Master Students which found that 48% of shop units within the historic core were vacant. The submission suggests that the industrial base of the town needs to have a specialised focus, and Youghal needs to be earmarked as a hub in one particular industry, and also notes the conflict between dirty industry in the town and its promotion as a tourist area. The submission supports growth in urban settlements rather than rural and small nuclei settlements and requests a new port feasibility study to be commissioned for the town. The submission outlines its support for national road and other major	1. Retail provision, vacancy and car-parking within Youghal. 2. Include 'Youghal Beach Plan' in the development plan. 3. Industrial base of Youghal needs to have a specialised focus. 4. Port feasibility study to be commissioned for the town. 5. Support urban settlement. 6. Development plan should highlight infrastructure	1. The issues raised in relation to retail provision are discussed in Section 2 of this report. 2. The draft plan will include new car parking policies and standards. 3. Where appropriate, it is intended that the draft development plan will set out in more detail the approach to the other issues raised.

Name of Interested Party	Unique Reference Number	PPU Summary Submission	Principal Issues Raised under section 4 (b)(ii)	Draft Managers Opinion 11(4)(b)(iii)
		infrastructure in the town and also notes the amount of office accommodation available in the town.	capacity in the town.	

**Appendix C: Full list of Submitters by Interested Party (A-Z)**

<b>Name of Interested Party</b>	<b>Unique Reference Number</b>
Aghabullogue Coachford Rylane Community Council	S11/13/1617
Aldi Stores (Ireland) Ltd	S11/13/1632
Ballinascarthy tidy village group	S11/13/1595
Ballinascarthy tidy village group	S11/13/1596
Ballinascarthy tidy village group	S11/13/1597
Ballinascarthy tidy village group	S11/13/1598
Ballinascarthy tidy village group	S11/13/1626
Bere Island Projects Group Ltd	S11/13/1635
BirdWatch Ireland (Cork Branch)	S11/13/1659
Brideview Developments	S11/13/1684
Buckley, John and Kevin	S11/13/1629
Colthurst, Sir Charles	S11/13/1642
Comharchumann Chleire Teo	S11/13/1616
Connolly, Kevin	S11/13/1589
Cooney, Batholomew	S11/13/1671
Cooney, Kevin and Pat	S11/13/1689
Coppeen Community Council	S11/13/1657
Cork Branch Construction Industry Federation	S11/13/1614
Cork Dockyard Holdings	S11/13/1673
Cork Environmental Forum	S11/13/1691
Creedon John P and Denis Dineen	S11/13/1609
Creedon, Teddy	S11/13/1676
Crosshaven Community Association Ltd	S11/13/1611
Curtin, Brian	S11/13/1680
de Vere Hunt, A., Kelly, D. & A. and Mc Sweeney P.	S11/13/1677

<b>Name of Interested Party</b>	<b>Unique Reference Number</b>
Dept of Education and Skills	S11/13/1693
Donegan, Paul	S11/13/1618
Doran, Margaret	S11/13/1619
Douglas Golf Club	S11/13/1678
Doyle, Stephen	S11/13/1625
Dublin Airport Authority	S11/13/1637
Dunmanway Community Council	S11/13/1621
EirGrid	S11/13/1610
Electricity Supply Board	S11/13/1652
Fáilte Ireland (National Tourism Development Authority)	S11/13/1692
Fishbourne, Robert	S11/13/1686
Geological Survey of Ireland	S11/13/1633
Glenbower Wood & Lake Ltd	S11/13/1599
Glenbower Wood & Lake Ltd	S11/13/1600
Glenbower Wood & Lake Ltd	S11/13/1603
Glenbower Wood & Lake Ltd.	S11/13/1601
Glenbower Wood & Lake Ltd.	S11/13/1602
Greencore Developments Ltd	S11/13/1634
Greencore Developments Ltd	S11/13/1644
Guiry, Sharon	S11/13/1655
Health Service Executive	S11/13/1639
Healy, Conor (Cork Chamber)	S11/13/1654
Hobbs, Michael	S11/13/1608
Horgan	S11/13/1672
Horgan, David	S11/13/1679
Hurley, Donal	S11/13/1628
Indaver Ireland Limited	S11/13/1638

<b>Name of Interested Party</b>	<b>Unique Reference Number</b>
Inland Fisheries Ireland	S11/13/1661
Irish Concrete Federation	S11/13/1669
Irish Distillers Ltd.	S11/13/1670
Irish Wind Energy Association	S11/13/1650
Joyce, Gillen	S11/13/1590
JR ORONCO LTD.	S11/13/1674
Keep Ireland Open	S11/13/1613
Kelly, Caroline	S11/13/1681
Killeagh Historical Society	S11/13/1604
Killeagh Inch Community Council	S11/13/1641
Ledwidge, Pat Director of Services Cork City Council	S11/13/1636
Lee, Paudie	S11/13/1605
Lee, Paudie	S11/13/1606
Lidl Ireland GmbH	S11/13/1630
Limerick County Council	S11/13/1690
Mc Cormack, Pasqueline and Doyle, Richard	S11/13/1660
Mc Donagh, Ian (Arts Officer CCC)	S11/13/1682
McKenna, Sharon	S11/13/1622
McKenna, Sharon	S11/13/1623
Midleton Tidy Towns	S11/13/1558
Midleton Tidy Towns	S11/13/1559
National Oil Reserves Agency	S11/13/1607
National Roads Authority	S11/13/1663
National Transport Authority	S11/13/1643
National Transport Authority	S11/13/1648
O'Connell, Donnacha	S11/13/1667
Office of Public Works	S11/13/1631

<b>Name of Interested Party</b>	<b>Unique Reference Number</b>
O'Flynn Construction	S11/13/1658
O'Flynn Construction	S11/13/1653
O'Flynn, David of Ecocem	S11/13/1624
O'Shea, Tim and Pat	S11/13/1664
Phillips 66	S11/13/1646
Port of Cork	S11/13/1668
Residents of Ballinacurra	S11/13/1683
RGDATA	S11/13/1627
Rostellan Development Association	S11/13/1687
Sherkin Island Development Society	S11/13/1651
Shipton Group	S11/13/1615
Skibbereen & District Chamber of Commerce	S11/13/1612
South West Regional Authority	S11/13/1662
SSE Renewables	S11/13/1656
Sustainable Clonakilty	S11/13/1647
Swell Surf School	S11/13/1640
T & C Holland & Co	S11/13/1675
Tesco	S11/13/1620
Walsh, Pat	S11/13/1649
Walsh, Redmond and Michael	S11/13/1665
Walsh, Redmond and Michael	S11/13/1666
West Cork Development Partnership	S11/13/1688
West Cork Islands Community Council	S11/13/1645
Youghal Chamber	S11/13/1685

## Appendix D: Issues identified at the County Development Plan Review Stakeholder Meeting

Venue A: County Hall, Cork. Date: 29<sup>th</sup> of January, 2013

In attendance:

Stakeholders (Group 1)	Stakeholders (Group 2)	Stakeholders (Group 3)
<p>Mary Paten, Health Service Executive,                      Joe McCarthy, Irish and European,                      Karen McDonnell, County Childcare Committee,                      Colm Doyle, Glenville.</p>	<p>Dominic O’Sullivan, Department of Education,                      Trevor McCarthy, SCSi,                      Deirdre McMahan, HSE,                      Gerard McMahan, Teagasc.</p>	<p>Siobhan Bradley – Cork Chamber of Commerce,                      Donal Kelleher – Midleton Chamber,                      Sheila Barry – Lisgoold/Leamlara Community Council,                      Suzanne O’Sullivan – Health Service Executive,                      Ann Keohane – IFA.</p>
<p><b><u>Cork County Council Staff</u></b>                      Padraig Moore, Fiona Glynn, Tim Twomey, Marguerite Allison, Marie Crimmins, Paul Killeen.</p>		



**Issues Emerging**

**Population**

Population Patterns enlightening especially the figures for CASP and the North and West Strategic Plan area.

