

Proposed Amendment to the

**Carrigaline Electoral Area
Local Area Plan**

Amendment No 1: Carrigaline (T-02, O-02 & U-02)

August 2012

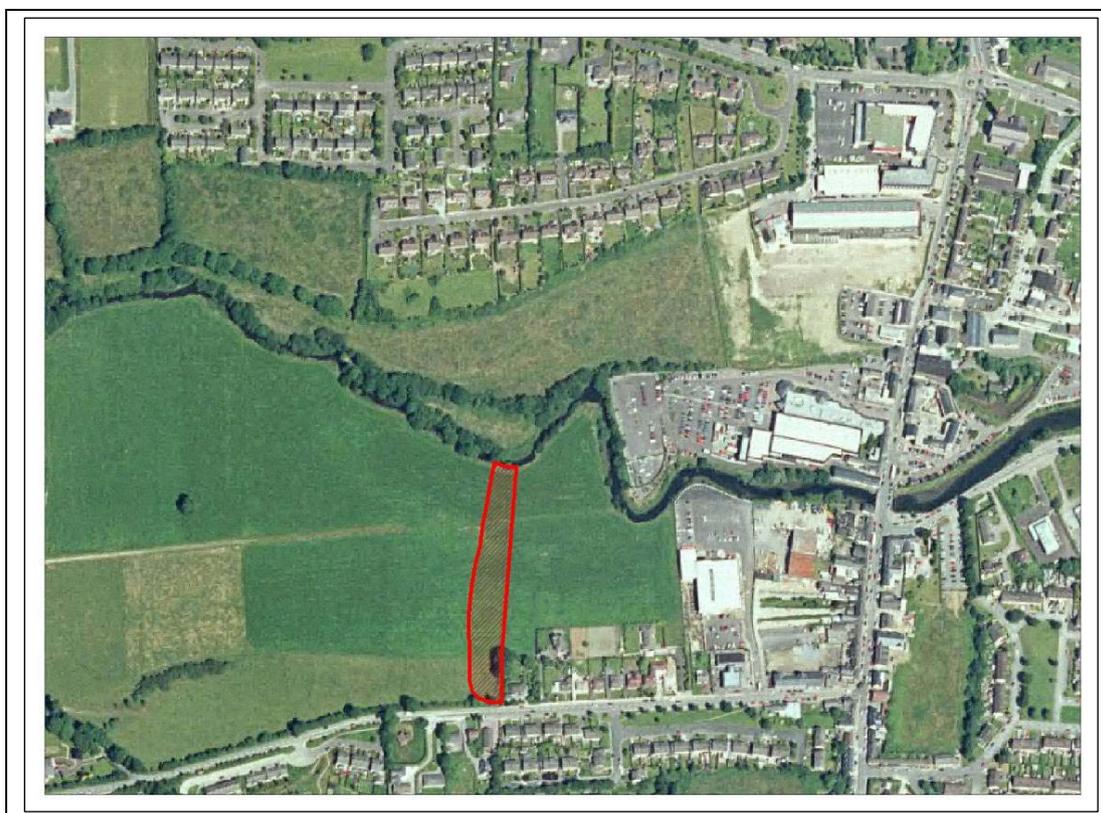
Proposed Amendment to the Carrigaline Electoral Area Local Area Plan 2011

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Introduction

Cork County Council proposes to amend the Carrigaline Electoral Area Local Area Plan under Section 20 of the Planning and Development Acts 2000 - 2010. The proposed amendment involves a change in land-use zoning of 0.6 hectares of 'Open Space' lands to 'Town Centre' lands in order to facilitate the expansion of the existing uses on the 'Town Centre' zoned lands within Carrigaline located on adjoining lands to the east. This proposed amendment will also affect the proposed alignment of U-02, the inner western relief road.

