



Cork County Development  
Plan Review

**Section 12(4)**  
**Chief Executive's Report**

**Volume Two Part Two:**  
*Proposed Amendments to  
the Draft Plan Volume Three  
North Cork*  
*24<sup>th</sup> September 2021*



Comhairle Contae Chorcaí  
Cork County Council



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**Volume Two Part Two:**

**Proposed Amendments to the Draft Plan Volume  
Three North Cork**



## Fermoy MD

### PROPOSED AMENDMENT NO. 3.1.2.1.

#### Municipal District Profile

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

It is proposed to replace table 3.1.2 Fermoy Municipal District Proposed Scale of Development with the following table:

Table 3.1.2 Fermoy Municipal District Proposed Scale of Development			
Settlement Name	Scale of development <del>2021</del> 2022	Drinking Water Status – February 2021 Assessment	Wastewater Status – February 2021 Assessment
Main Towns (2)			
Fermoy	804 <del>675</del>		
Mitchelstown	422 <del>357</del>		
Total Main Towns	<del>1,226</del> 1,032		
Key Villages (10)			
Rathcormack	200 <del>146</del>		
Ballyhooly	50 <del>30</del>		
Castlelyons/ Bridebridge	40 <del>27</del>		
Castletownroche	55 <del>40</del>		
Conna	30 <del>20</del>		
Doneraile	180 <del>89</del>		
Glanworth	50		
Glenville	50 <del>10</del>		
Kildorrery	50 <del>25</del>		
Kilworth	30		
Total Key Villages	<del>735</del> 467		
Villages (5)			
Ballynoe	9		
Bartlemy	10		
Clondulane	10		
Killavullen	20 <del>15</del>		
Shanballymore	10		
Total Villages	<del>59</del> 54		
Overall total	<del>2,020</del> 1553		

Table 3.1.2 Fermoy Municipal District Proposed Scale of Development			
Settlement Name	Scale of development <del>2021</del> 2022	Drinking Water Status – February 2021 Assessment	Wastewater Status – February 2021 Assessment
<b>Water Services Key</b>	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		
<p>Note: (1) There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</p> <p>(2) Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.</p> <p>(3) Some WWTP currently are not compliant with Waste Water Discharge Licence emission limit values but are capable of achieving at least UWW standards. This applies to the following settlements – Mitchelstown, Rathcormack, Conna, Ballyhooly, Castletownroche, Clondulane, Castlelyons.</p>			

**TEXT CHANGE ONLY**

## Main Towns

### Fermoy

#### PROPOSED AMENDMENT NO. 3.1.4.1.

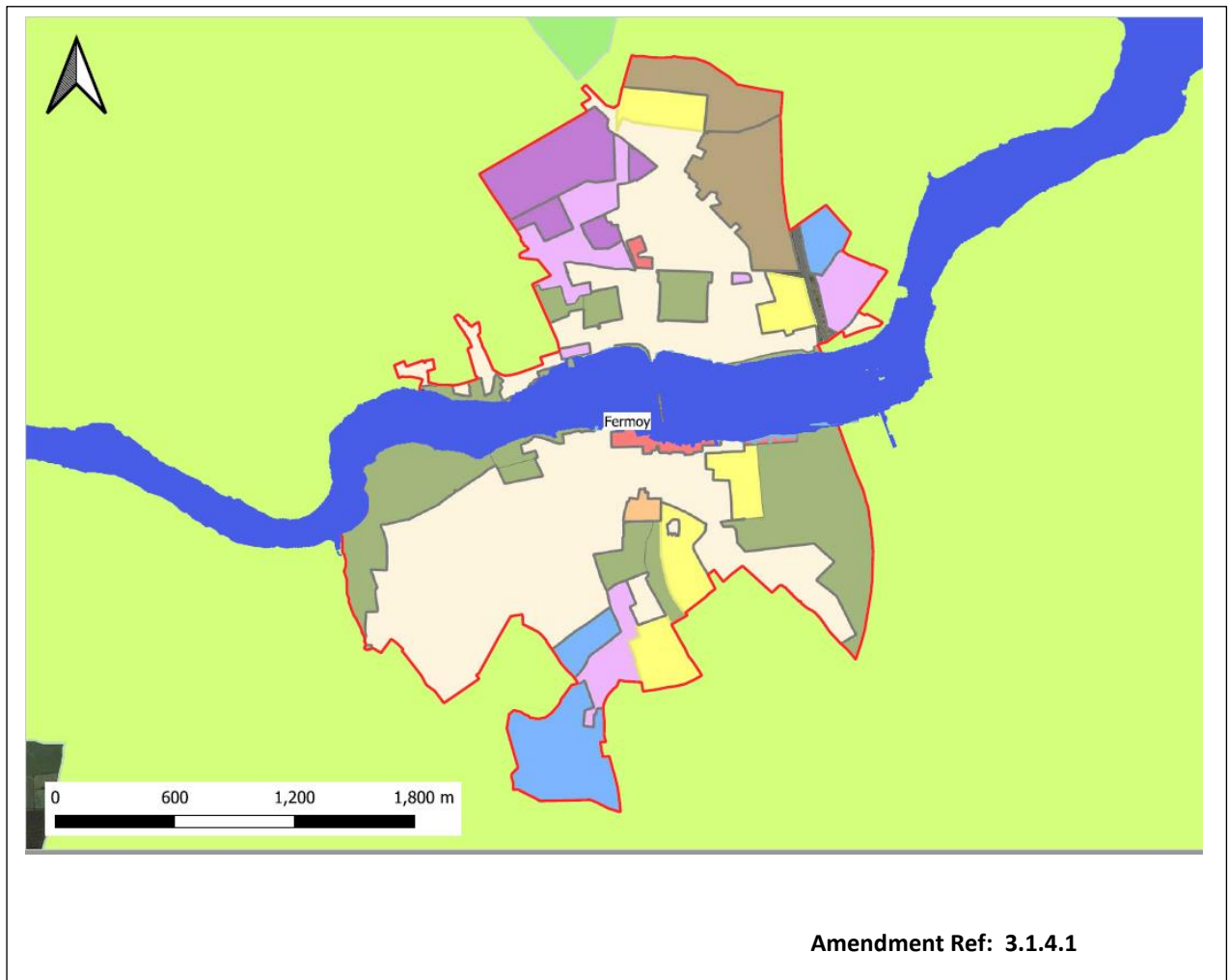
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map for Fermoy to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 3.1.4.2.**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.3 with updated Figure 3.1.3 as follows;

<b>Table 3.1.3 Fermoy Population, Housing and Residential Land Area</b>						
	<b>Housing Requirement</b>			<b>Housing Supply</b>		
	Census 2016	Target (to 2028)	New Units Required (to 2028)	Units within built footprint	Units on zoned sites	Est. Net Residential area zoned (ha)
Fermoy	6,585	<del>8,894</del> Number TBC	<del>804</del> <b>675</b>	203	<del>601</del> <b>472</b>	<del>32.88</del> <b>21.2</b>

**TEXT ONLY**

**PROPOSED AMENDMENT NO. 3.1.4.3**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.4 with updated Figure 3.1.4 as follows;

<b>Table 3.1.4 Fermoy Population 2006-2028</b>				
<b>Name</b>	<b>Census 2006</b>	<b>Census 2011</b>	<b>Census 2016</b>	<b>Proposed Increase to 2028</b>
Fermoy	5,873	6,489	6,585	2,309 Number TBC

**TEXT ONLY**

***PROPOSED AMENDMENT NO. 3.1.4.4***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Fermoy to reflect changes to the zoning and flood maps proposed through other amendments as follows;

**MAP CHANGE ONLY**

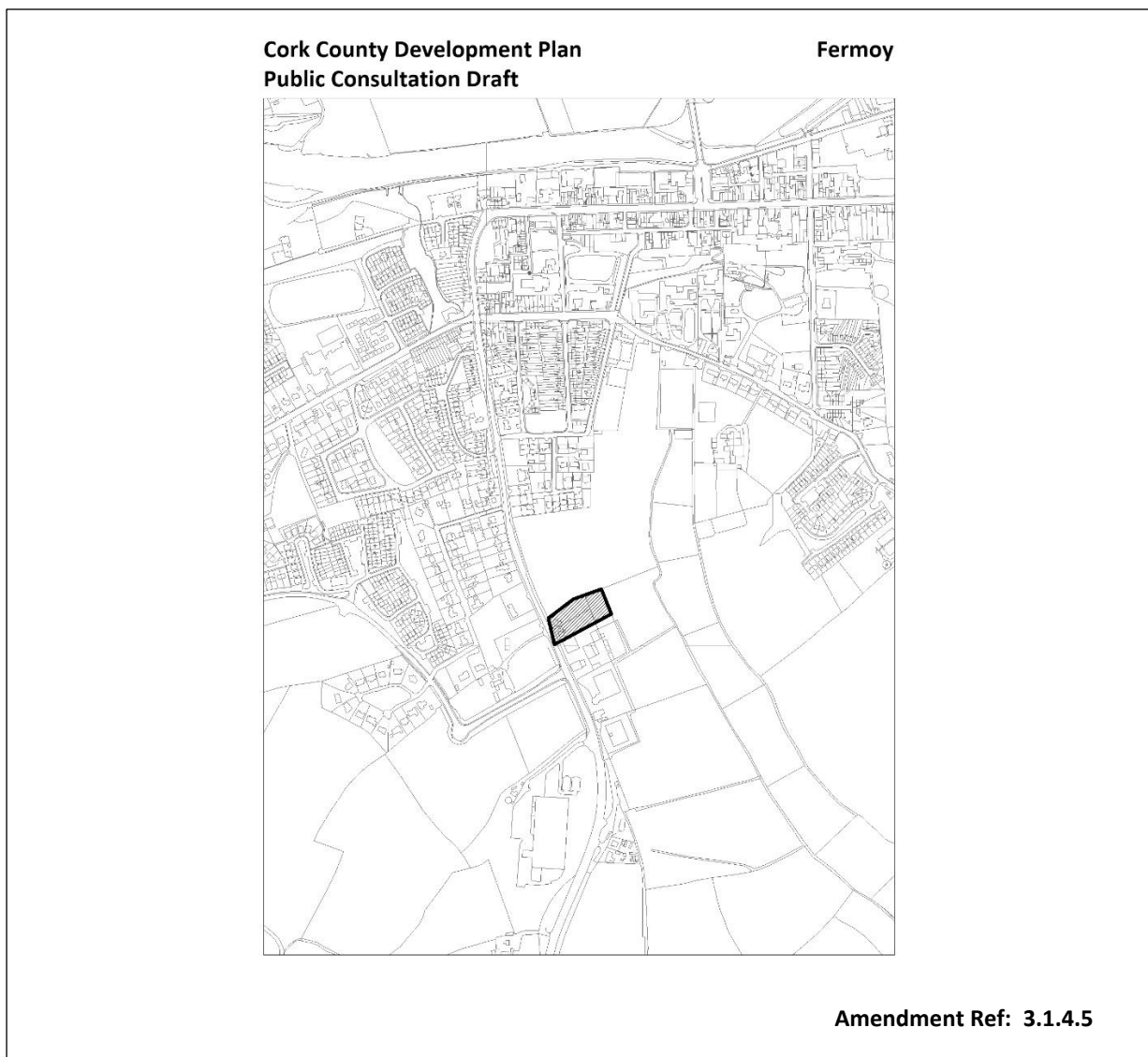
**PROPOSED AMENDMENT NO. 3.1.4.5.**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a submission.

**PROPOSED AMENDMENT**

It is proposed to amend the Fermoy zoning map to include this site in the existing residential/ mixed residential and other uses category.