**Housing**

House Price Affordability became a big issue in the county over last few years and land prices in Metropolitan Cork from 1995 onwards were very high which resulted in the provision of incorrect house types.

Housing Densities went up in the housing estates and houses were considered stepping stone rather than permanent homes.

People found better value in house types further out of Metropolitan Cork and purchased properties out there rather than Metropolitan Cork.

Lower densities provided in the smaller villages were considered very attractive and safer environments for raising children with large open spaces in the estates. Lower densities in Blarney and places closer to city are required to help avoid people moving outside city area.

Land already zoned should reduce density assumptions i.e. - from high to medium or medium to low so as to provide 'Lifetime' housing with good rail and road infrastructure.

Housing in this country reached 30, 000 to 40,000 units per year some years and reached much higher levels one year, i.e. close to 92,000 houses. Need to examine densities in lands already zoned and reconsider densities given that land is not more affordable.

Rural Housing Needs – reduce density in rural villages within settlements – make provision for serviced sites and lower densities within small villages, i.e. 4 houses per acre.

Part built estates / unfinished housing estates – consider demolition or other options for unfinished estates such as community uses as unfair for existing inhabitants in estate.

**Childcare**

The Cork County figures in Childcare show families moving out of the Cork City Area to the villages and rural areas.

The figures show that there are more 0-4 year olds in Cork County than Dublin City as a whole which is startling.

People consider that there is better space and facilities such as green space, community centres, communal green spaces, other facilities like schools etc in villages like Bweeng.

The Government led Childcare initiative has resulted in an increased investment in childcare facilities with every family having the benefit of access to childcare. We now have small childcare centres throughout the county even in small settlements like Allihies.

### **Infrastructure**

Infrastructure needs to be updated in villages to keep up with the number of housing constructed.

Roads, sewerage issues are not dealt with by developers in certain housing estates. Enforcement Action required on these developers.

Developing areas/ settlements along railway lines should have infrastructural needs and amenities in place in line with housing development down the line.

Issues with sewerage facilities infrastructure not working in settlements.

### **Community Development and Community facilities**

Communal building/ multi-use facilities now required in a lot of settlements to keep up with the amount of houses constructed in some settlements.

Planning in Cork needs to plan for different population types in communities with three or four generations. Lack of growth of 'sense of community' within the settlements in the housing boom years.

The Aging population is an issue in the county now and in the future. Funding is an issue for HSE to try and keep people living where they want to stay, i.e. at home with 'home help' and 'home care' etc. It is important for home help, 'meals on wheels' and the 'district nurse' to facilitate people to stay in their community.

The idea of community and community facilities can be incorporated into social infrastructure not just physical infrastructure. Amenities required in settlements, i.e. Playground etc. Lands needs to be retained in layout of estates for amenities.

The optimal time to look for amenities is when the land is being zoned in Local Area Plans. Need to inform landowners of the amount of land for amenities or education within each zoning objective of Local Area Plans and/or Development Plans.

Community associations i.e. if community groups take on challenges like walkways, cycle ways, hostel, community centre i.e. like the successful multi-use building in Clonmel the Council should provide help via funding for amenities to aid local areas and groups. A community facility is considered a base need for all communities now.

Primary Care centres, Schools and Garda Stations need to be planned ahead for the projected population growths.

### **Rural Housing**

Restrictions on local people building on hillsides due to visual appearance and therefore being obliged to build in valleys and flood-plains.

If population targets are to be achieved consideration should be given to changing the Metropolitan Greenbelt (A1/A2/A3) areas – consider relaxing the rules.

Restrictions on local people building in rural areas.

The needs of farming communities must be recognised by newcomers building in rural areas.

### **Residential Development**

High density apartments are not suitable in smaller villages e.g. in Crossbarry where facilities/amenities – public transport, water/sewage treatment/social infrastructure are inadequate. Such high density building in small villages too far from Cork City – leads to long commutes on inadequate roads. Edge of city lands e.g. Ballyvolane should be developed in preference to high density building in small villages CDP should address problems with building in unsuitable areas.

The problems with ghost estates/unfinished estates – streets containing rows of vacant houses – wrong product in the wrong location- leads to vacancy – vacancy a cause of concern for everyone.

The market demands family type homes and a greater choice of family type homes. Increase in the choice of house type is needed to accommodate families. A whole mix of housing is required to provide greater choice in house type.

Concern that builders were not sufficiently regulated in the past.

High density apartments may be suitable in South County Dublin but completely unsuitable for Midleton / Carrigaline.

Will be necessary to increase the amount of zoned land in Ballincollig / Carrigaline in order to meet population targets.

### **Education**

Education Needs Assessment should be carried out when considering the zoning of land for residential development.

Problem has arisen with regards to school sites – Dept of Education needs a large number of sites. However a number of such school sites were identified in tandem with residential sites meant to take 2,500 houses or more. Such residential sites were zoned during the Local Area Plan process and such large scale residential building will not now take place. The result of this is that the school site is in a Greenfield site/ghost estate isolated from facilities/amenities. The Council and the Department will need to work together to solve this problem.

### **Agriculture**

Low intensity farming will lead to the viability of towns/villages.

### **Provision of Community Facilities.**

In terms of the provision of Community services, the HSE favoured approach, given the lack of resources currently available, is to centralise services in larger towns as opposed to villages. The HSE would welcome the assistance of local authorities in designating specific areas for the provision of new health centres which provide a range of services, from nursing service to clinical care. These stand alone centres will be provided generally through a public private partnership. Blackrock Hall is a good example of the type of facilities that should be provided.

Care however is needed particularly in smaller centres, if community halls are to be used for the provision of such services. There is a need to ensure that in multipurpose halls, each use gets an appropriate amount of time within the hall.

The plan, in general, does not place enough emphasis on the community. The plan is doing little to address the problems associated with diminishing service provision, post office closures, police station closures, in rural areas. Will the plan serve to “shut down” Rural Cork. The priority for the plan should be to learn from previous mistakes and deliver appropriate services for local communities.

### **Settlement Strategy and Core Strategy diagram**

Why does the core strategy diagram cover the entire county? The county should be divided into geographic areas, North, South, East and West, with a more detailed core strategy diagram for each area.

