
Variation To The
Cork County Development Plan 2003

Variation 3:

*Local Area Plans and Special Local Area Plans Enabling
Variation*

Variation to the County Development Plan 2003

LOCAL AREA PLANS AND SPECIAL LOCAL AREA PLANS ENABLING VARIATION

This variation of the Cork County Development Plan 2003 has been adopted in order to enable the County Council to make a number of Local Area Plans and Special Local Area Plans in accordance with Planning and Development Acts.

In tandem with this variation process Cork County Council have prepared Local Area Plans for the following electoral areas: Bandon, Bantry, Blarney, Carrigaline, Fermoy, Kanturk, Macroom, Mallow, Midleton, and Skibbereen. Special Local Area Plans have also been prepared for the towns of Carrigtwohill and Midleton and the Blarney-Kilbarry rail corridor. All these plans have been prepared broadly in line with the objectives of Chapter 10 of Volume 1 of the County Development Plan 2003 but this variation makes a number of detailed changes to the plan so that the new local area plans and special local area plans will be consistent with it as required under the Acts.

The main areas where these changes have been made includes:

- ***Chapter 1 of Volume 1 – Introduction to the Development Plan: makes minor changes introducing the proposed local area plans and special local area plans;***
- ***Chapter 2 of Volume 1 – Overall Strategy: makes reference to the results of the 2002 Census and the Government’s decision to establish a suburban rail network for Cork;***
- ***Chapter 3 of Volume 1 - Settlement Strategy: new material is added to the plan addressing the role of villages and other settlements in the rural areas throughout the county and clarifying the approach to be taken to establishment of green belts around the main towns in the County;***
- ***Chapter 5 of Volume 1 – Transport & Infrastructure: new material is added to the plan in relation to the Government’s decision to establish a suburban rail network in Cork and acknowledging the latest guidance from the OPW regarding flood protection;***
- ***Chapter 6 of Volume 1 – Housing & Community Facilities: introduces new objectives in relation to the density of residential development in villages and on the approach to be adopted in local area plans to ensure an adequate supply of land for new residential development;***
- ***Chapter 9 of Volume 1 – Land Use & Zoning: introduces new material so that, in future, all land zoning will be addressed in local area plans or special local area plans;***
- ***Chapter 10 of Volume 1 – Local Area Development: introduces new material setting out details on the growth in population and households that will need to be accommodated by the local area plan for each electoral area. Key villages are identified. Makes provision for the preparation of an additional Special local Area plan for the town of Mallow to acknowledge it’s hub status in the National Spatial Strategy;***
- ***Appendix B of Volume 1: this appendix is deleted because it will not be required when the proposed local area plans are adopted;***

The Local Area Plans and Special Local Area Plans Enabling Variation

- *Volume 3 – Zoning Objectives-Main Settlements: **This volume is deleted in its entirety because the material it contained will be replaced by similar material in the proposed local area plans and special local area plans; and***
- *Volume 4 – Maps: **Includes details of consequential amendments to the Metropolitan Cork Green Belt and deletes the zoning maps for the 31 main settlements that are replaced by similar zoning maps in the new local area plans and special local area plans.***

Adopted Variation

Volume 1 - Overall Strategy and main Policy material

1. Adopted changes to Chapter 1 of Volume 1 – Introduction to the Development Plan

1.1 In this section the following text from paragraph 1.3.2 (p7) is to be deleted:

~~“1.3.2 The Written Statement is in three parts. The first (Volume 1) presents the overall planning strategy and all of the main policy material. It also includes a set of Appendices. The second (Volume 2) shows specific objectives for Heritage and Amenity, and the third (Volume 3) includes the zoning objectives for the 31 main settlements in the county. ”~~

and the following new text is to be added to paragraph 1.3.2 to read as follows:

“1.3.2 The Written Statement is in three parts. The first (Volume 1) presents the overall planning strategy and all of the main policy material. It also includes a set of Appendices. The second (Volume 2) shows specific objectives for Heritage and Amenity. When the plan was originally approved a third volume (Volume 3) included zoning objectives for the 31 main settlements in the county but this volume has since been deleted from the plan and the zoning objectives for the 31 main settlements transferred to ten local area plans and three special local area plans that have been prepared for the whole of the county. The zoning objectives for all the settlements in the county can now be found in the relevant local area plan or special local area plan”

1.2 In this section the following text from paragraph 1.3.3 (p7) is to be deleted:

~~“1.3.3 There is a single volume of maps, (Volume 4) which includes a number of general maps together with a set of heritage and amenity maps and the zoning maps for the main settlements.”~~

2. Adopted changes to Chapter 2 of Volume 1 – Overall Strategy

2.1 In this section, the following text to paragraph 2.1.11 (p13) is to be inserted:

“2.1.11 Although the most recent full set of census population figures (including small area statistics) dates back to 1996, preliminary overall results from the 2002 census became available in July 2002 and the final population results in July 2003. This information has allowed the base year estimates given in the Draft Development Plan (2000) to be updated.”

2.2 In this section, the following changes are to be made to Table 2.1 Population and Households

Changes to table 2.1 (p13)

County Cork	1991 Census	1996 Census	2000 Estimate	2002 (Preliminary) Census
Population	283,100	293,300 293,323	314,500	324,850 324,767
Households	80,200	88,900 88,933	100,700	106,515

2.3 In this section, paragraph 2.1.15 (p14) is to be deleted.

“Household size

~~2.1.15 Another noticeable trend is that, just like other countries, increasing economic prosperity and other social changes have brought about a move towards smaller household sizes. It is reasonable to expect that average household sizes will continue to decline towards the European average of about 2.5 persons per household over the next 20 years or so. This is primarily a reflection of the increasing number of one and two person households and the trend towards household formation at younger ages.”~~

And the following is to be inserted as paragraphs 2.1.15, 2.1.15a and 2.1.15b (p15):

“Household Size

2.1.15 Increasing economic prosperity and other social changes have brought about a move towards smaller household sizes reflecting national and European trends, the increasing number of one and two person households and the trend towards household formation at younger ages. Nationally, average household size is expected to fall from the figure of 2.97 persons per household recorded in the 2002 census to the European average of 2.63 persons per household by the year 2011.

2.1.15a In County Cork the indications are that average household size generally reflects the national average. When originally made, it was estimated that the average household size in the County for the baseline year of 2000 was 3.12 persons. It was suggested that this average might fall to about 2.75 persons by the year 2011 and to perhaps 2.5 persons by 2020.

The Local Area Plans and Special Local Area Plans Enabling Variation

2.1.15b The publication of the results of the 2002 census has shown that this projection is broadly in line with the results recorded. The average household size in the county recorded in the 2002 census was 3.04 persons and for the purposes of both this plan and any subsequent local area plans it is considered appropriate to assume that average household size in the county will fall to about 2.75 persons by 2011."