**MAP CHANGE ONLY**

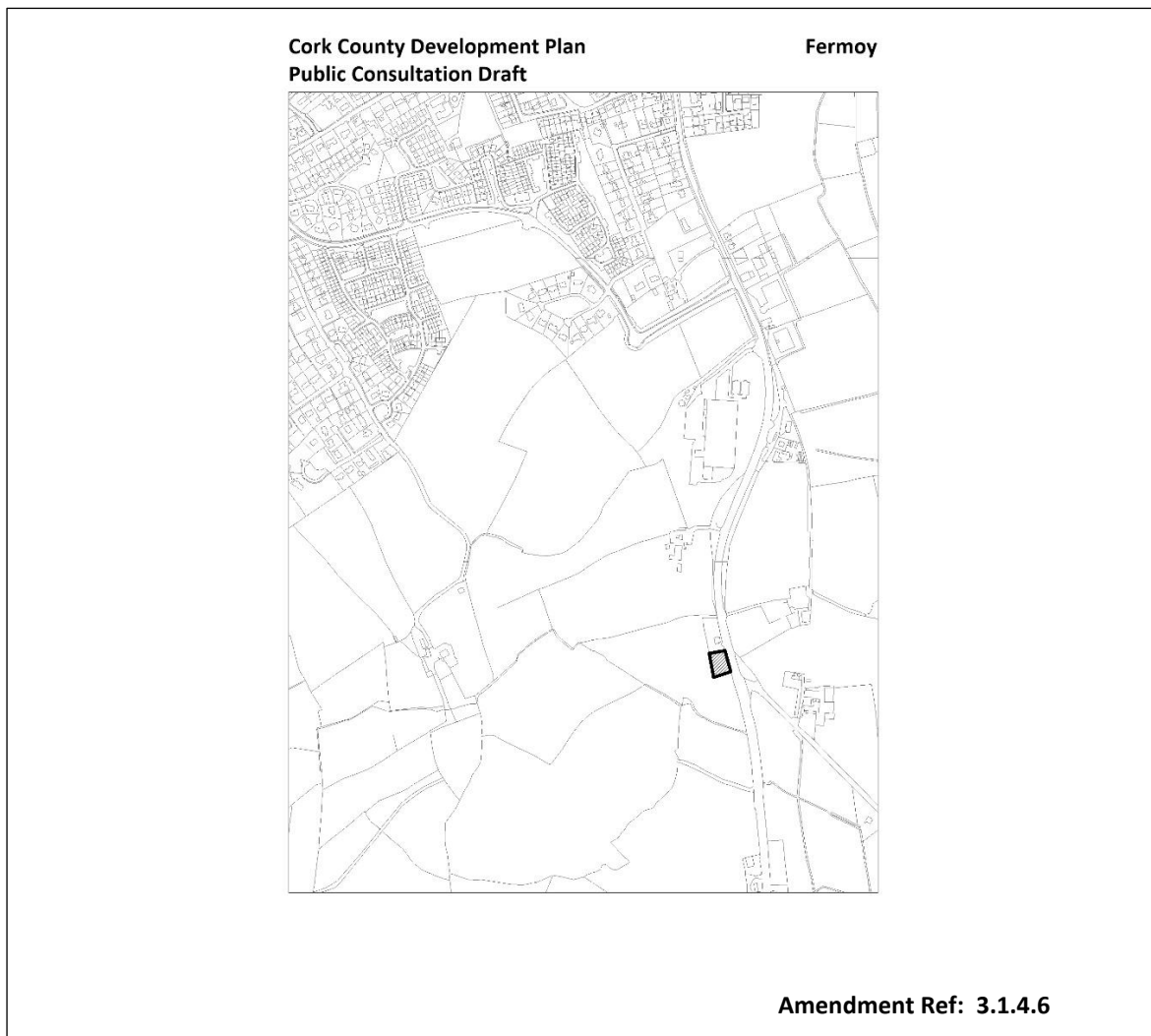
**PROPOSED AMENDMENT NO. 3.1.4.6.**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by an Elected Member.

**PROPOSED AMENDMENT**

It is proposed to amend the Fermoy zoning map to omit the highlighted land from the development boundary and include within the Fermoy Town Greenbelt.



**MAP CHANGE ONLY**



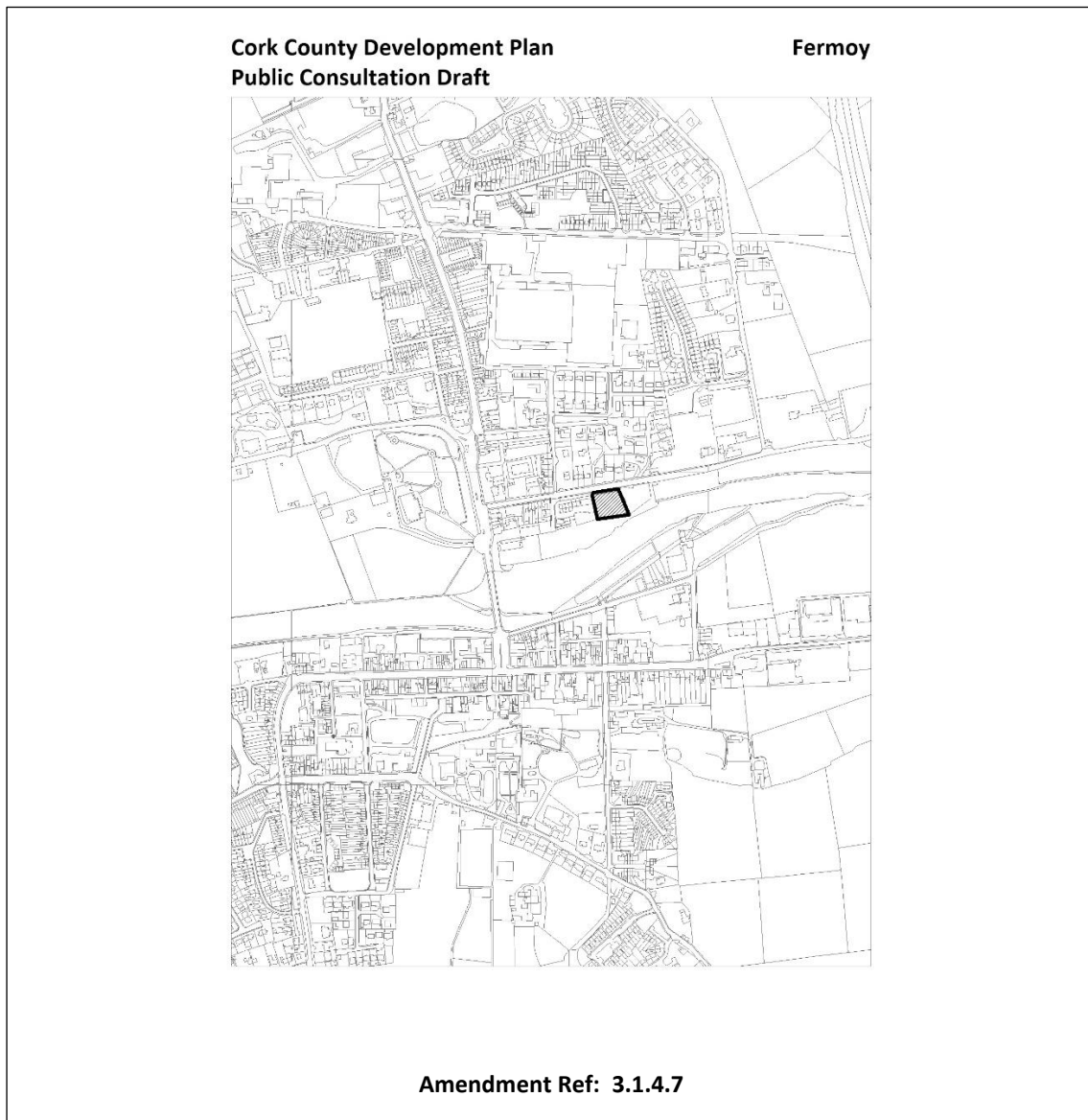
**PROPOSED AMENDMENT NO. 3.1.4.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SEA and SFRA.

**PROPOSED AMENDMENT**

It is proposed to amend the Fermoy zoning map to include this site in the Green Infrastructure Zoning FY-GC-10.



**TEXT AND MAP CHANGE**

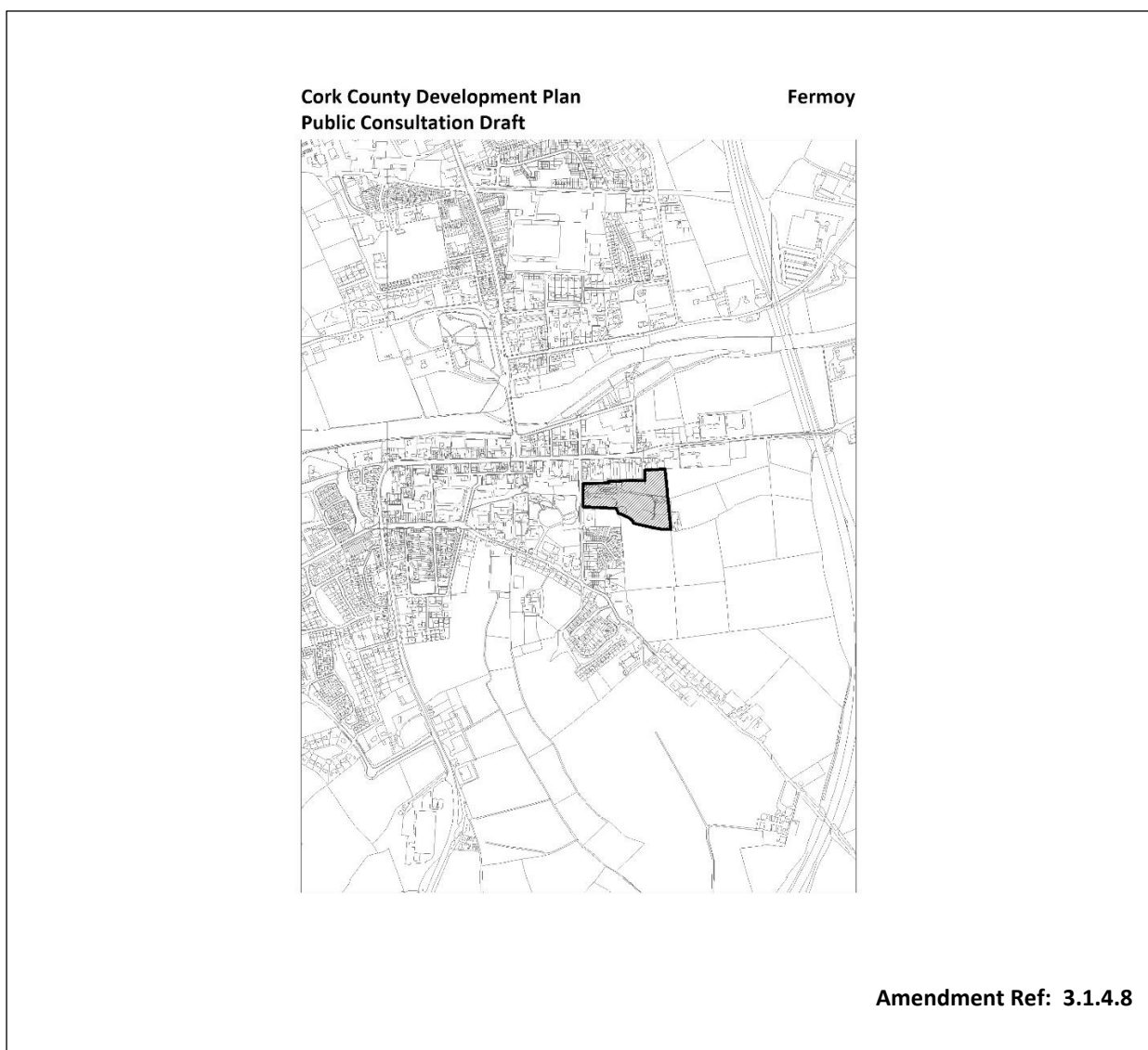
**PROPOSED AMENDMENT NO. 3.1.4.8**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend the Fermoy zoning map to omit these lands from FY-R-02 and include land as part of in the existing residential/ mixed residential and other uses category.



**TEXT AND MAP CHANGE**

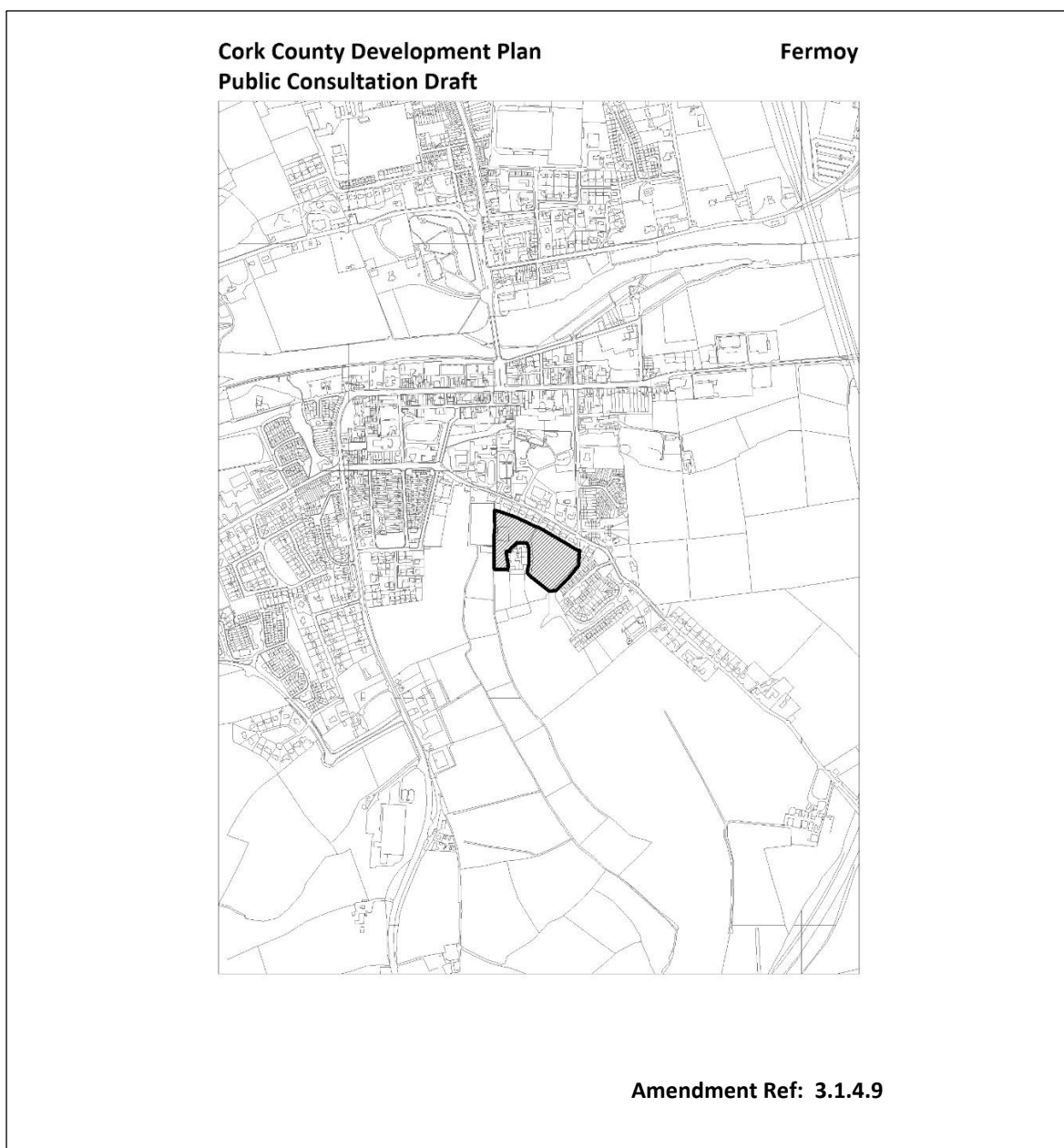
**PROPOSED AMENDMENT NO. 3.1.4.9**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend the Fermoy zoning map to omit this land from FY-R-03 and include land as part of in the existing residential/ mixed residential and other uses category.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.4.10**