Should the settlement strategy set out in the plan be revised? Why does Metropolitan Cork extend so far into East Cork?

Is it correct to direct growth specifically at Mallow and Clonakilty? Is this strategy undermining the ability of other towns to develop? By focusing on these two towns exclusively, other towns in the north and west tend to be forgotten. Instead, the settlement strategy should direct growth to 5 or 6 strategically placed towns. The settlement strategy as set out in the County Development plan should be about trying to grow all areas and not just specific areas.

If Clonakilty the correct town to be the hub of growth in West Cork. Strategically Dunmanway is better place to deliver more balanced growth in the area.

### **The role of Town Councils**

Town Councils perform an important function in managing local service provision as that they best placed to respond to the specific needs of their respective towns. Is there a need to dismantle the local government system as it currently operates? Economically, it is a bad idea to replace the town council system with the municipality approach set out in recent government policy.

If Town Councils remain in place, their boundaries need to reflect the actual footprint of the town and not the old administrative boundaries.

### **Are we making the best use of what we already have?**

Instead of trying to deliver new things, the County Development Plan should encourage the more effective and efficient use of existing assets. In Midleton, fibre optic cable was laid along the main street to deliver high speed broadband in the town as part of the MANS project. The prohibitive cost of connecting to the network, €10,000, has resulted in few businesses connecting to this important infrastructure.

Greater efforts should be made to release commercial buildings, which are in state control, to private enterprise.

Given our coastal location, does the plan give enough support to developing tidal power as a genuine energy source? Given the controversial nature of wind energy proposals, should the plan be as supportive of these types of developments.

### **Other issues**

Is there enough emphasis placed on facilitating public transport improvements? Should the continuation of the Midleton Rail line to Youghal be a priority?

How can the Plan support the delivery of the Cork – Limerick motorway?

Why are Fáilte Ireland closing down local tourist offices around the County?

**Main points**

The previous plan facilitated the decline of many urban areas by focusing growth in specific locations. There is a need to spread growth more evenly across the County.

There is a need to revise the Core Strategy. Instead of looking at the county as a whole, the county should be divided geographically and a more localised, specific core strategy diagram should be prepared for each area.

Power needs to be returned to local people and local town councils as they know what's best for their own areas.

The plan should be community focused and should do more to engage with community and voluntary forums.

**Issues identified at the West Cork Stakeholder Meeting Venue: Quality Hotel, Clonakilty. Date: 31<sup>st</sup> of January 2013**

**In attendance:**

Stakeholders (Group 1)	Stakeholders (Group 2)	Stakeholders (Group 3)
<p><b>Aisling Moran – Sherkin, Long and Heir Community Development Worker</b></p> <p><b>Mairtin O’Maoloid – Comharchumann Chléire Teo – Cape Clear</b></p> <p><b>Frank McCarthy – Clonakilty Chamber of Commerce</b></p> <p><b>Bernie Connolly – Development Co-ordinator</b></p> <p><b>J. Higgins – Dunmanway Community Council</b></p> <p><b>A. Harte – Coppeen Community Council</b></p>	<p><b>Jose Ospina– Carbery Housing Association</b></p> <p><b>Fiona Chapelle – Carbery Housing Association</b></p> <p><b>Andrew Walsh – Newcestown Development Association</b></p> <p><b>Maeve McCarthy – Skibbereen Chamber of Commerce</b></p> <p><b>Peter Madden – Sustainable Clonakilty</b></p>	<p><b>Barry O’Sullivan - Coppeen Community Council</b></p> <p><b>Michael Hobbs - County Development Board</b></p> <p><b>Stephen Smith - Clonakilty Chamber of Commerce</b></p> <p><b>Tommy Collins - Dunmanway Community Council</b></p> <p><b>David O’Brien - IFA</b></p> <p><b>Xavier Dumuission.</b></p>
<p><b><u>Cork County Council Staff</u></b>                      Andrew Hind, Padraig Moore, Paul Killeen, Fiona Glynn, Muiris Quinn, Tim Twomey, Marie Crimmins, Mairead McCarthy, Karen O’Mahony, Sean Taylor, John Redmond, David O’Keeffe,</p>		

**Issues Emerging:**

**Population**

There was some discussion on whether we are obliged to bring population in line with the South West Regional Planning guidelines? Why is this being dictated from the national level? Should it not be coming from the bottom up? Should population growth be driven by population or sustainable economy?

There has been significant population change due to the recession and must question if this population change a good or bad thing. Questioned the increase of population figure (37,000) in Cork.

With Population decline, the services supplied to the rural areas also decline.

Procedures for change of use of retail use to shared office space should be relaxed and the issue of no. of car parking spaces for this change of use should be relaxed.

**Transport**

Transport was considered to be a very important issue for the region. Cost of commuting to Cork city in particular is impacting on the area. Transport where available is often unreliable and sometimes overcrowded. This is discouraging to those who might use it.

Infrastructure improvements are mainly in Metropolitan Cork area instead of Rural Area of the County.

**Broadband**

Significant problem for the region. Companies such as Avego have relocated from Kinsale to Cork City. Suggestion that the broadband infrastructure was inadequate for them. New technologies such as broadband can assist in allowing people to live more sustainably in rural communities and need to be further developed.

**Town Centres/Car Parking**

Car parking charges are a deterrent to those using town centres. This was seen as an issue in Bandon and Skibbereen in particular. It is discouraging to both locals and tourists visiting the area. Need to reiterate to the town councils that this is a problem. In France for example parking is easier to access and free. Should be more infrastructure for cycling and walking.



**Retail and Town Centres**

Impact of large retailers e.g. Tesco on towns needs to be considered. Concerns expressed that such multiples are 'voracious' and will close smaller shops which contribute in a great way to the diversity of West Cork towns. Felt that such multiples impact significantly on the small artisan towns of West Cork. It is critical that the vibrancy and vitality of town centres is retained. Policies should be put in place to restrict such multiples as they dilute the personality of West Cork. It was noted that jobs created by the arrival of such multiples are greatly exaggerated when reality is often a reduction in jobs. Money spent in such multiples is being lost to the UK or Germany and has knock on effects to local support networks. Money generated in the community is of much more benefit.

**Housing/ Rural Housing and Holiday Homes**

Zoning in the villages – most of the zoned land is not available for development, this leads to shortage of housing for local people. May require a new category in the CDP to accommodate these people who want to live near the village not in rural areas and people who want to live in rural areas and not near the village.

Part V is a tax on development, it needs to be relaxed, and reducing it from 20% to 14% is still not enough.

Is it possible for the Council to purchase houses in estates in NAMA to provide Social & Affordable housing.

There was some discussion on rural housing and some specific examples. It was emphasised that new proposals for rural housing would attempt to look more positively at the categories of rural people who might apply. On the islands in particular it seems to be an issue in attracting families to inhabit the islands year round.

Prevalence and demand for 'Holiday Home' ownership is an issue. Without permanent population schools cannot be sustained. This is an issue for the islands in particular. Heir has lost its primary school and Sherkin may also be in danger. It is difficult for people to find homes even to rent on a medium to long term basis although many of these remain unoccupied for substantial parts of the year. Demand for holiday home development is pricing locals out for sites. It was considered that it was very important that islander culture be maintained. Opportunities for social and affordable housing are infrequent.