2.4 In this section, Paragraph 2.1.20 is to be deleted

~~"2.1.20 This projected growth, should it take place, will not be evenly distributed around the County. This Plan seeks properly managed and planned growth, based on the Cork Area Strategic Plan and the North and West Cork Strategic Plan, and the overall strategy for this is set out in Section 2.4 below"~~

and the following paragraph is to be inserted as paragraph 2.1.20 (p15):

"2.1.20 Specific zoning objectives to provide for the growth projected in this plan will be set out in local area plans that will be prepared for each of the 10 electoral areas that make up the county. Individual tables have been included in Chapter 10 that set out the population and household targets for each electoral area.

2.5 In this section, the third column of table 2.4 is to be deleted - Approximate growth 2000-2011 (households).

2.6 In this section, paragraph 2.5.5 is to be deleted as follows,

~~"2.5.5 The outcome of the rail study and subsequent investment in the re-opening of the rail line therefore, are crucial factors in the success of the strategy, particularly in the medium to long term. For this reason, it is important that the progress report on this development plan (due in early 2005) makes a careful assessment of how the rail proposals are progressing. In particular, the Council will have to be satisfied that the rail project has been approved by Government and is progressing satisfactorily."~~

And the following text is to be inserted as a replacement paragraph 2.5.5 (p31):

"2.5.5 Since this plan came into effect, in April 2003, Iarnrod Eireann published a feasibility study (known as the Faber Maunsell Report) that examined the possibility of creating a suburban rail network in Cork based on reopening the disused railway between Cork, Carrigtwohill and Midleton and expanding the existing service between Cork and Cobh to serve the rail corridor north of the city to Blarney and Mallow. The study gave a favourable recommendation to the project and called on the planning authorities to set out their land use proposals for the full implementation of the CASP strategy through to the year 2020 to give certainty to those investing in the project that a critical mass of population would develop in the areas around the proposed stations. These land use proposals are set out in the three special local area plans for Midleton, Carrigtwohill and the Blarney – Kilbarry Rail Corridor made by the County Council in September 2005."

2.7 In this section, the following text is to be inserted as a new paragraph 2.5.5a (p31):

"2.5.5a In May 2004, the Government announced that it had approved the implementation of the Cork suburban rail project including the reopening of the railway to Midleton with new stations at Blarney, Monard/Rathpeacon, Kilbarry, Dunkettle, Carrigtwohill and Midleton. Iarnrod Eireann are at an advanced stage in the design of the railway

The Local Area Plans and Special Local Area Plans Enabling Variation

infrastructure and it is planned that train services will commence either at the end of the year 2007 or during 2008. The special local area plans have identified significant areas of land that is suitable for development in the areas near the new stations so that these areas can develop as new or enhanced centres of population."

3. Adopted Changes to Chapter 3 of Volume 1 – Settlement Strategy

3.1 In this section, paragraph 3.1.8 is to be deleted

~~“3.1.8 This of course focuses attention on the existing settlements that are along the existing rail lines (Blarney - Cork and Cork - Middleton). As outlined in the Cork Area Strategic Plan (CASP), serious consideration also needs to be given to the possibility of developing a new settlement along this rail corridor. Such a settlement, if it were to be developed, should be consistent with the overall network of settlements.”~~

And the following text is to be inserted as a new paragraph 3.1.8 (p35):

“3.1.8 The Government’s decision to invest in the Cork suburban rail network has focussed attention on the existing settlements that are along the existing rail routes (Blarney – Cork, Cork – Middleton & Cork - Cobh). The Blarney – Kilbarry Special Local Area Plan will identify a location for the development of a new settlement, near the rail station planned for Monard, in line with the recommendations of the Cork Area Strategic Plan. Although unlikely to be developed during the lifetime of this plan, it is envisaged that the new settlement at Monard will fulfil the role of a satellite town in this part of the rail corridor.”

3.2 In this section, the following text is to be inserted to objective SPL 1-5

“The Role of Villages within Metropolitan Cork”

It is an objective to provide services and facilities to support strong villages within the network of settlements, to promote sympathetic village development in tandem with the provision of services and to avoid large-scale suburban housing layouts. In local area plans, the role of individual villages will be developed in detail, in line with the strategic aims for villages and smaller settlements set out in Objective SPL 1-10.”

3.3 In this section, the following text is to be inserted to Objective SPL 1-8

“The Role of Rural Villages Outside Metropolitan Cork

(a) It is an objective to facilitate the strengthening of existing rural villages as a primary focus for the development of rural areas and the provision of local services.

(b) It is an objective to recognise the need to strengthen infrastructure and public transport connections with larger towns and settlements.

(c) It is an objective to build up the population of rural villages in order to reverse rural decline and to retain and improve key facilities which in turn serve the wider rural community.

(d) In local area plans, the role of individual villages will be developed in detail, in line with the strategic aims for villages and smaller settlements set out in Objective SPL 1-10.”

The Local Area Plans and Special Local Area Plans Enabling Variation

3.4 In this section, the following text is to be deleted from Objective SPL 1-9

“Primarily Agricultural Areas Outside Metropolitan Cork

~~(a) It is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding land uses which are appropriate to agricultural areas and the open countryside.~~

~~(b) It is an objective to recognise the potential role of established village nuclei (with one or more existing community or other local facilities), as an important element of the network of settlements.”~~

3.5 In this section, the following text is to be inserted after paragraph 3.1.10 as new paragraphs 3.1.11 – 3.1.15:

“The Network of Settlements in Rural Areas”

3.1.11 In order to help strengthen rural villages and other settlements that are the primary focus for the development of rural areas and the provision of key services, it is important that a network of these settlements is established in the local area plans. This will create a balanced framework for public and private sector investment in housing, community facilities, employment, infrastructure and public transport. The network of settlements in the county’s rural areas is made up of key villages, villages, village nuclei, and some other locations.

3.1.12 ‘Key Villages’ will generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Through the local area plans, detailed policies and objectives will be developed so that they will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services

3.1.13 ‘Villages’ will generally have a smaller range of services and employment opportunities found in key villages, but these will often include a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Through the local area plan’s, the villages will form an important component of the settlement network, including accommodating significant amounts of growth and providing important services and facilities to significant rural hinterlands.

3.1.14 ‘Village Nuclei’ will generally have one or more existing community or other local facilities. Through the local area plans, they will form an important component of the settlement network, by providing a basic level of services and by accommodating new growth that is compatible with the area

3.1.15 The local area plans will also address the role played by certain ‘Other Locations’ within the rural areas of the county. Whilst these may not form a significant part of the settlement network, they often function as important areas for tourism, heritage, recreation and other uses.”

The Local Area Plans and Special Local Area Plans Enabling Variation

3.6 In this section, the following New Objective SPL 1-10 is to be inserted

The following objective is to be inserted (after p37):

"The Role of Villages and Other Settlements in Rural Areas" SPL 1-10

(a) It is an objective to establish a settlement network for the rural areas of the county in local area plans so that this can be used to guide the development of the villages and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport.

(b) The strategic aims set out in this objective will be used as the basis for the settlement networks established in the local area plans:

KEY VILLAGES - Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.

VILLAGES - Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

VILLAGE NUCLEI - Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other developments, in tandem with the provision of services.

OTHER LOCATIONS - Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses."

