



Board Direction

Ref: PL04G.ZD2012

Following a meeting of all available Board members held on the 28th April, 2016, the Board further considered the report of the Inspector and submissions on file at a meeting held on the 10th May 2016.

The Board decided by a margin of 4:2 to approve the making of the draft Planning Scheme, subject to modifications, for the reasons and consideration as set out herein.

The Board noted the Strategic Environmental Assessment process followed in the development of the Planning Scheme and noted the content of the Environmental Report. The Board took the foregoing into account in considering the draft Planning Scheme, and agreed with the Inspector that the relevant requirements of the Planning & Development Acts and Planning & Development Regulations have been fulfilled with regard to the SEA process.

The Board agreed with, and adopted the report of the inspector in relation to the screening for Appropriate Assessment under the Habitats Directive, and concluded that the draft planning scheme, including the modifications, either individually or in combination with other plans or projects, would not be likely to have a significant effect on any European site and, in particular, specific Site Codes: 004030, 001058, 000108 & 004109, (PLEASEINSERT SITE NAMES HERE) in view of the relevant conservation objectives of those sites, and that a Stage 2 appropriate assessment (and the submission of a NIS) is not therefore required.

Reasons and Considerations

Having regard to:

- a) the provisions of Part IX of the Planning and Development Act, 2000, as amended,
- b) Statutory Instrument No. 540 of 2010 - Planning and Development Act, 2000 (Designation of Strategic Development Zone: Monard, Cork County) Order, 2010,
- c) national and strategic policy as set out in the National Spatial Strategy 2002-2020, Transport 21 and Smarter Travel 2009-2020, and the Regional Planning Guidelines for the South West Area 2010-2022,
- d) the Cork Area Strategic Plan (CASP) 2001-2020, as revised in 2008, jointly adopted by Cork City Council and Cork County Council,
- e) the provisions of the Cork County Development Plan, 2014, including the Core Strategy contained therein,
- f) the provisions of the Blarney Electoral Area Local Area Plan 2011, (second edition January 2015),
- g) the requirements of Section 168(3) and 168 (3A) of the Planning and Development Act 2000 as amended and the provisions of article 179A of the Planning and Development Regulations 2001 as amended,
- h) the matters referred to in S169(8) of the Planning and Development Act 2000 ,
- i) the contents of the Environmental Report and Appropriate Assessment Screening Report and other accompanying documentation,
- j) the existing pattern of development in the area, the effect the scheme would have on any neighbouring land, and the effect the scheme would have on any place which is outside the area of the planning authority,
- k) the objections made to the proposed planning scheme,
- l) the documents and submissions on file generally and
- m) the report and recommendations of the Inspector, who conducted an oral hearing,

the Board considered that, subject to the modifications set out below, the draft Planning Scheme complies with the relevant statutory requirements and provides for the comprehensive planning and sustainable development

of the site in accordance with the requirements of the Strategic Development Zone designation. The Board concluded, generally in agreement with the reporting inspector that the Planning Scheme as modified:

- provides for an appropriate development of housing and related uses which will have access to means of public transport and which will allow the coherent development of the wider Cork area,
- allows for an appropriate mix of land-uses, at development densities that are acceptable having regard to the location and character of the site,
- provides for adequate leisure, community, educational, and commercial facilities for future residents of the area,
- provides for adequate access to road rail and other infrastructural facilities to service the area,
- allows for a suitable implementation mechanism which will prevent overloading of facilities by excessive development until necessary infrastructure has been delivered,
- puts forward a mechanism and suitable level of guidance to allow for the creation of an attractive built environment,
- makes provision for a variety of urban forms which will allow for variety and place definition and
- makes provision for appropriate access and interconnection between the varied elements of the scheme.

The Board, therefore, **approved the draft Planning Scheme**, subject to the modifications set out below. It is considered that the modifications made are not material, are minor in nature, and would not be likely to have significant effects on the environment or have a significant effect on a European site.

Modifications.

1. **(M01):** Except where further altered by modifications in this order, the Scheme dated April 2015 shall be modified by the inclusion of the drawings, plans and details contained in the 'Chief Executive's Reports to Members on Submissions Received' dated the 30th day of June, 2015 and the report entitled 'Recommended Changes arising from Chief Executive's Reports to Members on Submissions Received' dated the 17th day of July, 2015, as modified further by the details submitted by the Development Agency to the Board on the 14th day of January, 2016.

On adopting these changes amendments area made to the version of the draft planning scheme issued by Cork county council in July 2015

Reason: In the interests of clarity.

2. **(M02):** Delete the following text from Para. 5.1.8, (Page 104):

‘ . . . such an agreement being in place, with construction of houses under such permissions not to proceed until construction of a station is also underway’.

Insert the following text into Para. 5.1.8, (Page 104):

‘ . . . the railway station having been completed’.

Reason: In the interests of clarity.

3. **(M03):** The figures detailing the minimum and maximum number of dwellings permissible in the neighbourhoods contained in Sections 4.6 – 4.9 of the Planning Scheme shall be amended as necessary to correspond with the minimum and maximum number of dwellings set out in Table 4.2, Page 101 of the Scheme.

Reason: In the interests of clarity.

4. **(M04):** Insert the following as Para. 4.4.17 (Page 46).

‘The spaces and facilities should be designed to ensure all members of society can access them’.

Reason: To ensure a proper standard of development and access for all

5. **(M05):** Insert the following sentence into Para. 6.1.6 (Page 117):

'No development will be permitted within the Monard SDZ which would result in the overloading of the Killeens WWTP'.

Reason: In the interest of public health and of clarity.

6. **(M06):** Insert the following as Para. 6.1.9(A) after Para 6.1.9 (Page 117):

'While the preliminary reports on water supply and sewerage for Monard do not suggest that the inclusion of trunk mains or other infrastructure designed to serve both Monard and the Stoneview development would be advantageous, it is possible that due to change of circumstances, or for other reasons, Irish Water may wish to modify the proposals in those reports in a way which provides for some water services infrastructure serving both developments. Any such modified proposals will be subject to the same functional and environmental assessment requirements as the preliminary reports summarised above. Subject to that proviso, such modified proposals should not be regarded as inconsistent with this Planning Scheme'.

Reason: In the interests of clarity and orderly development.

7. **(M07):** Insert the following text into Para. 7.6.4 (page136)

'The park will be provided in two stages as follows:

- (1) The south-eastern part, to the south of the local road traversing the park, to be provided in tandem with development in Lower Monard (South)*
- (2) The northern part, to the north of the local road traversing the park, to be provided in tandem with development in Kilcronan (South)'.*

Reason: In the interests of clarity and orderly development.

8. **(M08):** Amend Table 10.3: *'Summary table showing preconditions for development north of threshold lines, and facilities to be provided in*

association with each part of each village' to reflect the requirements of Modification No. 7 (M07) above.

Reason: In the interests of clarity.

9. **(M09):** Amend 'Table 5.4: 'Quality and Potential of Transport links from Monard, by destination and mode' (Page 116) to '*Table 5.6 Quality and Potential of Transport links from Monard, by destination and mode*' and also amend the accompanying text reference to this table on p116 accordingly.

Reason: In the interests of clarity.

Board Member: _____
Michael Leahy

Date: 17th May 2016