Housing in West Cork that is mostly 2<sup>nd</sup> homes/Holiday homes does have some benefit to the local Economy. It was also noted that there are some benefits from the people who use these holiday homes on a seasonal basis which contributes to the diversity of these coastal communities.

**Provision of Social Housing**

During the previous development cycle, there was considerable investment in the provision of new housing. However during this time, here appeared to be more emphasis placed on the provision of affordable housing as opposed to the provision of social housing. As a result of the economic downturn, the demand for social housing has significantly increased as fewer and fewer people are in a position to secure the required credit to purchase a house in the private residential market.

Both the housing strategy and the development plan will need to carefully consider the future approach to the provision of social housing. Both plans should examine what role vacant residential development can have in the provision of social housing. There is also a growing problem with people not being able to get on the housing list within the Council, which needs to be addressed.

There is requirement for the Council to engage more directly with the various housing associations in Cork. The housing strategy should identify an appropriate framework that actively engages housing development associations and encourages a joined up approach to the provision of social housing.

**Vacant residential units in West Cork**

The reason for high residential vacancy rates in West Cork is not just down to holiday homes. A principle reason for these high vacancy rates can be explained by residency conditions that area attached to planning permissions. Evidence suggests that a significant number of vacant units cannot be sold by people, who have had to leave West Cork o find employment, because of residency conditions on planning permissions. The majority of newly built vacant homes in West Cork were generally intended for year round occupation as principle residences and are not for holiday use. The County Development Plan will need to explore the possibility of removing such conditions if they are serious about addressing the issue of vacancy in west Cork.

The number of vacant second homes in the area is also an issue. People are using second homes less. While owners are increasingly renting these units on a short term basis, they are specifically built for holiday use do not lend themselves to year round occupation. They tend to be poorly insulated and have electric heating systems. For this reason they are not appropriate for the provision of social housing.

**Energy and Sustainability**

Sustainable Clonakilty have a target that Clonakilty should be sustainable by 2020. Jobs will be created by this. Why are other sustainable energy options e.g. biomass not included. Micro wind energy can cater for a lot of energy needs. Where is this policy?

Concern that islands such as Cape Clear would be deemed unsuitable for wind energy particularly when Cape Clear Island in 1986 was part of the integrated system. Why discourage now?

Windfarms and alternative means of wind energy e.g. Biomass and wave should be investigated as a means of energy in the South of Ireland.

**'Future West Cork – Vision of the future'**

A 2 year exercise was recently initiated to prepare a newly published document 'Future West Cork'. The document was presented as a template or important background document for the development plan. It was stated that it was the most intensive consultation exercise undertaken in West Cork. Some of the most important issues emerging were in relation to provision of renewable energy, the importance of developing local food systems and examining prospects of added value by sustainable production.

**Employment and Innovation**

Plan needs to say more regarding innovation industry, construction technology, agriculture and fishing sectors. Broadband is also critical in developing new types of jobs. Key needs to be to create and generate wealth locally.

**Ageing Population:**

Very important that we plan for our ageing population and this needs to be included in the CDP. Purpose built units close to town centres are important.

**Social Infrastructure:**

Many of the existing facilities are costly to use. Where is the infrastructure for the disadvantaged? Can it be more equitable? Need to provide more multi-use buildings for community use.

**The Cost of Energy**

With a changing population profile, characterised by an aging population, the issue of the cost of energy, particularly transportation costs, is becoming more important. The County Development Plan should make addressing fuel poverty a strategic aim of the plan. It should also strive to make Clonakilty an “energy neutral” town.

Sustainable Clonakilty have estimated that approximately €23 million is spent annually by the people of Clonakilty on energy costs. If energy could be generated locally, a significant amount of this expenditure could be retained in the locality. In order to achieve energy neutrality, there needs to be a focus on a more diverse range of renewable energy supply systems. While wind energy will play an important role, consideration should also be given to facilitating the development of biomass units, which generate heat energy from recycling food waste and agricultural waste. The plan should encourage the reuse of vacant industrial units for this purpose. The plan should also facilitate those who wish to install solar panels both in employment locations and in residential areas.

The County Development should identify a new approach to dealing with community based renewable energy projects. Community based wind energy developments should be considered differently to commercial wind energy developments, with greater support given to community projects.

A key element of the energy section of the plan should be the promotion of greater energy efficiency across the county. The County Development Plan should require that all new developments comply with the highest standards in terms of energy efficiency. The plan should also not place any impediments in the way of retrofitting existing buildings so as to make them more energy efficient.

**Retailing and economic development in West Cork?**

The issue of increasing retailing vacancy in west Cork towns, particularly Skibbereen, is becoming a significant concern. The development strategy for west Cork, as set out in the development plan, which directs growth to Clonakilty has marginalised places like Skibbereen. Creating employment opportunities in Clonakilty has a trickledown effect and serves to create secondary employment opportunities in the town.

The limited population growth in Skibbereen over the life of the next development plan will do very little to encourage either retailing or employment growth in the town. As a result vacancy will continue to be an issue for Skibbereen.

The issue of broadband connectivity is a concern in rural areas. In Skibbereen, fibre optic cable was laid so as to deliver high speed broadband in the town as part of the MANS project. The prohibitive cost of connecting to the network has resulted in few businesses being able to avail of this important infrastructure. Smaller villages like Newcestown are also suffering because of the lack of broadband coverage. If this issue could be addressed, it could serve to generate employment opportunities in the area.

Tourism is an important economic driver in the West Cork region. Skibbereen is particularly dependant on the tourism industry, with no real viable alternative. The plan needs to focus on promoting rural activities. The plan should support the “Wild Atlantic Way” project and other related initiatives.

**Flooding**

Flooding in Clonakilty, SUDS, Surface water issues need to be tackled.

**Dunmanway**

It was noted that the Dunmanway area and its rural hinterland are suffering from issues such as an ageing population and a lack of employment. The town needs to have more prominence in the plan to prevent its further demise. Younger people from Dunmanway are being lost to Clonakilty for example.

**Other issues**

The plan should do more to facilitate local food production in urban areas.

The CASP Ring area has grown significantly over the last number of years because it is well served by infrastructure, both in terms or roads and broadband.

More efforts need to be directed towards the provision of community facilities, such as family resource centres, in the west Cork Region.

Greater consideration should be given to protecting local biodiversity. Traditional farming methods have proved to be detrimental to local biodiversity.

The importance of the voluntary sector should be acknowledged.

**Main points**

The development strategy for West Cork as set out in the plan, which favours the development of Clonakilty, will facilitate the decline of other urban areas especially Skibbereen. There is a need to spread growth more evenly across the region.

There is a need to address the issue of fuel poverty and support attempt to generate local renewable energy supplies.

The plan needs to address the issue of vacant residential units in West Cork. Holidays homes are only partly to blame. The fact that people, who have to move for employment reasons, cannot sell their houses because of residency conditions on planning permissions is also a significant contributing factor to vacancy rates.