3.7 In this section, the following text is to be inserted as new paragraphs 3.2.13 – 3.2.16:

"3.2.13 The local area plans will define the extent of individual green belts around the ring and county towns and any of the larger villages where this approach is considered appropriate. Wherever possible the boundaries of these green belts will follow readily identifiable physical features and the definition of their physical extent should reflect:

- The visual setting of the town;
- The main approach routes;
- The need to maintain strategic gaps with other settlements;
- Areas of designated landscape importance; and
- Areas of known nature conservation value.

3.2.14 Within these green belts, the local area plans will generally reserve land for agriculture, open space or recreation uses and exceptions to this will only be allowed in the case of an individual who can demonstrate a strong family tie to a specific location or in the circumstances referred to in paragraphs 3.2.10 and 3.2.11 of this plan.

3.2.15 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but

The Local Area Plans and Special Local Area Plans Enabling Variation

close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Green Belt.

3.2.16 Those intending to build houses within the Green Belts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations. So that the proposed green belts are effective, the limitations on housing proposed through the objectives set out in the local area plans will need to be applied in accordance with the terms in which the objective for them is expressed.

3.8 In this section, the following text is to be deleted from Objective SPL 2-9

"Green Belts Around Settlements

(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a green belt around all individual towns.

(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.

(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.

~~(d) More precise objectives concerning the extent of individual green belts around towns may be determined where appropriate, in Local Area Plans."~~

And the following text is to be inserted to objective SPL 2-9 (p42):

"Green Belts Around Settlements

(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a green belt around all individual towns.

(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.

(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.

(d) The local area plans will define the extent of individual green belts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the green belts generally reserving land for agriculture, open space or recreation uses."

4. Adopted changes to Chapter 5 of Volume 1 – Transport & Infrastructure

4.1 In this section, the following text is to be deleted from paragraph 5.1.6:

~~“5.1.6 Rail infrastructure in County Cork is used mainly for intercity services between Cork and Dublin and to Killarney via Mallow. Suburban rail services, which at present are confined to the Cork to Cobh line, represent only a small proportion of commuter journeys in the Metropolitan area.~~

And the following text is to be added to paragraph 5.1.6 (p76):

“5.1.6 In the past, rail infrastructure in County Cork has been used mainly for intercity services between Cork and Dublin and to Killarney via Mallow. Suburban rail services were confined to the Cork to Cobh line representing only a small proportion of commuter journeys in the Metropolitan area.

4.2 In this section, paragraph 5.1.7 is to be deleted:

~~“5.1.7 The Cork Area Strategic Plan (CASP) has identified the need for the re-opening of the Cork to Midleton railway line (in particular for passenger services) and also for enhancing services along the Cork to Mallow line. This axis (Mallow – Cork – Midleton) is the main thrust of the rail strategy for the Cork Area.”~~

And the following text is to be inserted as paragraph 5.1.7:

“5.1.7 The Cork Area Strategic Plan (CASP) initiated proposals to re open the Cork – Midleton railway line to form the basis of an integrated public transport system for Metropolitan Cork. Following a strong recommendation in favour of the project from the feasibility study commissioned by Iarnród Éireann, the Government have given their approval to its implementation. This involves the enhancement of services between Cork and Cobh and their extension to Mallow and the reopening of the Cork - Midleton line where it is envisaged that services will begin by about the year 2008. There will be new stations at Blarney, Monard/Rathpeacon, Kilbarry (in Cork City), Dunkettle, Carrigtwohill and Midleton.”

4.3 In this section, paragraph 5.1.8 is to be deleted.

Delete paragraph 5.1.8:

~~“5.1.8 It is also important to draw attention to the potential that exists for accommodating higher levels of population or jobs growth in those settlements which are currently served by rail lines. Settlements such as Mallow, Charleville, Little Island and Cobh have this potential. For other locations, it is important to safeguard the existing rail infrastructure (even if it is currently disused) so that its potential for improvement and development is not compromised.”~~

And the following text is to be inserted as paragraph 5.1.8:

“5.1.8 In 2003, provision was made in this plan to develop the potential that exists for population and employment growth in the towns already served by rail services (particularly Charleville, Mallow, Little island and Cobh). Since the Government’s decision to enhance and extend the suburban rail network, special local area plans have been prepared to set

The Local Area Plans and Special Local Area Plans Enabling Variation

out proposals for population and jobs growth in Midleton, Carrigtwohill, and the Blarney – Kilbarry rail corridor.”

4.4 In this section, paragraph 5.1.12 is to be deleted

~~5.1.12 Rail based Park and Ride sites will be developed at Midleton and at a new station to the North of the City, possibly at Blarney, and in the longer term at Mallow. A Park and Ride requirement has also been identified for the Dunkettle area. CASP includes a goal of having park and ride sites located on the major radial roads into Cork City.~~

And the following text is to be inserted as paragraph 5.1.12:

“5.1.12 Whilst car parking will be available at most stations, major park and ride facilities will be developed at Blarney, Dunkettle and Midleton in parallel with the development of the suburban rail network.”

4.5 In this section, the following objective is to be inserted after INF 2-9 (p91):

Drainage and Flooding

It is a general objective to implement the recommendations of the Office of Public Works policies, as current in June 2004, in relation to flood plains and areas sensitive to flooding.

5. Adopted changes to Chapter 6 of Volume 1 – Housing & Community Facilities

5.1 In this section, objective HOU 2-1 is to be amended as follows and table 6.0 is to be inserted:

(a) It is an objective to recognise that average housing densities currently being achieved in County Cork are generally well below the range recommended in Government advice.

(b) It is an objective to encourage a steady increase in the density of new housing development so that average densities will be generally in accordance with Government advice, by the end of the plan period.

(c) In order to achieve this, new housing development will in accordance with the densities set out in the following table.

Table 6.0 to be inserted after HOU 2-1

Specific Objective Density	Zoning	Main Settlements	Comments	Villages and Other Settlements	Comments
High		> 50 ha	Town centre and public transport nodes	> 25 ha	Normally restricted to Village centre and street frontage
Medium		20 – 50 ha	< 35 Units per ha discouraged	12 – 25 ha	Specific density dependant on issues such as, layout and servicing arrangements
Low		8 – 12 ha	> 5 and up to 20 maybe accepted in certain circumstances where sewer provided. < 5/ha not accepted	5 - 12 ha	Subject to satisfactory servicing arrangements
Very Low		< 5 ha		< 5 ha	

5.2 In this section, Objectives HOU 2-2, HOU 2-3 and HOU 2-4 are to be deleted as follows:

~~HOU 2-2 Medium-Density Housing Development~~

~~It is an objective to ensure that, normally new housing development is carried out at a net density falling within the range 20-50 dwellings per hectare. The use of net densities below 35 dwellings per hectare will be increasingly discouraged during the lifetime of the plan. The objective shall apply to all proposals within the county for more than 4 dwellings, on sites in excess of 0.4 ha and on those sites referred to in the specific zoning objectives of this plan as being appropriate for "medium density residential development".~~

~~HOU 2-3 High-Density Housing Development~~

~~It is an objective to ensure that new housing development within established town centres, proximate to existing or proposed public transport corridors or on land that is referred to in a specific zoning objective in this plan as suitable for~~

