

Adopted Amendment to the

Carrigaline Electoral Area Local Area Plan 2005

Amendment 3:
Additional Residential Land Supply
Carrigaline, Ballincollig and Cork City - South Environs

October 2007

**This Amendment was adopted by the Members of Cork
County Council on the 8th of October, 2007**

Adopted Amendment to the Carrigaline Electoral Area Local Area Plan 2005

Amendment 3:

Additional Residential Land Supply Carrigaline, Ballincollig and South Environs

This adopted amendment relates to a number of sites in the settlements of Carrigaline, Ballincollig and the South Environs, which are contained in the Carrigaline Electoral Area Local Area Plan 2005. It should also be read in conjunction with the adopted Complementary Variation to the Cork County Development Plan 2003 (Metropolitan Cork Green Belt), prepared with this amendment in order to allow the Council to remove the designation from the subject lands.

Carrigaline:

The amendment concerns the requirement for an additional two sites in Carrigaline, one to the north of the town at Shannon Park and the second previously zoned for light industrial uses within the town.

It was agreed to incorporate the following changes into the Carrigaline Electoral Area Local Area Plan 2005:

- *A new area for the preparation of a Masterplan at Shannonpark, in the Zoning Map for Carrigaline.*
- *A new zoning objective for the preparation of a masterplan for this site.*
- *Change an area to the east of the town previously zoned as established industry and enterprise area to residential development at Carrigaline Middle, in the Zoning Map for Carrigaline.*
- *A new residential zoning objective for this site.*

Ballincollig:

The adopted amendment concerns the requirement for an additional three sites in Ballincollig. All three sites are located to the south of the settlement and are contiguous with the current development boundary for Ballincollig.

It was agreed to incorporate the following changes into the Carrigaline Electoral Area Local Area Plan 2005:

- *A new area for residential development at Lisheen in the Zoning Map for Ballincollig.*
- *A new residential zoning objective for this site.*
- *A new area for residential development at Maglin in the Zoning Map for Ballincollig.*
- *A new residential zoning objective for this site.*
- *A new area for residential development at Carriganarra in the Zoning Map for Ballincollig.*
- *A new residential zoning objective for this site.*

Cork City – South Environs

The adopted amendment concerns the requirement for an additional site in Cork City South Environs.

It was agreed to incorporate the following changes into the Carrigaline Electoral Area Local Area Plan 2005:

- *A new area for residential development in the Zoning Map for Cork City South Environs.*

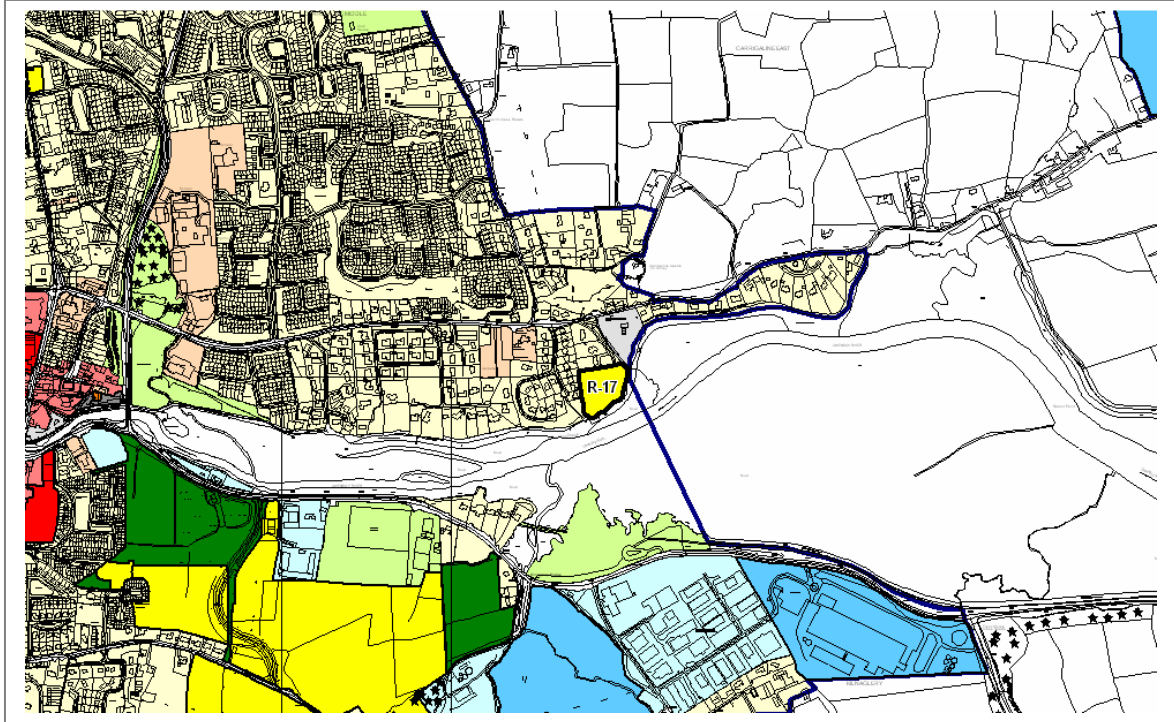
- **A new residential zoning objective for this site.**