The plan should on promoting a diverse economic base in the region. While tourism is an important economic driver, the plan needs to encourage the development of viable alternatives to this sector so as to ensure sustainable economic growth in the region.

**Issues identified at the Mallow EA Stakeholder Meeting Venue: Hibernian Hotel, Mallow. Date: 6<sup>th</sup> of February 2013**

**In attendance:**

Stakeholders (Group 1)	Stakeholders (Group 2)	Stakeholders (Group 3)
<p>Sean Kelly (Bweeng Community Council)                      Gerard Quain (Ballyhoura Development)                      Fergus Shiven (Lyre Area)                      Janette O’Connell (Bweeng Village Renewal)                      Tom O’Connor (Dromahane Development Association)                      William McSweeney (Boherbue)</p>	<p>Jerry Murphy – Liscarroll Community Council                      Liam Fitzpatrick – Liscarroll Community Council                      Alan Buckley – Avondu Blackwater Partnership                      Denis O’Connell – Bweeng Community Council                      Mary Twomey Casey – IFA                      Teddy Flynn                      Paul MacSweeney - Ard Ghaoth</p>	<p>Seamus Geary– Carbery Housing Association                      Denis Kelly – Muintir na Tire                      John Buckley Ard Ghaoth                      Kevin Buckley - Ard Ghaoth                      Tom Curtin – Woodland Environmental Engineering</p>
<p><b><u>Cork County Council Staff</u></b>                      Andrew Hind, Padraig Moore, Paul Killeen, Fiona Glynn, Muiris Quinn, Tim Twomey, Marie Crimmins, Mairead McCarthy</p>		

**Issues Emerging:**

**How effective is the proposed growth strategy?**

Dealing with the legacy of the “Celtic Tiger” will be the principle challenges of this plan. The pattern of growth that emerged during this period has profoundly shaped the spatial distribution of the population within the County. Some areas, specifically the CASP Ring area, have exceeded their population targets whereas some of the main towns, which should be the principle drivers of population growth, have not seen the anticipated level of population growth. The consequence of this pattern of growth is increased level of commuting, with many people driving over an hour to their place of work. If people are happy to commute, should they not be permitted to live in rural areas?

Concerns were raised that the proposed growth strategy, which targets investment in the Metropolitan area, will be to the detriment of the rural areas. As a consequence the plan will need to be mindful of the needs of those wishing to live in rural areas. People should be given the opportunity to build their own homes not just in rural area but in the main towns within these rural areas. This might require a revised approach to housing density and how it is applied in these towns.

Accommodating the growth strategy set out in the plan will not require the zoning of more land for residential use; it will require the front loading of infrastructure provision.

**Role of Local Communities**

The main point articulated by the groups was the need to listen to local community groups more especially regarding the type of social and community facilities and infrastructure that is required in a particular area.

Communities should be able to get things done without the Co Councillors / Council having to get involved.

The loss of the Local Development Companies was noted. It was also noted that the bottom up approach to planning is very important. Other EU Countries look to the Irish example of bottom up planning in order to get a 10% additional top up of funding as outlined in an EU Directive.



**Neglect of Villages**

Concern was expressed that smaller villages and rural areas are being neglected at the expense of larger towns and the metropolitan area of the County. Many villages are suffering from a lack of investment with poor quality infrastructure such as footpaths, diminishing community services including shop closures and depopulation. Lack of facilities for young people was also highlighted as an issue. Concern was expressed that no investment would occur in these places going forward. It was noted that there will be a much greater expectation for services in villages and rural areas now that household charges in these areas are being paid.

In some villages peripheral housing developments have impacted on the heart of the village. Dereliction is becoming a big problem with no population on the main streets to add to the vibrancy of the village. It was recognised that strong villages are key service providers for the rural hinterland. Need for attractive vibrant villages in order to attract people to visit and live in these areas.

**Amenities**

Amenity areas need to generally be better provided for in settlements especially green areas and areas for recreation including walking dogs. The social, recreation and community amenities should be put in before the housing. Developments should be phased better.

It was noted that the mistakes of the past should not be repeated and landowners should give a proportion of their profit from selling development land back to the community.

**Development & Roads**

Some of the unfinished estates need to be finished off and a proper management system needs to be put in place. Safety is an important factor for the villages where these estates are located.

Half finished developments are only being finished with the help of local community groups like Ballyhoura and IRD Duhallow.

The general state of the roads is dis-improving throughout the county, especially the secondary routes.

Specifically, a roundabout should be provided between Banteer and Kanturk at the main crossroads. The local community have requested that this be put in place but are waiting on a feasibility study which is going to cost in the region of €25,000. There is frustration that this money needs to be spent on a study where the local community could provide the answer.

**Energy**

It was felt that we need to have more areas designated for wind farms. It was felt that there should not be such huge opposition to development as wind energy is the cleanest form of energy. However, wind energy needs to be provided in conjunction with the community so that there is some benefit to accrue back to the community in the form of a % margin or profit from the development going directly back to the community.

The County Development Plan will need to address the issue of Designated European Sites and their impact on wind farm developments. The new approach to wind energy as set out in the Section 11 Consultation Document is an attempt to harmonise wind energy policy in County Cork with current European policy.

Wind energy developments in some locations, that are well served by the appropriate energy transmission infrastructure are being undermined by SAC designations.

There is an issue with wind energy development proposals that cross administrative boundaries. More efforts should be made to engage with neighbouring local authorities to ensure a common approach to dealing with wind energy proposals that cross such boundaries, is adopted. There needs to be a joined up approach to dealing with wind farm developments, guidance should be set out at a national or regional level.

More work need to be done on monitoring the impacts of wind farm development so as to identify unforeseen negative impacts of such developments.

The plan should be constantly updated to reflect the most up to date approach to managing wind energy related developments.

Specific concern was expressed in relation to the restriction of lands for wind energy development on the basis that they were a habitat of the hen harrier. The point was made that much of these designated SPA areas have the potential for nearby grid connectivity and would be 'suitable' for wind turbines. It was outlined that the EU are closely monitoring these European habitat designated sites and that best practice advised that they be treated sensitively. Submissions in relation to this issue were invited.

The plan needs to acknowledge the importance of wind energy developments as a means of promoting economic growth.

**Enterprise**

Rural Business should be encouraged especially in the county towns which would help to keep them alive. It was noted that it is difficult to compete with the 'centres of excellence' where infrastructure and graduates are already in situ. The IDA need to do more to promote and encourage industrial development in the County Towns.

Town Centres would benefit from a reduction in rents which are prohibitive. A reduction in the rates and other Council costs are one of the single biggest things which the Council can do to improve town centres.

**Employment**

Some concerns were expressed in relation to how the settlement hierarchy is effective. An example was given in relation to an industry which might seek to develop in Lisscarroll. Would it be acceptable? It was outlined that proposals in relation to industry/employment are assessed on a case by case basis and that in general it was envisaged that the county development would have objectives in relation to rural enterprise, etc. Other considerations such as in relation to retail development would be guided in the main by the Retail Planning Guidelines.

It was noted that cottage industries are particularly important in providing local employment in these small towns and villages. Need further encouragement in this area.