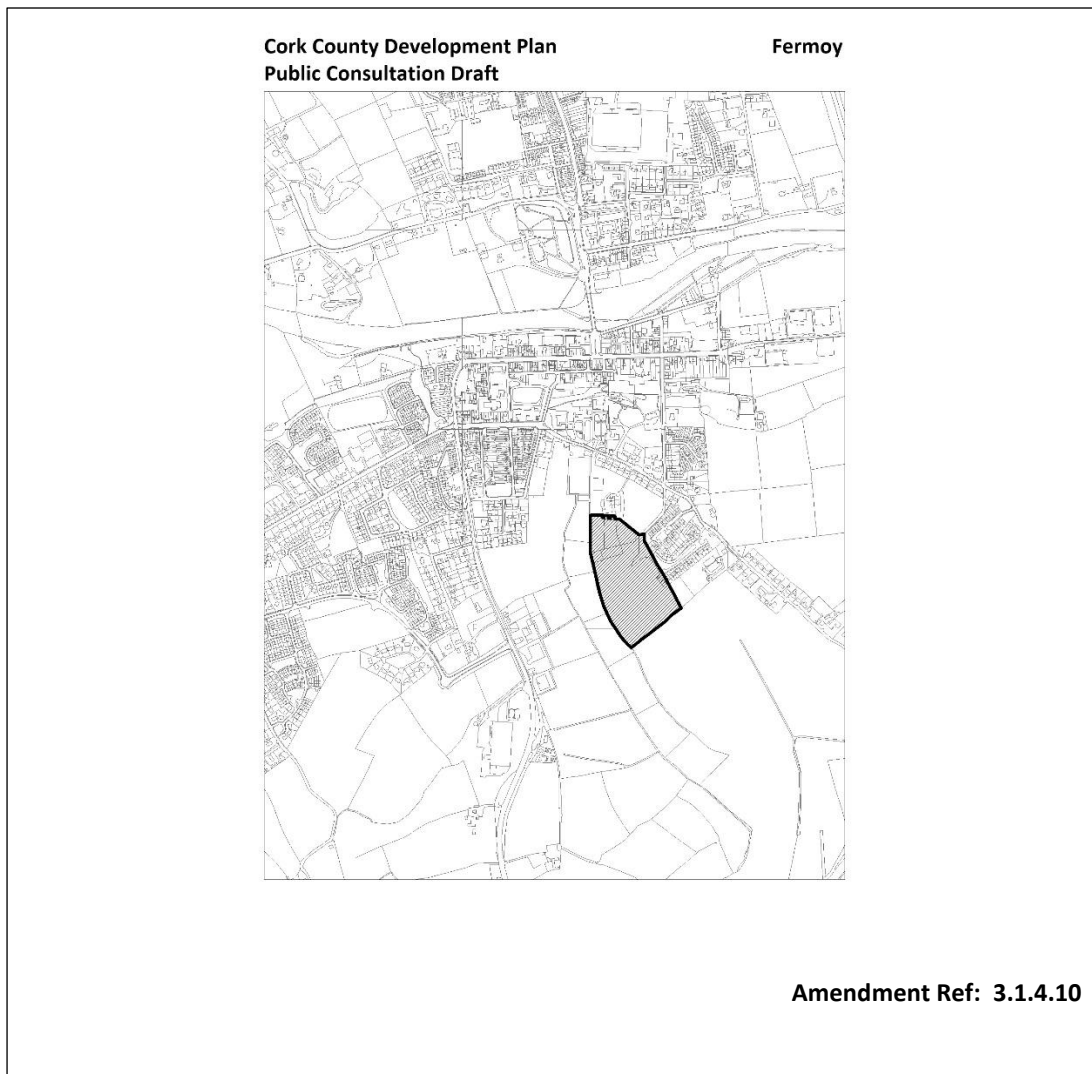
**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace part of the lands zoned FY-R-03 in the Draft Plan with a new zoning objective FY-R-03 (additional provision) as follows:

**FY-R-03 (additional provision); Medium A density residential development. Proposals should include provision for pedestrian and cycle connectivity from the open space and new residential lands to the west and south west through this development.**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.4.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective FY-GR-06 as follows;

FY-GR-06	Town Park and Amenity Area. *	3.24
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**TEXT CHANGE ONLY**



## Mitchelstown

### *PROPOSED AMENDMENT NO. 3.1.5.1.*

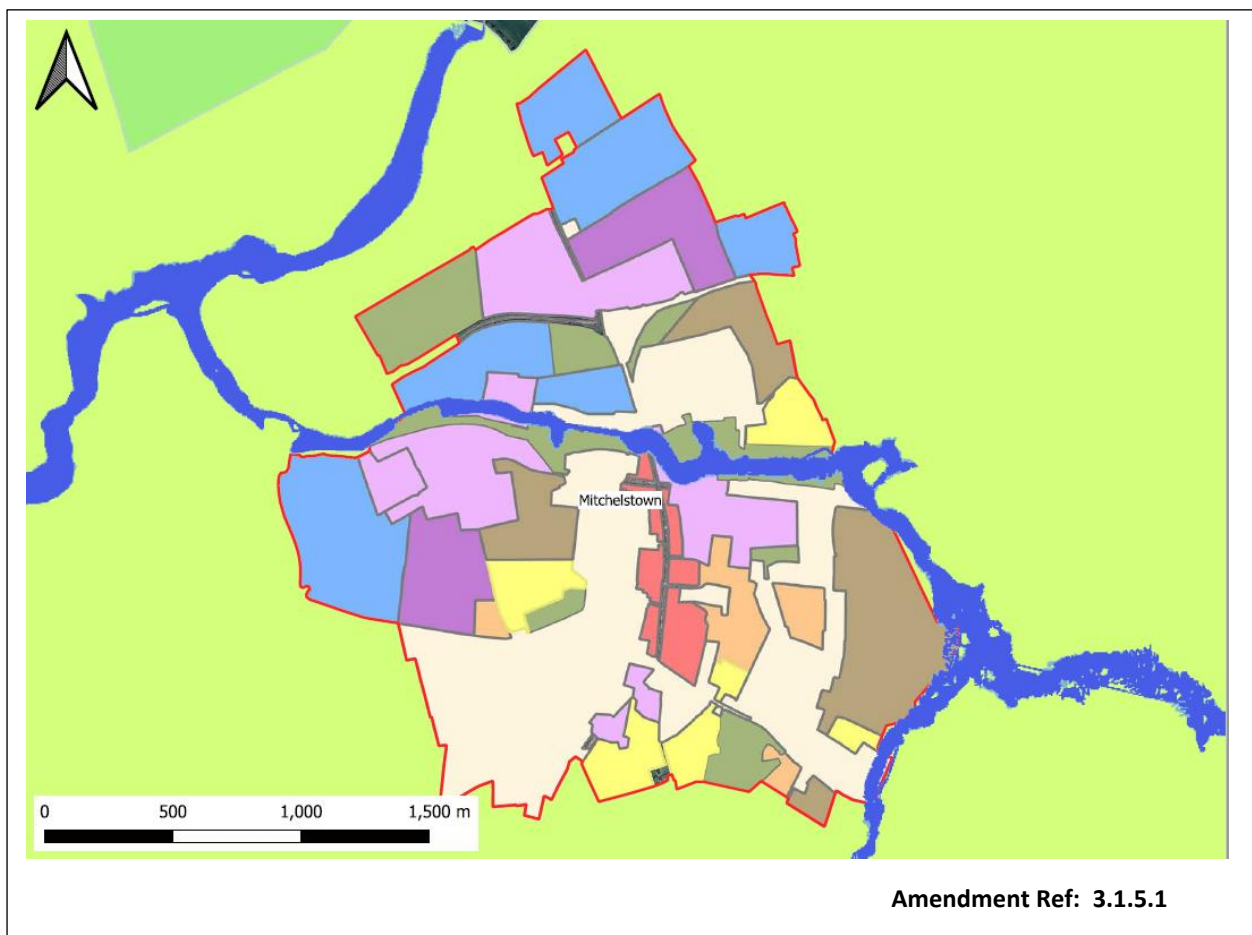
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Mitchelstown to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### **MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 3.1.5.2***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Mitchelstown to reflect changes to the zoning and flood maps proposed through other amendments as follows;

**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.3**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.6 with updated Figure 3.1.6 as follows;

Table 3.1.6 Mitchelstown Population, Housing and Residential Land Area						
	Housing Requirement			Housing Supply		
	Census 2016	Target (to 2028)	New Units Required (to 2028)	Units within built footprint	Units on Zoned land	Est. Net Residential area zoned (ha)
Mitchelstown	3,740	<del>4,862</del> Number TBC	<del>422</del> <b>357</b>	136	<del>286</del> <b>221</b>	<del>21.48</del> <b>18.04</b>

**TEXT ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.4**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.7 with updated Figure 3.1.7 as follows;

<b>Table 3.1.7 Mitchelstown Population 2006-2028</b>				
<b>Name</b>	<b>Census 2006</b>	<b>Census 2011</b>	<b>Census 2016</b>	<b>Proposed Increase to 2028</b>
<b>Mitchelstown</b>	3,365	3,677	3,740	<del>1,122</del> Number TBC

**TEXT ONLY**

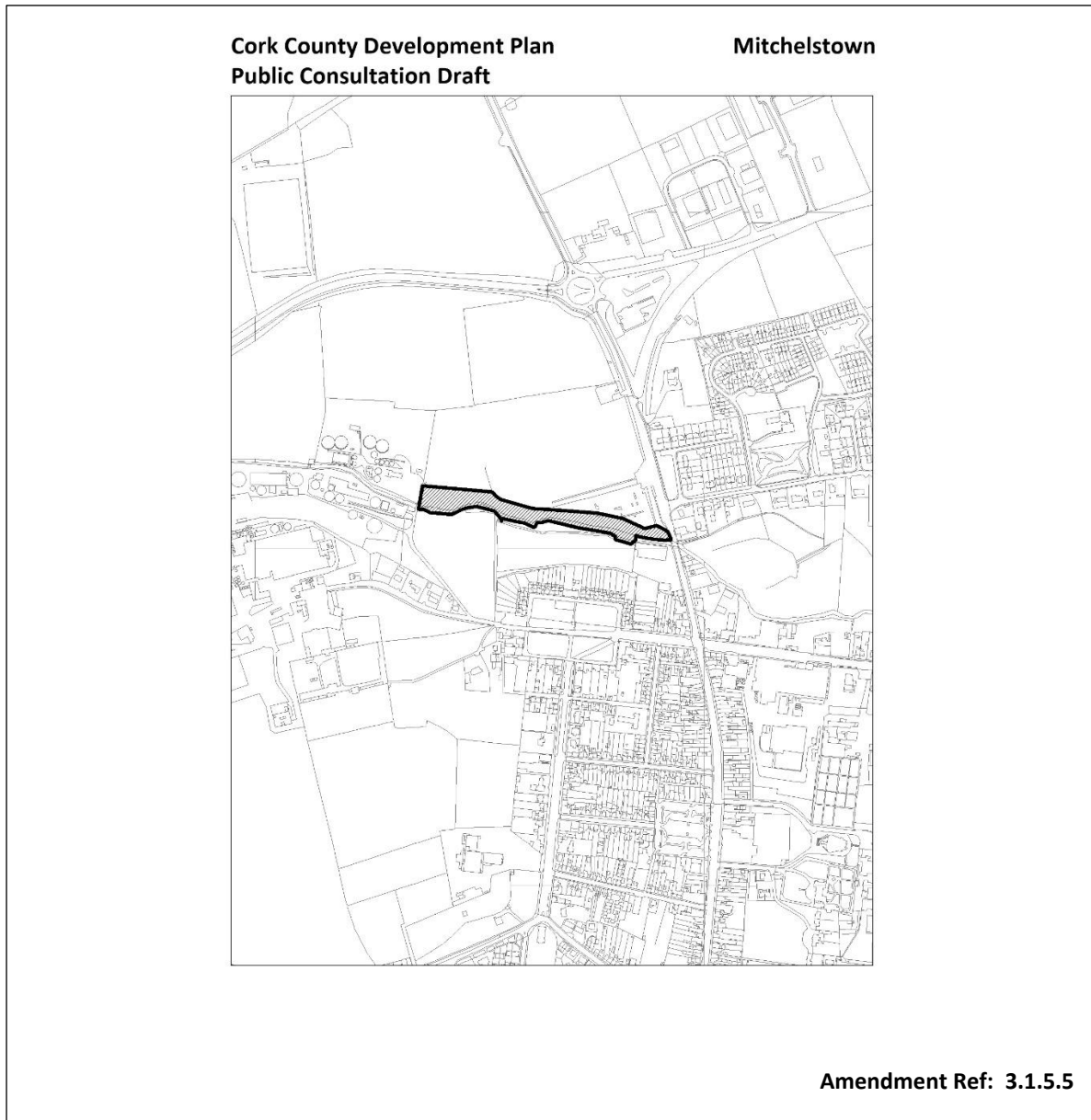
**PROPOSED AMENDMENT NO. 3.1.5.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to extend boundary of MH-GC-01 to the north to include the areas at risk of flooding as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.6**