This document sets out the adopted amendments in full and should be read in conjunction with the Carrigaline Electoral Area Local Area Plan 2005, the Complementary Variation to the Cork County Development Plan 2003 2nd Edition (Metropolitan Cork Green Belt) and the Environmental Report and Statement prepared by the Council in relation to these amendments.

1.1 ADOPTED CHANGES TO SECTION 8 OF THE CARRIGALINE ELECTORAL AREA LOCAL AREA PLAN

Settlement: Carrigaline

1.1.1. Site: Carrigaline Middle: It was agreed to change the existing industry and enterprise site and include a new zoning objective R-17;

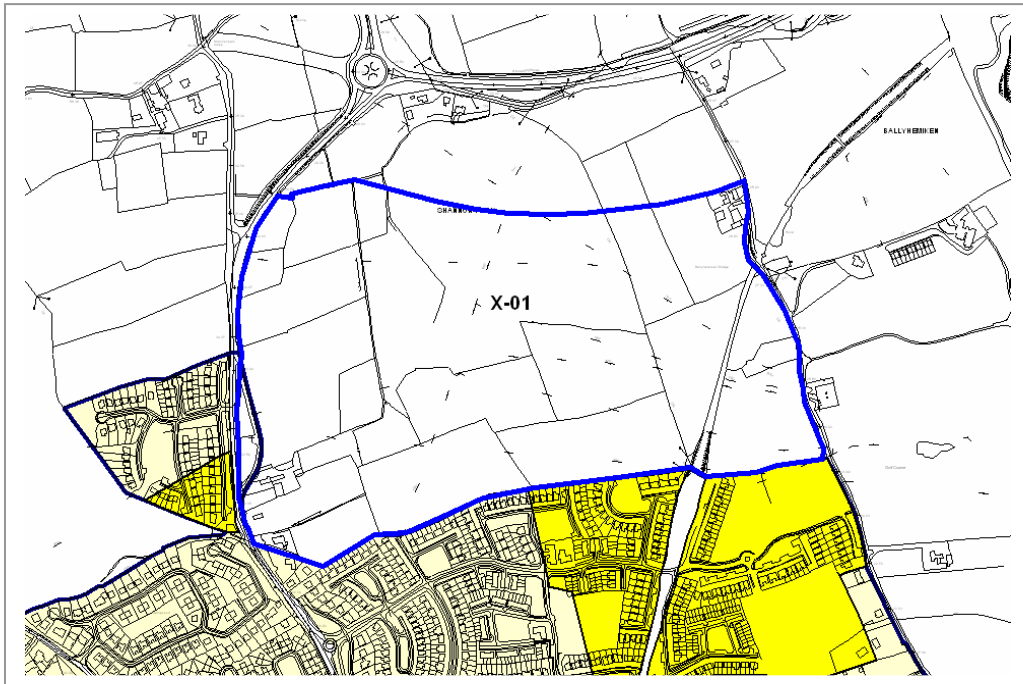


It was agreed to amend the existing text for the settlement of Carrigaline by including the following specific zoning objective:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-17	<p>Medium density residential development. The layout and design of this development should be sympathetic to the proposed Natural Heritage Area which is contiguous to the southern boundary of the site.</p> <p>A sea wall will be required along the eastern / southern boundary of the site.</p> <p>The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off-site and on-site infrastructure.</p>	1.0

Settlement: Carrigaline

1.1.2. **Site: Carrigaline Shannonpark** It was agreed to include a new zoning objective X-01;