**Vacant shop units**

In some of the larger towns such as Fermoy vacant units on the Main Street are a problem both in terms of aesthetics and in relation to generating activity and adding to the vibrancy of the streets. Could there be some positive mechanism whereby the Council act as a facilitator/negotiator in encouraging temporary uses at low cost for community groups or other interested bodies?

**Rural Housing**

The entrances to rural houses should be given priority and should be put in place before the actual houses are built. It was felt that once safety and engineering issues were dealt with then design should be more flexible – size of windows etc.

Ribbon development was raised as a problematic issue particularly outside of towns and villages.

**Vacant Housing Estates**

In some of the villages there are particular concerns regarding vacant houses or ghost estates. Could these estates be put in to use as estates for education or as specialist forms of adapted housing? Could NAMA and Department of Education get together or be supported in the plan?

**Cemetery Provision**

Cemeteries need to be planned for properly and consideration needs to be given to extensions to existing cemeteries.

**Health Care**

Does the plan do enough to promote health issues? Should the plan look to other local authorities for guidance on how to deal with promoting health initiatives?

How will the plan address the issue of our changing population profile? By 2036, it is estimated that there will be over 1 million people over the age of 65 living in Ireland. Will this change in population profile have a spatial impact? Will it require the building of different house types in different locations?

**Broadband connectivity**

The issue of broadband connectivity is a concern not just in rural areas but also in urban areas. In Midleton, fibre optic cable was laid so as to deliver high speed broadband in the town as part of the MANS project. The prohibitive cost of connecting to the network has resulted in few businesses being able to avail of this important infrastructure. If this issue could be addressed, it could serve to generate employment opportunities in the area.

**Funding**

A significant issue in relation to villages was in relation to funding. Much of the initiatives are voluntary and dependant on active community involvement. It was felt that the council needs to do more in this regard.

Although Mallow is a hub town it is exempt from Leader funding. Can this be looked at?

**Other issues**

How will the County Development Plan shape the preparation of Town Council Development plans?

Will the CDP advocate the demolishing of vacant residential units, particularly those units that were built specifically for the tourism market?

**Main Points**

The main point articulated by the groups was the need to listen to local community groups more especially regarding the type of social and community facilities and infrastructure that is required in a particular area.

A significant issue in relation to villages was in relation to funding. Much of the initiatives are voluntary and dependant on active community involvement. It was felt that the council needs to do more in this regard.

The issue of broadband connectivity is a concern not just in rural areas but also in urban areas

In some of the villages there are particular concerns regarding vacant houses or ghost estates. Could these estates be put in to use as estates for education or as specialist forms of adapted housing? Could NAMA and Department of Education get together or be supported in the plan?

## Appendix E: List of Submissions received which included a request or proposal for zoning of particular land for any purpose

(Such issues are precluded from consideration in the Section 11 Managers Report given the provisions of Section 4(b)(ii) of the Principle Act, as amended)

Name of Interested Party	Unique Reference Number
Buckley, John and Kevin	S11/13/1629
Cooney, Batholomew	S11/13/1671
Cooney, Kevin and Pat	S11/13/1689
Cork Dockyard Holdings	S11/13/1673
Creedon John P and Denis Dineen	S11/13/1609
Creedon, Teddy	S11/13/1676
de Vere Hunt, A., Kelly, D. & A. and Mc Sweeney P.	S11/13/1677
Horgan	S11/13/1672
Horgan, David	S11/13/1679
Irish Distillers Ltd.	S11/13/1670
JR ORONCO LTD.	S11/13/1674
Kelly, Caroline	S11/13/1681
O Connell, Donnacha	S11/13/1667
Walsh, Redmond and Michael	S11/13/1665
Walsh, Redmond and Michael	S11/13/1666

## Appendix F: List of Prescribed Authorities and other Bodies notified of Commencement of Development Plan Review

### List of Prescribed Authorities Consulted

Department of Environment, Community & Local Government
The Board/ An Bord Pleanála
Department of Agriculture, Food & Marine
Department of Arts, Heritage & Gaeltacht Affairs
Department of Defence Headquarters
Department of Education and Skills
Minister for Transport, Tourism & Sport
The Arts Council
The Commissioners / The Office of Public Works
Dublin Airport Authority
Electricity Supply Board(Electric Ireland)
Forfas
Fáilte Ireland

Health Service Executive
The Heritage Council
Health and Safety Authority
Inland Fisheries Board
The National Roads Authority
An Taisce- The National Trust for Ireland
South Tipperary County Council
Cork City Council
Waterford County Council
Limerick County Council
Kerry County Council
Waterford County Council
Kerry County Council
Clonakilty Town Council
Cobh Town Council
Fermoy Town Council
Macroom Town Council



Mallow Town Council
Midleton Town Council
Skibbereen Town Council
Youghal Town Council
Kinsale Town Council
Bandon Town Council
Bantry Town Council
Passage West Town Council
South Western Regional Authority
Southern & Eastern Regional Assembly
South Eastern Regional Authority
Mid-West Regional Authority
EirGrid
Environmental Protection Agency Headquarters, Co. Wexford
Cork City Development Board
Cork County Development Board

**Other Bodies Consulted**

Department of Children and Youth Affairs	Cork City Centre Citizens Information Centre, Cork City
Department of Social Protection	Irish Auctioneers & Valuers Institute, Dublin 2
Department of Finance	RIAI, 8 Merrion Square, Dublin 2
Department of Foreign Affairs	The Construction Industry Federation, Little Island
Department of Health	Irish Mining & Quarrying Society, School of Geological Sciences, UCD Belfield Dublin 4
Department of Justice and Equality	Irish Home Builders Association (IHBA), Dublin 6
Department of Public Expenditure and Reform	Cork County Childcare, Buttevant
Department of the Taoiseach	POBAL, Mahon, Cork
Department of Jobs, Enterprise and Innovation	Children and Family Service Agency, Cork
Department of Communications, Energy and Natural Resources	Centre for Effective Services, Dublin 2
Environmental Protection Agency, Regional Inspectorate	Early Years Education Policy Unit, Dublin 4
Southern Regional Fisheries Board, Clonmel	RESPOND! Office, Blackpool, Cork
South Western Regional Fisheries Board, Macroom	Barnardos (Cork Office)

Irish Copyright Agency C/O Trinity College Library	Early Childhood Ireland, Blackrock, Cork
Assistant National Director of Estates, Health Service Executive	Family Support, Dublin 2
UCD Library	Dept. of Strategy & Planning, Health Service Executive South, Cork
Trinity College Library	Health Service Executive South, Regional Director of Operations, Model Farm Road, Cork
The Library, An Bord Pleanála	HSE Cork, Model Business Park
Legal Deposit Librarian, National of Ireland, Kildare Street	Primary & Community Care Services, HSE Cork, St. Finbarr's Hospital
Irish Copyright Agency, C/O Trinity College Library	Primary & Community Care Services, HSE Cork (South Lee & West Cork), St. Finbarr's Hospital
Copyright Department, The Library, University College Cork	Primary & Community Care Services, HSE Cork (North Lee & North Cork), HSE Offices, Mallow
The Library, University of Limerick	Cork TVG Traveller Visibility Group LTD, Cork City
Irish Copyright Agency, C/O Trinity College Library	Irish Wheelchair Association, Cork Regional Centre, Blackrock, Co Cork
The British Library	Irish Wheelchair Association, Cork Regional Centre
Copyright Department, Dublin City University Library	Department of Children and Youth Affairs, Dublin 4
Copyright Department, The Library, National University of Ireland, Maynooth	The Irish Sports Council
Assistant National Director of Estates, Health Service	Cork GAA, Páirc Uí Chaoimh