Map 1: Site Location Map (Aerial photo with site)



Background

The lands, subject of this amendment, are part of a larger site currently zoned for 'Open Space' use under the 2011 Carrigaline Electoral Area Local Area Plan, with the specific objective to provide for;

"O-02: Town Park including provision of playing pitches. Any proposed associated development (Club House or Community Building) will take account of scenic landscape designations on the southern part of the site and protection of the flood plain. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan." – 15.1ha

The adjoining site to the East is zoned for 'Town Centre' use under the current 2011 Carrigaline Electoral Area Local Area Plan with the specific objective to provide for;

"T-02: The area shall be subject to an Action Area Plan or Development Brief which shall include comprehensive proposals for a variety of town centre type uses including retail & business services, community uses and some limited residential proposals.

It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, future proposals (which will include a community element) that are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposal. Any such development proposals in the T-02 area may be provided with pedestrian access to Main Street. Vehicular access to such developments will not be provided directly onto Main Street.

Community uses which will be considered appropriate for this site include youth facilities, theatre, cinema, town hall/ multi-purpose building and town square.

The brief for the site shall be accompanied with proposals for appropriate high quality street furniture and landscaping.

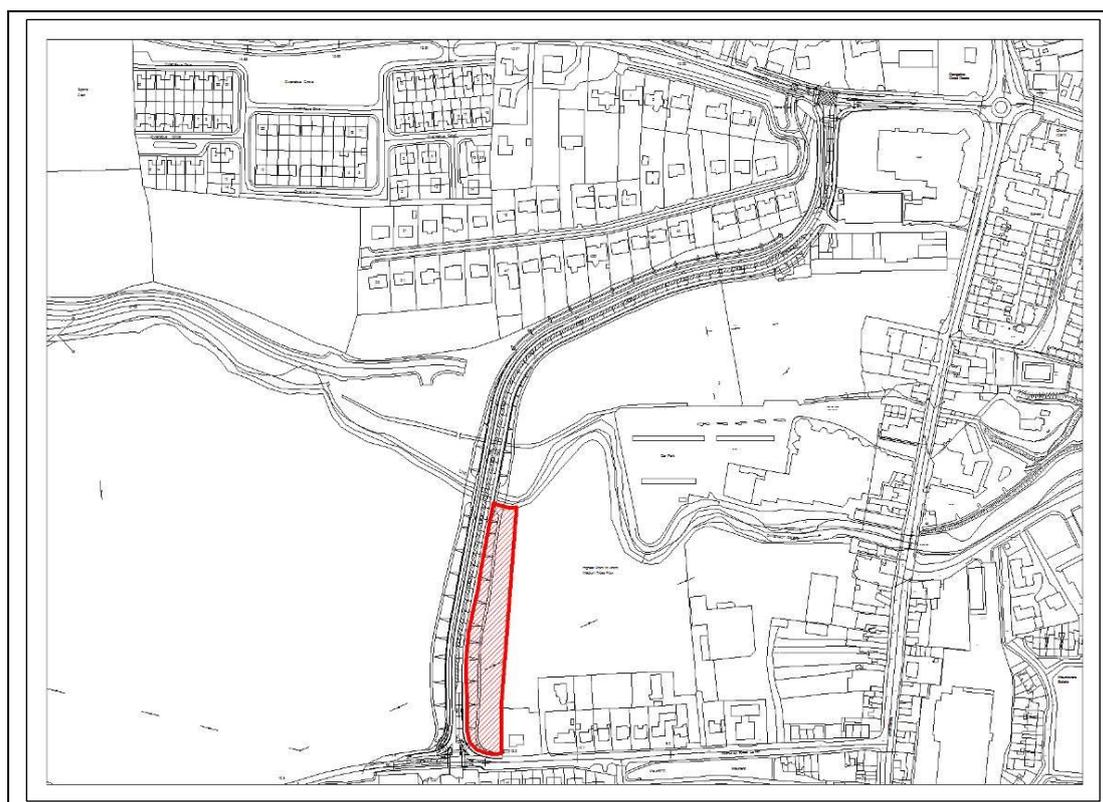
The scheme will give priority to pedestrians and cyclists and shall provided permeability to the rest of the town including to the open space area directly adjacent to the site (O-02).

Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan." – 11.4ha

This amendment should be viewed in conjunction with the Cork County Council's Part 8 procedure to facilitate the construction of a new inner western relief road (zoned as U-02 in the local area plan) through lands at Kilmoney which will connect the Ballea Road (at lands to the west of the existing Carrigaline Court hotel) to a newly proposed junction on the Kilmoney Road. The works will include the connection to the existing road developed south of the Carrigaline AFC sports grounds which connects to an existing roundabout on the Ballea road. The proposed development consists of a two-lane roadway with a bridge crossing the Owenabue River, associated footpaths, boundary treatments, landscaping, public lighting, etc. that will bound to the west of the subject site of this amendment.

When the detailed design of the road was completed under the Part 8 procedure and compared with the indicative line drawn on the zoning map of Carrigaline, the road alignment has moved to the west by a small portion of land (approximately 0.6ha and coloured red in the attached drawing below) that is presently zoned open space in O-02. The amendment wishes to regularize this portion of land, move the indicative alignment of the proposed road and change the zoning to include it in the Town Centre zoning (T-02).

Map 2: Proposed Inner Relief Road: Carrigaline (Part 8 Drawing)



Planning Considerations

Provision has already been made in the Carrigaline Electoral Area Local Area Plan for potential Town Centre use expansion on the lands (T-02) adjacent to this location; however, the proposed amendment seeks to further facilitate this expansion and improvement.

The reinforcement and improvement of the town centre of Carrigaline is one of the most important elements of the Carrigaline Electoral Area Local Area Plan. Despite its rapid development over recent years, the town has retained a strong separate identity. The expansion of the town centre will add to the range of shops, services and employment opportunities whilst reducing any tendency to depend on the large established shopping areas in Cork City or Douglas, improving the overall quality of life in the town and discourage unnecessary journeys by car.

It is considered essential to the continued vitality of the town that the established town centre should continue to be the focus of retail and commercial activity. The proposed amendment herein will facilitate this goal.

The construction of the proposed inner western relief road, immediately to the west of the existing town centre, will provide a framework for town centre expansion and consolidation while contributing to the relief of traffic congestion on the main street.

The Carrigaline Electoral Area Local Area Plan 2011 provided for The removal of this relatively small area of open space zoned land will not undermine the provision of open space land in Carrigaline.