The Local Area Plans and Special Local Area Plans Enabling Variation

~~“high density housing development” is carried out at a net density in excess of 50 dwellings per hectare.~~

~~HOU 2-4 Lower Densities~~

- ~~(a) It is an objective to ensure that land zoned for low density residential development is, normally, developed at net densities of between 8 and 12 dwellings per hectare. Development of densities up to 20 dwellings per hectare may be acceptable in certain circumstances where appropriate sewerage facilities are provided. Net densities of less than 5 dwellings per hectare will not normally be accepted on such lands.~~
- ~~(b) It is an objective to ensure that, only on lands that have a specific zoning objective indicating potential for “very low density housing”, will multiple housing proposals be developed at densities of less than 5 dwellings per hectare.~~

5.3 In this section, paragraphs 6.2.15 - 6.2.30 and tables 6.2 & 6.3 (p105-108) are to be deleted:

~~*“The amount of zoned land*~~

~~6.2.15 Zoned lands in County Cork are indicated on the relevant zoning maps. For the main 31 settlements, which are the main development locations in the county, these zoning maps are shown in Volume 4 of this plan. For the smaller settlements, the zoned lands are carried forward from the 1996 County Development Plan (as varied) until such time as the relevant Local Area Plans are adopted (see Chapter 9).~~

~~6.2.16 It is estimated that in mid 2002, over 600 hectares of zoned residential lands still remained undeveloped in these smaller settlements. Bearing in mind that these settlements will be examined in the forthcoming Local Area Plans, it is considered that the current zonings can adequately cater for the demand in these areas. The remainder of this section therefore concentrates on the 31 main settlements which are experiencing most of the pressure for housing development on zoned land.~~

~~6.2.17 In Volumes 3 and 4, this plan has provided a total of 1894 hectares (gross) of residential land in the 31 main settlements to accommodate new growth from 2001 onwards. The following table shows how this is spread between Metropolitan area towns and the non metropolitan towns.~~

Main 31 Settlements	Gross area (ha)	Net area (ha)
Metropolitan Cork (14 towns)	989	902
Remainder of the County (17 towns)	905	874
Total	1894	1776

~~6.2.18 The ‘gross area’ specified in the table above is the total area covered by all the specific zoning objectives for new residential development in the plan.~~

The Local Area Plans and Special Local Area Plans Enabling Variation

The 'net area' is the portion that would be given over to dwelling units and their ancillary requirements (i.e. excluding main roads, playing fields etc.).

6.2.19 The plan also makes specific provision for residential development on other zoned lands such as 'town centre' zonings (e.g. the former Murphy Barracks in Ballincollig) and 'special' zonings that include residential as part of their development briefs.

Assumptions about densities

6.2.20 To estimate the number of houses that the zoned land can accommodate, certain assumptions need to be made about density. The density objectives set out in this chapter have indicated the range of densities to be achieved on lands zoned high, medium or low. However, the actual housing capacity of the land designated for new residential development will depend on how effectively the shift towards higher densities recommended by Government will be achieved.

6.2.21 In the most optimistic assumption, there will be a significant change in the average density of development over the plan period. On medium density residential sites this could involve current levels of around 20 dwelling units per hectare (net) increasing to an average of 35 units per hectare (net) — as recommended by Government — for the entire plan period.

6.2.22 For the least optimistic assumption there will only be a small increase in density to just 25 units per hectare (net) on medium density sites.

6.2.23 In recent years, most new development in Cork has been in the range 20 — 25 dwellings per hectare. Realistically, the objective of increasing densities towards the Government's recommended densities (objective HOU 2-1 above) will only happen gradually over the lifetime of the plan.

6.2.24 For this reason, a more reasonable assumption would be that there would be an increase in density to 30 units per hectare (net) on medium density sites over the lifetime of the plan. This is considered to be a practical mid range figure between the upper range of current practice and the lower end of the range encouraged by the Government (35 to 50 per hectare).

6.2.25 For assessing land supply therefore, an average figure of 30 units per hectare is used on medium density sites, 10 units per hectare on low density sites and 50 per hectare on high density sites.

Capacity of Zoned lands

6.2.26 The capacity of the zoned lands (both residential and a mixture of residential and other uses) in the 31 main settlements is set out in table 6.3 below using the assumptions above. These figures are based on the year 2001 onwards.

The Local Area Plans and Special Local Area Plans Enabling Variation

Main 31 Settlements	Capacity on land zoned residential <i>(dwelling units)</i>	Capacity on land zoned 'town-centre' or 'special' <i>(dwelling units)</i>	Total <i>(dwelling units)</i>
Metropolitan Cork (14 towns)	25,060	2,220	27,280
Remainder of the County (17 towns)	22,500	170	22,670
Total (31 towns)	47,560	2,390	49,950

6.2.27 The sufficiency of the zoned land in the 31 main settlements (from the year 2001) can now be calculated as follows:

- Number of potential dwellings catered for: 49,950;
- Delivery rate: 2,400 dwellings per year in main 31 settlements in the County (see table 6.1)
- This results in over 20.8 years supply beyond mid 2001 or equivalent to over 11 years residential capacity beyond the lifetime of the plan (early 2009).

6.2.28 It is also worth making a separate check of the 14 main Metropolitan Cork towns which are the settlements most under development pressure. Again on the assumption of 30 dwellings per hectare on medium density sites, the capacity in the 14 Metropolitan towns is 27,280 units or, based on the most optimistic demand figures set out in the Cork Area Strategic Plan, (approx. 1,870 dwellings per year) equivalent to 7 years supply beyond the lifetime of the plan.

6.2.29 It should be noted that these calculations do not include any allowance for the capacity for housing development to occur in areas zoned as established residential or on brownfield sites.

6.2.30 It is clear from the above calculations that sufficient lands have been zoned to accommodate the needs of the county and that a scarcity is most unlikely to occur during the lifetime of the plan. It would be prudent however to monitor the rate of residential development to ensure that the supply remains sufficient on an ongoing basis.

5.4 In this section, the following text is to be inserted as paragraphs 6.2.15 - 6.2.16 (p. 105 - 108):

The Supply of Land for Residential Development

6.2.15 In order to meet the requirement for new housing identified in table 6.1, the County Council intend to make a local area plan for each of the electoral areas that make up the county. Locations that are intended to be the focus of major growth initiatives may also be the subject of special local area plans. The County Council will include appropriate specific land zoning objectives in these local area plans to meet the requirement for new residential development identified for that electoral area in chapter 10.

The Local Area Plans and Special Local Area Plans Enabling Variation

6.2.16 It is important that development and local area plans should ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan. Therefore, the local area plan for each electoral area in the county will, unless inconsistent with the proper planning and sustainable development of the area, include objectives to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the plan itself. Each local area plan will take into account the extent to which there is potential for:

- New dwellings to be built on land zoned in the plan, or any special local area plan, for residential development or mixed uses including residential;
- New housing development within the operational area of any Town Council planning authority within the electoral area;
- New housing development on land within settlements but not itself zoned in the plan for development; and
- New housing development on un-zoned land outside settlements.