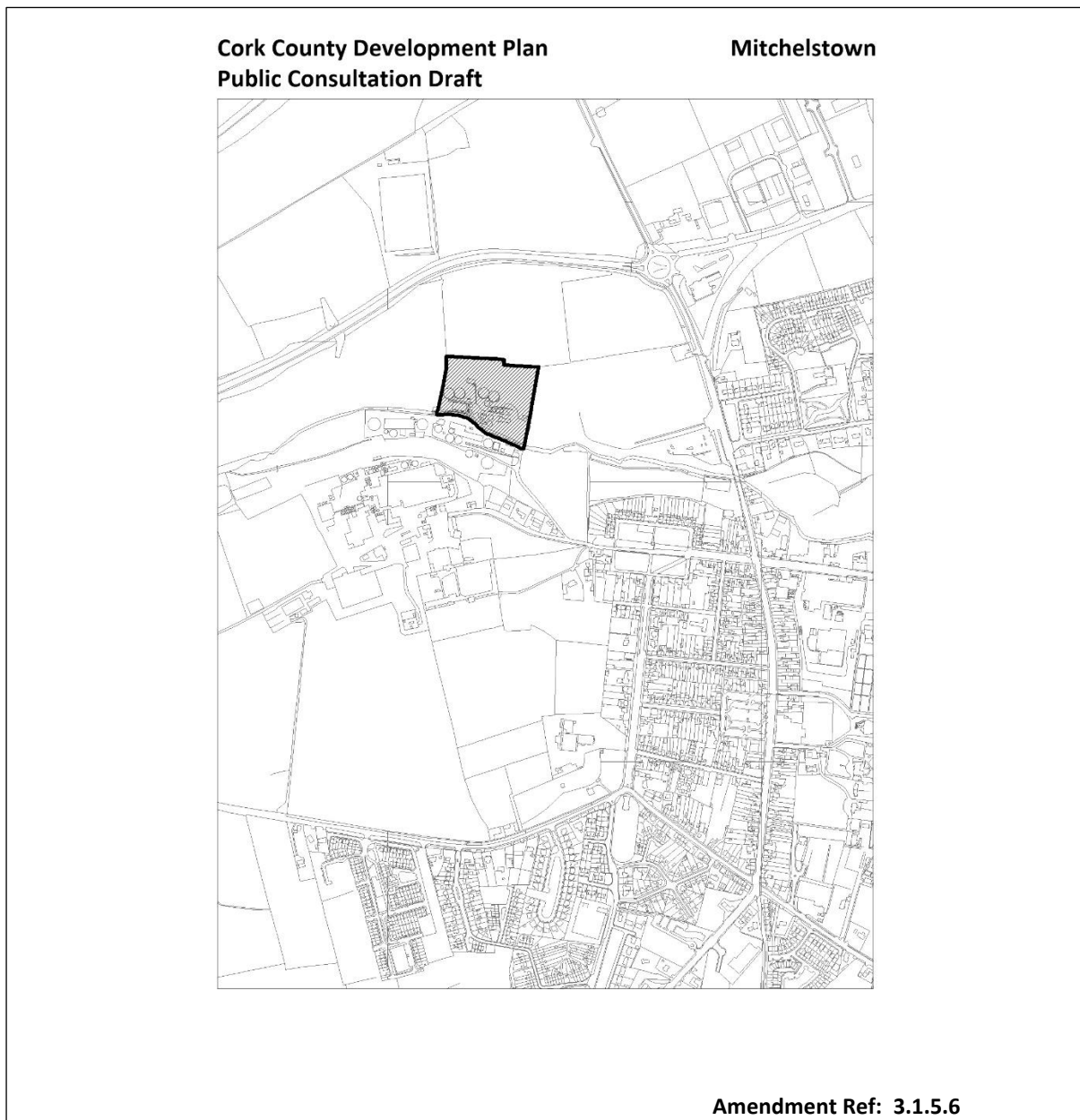
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Remove the following land from the Existing Mixed / General Business / Industrial Uses zone north of the river and re zone it as Utilities MH-U-03 as follows:

**MH U-03 – Wastewater Treatment Plan \***



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.5.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

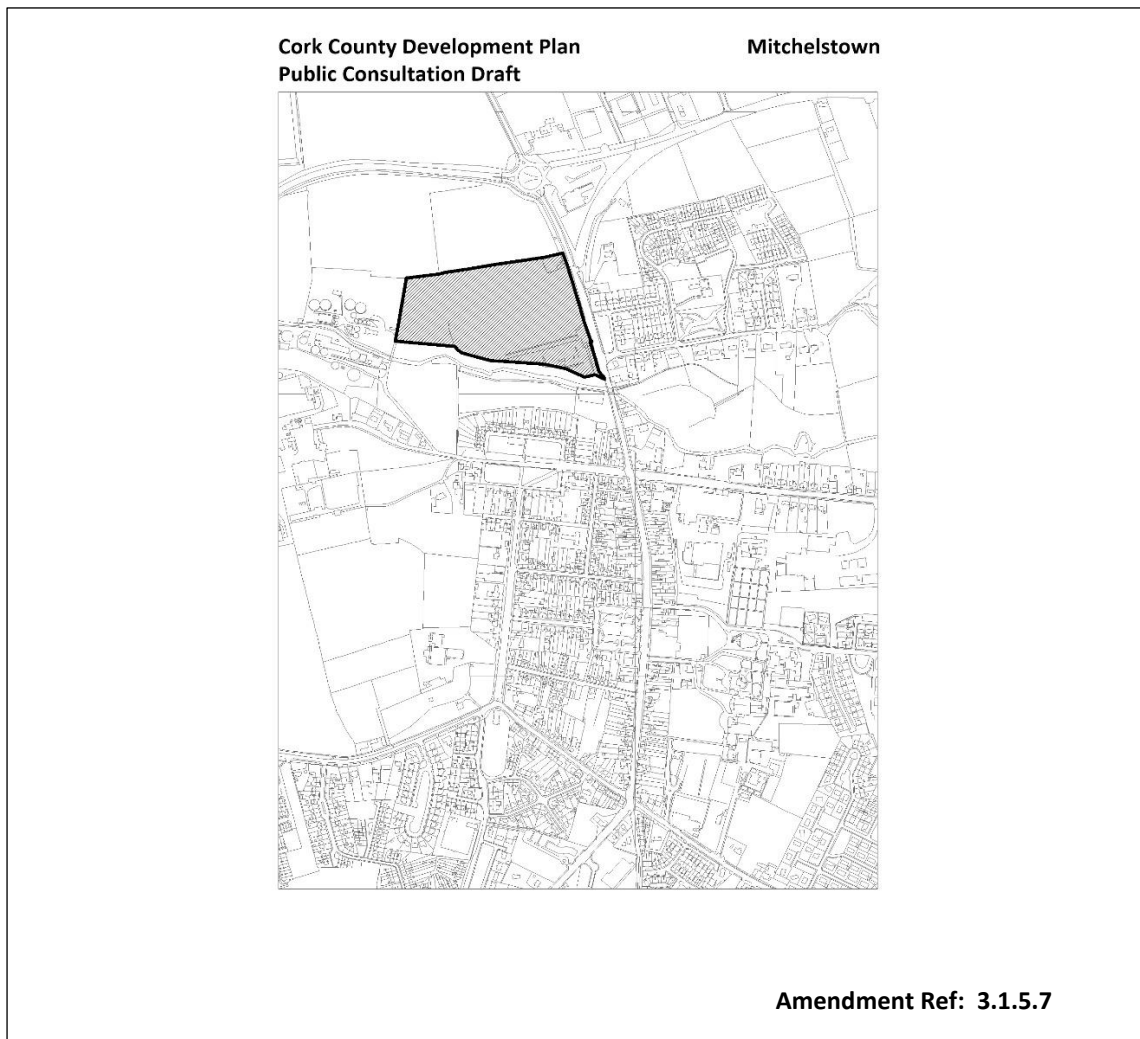
It is proposed to rezone part of the site zoned as MH-I-03 in the Draft Plan with a new zoning objective for Business and General Employment Use as follows:

Omit

MH-I-03	<p><del>Industry<sup>Δ</sup></del>  <del>Existing habitats on site should also be protected/enhanced and incorporated into a new development. Consideration should also be given to the site's proximity to the River Gradoge local biodiversity area.</del></p>	5.46
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Replace with the following:

MH-B-03	<i>Business Uses including provision for retail warehousing <sup>^</sup>. *</i>	
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**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 3.1.5.8**

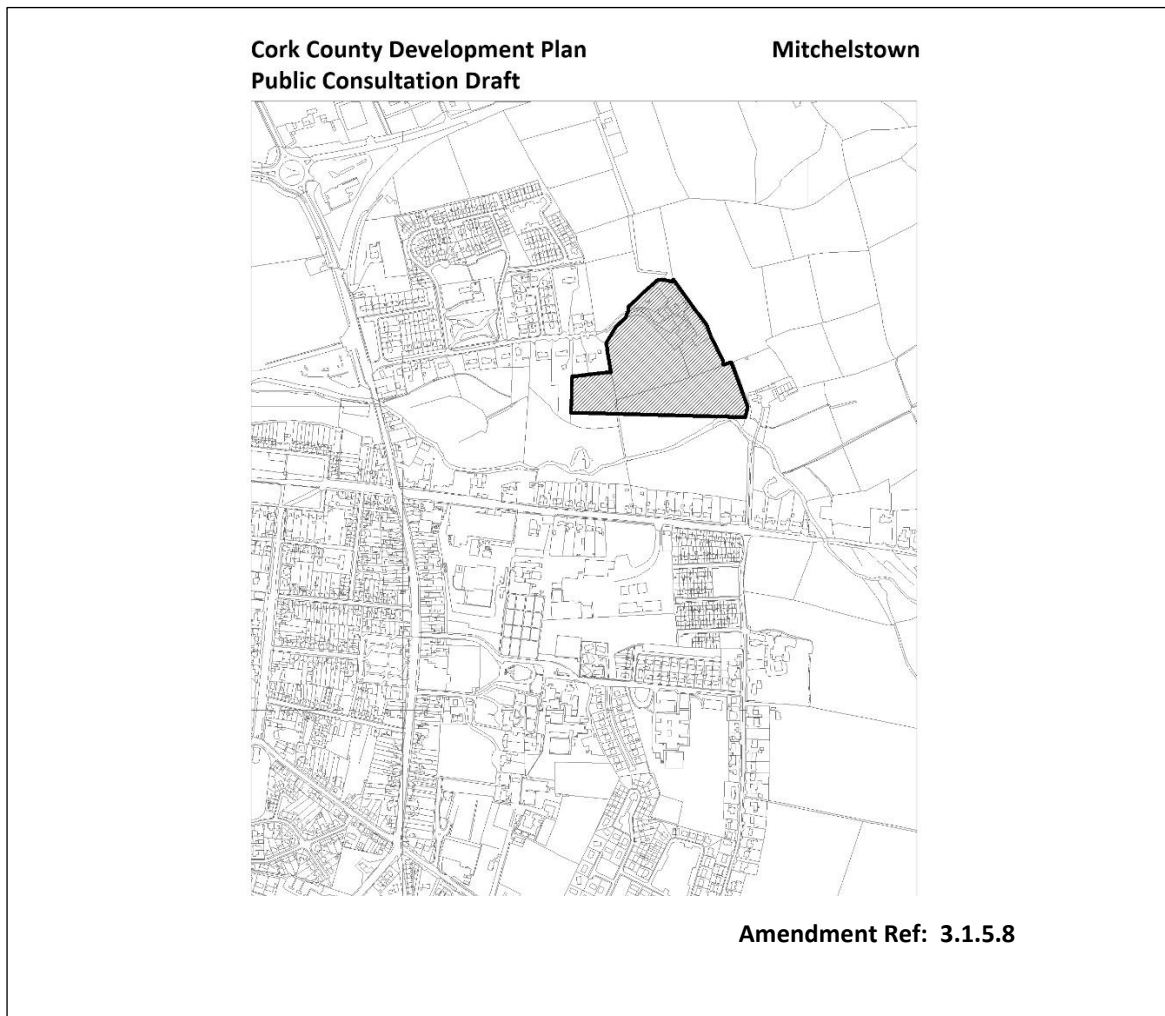
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit/ submissions.

**PROPOSED AMENDMENT**

It is proposed omit MH-R-06 and include the land as part of the Existing Residential/Mixed Residential and Other Uses.