Executive	
Corporate Support Unit, Department of Communications, Energy & Natural Resources	Football Association of Ireland, National Sports Campus
Health Service Executive, Area Headquarters, Hospital Grounds, Skibbereen	IRFU (Munster Branch), Musgrave Park
Port of Cork	Irish Rugby Football Union, 10/12 Landsdowne Road
National Roads Office, Glanmire	Cork Sports Partnership, Ballincollig
ESB Head Office	Department of Education and Science, Mahon, Co. Cork
The Heritage Unit, Cork County Council	Department of Education and Science, Tullamore, Co. Offaly
Bus Eireann Area Office, Capwell	RGDATA, Blackrock, Co. Dublin
Avondhu/Blackwater Partnership	Forestry Inspector (Cork South West), Skibbereen
Ballyhoura Development	Cork Business Association
South & East Cork Area Development	Enterprise Ireland, Bishopstown
Meitheal Mhuscraí, Reidh na ndoirí	CEO, Irish Small & Medium Enterprise Assoc., Dublin 2
West Cork Development Partnership	Cork Chamber, Summerhill North, Cork.
Comhar na nOileán	Cobh & Harbour Chamber, The Old Yacht Club, Cobh
West Cork Enterprise Board	West Cork Chamber, c/o Bantry Terminals Ltd, Bantry

South Cork Enterprise Board	Charleville Chamber, Co. Cork
Cllr. Olive Corcoran	Mallow Chamber
Director of Services, (Community & Enterprise), County Hall	Midleton & Area Chamber of Commerce
I.R.D. Duhallow Ltd	Teagasc, Food Research Centre, Fermoy
Teagasc, Moorepark	Head of Centre Rural Econ & Dev Prog., Teagasc, Athenry, Co. Galway
Avondhu/ Blackwater Development Ltd	Cork IFA, Curraheen Road
County Cork VEC	Youghal Chamber of Commerce & Tourism
Cllr. David O'Byrne	IDA IRELAND, Wilton Place, Dublin 2
Enterprise Ireland, Industry House	FAS Training & Employment Authority, Dublin 4
Cool Mountain, Dunmanway	FAS Regional Directors' Office, Bishopstown, Cork
I.D.A. Ireland, Rossa Avenue	IBEC, Douglas Road, Cork
Fáilte Ireland SW, Aras Fáilte, Grand Parade	Cork/Kerry Tourism, Grand Parade, Cork
Dept of Social Protection, Centre Park Road	Cork/Kerry Tourism Ltd., Killarney
Udaras na Gaeltachta, Baile Mhic Ire, Maigh Chromtha	Fáilte Ireland, Blackrock, Cork
Cork County Childcare Committee	Fáilte Eireann, 88-95 Amiens St, Dublin 1
Garda Station, Bandon	Skibbereen & District Chamber of Commerce
Operations Manager, HSE	EPA Regional offices, Annabella, Mallow

IBEC, Confederation House	An Taisce, The National Trust for Ireland, Dublin 8
O’Riordan & Associates	ENFO, Local Government Management Agency, Dublin 8
Mr. Harry Bollard, Cobh	EPA Headquarters, Co. Wexford
Mr. Sean Kelly, Bweeng, Mallow	EPA Regional Inspectorate Offices, Inniscarra, Co. Cork
Mr. Maurice O’Riordan, Ballyhea, Charleville	The Heritage Council, Áras na hOidhreachta, Church Lane, Kilkenny
Ms. Eleanor Calnan, Leap, Co. Cork	Environmental Education Unit, An Taisce The National Trust for Ireland, Unit 5a Swift's Alley, Francis Street Dublin 8
Mr. P. Mullaly, Chief Officer, An Bord Pleanála, 64 Marlborough Street	Cork Institute of Technology, Cork
Minister for Education & Skills, Department of Education & Skills	UCC Accommodations Office, University College Cork
Department of Education & Skills, Portlaoise Rd, Tullamore	Age Action Ireland, Dublin 2
Department of Communications	Immigrant Council of Ireland, Dublin 2
Department of Arts, Heritage & Gaeltacht Affairs	Irish Immigrant Support Centre – NASC, Cork
Office of Public Works	Irish landscape Institute, Comhar
National Roads Office	Sustainable Development Council, Dublin1
Office of Environmental Assessment, Environmental Protection Agency, Regional Inspectorate Inniscarra, Co. Cork	Cork Environmental Forum, Ballydehob

Bord Gáis Headquarters	Cork Centre for Independent Living, Blackpool, Co Cork
Bord Gáis Networks Headquarters	Citizen Information Board, Dublin 2
ESB Head Office, Dublin 2	Irish Property Owners Association, Dublin 15
ESB Networks Customer Relations, Wilton, Cork	Nursing Home Ireland, Dublin 12
Aer Rianta International (ARI), Shannon Airport, Co. Clare	RESPOND! Office, Blackpool, Cork
Cork Airport, Irish Aviation Authority, Co Cork	Threshold, 22 South Mall, Cork City
Irish Aviation Authority, Dublin 2	Threshold, Access Housing Unit Cork, Georges Quay, Cork
Eircom Ltd, Dublin 8,	CEO Focus Ireland, Christchurch, Dublin 8
Eircom, Cork District Office, Lapps Quay, Cork	CEO Simon Community, Dublin 2
Irish Rail, Amiens Street, Dublin 1	Simon Communities of Ireland, 28/30 Exchequer St., Dublin 2
Sustainable Energy Ireland, Energy Policy Statistical Support Unit, Cork Airport Business Park	National Association of Building Co Operatives (NABCO) Munster, Ballincollig
Sustainable Energy Authority of Ireland Head Office, Dublin 2	Age Action South, Mahon, Cork
Comhar - Sustainable Development Council, Dublin 1	CEO. Cork Simon Community
Iarnrod Eireann, Regional Headquarters, Kent Station, Cork	National Traveller Accommodation Consultative Committee, Dublin 1
The National Roads Authority, Glashaboy, Glanmire, Co. Cork	Rural Resettlement Ireland, County Clare
Bus Eireann, Capwell, Cork	Cope Foundation, Cork

Bord Gáis Energy, 1st Floor, City Quarter, Lapps Quay ,Cork	Society of St. Vincent de Paul, Cork
Dublin Airport Authority, Dublin 7	Good Shepherd Services, Cork
Cluid Housing Association, 63-66 Amiens Street, Dublin 1	EBS, Dublin 1
Respond! Housing Association, Waterford	Irish Council for Social Housing (ICSH)
Threshold, Dublin 7	Focus Ireland, Cork
Irish Council for Social Housing (ICSH), Dublin 2	National Association of Building Co-operatives (NABCO),
School of Applied Sciences, UCC	Cork Area Training Manager, FAS Rossa Avenue