5.5 In this section, the following text is to be added to Objective HOU 2 – 5:

“Residential Land Supply

It is an objective of this plan through the making of a local area plan for each electoral area of the county to ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan.

Unless it is considered to be inconsistent with the proper planning and sustainable development of the area, each local area plan will include objectives, including specific zoning objectives, to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the local area plan itself.

It is an objective, during the lifetime of this plan, to monitor the availability of zoned residential land within the county and to ensure that a scarcity of such land, to meet the needs of the population within that time, does not arise.” The County Council have made a commitment to implement this monitor exercise before the end of 2005.

5.6 In this section, paragraph 6.3.20 is to be amended as follows:

6.3.20 ~~This plan has included~~ The Local Area Plans will include zonings for high-density developments in various suburban locations that would be suitable for student accommodation that would cater for over 400 apartments or well over 1,200 students. This does not include any capacity within the former Murphy Barracks site in Ballincollig (or, of course, any capacity that may become available within the City Council area).

5.7 In this section, the following text is to be deleted from paragraph 6.4.13:

6.4.13 Provision has been made within both the general zoning objectives set out in chapter 9 and the specific zoning objectives set out ~~in Volume 3 of the plan to accommodate this. It may also be addressed further in the programme of~~ in the ten Local Area Plans described in chapter 10.

6. Adopted changes to Chapter 9 of Volume 1 – Land Use and Zoning

6.1 In this section, paragraphs 9.1.2, 9.1.3 and 9.1.4 are to be deleted

~~9.1.2 This development plan includes detailed zoning maps for 31 main settlements across the county (Volume 4) together with specific zoning objectives for each parcel of new zoned land (Volume 3). The zoning maps also indicate a "Development Boundary" for each settlement. This defines the extent to which the built up area could grow during the lifetime of the plan.~~

~~9.1.3 Although previous development plans also included maps for a large number of smaller towns and villages, these will now be dealt with in Local Area Plans following the adoption of this plan. In this way, they will receive the detailed level of local attention that they require (see Chapter 10).~~

~~9.1.4 For these settlements that are not included in this plan but were included in the 1996 County Development Plan, it is considered generally appropriate to continue the recognition of existing land use zoning policies and development boundaries until the appropriate new Local Area Plans have been adopted. A full list of all the relevant maps brought forward is given in Appendix B of this volume.~~

And the following text is to be inserted as new paragraphs 9.1.2 and 9.13 and 9.14

9.1.2 When this plan was originally approved a third volume (Volume 3) included zoning objectives for the 31 main settlements in the county but this volume has since been deleted from the plan and the zoning objectives and maps for the 31 main settlements transferred to ten local area plans and three special local area plans that have been prepared for the whole of the county. The zoning objectives and maps for all the settlements in the county can now be found in the relevant local area plan or special local area plan.

9.13 The local area plans bring forward a number of development plan policies at a local level of detail and address the planning issues faced in the villages and rural areas of the county. Although previous development plans also included maps for a large number of smaller towns and villages, these will now be dealt with in Local Area Plans.

9.14 The three special local area plans will address the planning issues faced in the Blarney – Midleton rail corridor. Also, the County Council, together with the Mallow Town Council, are in the course of preparing a special local area plan for Mallow that will take account of the town's 'hub' status arising from the National Spatial Strategy. Together, the County Development Plan, the Local Area Plans and the Special Local Area Plans will make up a comprehensive suite of planning documents to guide growth and development in the county in the years to come.

6.2 In this section, objective ZON 1-1 is to be amended as follows:

Development and Land Use Zoning

ZON 1-1 It is an objective to ensure that development, during the lifetime of this plan proceeds in accordance with the general Land use objectives set out in this chapter and any specific zoning objectives that apply to particular areas as set out in the ~~plan~~ any relevant Local Area Plans and Special Local Area Plans.

The Local Area Plans and Special Local Area Plans Enabling Variation

6.3 In this section, objective ZON 1-3 is to be deleted as follows:

Specific Zoning Objectives – Main Settlements

~~ZON 1-3 The specific zoning objectives for land in the main settlements in the county, together with the development boundaries for these settlements, are as set out in the written statement in Volume 3 and in the maps in Volume 4 of this plan~~

6.4 In this section, Paragraph 9.2.1 is to be amended as follows:

These general land use objectives apply to all settlements within the county i.e. ~~not only those that are the subject of specific zoning maps but also those for which no specific zoning map has been prepared.~~ **and to land zoned in Local Area Plans and Special Local Area Plans.**

6.5 In this section, ZON 2-2 is to be amended as follows:

It is an objective, normally to encourage development that supports the primary land use categories for established areas defined on the zoning maps ~~in Volume 4 of this plan.~~ **for the main settlements.**

7. Adopted changes to Chapter 10 of Volume 1 – Local Area Development

7.1 In this section paragraph “e” is to be deleted from the introduction (p177)

- e. ~~A limited number of Special Local Area Plans should also be developed, for particular areas or types of development. These would be determined by specific strategic requirements or where there are particular local conditions such as development pressure or a need for renewal.~~

And replaced with the following paragraph:

Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney – Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns “hub” status arising from the National Spatial Strategy.

Note: Consequential changes to this strategic principle also occur in Chapter 2 and Chapter 11.

7.2 In this section, the following text is to be added to paragraph 10.1.1 (p178):

10.1.1 It is considered that many local planning issues cannot be given the kind of detailed treatment that they deserve in such a broad-ranging document as the County Development Plan. This applies to a large proportion of the matters raised by local level groups and organisations during the consultation phase. It is proposed to deal with this by making comprehensive use of Local Area Plans, as allowed for under the new Planning and Development Act 2000. The local area plans will bring forward a number of the development plan policies at a local level of detail and address the planning issues faced in the villages and rural areas of the county. The local area plans will also contain the land use zoning maps for the 31 main settlements originally included in this plan so that, in future, all zoning issues will be dealt with in the Local Area Plan.

7.3 In this section, paragraph 10.1.2 is to be amended by deleting and adding text as follows:

10.1.2 Although the Act focuses mainly on Local Area Plans for towns (requiring local area plans to be prepared for all census towns as well as those with a population of more than 2,000), Cork County Council will take a broader approach by also including the rural hinterland of the towns, incorporating villages, smaller settlements and agricultural areas. ~~Provision is also made for the possibility of Special Local Area Plans being developed for areas either with particular strategic requirements or where there are particular local conditions such as development pressure or a need for renewal.~~ Provision is also made for three special local area plans which address the planning issues faced in the Blarney – Midleton rail corridor. Also, the County Council, together with the Mallow Town Council, are in the course of preparing a special local area plan for Mallow that will take account of the towns ‘hub’ status arising from the National Spatial Strategy. Together, the County Development Plan, the Local Area Plans and the Special Local Area Plans will make up a comprehensive suite of planning documents to guide growth and development in the county in the years to come.