MH-R-06	Medium B density residential development to respect protected structure Ballinwillin House, RPS ID— 00104. The riparian margins along the Gradoge river will need to be protected. Mature trees and old hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Consideration should also be given to the site's proximity to the river Gradoge & tributaries corridor local biodiversity area.	4.74
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**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 3.1.5.9**

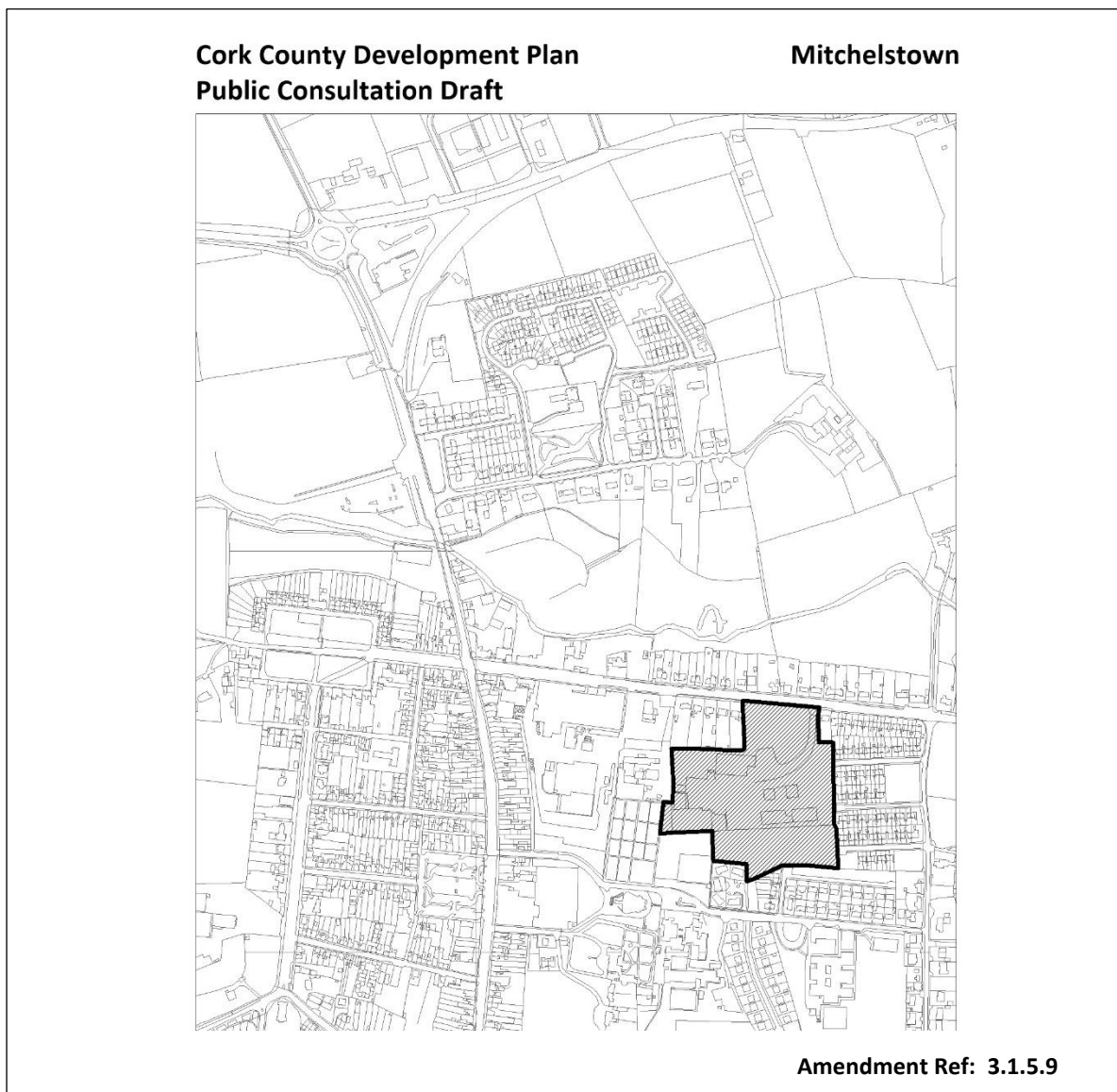
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit/ submissions.

**PROPOSED AMENDMENT**

- a) Remove site of existing Co-Op shop on the Clonmel Road from the Existing Mixed / General Business / Industrial Uses zone:
- b) Remove lands from the MH- GR-06 zone to the south and
- c) Re zone both areas of land as a new residential zoning MH-R-06 as follows:

**MH-R-06 Medium B density residential development**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.5.10**

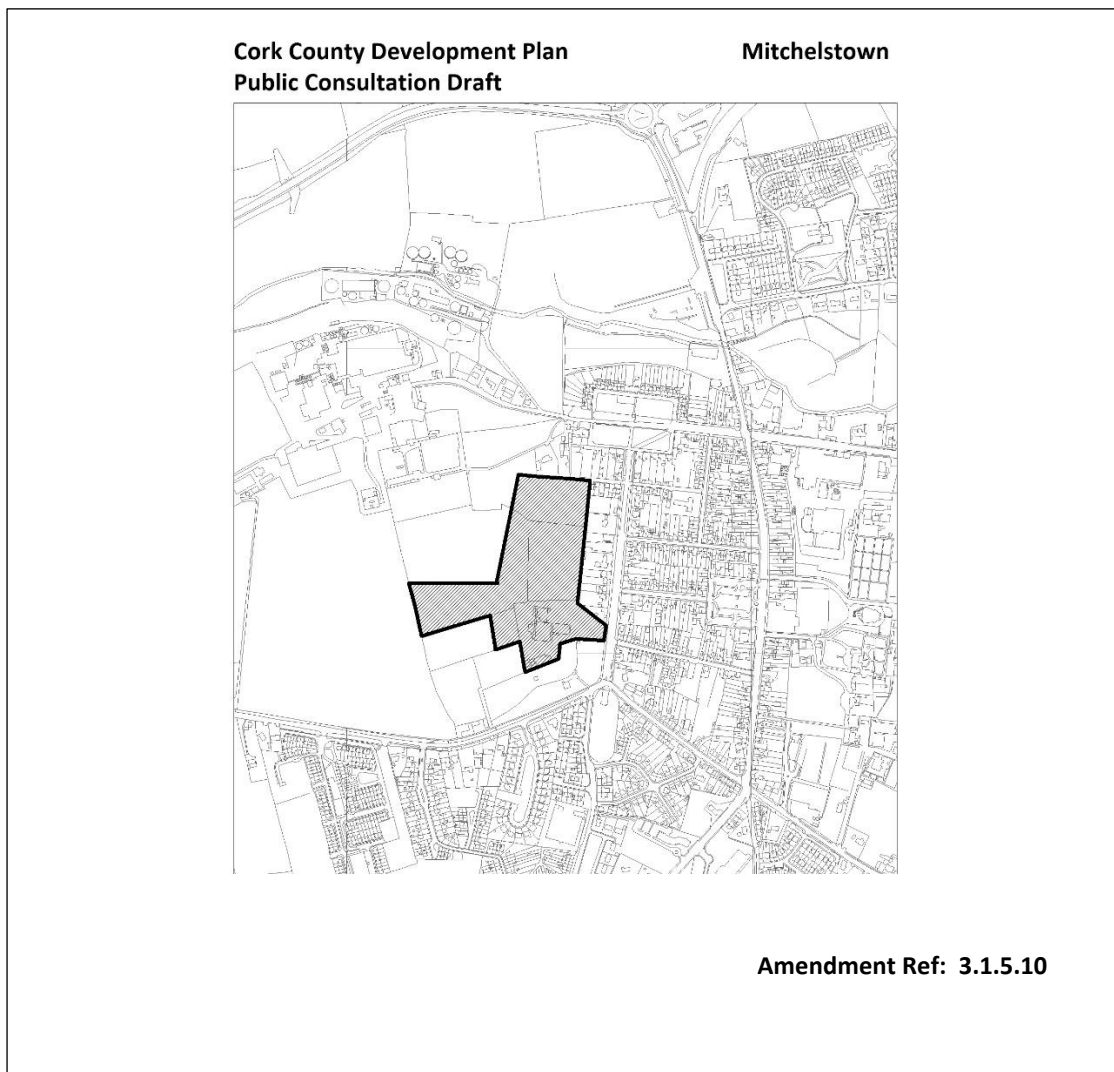
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to replace the lands zoned as MH-R-01 in the Draft Plan with a new zoning objective MH – R-01 as follows:

**Medium B density residential development with an appropriate buffer for the broadleaved woodland along the southern boundary. This woodland needs to be retained and protected. Retention of attractive stone wall and mature trees on the site boundary will be required.** Existing habitats on site should also be protected/enhanced and incorporated into a new development.



**TEXT AND MAP CHANGE**

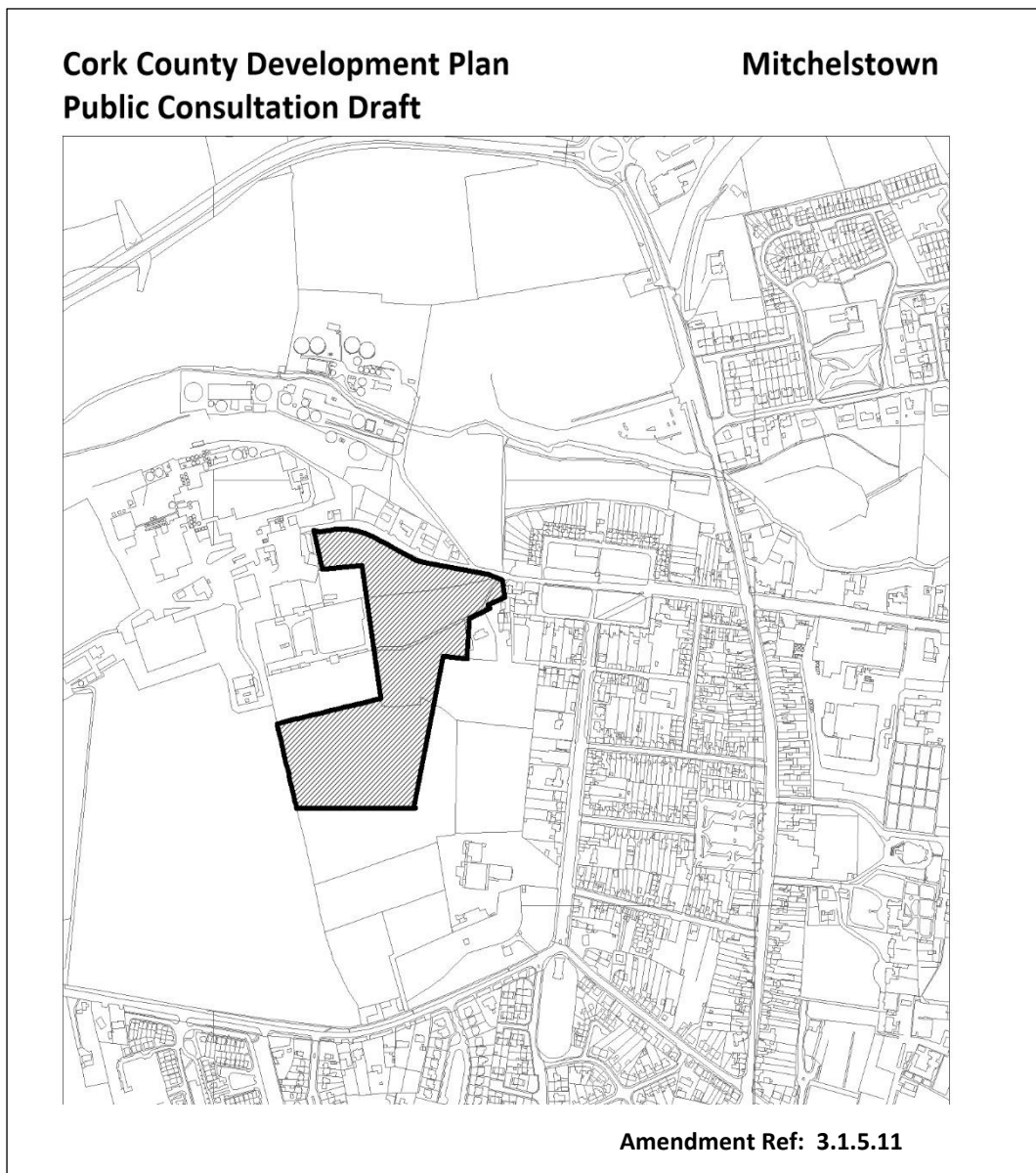
**PROPOSED AMENDMENT NO. 3.1.5.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to replace the lands zoned as MH-AG-01 in the Draft Plan with a new zoning objective MH – AG-01 as follows: **MH AG -01 Agriculture:**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.5.12**