**Community and Voluntary Groups Consulted**

Ballinadee Development Association	Cumann Seandalaíochta and Staire
Ballineen & Enniskeane Development Association	Farran Community Association
West Cork I.F.A. County Executive	St. Vincent De Paul, Baile Mhic Ire, Maighchromtha
Newcestown Parish Development and Tidy Village Association	Clondrohid Development Group
Innishannon Development Association	Ballincollig Community Forum
West Cork Citizens Information Service Ltd	Coiste Culturtha, Ionad Culturtha, Baile Mhuirne
Bantry Community Development Centre	Blackwater Valley Tourism



West Cork Rural Transport	Bweeng Development Association
Bere Island Projects Group	Bweeng Village Renewal Committee
Caheragh Community Development Association	Alzheimers Society of Ireland (North Cork Branch)
Durrus & District Community Council	An Taisce Corcaigh
Dursey Island Development Association,	Araglen Community Council
Goleen & District Community Council,	Churchtown Development Association
Kealkil Community Development Assoc. Ltd.	Arts Alliance Mallow
Kilcrohane Development Association	Dromahane Development Association
Muintir Bhaire Community Council	Killavullen Community Council
Schull Development Association,	Lombardstown Development Group
The Long Island Development Group	Shanballymore Community Development Council
Bere Island Tourism & Environment Group	Doneraile Community Development Group
West Cork I.F.A. County Executive	T.N.C. Travellers of North Cork Mallow Co.Cork
Whiddy Island Development Association	Avondhu/ Blackwater Transport Advisory Committee
Cork Environmental Forum	Curraglass Development Association
National Learning Network	Mallow Estates Development Association
Cork Environmental Forum	Mourneabbey Community Council

National Learning Network	Glantane Community Council
National Training & Development Institute	Lombardstown Community Committee
Lowertown Development Association	Liscarroll Community Council Limited
Sheeps Head Way Co.Ltd	Twopothouse Development Association
Mizen Tourism Co-opertive Society Ltd	Carrigtwohill Community Council
Goleen Coastguard Group	Castlemartyr / Mogeely Community Council
Castletownbere Community Dev. Association	Churchtown South Community Council
Mealagh Valley Comm Dev. Assoc	Cobh & Harbour Chamber of Commerce
Adrigole Tourism & Development Association	Cork Harbour Development Ltd.
Special Scenic Landscape Committee	County Nature Trust
Schull & District Community Council	Ballinacurra Community Council
Eyeries Community Development Ltd	East Cork Tourism
Bantry Development Association	East Cork Youthreach
Brothers of Charity Southern Services	Killeagh / Inch Community Council
Glanmire Area Community Association,	Kiltha/Ballintotas Resource Group
Tower Community Development Association	Lisgoold/Leamlara Community Council
Upper Glanmire Community Association	Midleton & Area Chamber

Whitechurch & Waterloo Community Association Ltd.	Midleton Community Forum Ltd.
Munster Agricultural Society	Ballycotton Development Co. Ltd.
Cork Ladies Football Board	Rostellan Development Association
Crosshaven Development Committee	Youghal Chamber of Tourism & Commerce
Landscape Alliance Ireland	Youghal Heritage Society
Ballinhassig Community Development Association	Ballymacoda/Ladysbridge Community Council
Passage West Area Dev. & Environment Assoc.	Cork County Federation Muintir na Tire Ltd
Traveller Visibility Group Ltd.	Ballymore Community Association
Cork Association for the Deaf	Ballycotton Development Co. Ltd
Metheal Mara	Cork Golf Club
National Learning Network	Rostellan Development Association
Cork Women's FC	Ballintotis Community Council
Castlelyons Community Council	Shanagarry Community Association
Castlelyons Heritage and Tidy Towns Group	Aghada District Community Council Ltd
Coolagown Development Group	Cloyne Community District Council
Glanworth Community Council	Youghal Heritage Committee
Glenville Community Council	RAPID AIT Youghal

Kilworth Community Council	Parish Hall of Cloyne Union of Parishes
Mitchelstown Heritage Society	Youghal Socio Economic Development Ltd
Rathcormac Community Council	Youghal Chamber of Tourism & Development
Watergrasshill Community Council	Capeclear Tourism & Environment Group
Kildorrery Community Development Association	Carbery Housing Association Ltd.
Fermoy Community Development Project	Castlehaven Community Council
North and East Cork Citizens Information Service	Comharchumann Chleire Teo
Curraghagalla Community Group	Courtmacsherry Development & Festival Assoc. Ltd.
Ballygiblin Community Development	Drimoleague Community Development Association
Ballyhooly Community Council	Drinagh Community Association Ltd.
Araglen Community Council	Ballinascarthy Community Council
Blackwater Resource Development	Leap Community Council
Mitchelstown Community Council	Lisavaird Community Association Ltd
Blarney Development Group	Lislevane Community Association
Ballydehob Community Council Ltd	Rosscarbery Community Council
Glengarriff Tourism and Development Association	Rossmore Community Council
Bartlemy Community Council	Sherkin Island Development Society Ltd.

Banteer/Lyre Community Council	Sherkin Island Tourism & Environmental Group
Boherbue & District Community Dev. Council	Timoleague (Development) Community Centre Ltd.
Charleville & District Community Enterprise Ltd.	Union Hall Development Co. Ltd.
Charleville Sheltered Housing Services	Cumann Iarsmalann Chleire
Charleville Community Council Ltd.	Baltimore, Rath, Sherkin & Cleire Community Council
IRD Duhallow Ltd	Clonakilty & District Chamber of Tourism
Kanturk & District Community Council	Sustainable Clonakilty
Kiskeam Development Assoc.	Connonagh Community Development Association
Knocknagree Development Committee	Skibbereen Business Association
Liscarroll Community Council	Clonakilty Enterprise Board LTD
Meelin Community Council	Co Action, Droumdrastil, Dunmanway
Milford Area Community Council Ltd	Dunmanway Community Council
Millstreet Community Council	Skibbereen Area Regional & Economic Network
Nadd Development Group	West Cork Tourism
Rockchapel Development	Ballinacarriga Lisbealad Development Co. Ltd.
Ballydesmond Development Association	Comhairle Chleire

Special Olympics North Cork Clubs	Tragumna Development Association (TDA)
St. Joseph's Foundation	Brainwave The Irish Epilepsy Association
Kanturk Chamber of Commerce	Cumann Iascairi Chleire
Newmarket Community Development Association	West Cork Islands Community Council
Freemount Community Development Association	Carbery Enterprise Group Ltd
Carriganima Community Development	Sherkin Island Development Society Ltd.
Coiste Cultur & Teanga, Cuil Aodha	Croi na Laoi
Coiste Forbartha, Goirtin Fliuch	Cork Federation of Group Water Schemes
Coppeen Community Council	Shanballymore Community Council