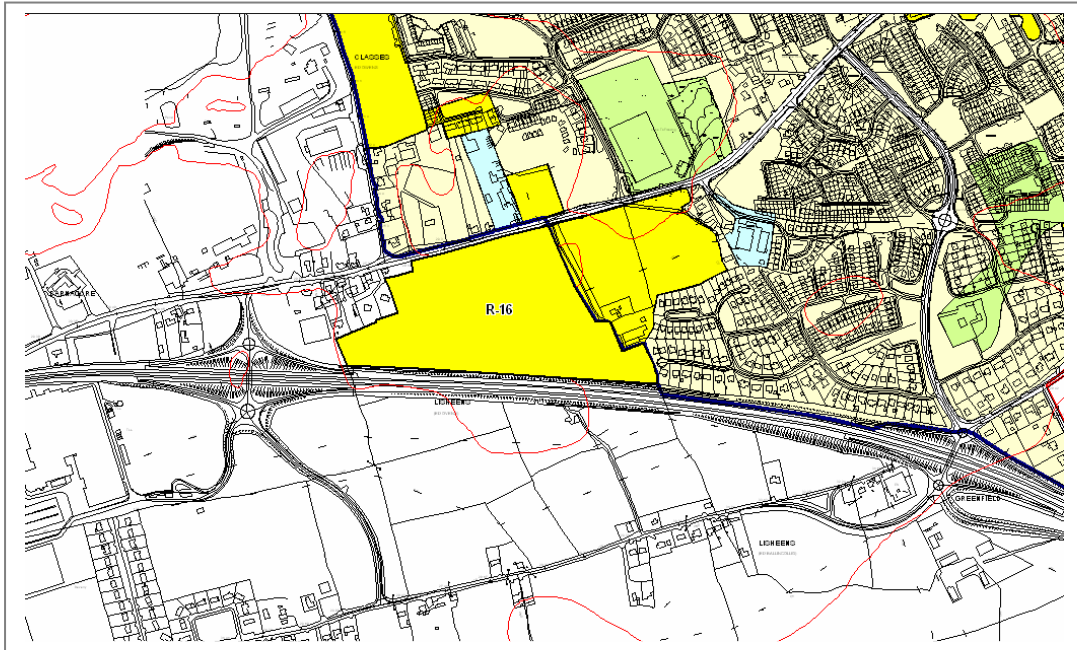
It was agreed to amend the existing text for the settlement of Carrigaline by including the following specific zoning objective:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
X-01	<p>Mixed use residential neighbourhood only in accordance with a masterplan to be prepared for the whole site by an intending developer and approved by the County Council to include proposals for the timing and construction of the following;</p> <ul style="list-style-type: none"> • Phased development of up to 1,200 residential units to include a good mix of house types to cater for every household size. • Phase 1 is to include a park and ride or similar facility (e.g. park and share) and proposals for its operation. • Phase 1 is also to include recreation and amenity areas and integrated sporting facilities before any houses are built. 	44.0

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
	<ul style="list-style-type: none"> • Provision of a primary school to meet the educational requirements of primary school age children living in the area. <p>The Masterplan must include a detailed access strategy for the site to include:</p> <ul style="list-style-type: none"> • Appropriate provision for the re-alignment of the R611 on the western site frontage in accordance with emerging proposals for the reconstruction of the N28 • Appropriate provision for a new link road (to distributor road standards) between the R611 and the Rock Road. • An access and transportation study will also be required taking account of the Carrigaline Area Transport Study (CATS). <ul style="list-style-type: none"> • A comprehensive stormwater management system should be designed for the whole development utilising the latest recommended SuDS systems in accordance with the Council's requirements. • The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure. 	

Settlement: Ballincollig

1.1.3. **Site: Ballincollig Lisheen** It was agreed to include a new zoning objective R-16;