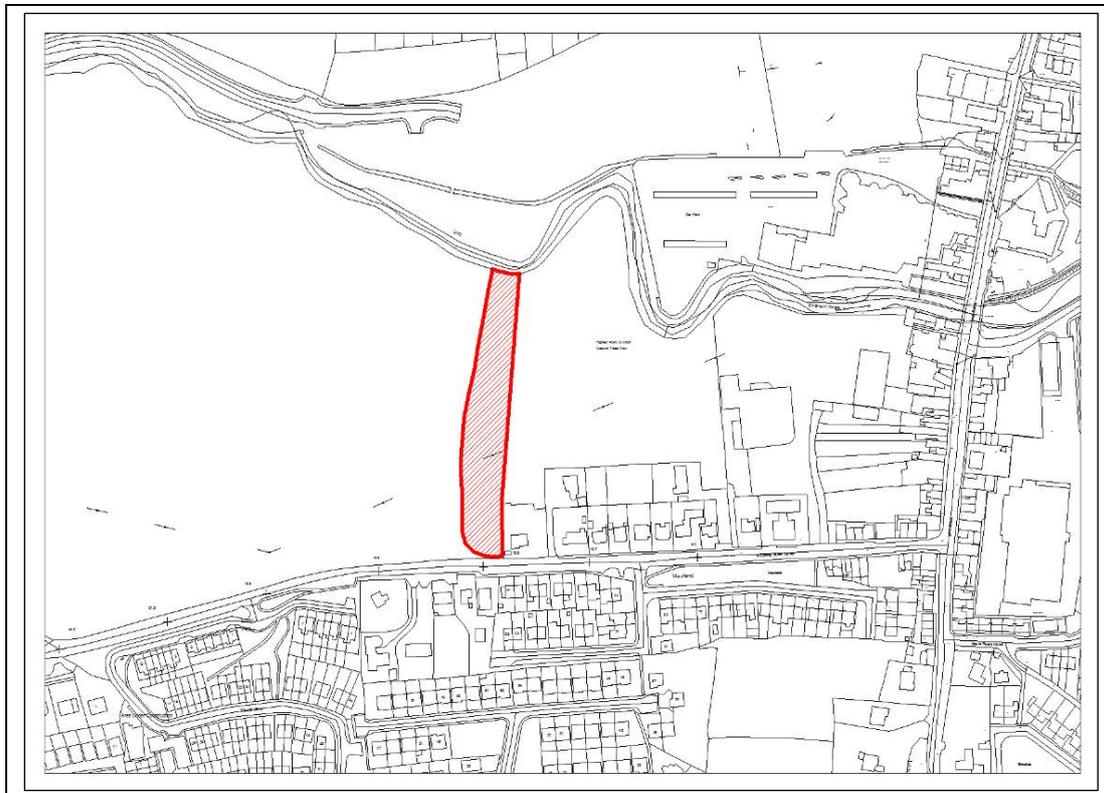
Proposed Amendment

To rezone approximately 0.6 hectares of land currently zoned 'Open Space' to 'Town Centre' on the site identified at Carrigaline and consequently make the necessary changes to the zoning map and alignment of the relief road. The proposed amendment relates to a material changes to:

- (a) The Zoning Map of Carrigaline Electoral Area Local Area Plan 2011, and,
- (b) Increase the size of land zoned for Town Centre on T-02 from 11.4ha to 12ha and
- (c) Decrease the size of land zoned for Open Space on O-02 from 15.1ha to 14.5ha.

The proposed change is shown on the map extracts below:-

Map 3: Proposed Amendment: Carrigaline Electoral Area Local Area Plan 2011



The piece of land (0.6ha) resulting from the rezoning is now zoned for town centre under the Specific Objective T-02 in the Carrigaline Electoral Area Local Area Plan as follows:-

“T-02: The area shall be subject to an Action Area Plan or Development Brief which shall include comprehensive proposals for a variety of town centre type uses including retail & business services, community uses and some limited residential proposals.

It is desirable that the inner western relief road is delivered prior to any further development. However, in order to prevent any undue delays to development, future proposals (which will include a community element) that are submitted prior to the construction of this road should be for limited development and accompanied by a detailed traffic management and access proposal. Any such development proposals in the T-02 area may be provided with pedestrian

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The scheme will give priority to pedestrians and cyclists and shall provided permeability to the rest of the town including to the open space area directly adjacent to the site (O-02).

Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan." – 12.0ha

Environmental Issues

A Strategic Environmental Assessment (SEA) screening report, an Appropriate Assessment (AA) screening report and a Flood Risk Assessment (FRA) have been undertaken in conjunction with the proposed amendment. The SEA screening report has been referred to Environmental Agencies, and their comments are as follows:-

- An appropriate land use zoning should be applied to the lands to reflect both the flood risk and vulnerability – a town centre designation will acknowledge the flood risk and vulnerability of the site
- Consider utilising the land as an environmental buffer instead of town centre designation – the reason for the amendment is to adjust the boundary of the town centre designation and an environmental buffer would not be practical.
- Consider establishing a Construction Management Plan for the construction phase of the inner relief road – this can be done at the project implementation level
- Consider an ecological assessment prior to commencement of the project – this can be done an the project level

The AA screening report has been referred to the National Parks & Wildlife Service for consultation / advice and there were no comments received.

The flood risk assessment, undertaken as part of the SEA screening report, concludes that, while there is a flood risk on the site, town centre type development is acceptable in principle at this location because it has passed the zoning justification test with the proviso that a site specific flood risk assessment needs to be done at the project level at this location.