The Local Area Plans and Special Local Area Plans Enabling Variation

7.4 In this section, paragraph 10.1.5 is to be amended by deleting and adding additional text as follows;

10.1.5 Other important guiding work includes studies such as the Charleville Development Strategy 2001, the Fermoy Integrated Economic and Planning Strategy 2001, and the Bantry Bay Coastal Zone Charter. ~~Once the development plan itself has been finalised and the intention to prepare these Local Area Plans has been announced, it will be possible for local groups wishing to carry out planning studies for their area (such as the proposed Mallow Town and District Development Strategy) to liaise with the County Council so that the work can be complementary to the Local Area Plan process and vice versa.~~ The preparation of the Local Area Plans will make it possible for local groups to liaise with the County Council so their local initiatives are complementary to the Local Area Plan process and vice versa.

7.5 In this section, paragraph 10.3.2 is to be amended as follows;

10.3.2 This Local Area Plan will incorporate the towns of Bandon and Kinsale and their environs as well as and the key villages of Ballineen/Enniskeane and Innishannon. The plan will also include a whole range of smaller supporting settlements including Newcestown, Tinkers Cross, Old Chapel, Kilbrittain, Ballinspittle, Garrettstown, Ballinadee, Dunderrow, Cross Barry, Ballyheada, Enniskeane, Riverstick, Belgooly, Halfway, Oysterhaven, Nohaval, etc.

7.6 In this section, a new paragraph is to be inserted after paragraph 10.3.3 as follows;

10.3.3 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.7 In this section, the following is to be inserted as table 10.1 after paragraph 10.3.3 (a):

<i>Bandon Electoral Area</i>		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Kinsale Environs, Kinsale Town and Bandon	Population	21,048	25,886	-720	25,166
	Households	6,177	8,395	593	8,988
	New Dwellings			682	

7.8 In this section, paragraph 10.3.4 is to be amended as follows;

10.3.4 This Local Area Plan will incorporate the towns of Bantry, Castletownbere and Schull and their environs as well as and the key villages of Ballydehob, Durrus and Glengarriff. The plan will also include a whole range of smaller supporting settlements including: Allihies, Bere Island, Dursey Island, Whiddy Island, Hare Island, Long Island, Eyeries, Ardgroom, Adrigole, Kealkill, Ballylickey, Ahakista, Kilcrohane, Goleen, Crookhaven, Barley Cove, etc.

7.9 In this section, a new paragraph is to be inserted after paragraph 10.3.6 as follows;

10.3.6 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.10 In this section, the following table is to be inserted after paragraph 10.3.6 (a):

The Local Area Plans and Special Local Area Plans Enabling Variation

Bantry Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Bantry, Castletownbere and Schull	Population	18,095	18,840	1,668	20,508
	Households	6,213	6,827	631	7,458
	New Dwellings			1,576	

7.11 In this section, paragraph 10.3.7 is to be amended as follows;

10.3.7 The Blarney-Kilbarry Special Local Area Plan deals with the settlement of Blarney and the proposed new settlement at Monard. This Local Area Plan will incorporate **the large settlements** such as Glanmire, Little Island, Tower and their environs ~~as well as~~ **and the key villages of Carrignavar, Glenville and Grenagh.** **The plan will also include** a whole range of smaller supporting settlements including: Dripsey, Berrings, Matehy, Inniscarra, Rathduff, Waterloo, Kerry Pike, Whitechurch, Monard, Rathpeacon, Killeens, Clogheen, Upper Glanmire, Knockraha, Glounthaune, etc.

7.12 In this section, a new paragraph is to be inserted after paragraph 10.3.8 as follows;

10.3.8 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.13 In this section, the following table is to be inserted after paragraph 10.3.8 (a):

Blarney Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Cork City North Environs, Glanmire, Little Island, Tower and Blarney	Population	27,168	38,069	6,445	44,514
	Households	8,471	11,508	3,330	14,838
	New Dwellings			3,830	

7.14 In this section, paragraph 10.3.9 is to be amended as follows;

10.3.9 This Local Area Plan will incorporate the towns of Ballincollig, Carrigaline, Passage West, Ringaskiddy ~~as well as~~ **and the key village of Crosshaven and Bays.** **The plan will also include** a whole range of smaller supporting settlements including: Ballynora, Waterfall, Ballinhassig, Fivemilebridge, Ballygarvan, Tracton, Minane Bridge, Fountainstown, Myrtleville, Churchbay, etc.

7.15 In this section, a new paragraph is to be inserted after paragraph 10.3.10 as follows;

10.3.10 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.16 In this section, the following table is to be inserted after paragraph 10.3.10 (a):

Carrigaline Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Ballincollig, Carrigaline, Cork-City, South Environs, Passage West, Ringaskiddy	Population	58,362	68,691	9,618	78,309
	Households	17,211	21,969	5,800	27,769
	New Dwellings			6,670	

7.17 In this section, paragraph 10.3.11 is to be amended as follows;

The Local Area Plans and Special Local Area Plans Enabling Variation

10.3.11 This Local Area Plan will incorporate the towns of Fermoy, Mitchelstown and their environs as well as and the key villages of Ballyhooly, Castlelyons/Bridebridge, Conna, Glanworth, Kildorrery, Kilworth, Rathcormack and Watergrasshill. The plan will also include a whole range of smaller supporting settlements including: Glenahulla, Ballindangan, Acres, Clondulane, Coolagown, Currabeha, Curraglass, Kildinan, Aghern, Ballynoe, Bartlemy, etc.

7.18 In this section, a new paragraph is to be inserted after paragraph 10.3.12 as follows;

10.3.12 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.19 In this section, the following table is to be inserted after paragraph 10.3.12 (a)

Fermoy Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Fermoy Town and Environs and Mitchelstown	Population	22,855	23,991	2,719	26,710
	Households	7,074	7,955	1,865	9,820
	New Dwellings			2,145	

7.20 In this section, paragraph 10.3.13 is to be amended as follows;

10.3.13 This Local Area Plan will incorporate the towns of Charleville, Newmarket, Kanturk and Millstreet and their environs as well as and the key villages of Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford and Newtownshandrum. The plan will also include a whole range of smaller supporting settlements including: Newtown/Ballyhea, Tullylease, Freemount, Rockchapel/Knockaclarig, Meelin, Taur, Lismire, Kilbrin, Kiskeam, Castlemanger, Cecilstown, Dromtariffe, Cullen, Ballydaly, Rathcoole, Lyre, Nad, Kilcorney, Aubane, Cloghboola, Derrinagree, etc.

and paragraph 10.3.14 is to be deleted as follows;

~~10.3.14 These supporting settlements shall include Newtownshandrum, Newtown/Ballyhea, Milford, Dromina, Tullylease, Freemount, Rockchapel/Knockaclarig, Meelin, Taur, Lismire, Kilbrin, Kiskeam, Ballydesmond, Boherbue, Castlemanger, Cecilstown, Banteer, Rathcoole, Lyre, Nad, Kilcorney, Aubane, Cloghboola, Derrinagree, etc.~~

7.21 In this section, a new paragraph is to be inserted after paragraph 10.3.15 as follows;

10.3.15 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.22 In this section, the following table is to be inserted after paragraph 10.3.15 (a)

Kanturk Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Charleville, Newmarket, Kanturk and Millstreet	Population	26,232	26,049	1,799	27,848
	Households	8,280	8,829	1,485	10,314
	New Dwellings			1,708	

The Local Area Plans and Special Local Area Plans Enabling Variation

7.23 In this section, paragraph 10.3.16 is to be amended as follows;

This Local Area Plan will incorporate the town of Macroom and its environs ~~as well as~~ **and the key villages of Ballingeary, Ballymakeery/Ballyvourney, Coachford and Killumney/Ovens. The plan will also include** a whole range of smaller supporting settlements including: Inchigeelagh, Toon Bridge, Kilmurry, Crookstown, Cloghduv, Aherla, Farran, Aghabullogue, Farnaght, Stuake/Donoughmore, Rylane/Seicne, Ballinagree, Carriganimmy, Clondrohid, Coolea, Reananeree, Carrigadrohid, Kilnamartya, etc.