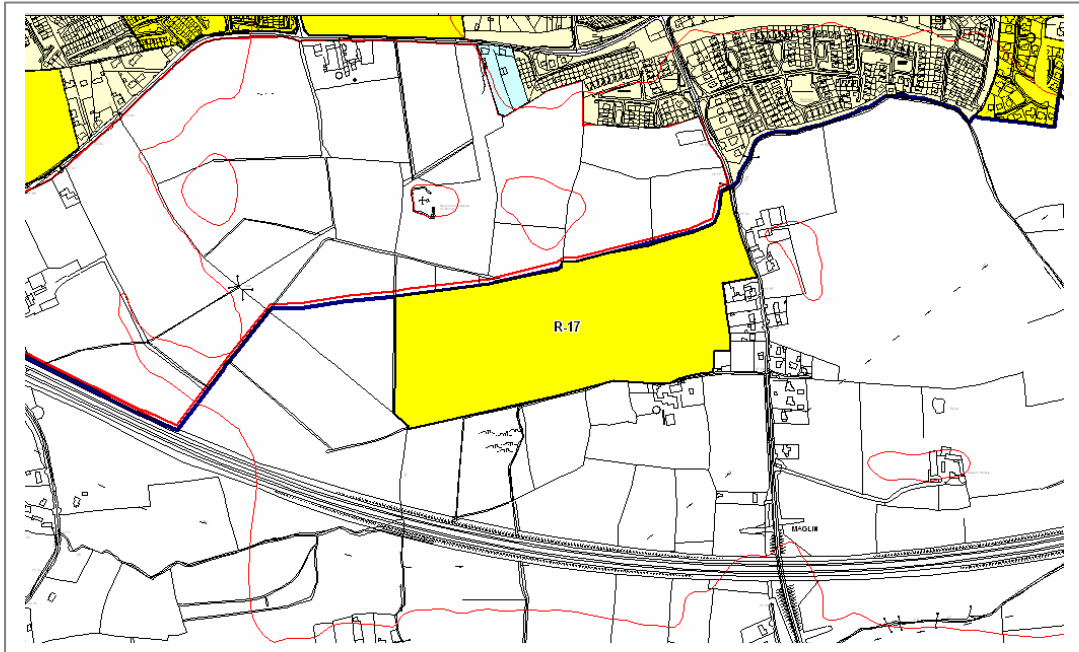


It was agreed to amend the existing text for the settlement of Ballincollig by including the following specific zoning objective:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-16	<p>Medium density residential development. Access is to be provided from the R608. There will also be a requirement to provide a public footpath along the public road.</p> <p>Noise attenuation measures in particular to the southern boundary with the N 22 will be the responsibility of the developer.</p>	11.7

Settlement: Ballincollig

1.1.4. **Site: Ballincollig Maglin** It was agreed to include a new zoning objective R-17;

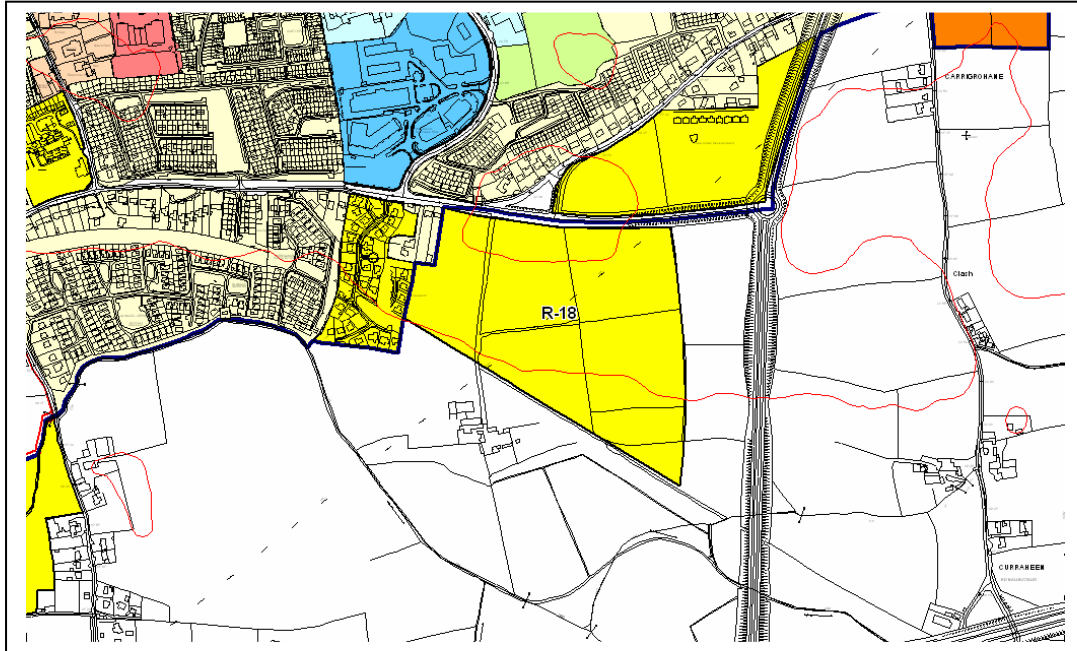


It was agreed to amend the existing text for the settlement of Ballincollig by including the following specific zoning objective:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-17	Medium density residential development. Proposals will include a scheme of local road widening and footpath provision, surface water drainage (including on-site attenuation works) a detailed traffic and transportation assessment will be required at the planning application stage.	18.4