**ORIGIN OF AMENDMENT**

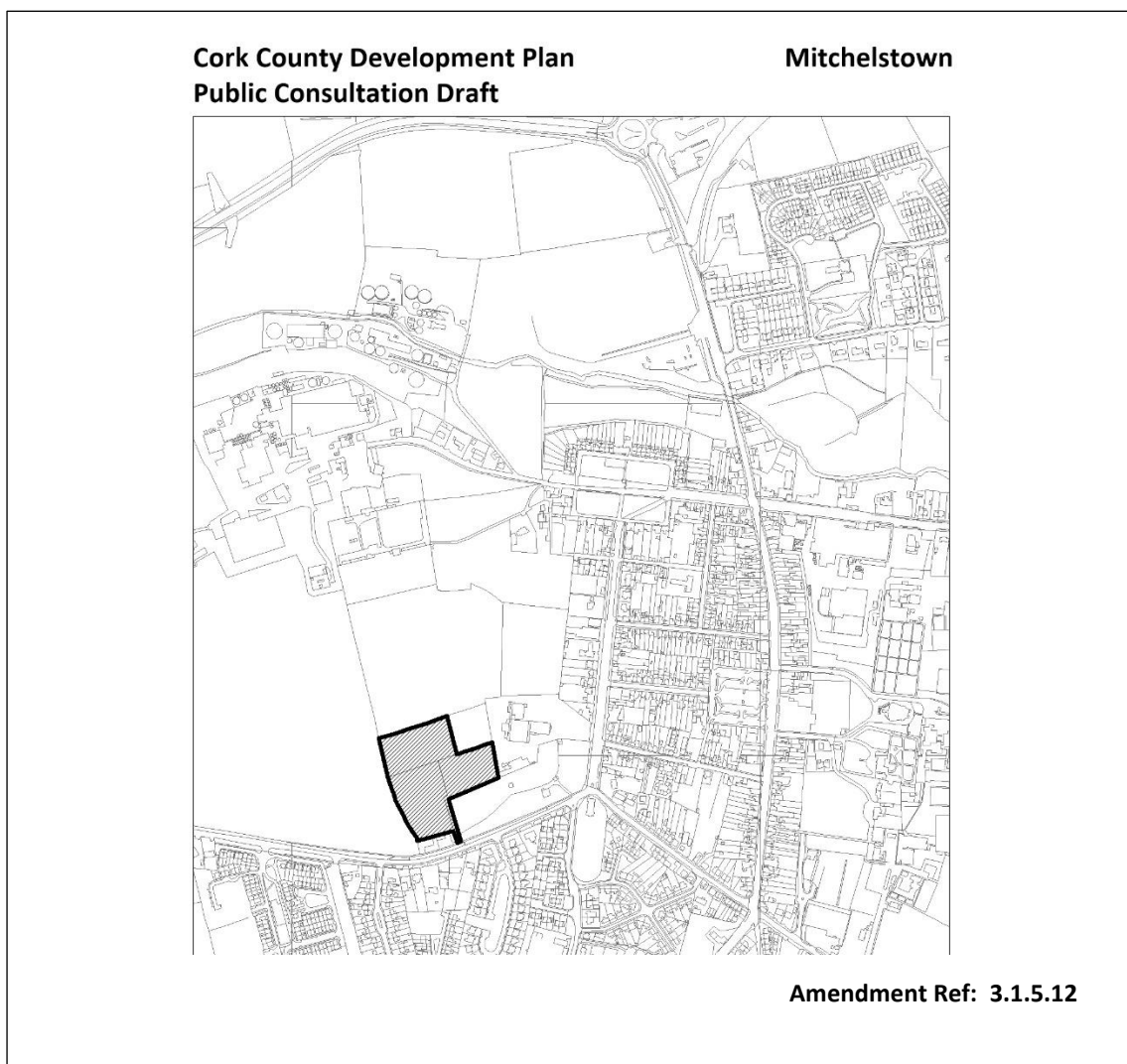
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace part of the lands zoned MH-R-01 in the Draft Plan with a new zoning objective MH-R-01 (additional provision) as follows:

**MH-R-01 (additional provision): Medium B density residential development with an appropriate buffer for the broadleaved woodland along the southern boundary. This woodland needs to be retained and protected. Retention of attractive stone wall and mature trees on the site boundary will be required.**

~~Existing habitats on-site should also be protected/enhanced and incorporated into a new development.~~



**TEXT AND MAP CHANGE**



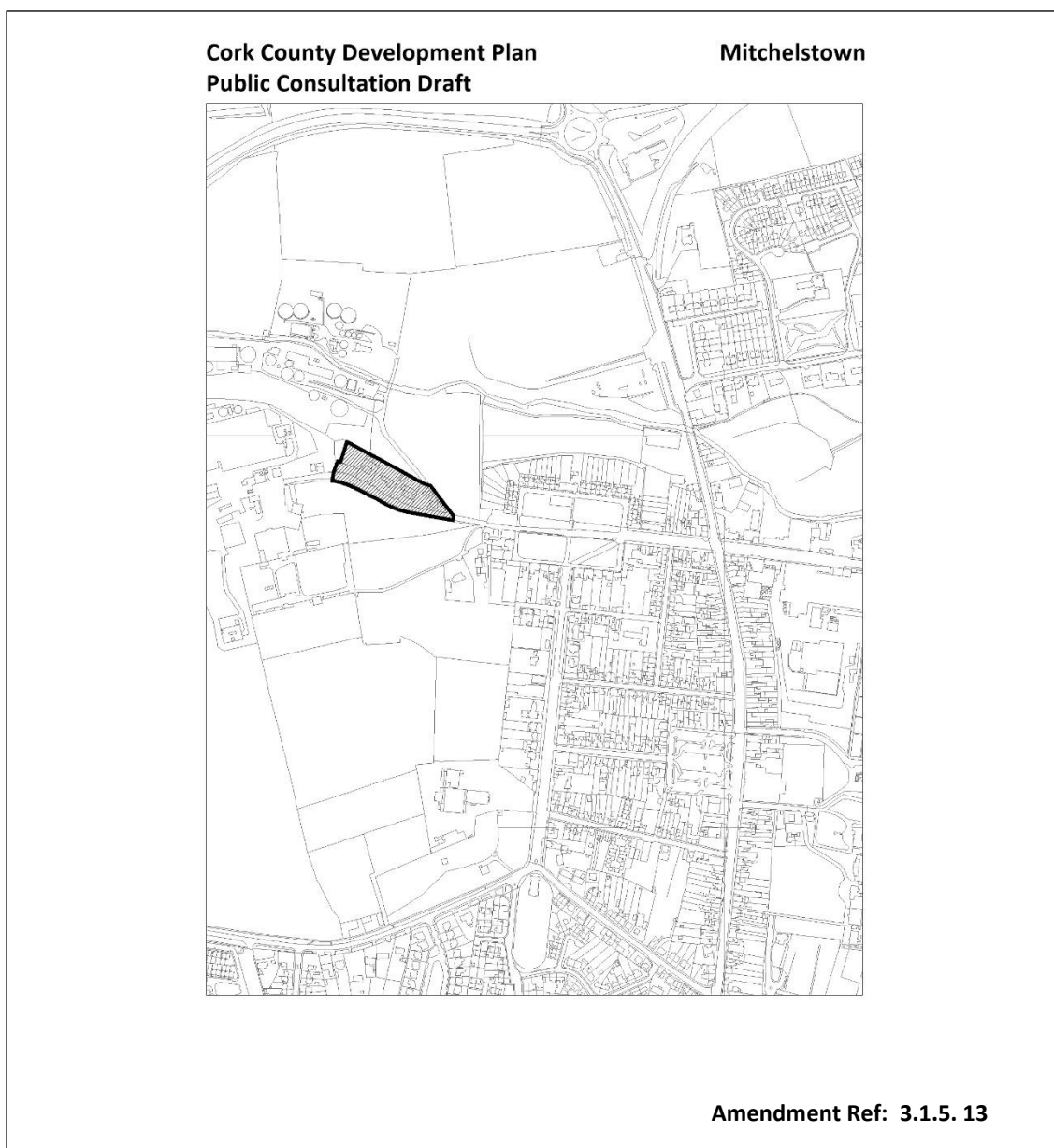
**PROPOSED AMENDMENT NO. 3.1.5.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit.

**PROPOSED AMENDMENT**

Remove the following land from the Existing Mixed / General Business / Industrial Uses zone north of the river and re zone it as Existing Residential/ Mixed Residential and Other Uses.



**MAP CHANGE ONLY**

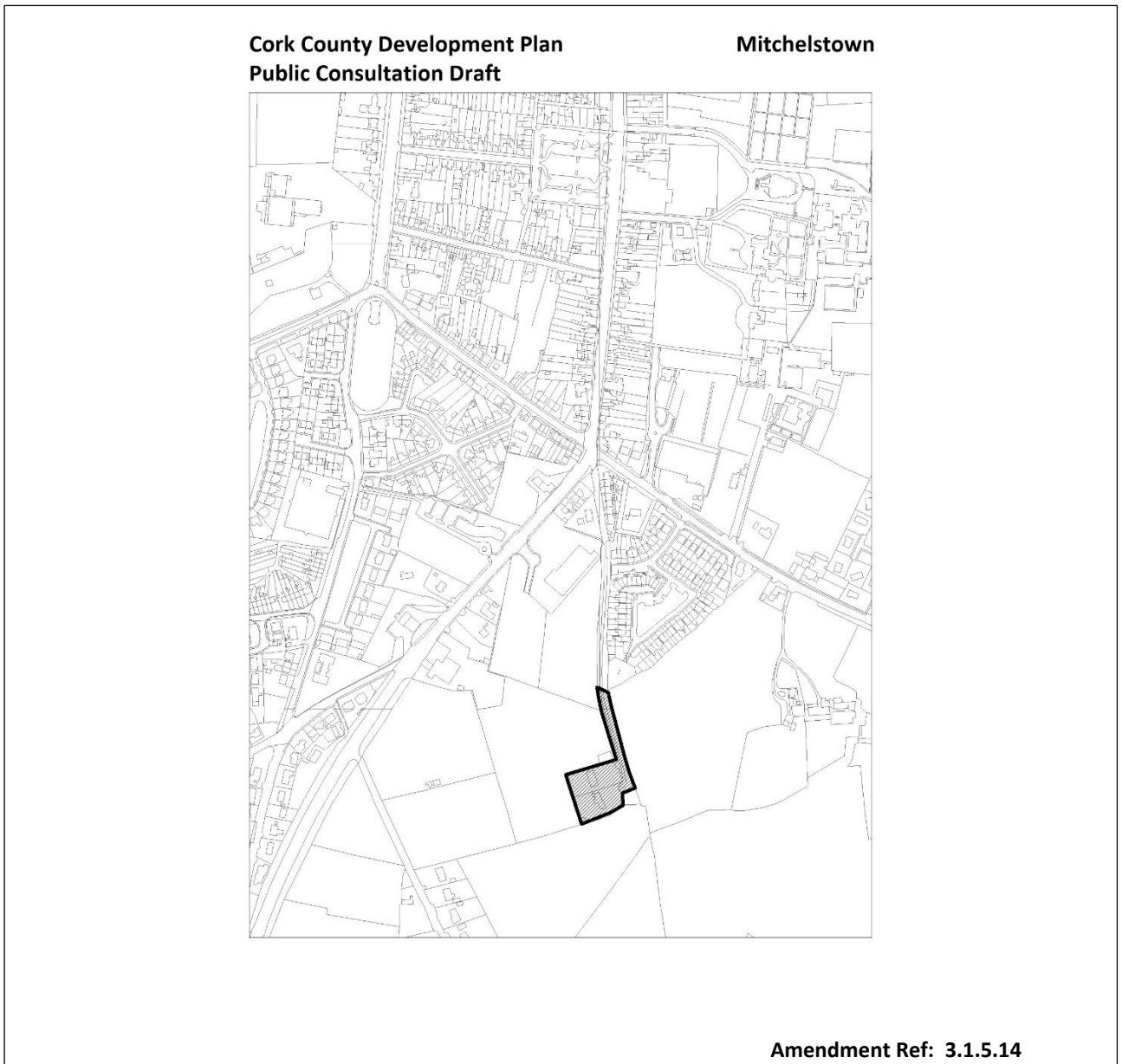
**PROPOSED AMENDMENT NO. 3.1.5.14**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit.

**PROPOSED AMENDMENT**

Amend the Mitchelstown zoning map to include this land in the existing residential/ mixed residential and other uses category.