7.24 In this section, a new paragraph is to be inserted after paragraph 10.3.17 as follows;

10.13.17 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.25 In this section, the following table is to be inserted after paragraph 10.13.17 (a):

Macroom Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Macroom Town and environs	Population	20,349	21,485	1,155	22,640
	Households	5,973	6,782	1,025	7,807
	New Dwellings			1,178	

7.26 In this section, paragraph 10.3.18 is to be amended as follows;

This Local Area Plan will incorporate the town of Mallow and its environs ~~as well as~~ **and the key villages of Buttevant and Donneraile. The plan will also include** a whole range of smaller supporting settlements including: Churchtown, Liscarroll, Ballyclough, New Twopothouse, , Shanballymore, Castletownroche, Killavullen, Quartertown, Lombardstown, Glantane, Dromahane, Larharn, Mourneabbey, Bweeng, Burnfort , etc.

7.27 In this section, a new paragraph is to be inserted after paragraph 10.3.19 as follows;

10.13.19 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.28 In this section, the following table is to be inserted after paragraph 10.13.19 (a)

Mallow Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Mallow Town and environs	Population	22,147	23,471	3,840	27,311
	Households	6,875	8,016	1,922	9,938
	New Dwellings			2,634	

7.29 In this section, paragraph 10.3.20 is to be amended as follows;

The Local Area Plans and Special Local Area Plans Enabling Variation

The settlements of Midleton and Carrigtwohill are dealt with in their respective Special Local Area Plans. This Local Area Plan will incorporate the larger towns of Youghal, Cobh, and their environs, the settlement of Whitegate-Aghada as well as and the key villages of Castlemartyr, Cloyne and Killeagh. The plan will also include a whole range of smaller supporting settlements including: Ballymore/Walterstown, Saleen, Farsid/Rostellan, Gyleen, Inch, Churchtown, Ballycotton, Shanagarry/Garryvoe, Ballymacoda, Ladysbridge, Gortaroo, Mount Uniake, Ballintotis, Mogeely, Dungourney, Ballincurrig, Lisgould, Leamlara, Chruchtown South, Redbarn, etc.

7.30 In this section, a new paragraph is to be inserted after paragraph 10.3.21 as follows:

10.13.21 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.31 In this section, the following table is to be inserted after paragraph 10.13.21 (a):

Midleton Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Midleton, Cobh, Youghal, and their environs and Whitegate-Aghada and Carrigtwohill	Population	41,108	46,322	11,833	58,155
	Households	12,355	15,519	6,020	21,539
	New Dwellings			6,923	

7.32 In this section, paragraph 10.3.22 is to be amended as follows:

This Local Area Plan will incorporate the towns of Skibbereen, Clonakilty and Dunmanway and their environs as well as and the key villages of Ballineen-Enniskeane, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarbery, Timoleague and Union Hall. The plan will also include a whole range of smaller supporting settlements including: Sherkin Island, Oilean, Chleire, Tragumna, Castletownsend, Drinagh, Darkwood, Coppeen, Lisbealad, Glandore, Owenahincha, Rathbarry/Castlefreaka, Lissavard Pike, Ardfield, Inchydoney, Shannonvale, Ballinascarthy, Caheragh, Rossmore, etc.

7.33 In this section, a new paragraph is to be inserted after paragraph 10.3.23 as follows:

10.13.23 (a) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

7.34 In this section, the following table is to be inserted after paragraph 10.13.23 (a):

Skibbereen Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Skibbereen, Clonakilty and their environs and Dunmanway	Population	30,229	31,963	2,262	34,225
	Households	9,574	10,671	2,050	12,721
	New Dwellings			2,358	

7.35 In this section, a new objective is to be inserted after objective LAP 4-3 as follows:

LAP 4-4	Mallow <i>It is an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy and set out land use proposals up to the year 2020.</i>
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8. Adopted changes to the Appendices

8.1 In this section, Appendix B List of Places, is to be deleted.

Adopted Variation

Volume 3 – Specific Zoning Objectives: Main Settlements

Volume 3 is deleted from this plan. The zoning objectives for the 31 main settlements have been transferred to the Local Area Plans and the Special Local Area Plans.

Adopted Variation
Volume 4 – Specific Zoning Objectives: Main Settlements

1. Adopted changes to the Metropolitan Cork Green Belt:

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 01	Blarney: Removed from the Metropolitan Green Belt.	1	X-02 Blarney SLAP
GB – 02	Blarney: Removed from the Metropolitan Green Belt.	1	O-01 Blarney SLAP
GB – 03	Blarney: Removed from the Metropolitan Green Belt.	1	O-02 Blarney SLAP
GB – 04	Carrignavar: Removed from the Metropolitan Green Belt.	1	Blarney LAP
GB – 05	Dublin Pike: Parts (a), (b) and (c) removed from the Metropolitan Green Belt.	1	Blarney LAP Change no. BLY 08.18.01
GB – 06	Killeens: Removed from the Metropolitan Green Belt.	1	Blarney LAP Change no. BLY 08.11.02
GB – 07	Killeens: Removed from the Metropolitan Green Belt.	1	Blarney LAP Change no. BLY 08.11.03
GB – 08	Whitechurch: Removed from the Metropolitan Green Belt.	1	R-06 Blarney LAP and Change no. BLY 08.14.01 (part)

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 10	Whitechurch: Removed from the Metropolitan Green Belt.	1	T-01 Blarney LAP
GB – 11	Glounthaune: Removed from the Metropolitan Green Belt.	2	E-01 Blarney LAP
GB – 12	Glounthaune: Removed from the Metropolitan Green Belt.	2	Blarney LAP Change no. BLY 08.09.01
GB – 13	Glounthaune: Removed from the Metropolitan Green Belt.	2	Blarney LAP Change no. BLY 08.09.02
GB – 14	Upper Glanmire: Removed from the Metropolitan Green Belt.	2	Blarney LAP
GB – 15	Upper Glanmire: Removed from the Metropolitan Green Belt.	2	Blarney LAP Change no. BLY 08.13.01
GB – 16	Upper Glanmire: Removed from the Metropolitan Green Belt.	2	E-01 Blarney LAP
GB – 17	Upper Glanmire: Removed from the Metropolitan Green Belt.	2	R-03 Blarney LAP