Settlement: Ballincollig

1.1.5. **Site: Ballincollig Carriganarra** It was agreed to include a new zoning objective R-18;

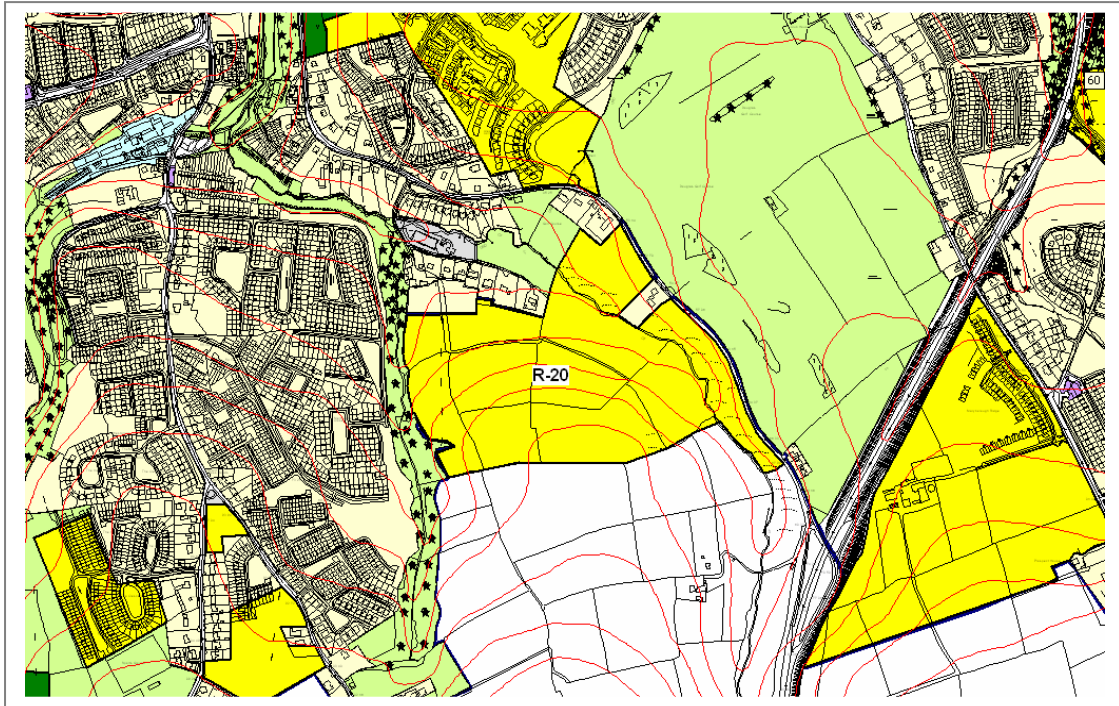


It was agreed to amend the existing text for the settlement of Ballincollig by including the following specific zoning objective:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-18	<p>Medium density residential development on a phased basis. Access to this site shall be directly onto the Kilumney Road. A traffic and transportation plan will need to be submitted as part of this application. Provision should also be made for a primary school.</p> <p>Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Poulavone Roundabout on the N22 to the Kilumney Road by agreement with the National Roads Office of Cork County Council.</p>	17.8

Settlement: Cork City South Environs

1.1.6. **Site: Cork City South Environs:** It was agreed to include a new zoning objective R-20;



It was agreed to amend the existing text for the settlement of Cork City – South Environs by including the following specific zoning objective:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-20	<p>Development of this site is to include the following;</p> <ul style="list-style-type: none"> • Medium density residential development to cater for a variety of house types and sizes. • 5 Ha of playing pitches in addition to the open space etc normally required in housing areas. • Retain the existing trees and hedgerows within the overall development of the site. • The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure. • Consideration will need to be 	22.4

*Adopted Amendment to the Carrigaline Electoral Area LAP 2005: Carrigaline,
Ballincollig,
South Environs*

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
	given to the provision of a primary school within this site at the detailed planning application stage.	