**MAP CHANGE ONLY**

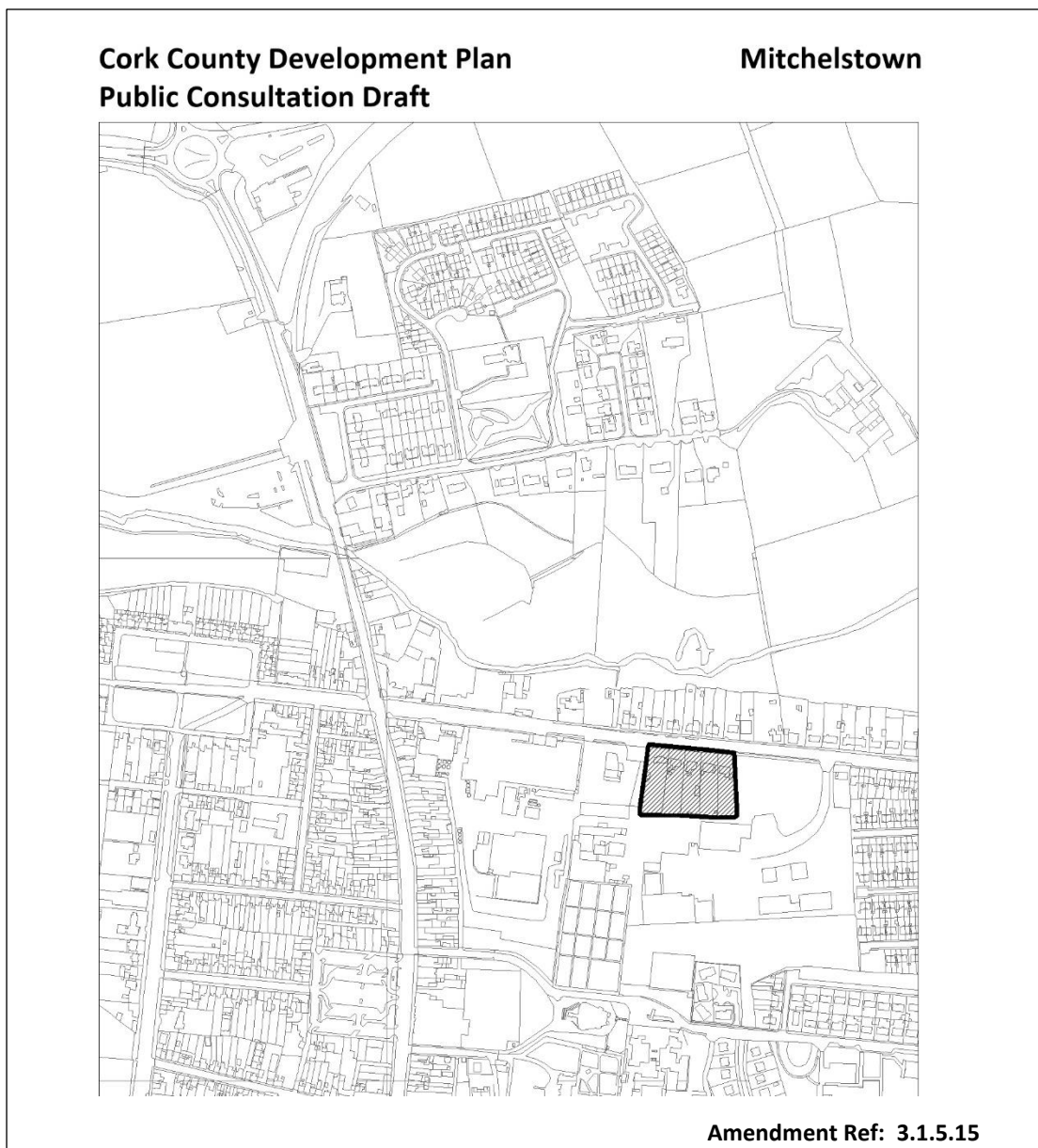
**PROPOSED AMENDMENT NO. 3.1.5.15**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit.

**PROPOSED AMENDMENT**

Remove the following land from the Existing Mixed / General Business / Industrial Uses zone and include it in the Existing Residential/ Mixed Residential and Other Uses category.



**MAP CHANGE ONLY**

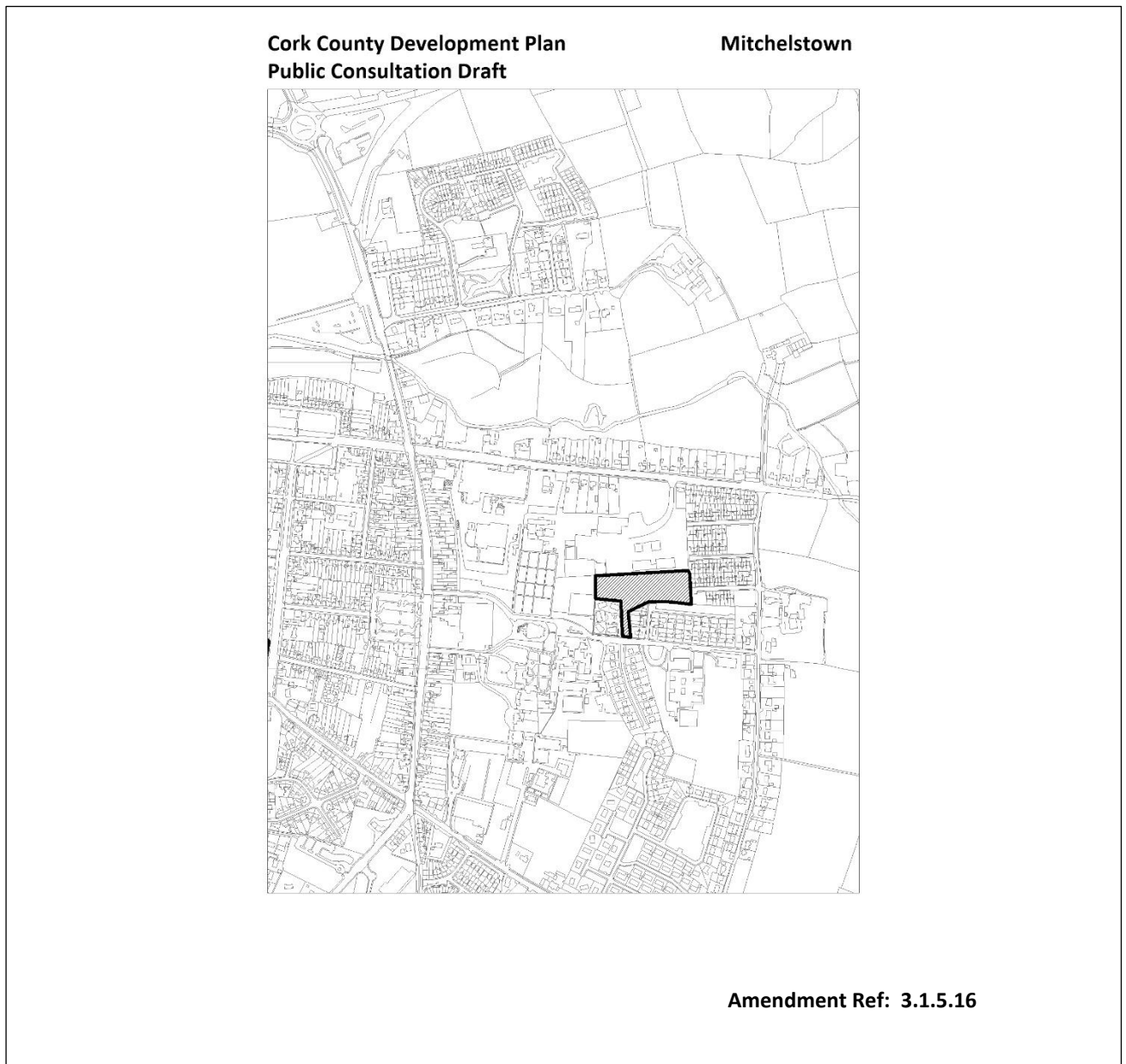
**PROPOSED AMENDMENT NO. 3.1.5.16**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit and submissions.

**PROPOSED AMENDMENT**

It is proposed to amend the Mitchelstown zoning map to omit the MH-GR-06 zoning and include these lands as part of the new residential lands MH-R-06. (see also Amendment No 3.1.5.9 above)



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 3.1.5.17**

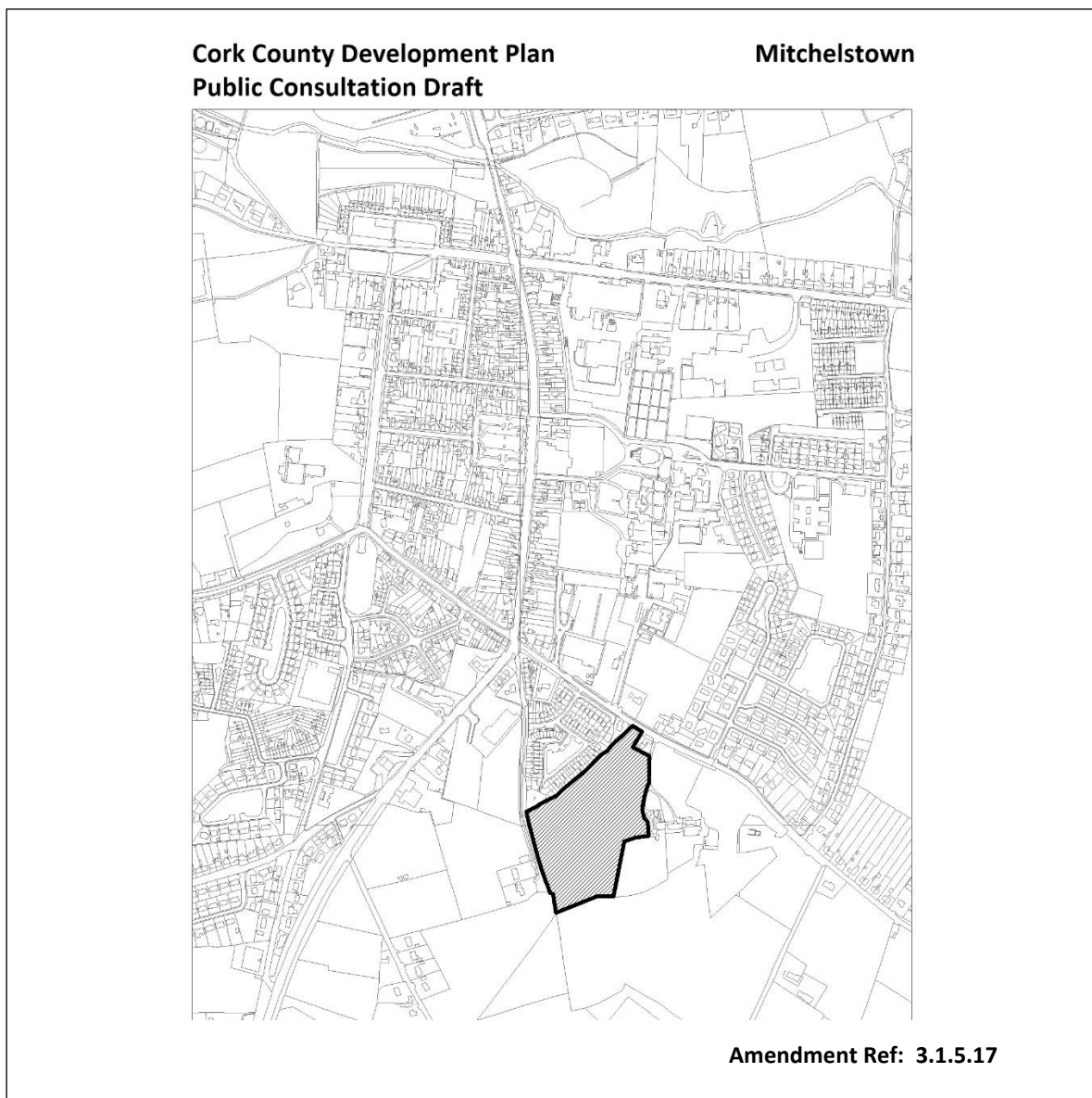
**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace lands zoned MH-R-01 in the Draft Plan with a new zoning objective MH-R-05 (additional provision) as follows:

**MH- R-05 (additional provision): Medium B density residential development to include provision for a relief road.**



**TEXT AND MAP CHANGE**

***PROPOSED AMENDMENT NO. 3.1.5.18***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by submissions.

***PROPOSED AMENDMENT***

It is proposed to add an additional paragraph under 1.5.39 as follows:

**1.5.40** The Planning Authority acknowledges the importance of the Mill Building as a historical feature of the town, a protected structure within the town centre zoning. The Planning Authority would support the reuse /redevelopment of this building, in a manner compatible with the provisions of Chapters 11 and 16 of Volume One of the Plan.

**TEXT ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.19**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective MH-AG-03 as follows;

MH-AG-03	Agriculture. *	28.83
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.20**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective MH-GC-01 as follows;

MH-GC-01	Open Space with provision for an amenity walks. The site is wooded, forms part of the northern edge of the Mitchelstown Architectural Conservation Area, is within the grounds of King’s Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. The Mitchelstown Castle Woodlands & Wetlands on this site comprises of complex several semi-natural habitats of <i>natural value</i> <del>special conservation importance in County Cork</del> . There is a general presumption against the development of this site. *	7.22
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.21**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective MH-GC-05 as follows;

MH-GC-05	Reserved for Green Infrastructure- Conservation. *	11.62
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.22**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to remove \* in zoning objective MH-GC-07 as follows;

MH-GC-07	Reserved for Green Infrastructure- Conservation. *	5.8
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.23**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective MH-I-02 as follows;

MH-I-02	Lands reserved for expansion of the existing food- related industry with access via the existing complex. <del>Existing habitats on site should also be protected/enhanced and incorporated into a new development. Consideration should also be given to the site's proximity to the River Gradoge local biodiversity area.</del> <b>The site supports areas of semi-natural grassland which should be retained and integrated into open space areas where possible. Lighting of the site should be sensitively designed to minimise risk of impact to adjoining areas of woodland and species associated with same. *</b>	11.97
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.5.24**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective MH-U-02 as follows;

MH-U-02	Develop and maintain pedestrian walk in line with the Inland Fisheries Ireland Guidelines and volume one of this plan. *	-
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**TEXT CHANGE ONLY**



## Key Villages

### PROPOSED AMENDMENT NO. 3.1.6.1

#### **KEY VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT**

##### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

##### PROPOSED AMENDMENT

It is proposed to include the following text under key villages as follows:

##### Key Villages in the Fermoy MD

There are ten Key Villages in the Fermoy Municipal District as follows; Rathcormack, Ballyhooly, Castlelyons/ Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Glenville, Kildorrery and Kilworth.