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 19	Carrigtwohill: Removed from the Metropolitan Green Belt.	3	(R-01, R-02, R-03, R-05, R-06 E-01, O-01, O-04, part of X-01 and some established residential areas in Draft Plan) and Change no.'s CTWL SLAP 6.3, 6.4 and 6.5.
GB – 21	Carrigtwohill: Removed from the Metropolitan Green Belt.	3	Change no. CTWL SLAP 9.4.
GB – 22	Lisgoold: Removed from the Metropolitan Green Belt.	3	Midleton LAP
GB – 23	Lisgoold: Removed from the Metropolitan Green Belt.	3	Midleton LAP Change no. MDN 08.21.01
GB – 24	Lisgoold: Removed from the Metropolitan Green Belt.	3	Midleton LAP Change no. MDN 08.21.03
GB –25	Midleton: Removed from the Metropolitan Green Belt.	3	Change No. MDN SLAP CC 11.1
GB – 26	Midleton: Removed from the Metropolitan Green Belt.	3	Change No. MDN SLAP CC 11.3
GB – 27	Midleton: Removed from the Metropolitan Green Belt.	3	Change No. MDN SLAP CC 8.4
GB – 28	Midleton: Removed from the Metropolitan Green Belt.	3	I-06 Midleton SLAP
GB – 29	Midleton: Removed from the Metropolitan Green Belt.	3	I-07 Midleton SLAP
GB – 30	Midleton: Removed from the Metropolitan Green Belt.	3	O-06 Midleton SLAP

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 31	Midleton: Removed from the Metropolitan Green Belt.	3	X-01 Midleton SLAP
GB – 32	Midleton: Parts (a) and (b) removed from the Metropolitan Green Belt.	3	Midleton SLAP Change no. MDN SLAP 11.6
GB – 33	Midleton: Removed from the Metropolitan Green Belt.	3	Midleton SLAP Change no. MDN SLAP 11.8
GB – 34	Midleton: Removed from the Metropolitan Green Belt.	3	Midleton SLAP Change no. MDN SLAP 11.4
GB – 35	Cloghroe: Removed from the Metropolitan Green Belt.	4	Blarney LAP
GB – 36	Killumney/Ovens: Removed from the Metropolitan Green Belt.	4	Macroom LAP Change no. MCM 08.05.03
GB – 37	Killumney/Ovens: Removed from the Metropolitan Green Belt.	4	Macroom LAP Change no. MCM 08.05.05
GB – 38	Killumney/Ovens: Removed from the Metropolitan Green Belt.	4	Macroom LAP Change no. MCM 08.05.06

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 40	Killumney/Ovens: Removed from the Metropolitan Green Belt.	4	Macroom LAP Change no. MCM 08.05.10
GB - 41	Carrigaloe: Area amended from A1 greenbelt status to A3.	5	Midleton LAP Para. 25.1.3
GB – 42	Ballymore/Walterstown: Removed from the Metropolitan Green Belt.	6	Midleton LAP Change no. MDN 08.23.02
GB – 47	Saleen: Removed from the Metropolitan Green Belt.	6	Midleton LAP (Also includes R-01 and part of T-01 in Draft Plan)
GB – 48	Saleen: Removed from the Metropolitan Green Belt.	6	Midleton LAP Change no. MDN 08.14.01
GB – 50	Saleen: Removed from the Metropolitan Green Belt.	6	Midleton LAP Change no. MDN 08.14.06
GB – 51	Saleen: Removed from the Metropolitan Green Belt.	6	Midleton LAP Change no. MDN 08.14.05
GB – 52	Saleen: Removed from the Metropolitan Green Belt.	6	Midleton LAP Change no. MDN 08.14.04
GB – 53	Ballinhassig: Removed from the Metropolitan Green Belt.	7	Carrigaline LAP Change no. CAR 08.07.03
GB – 54	Ballynora: Removed from the Metropolitan Green Belt.	7	Carrigaline LAP
GB – 55	Fivemilebridge: Removed from the Metropolitan Green Belt.	7	Carrigaline LAP
GB – 56	Waterfall: Removed from the Metropolitan Green Belt.	7	Carrigaline LAP Change no. CAR 08.11.01.

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>Ref. No.</u>	<u>Outcome of Adopted Change</u>	<u>CDP 2003 Greenbelt Map No.</u>	<u>LAP/SLAP Reference</u>
GB – 57	Waterfall: Parts (a) and (b) removed from the Metropolitan Green Belt.	7	Carrigaline LAP
GB – 58	Gogganshill: Area amended from A1 greenbelt status to Rural Housing Control Zone.	7	Bandon LAP Change no. BDN 08.28.01

The Local Area Plans and Special Local Area Plans Enabling Variation

2. Main Settlement Zoning Maps deleted from the County Development Plan 2003:

Main settlement Zoning maps deleted from the County Development Plan 2003:

<u>CDP Zoning Map No.</u>	<u>Description of Adopted Change</u>	<u>Replacement LAP reference</u>
1	Ballincollig Zoning Map	Carrigaline S.L.A.P
2	Bandon Zoning Map	Bandon L.A.P
3	Bantry Zoning Map	Bantry L.A.P
4	Blarney Zoning Map	Blarney S.L.A.P
5	Carrigaline Zoning Map	Carrigaline L.A.P
6	Carrigtwohill Zoning Map	Carrigtwohill S.L.A.P
7	Castletownbere Zoning Map	Bantry L.A.P
8	Charleville Zoning Map	Kanturk L.A.P
9	Clonakilty Environs Zoning Map	Skibbereen L.A.P
10	Cobh Environs Zoning Map	Midleton L.A.P
11-1 11-2	Cork City North Environs Zoning Map	Blarney L.A.P
12-1 12-2 12-3	Cork City south Environs Zoning Map	Carrigaline L.A.P
13	Dunmanway Zoning Map	Skibbereen L.A.P
14	Fermoy Zoning Map	Fermoy L.A.P
15	Glanmire Zoning Map	Blarney L.A.P
16	Kanturk Zoning Map	Kanturk L.A.P
17	Kinsale Environs Zoning Map	Bandon L.A.P
18	Little Island Zoning Map	Blarney L.A.P
19	Macroom Environs Zoning Map	Macroom L.A.P

The Local Area Plans and Special Local Area Plans Enabling Variation

<u>CDP Zoning Map No.</u>	<u>Description of Adopted Change</u>	<u>Replacement LAP reference</u>
20-1 20-2	Mallow Environs Zoning Map	Mallow L.A.P
21	Midleton Zoning Map	Midleton S.L.A.P
22	Millstreet Zoning Map	Kanturk L.A.P
23	Mitchelstown Zoning Map	Fermoy L.A.P
24	Newmarket Zoning Map	Kanturk L.A.P
25	Passage West Zoning Map	Carrigaline L.A.P
26	Ringaskiddy Zoning Map	Carrigaline L.A.P
27	Schull Zoning Map	Bantry L.A.P
28	Skibbereen Environs Zoning Map	Skibbereen L.A.P
29	Tower Zoning Map	Blarney L.A.P
30-1 30-2	Whitegate – Aghada Zoning Map	Midleton L.A.P
31	Youghal Environs Zoning Map	Midleton L.A.P