In this plan, Rathcormack is projected to grow to over 1,500 people during the lifetime of the plan so is treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is as distinct from the other Key Villages in this Municipal District, all land within the development boundary of Rathcormack will have a specific land use zoning. The settlement would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.

Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

<b>Key Villages Overall Scale of New Development</b>				
<b>Settlement Name</b>	<b>Existing Number of Houses Q1 2010 (Geodirectory )</b>	<b>Existing Number of Houses Q1 2015 (Geodirectory)</b>	<b>Existing Number of Houses Q1 2020 (Geodirectory)</b>	<b>Overall Scale of New Development to 2028 (No. of houses)</b>
<b>Rathcormack</b>	637	670	688	146
<b>Ballyhooly</b>	209	199	212	30
<b>Castlelyons/ Bridebridge</b>	215	210	219	27
<b>Castletownroche</b>	222	217	232	40
<b>Conna</b>	159	170	181	20
<b>Doneraile</b>	392	411	422	89
<b>Glanworth</b>	265	257	258	50
<b>Glenville</b>	162	166	166	10
<b>Kildorrery</b>	177	173	175	25
<b>Kilworth</b>	411	412	418	30
<b>Total Key Villages</b>	<b>2,849</b>	<b>2,885</b>	<b>2,971</b>	<b>467</b>

TEXT CHANGE ONLY

# Rathcormack

## PROPOSED AMENDMENT NO. 3.1.7.1

### ORIGIN OF AMENDMENT

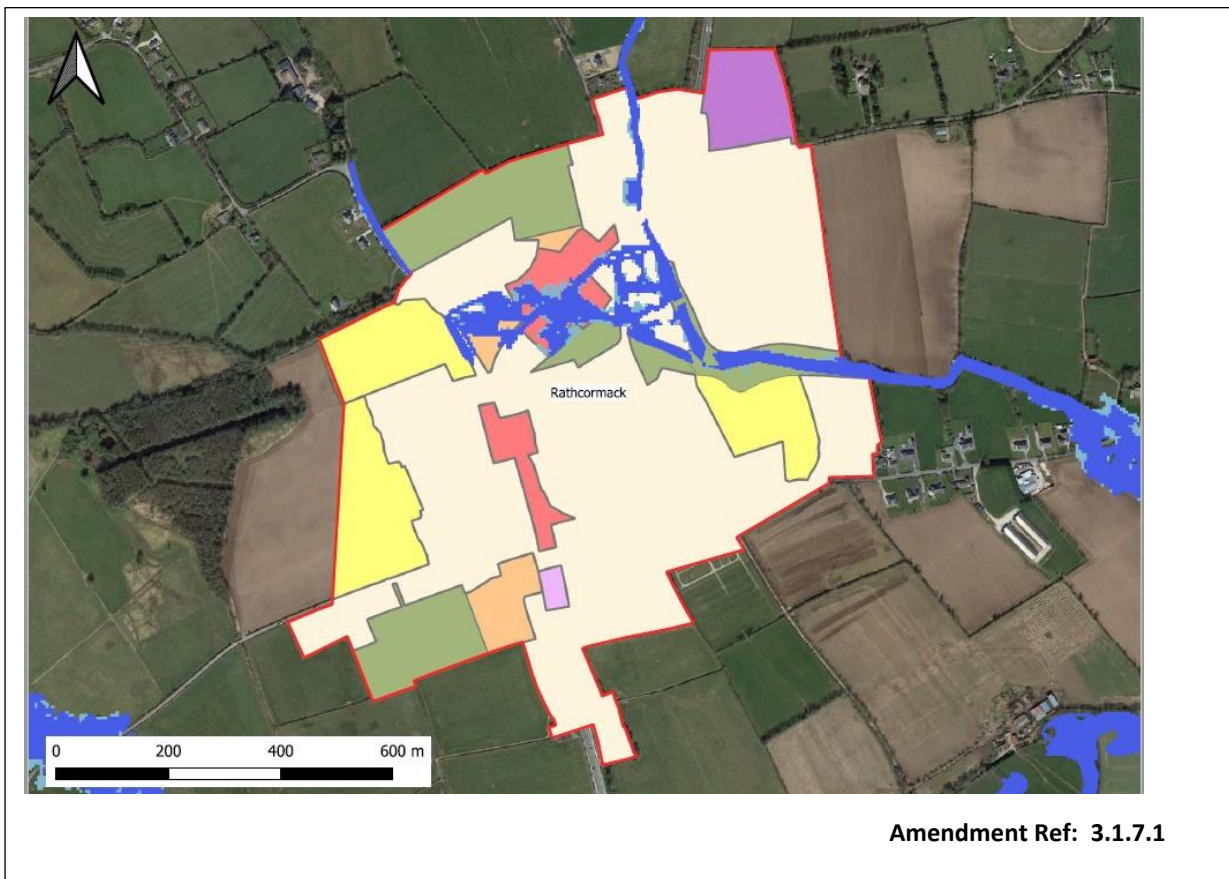
This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

### PROPOSED AMENDMENT

Amend the settlement map of Rathcormack to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)

;



**MAP CHANGE ONLY**

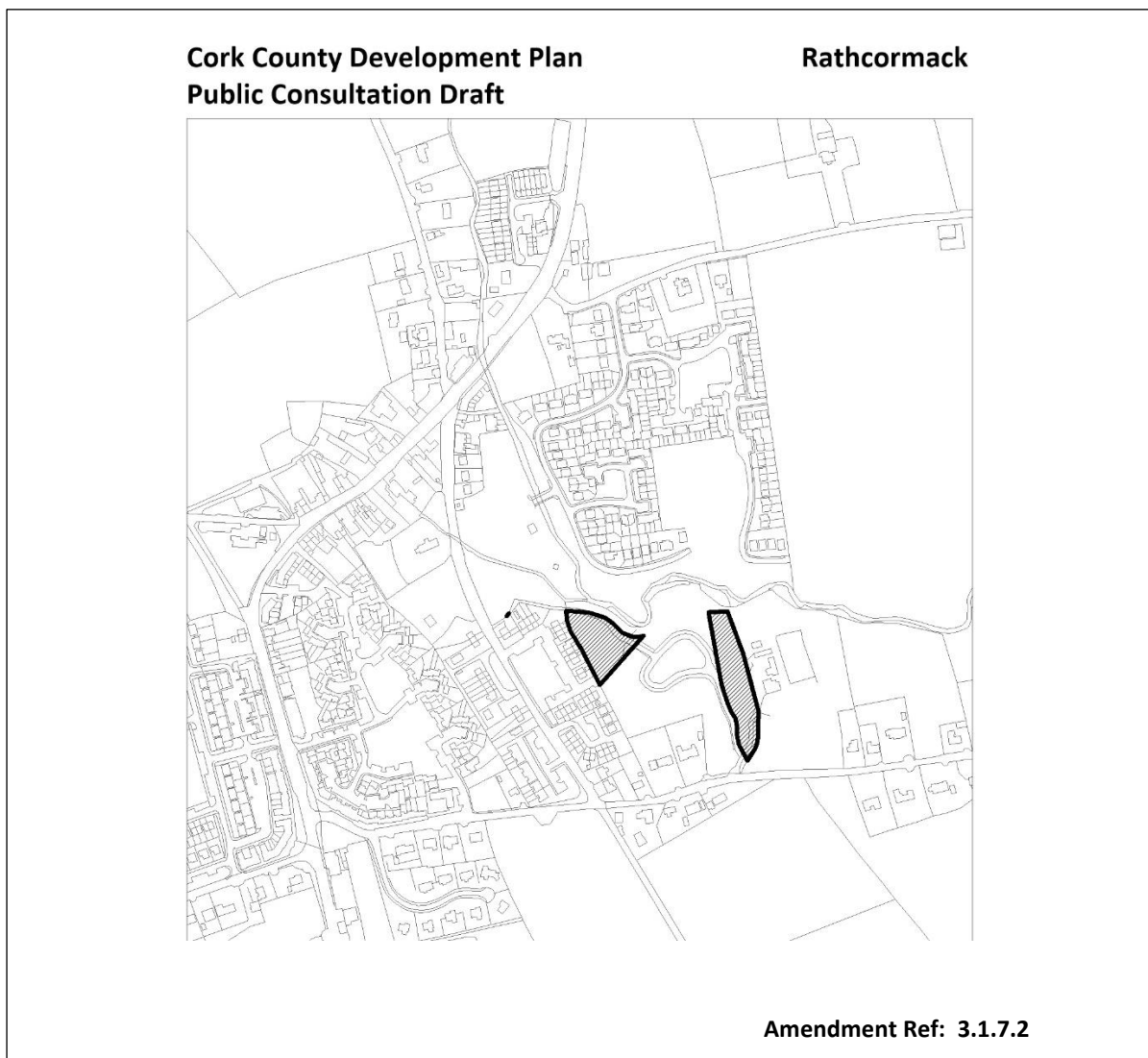
**PROPOSED AMENDMENT NO. 3.1.7.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to omit the following parts of the site zoned as RK-R-02 in the Draft Plan for Rathcormack and include the land as part of in the existing residential/ mixed residential and other uses category.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.7.3**

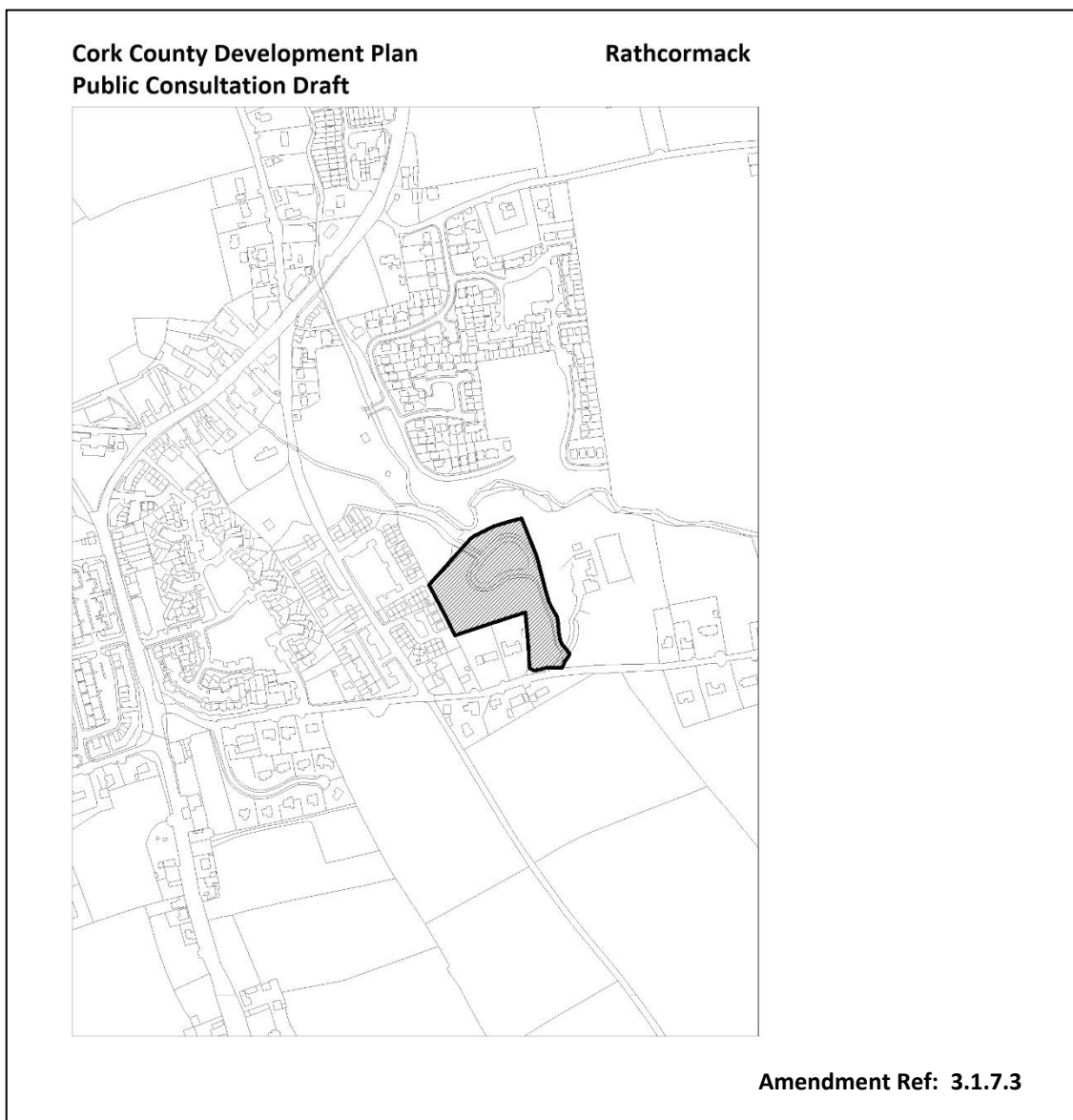
**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace part of the lands zoned as RK-R-02 in the Draft Plan for Rathcormack with a new zoning objective RK-R-02 (additional provision) as follows:

**RK-R-02 (additional provision: Medium B density residential development.**



**TEXT AND MAP CHANGE**

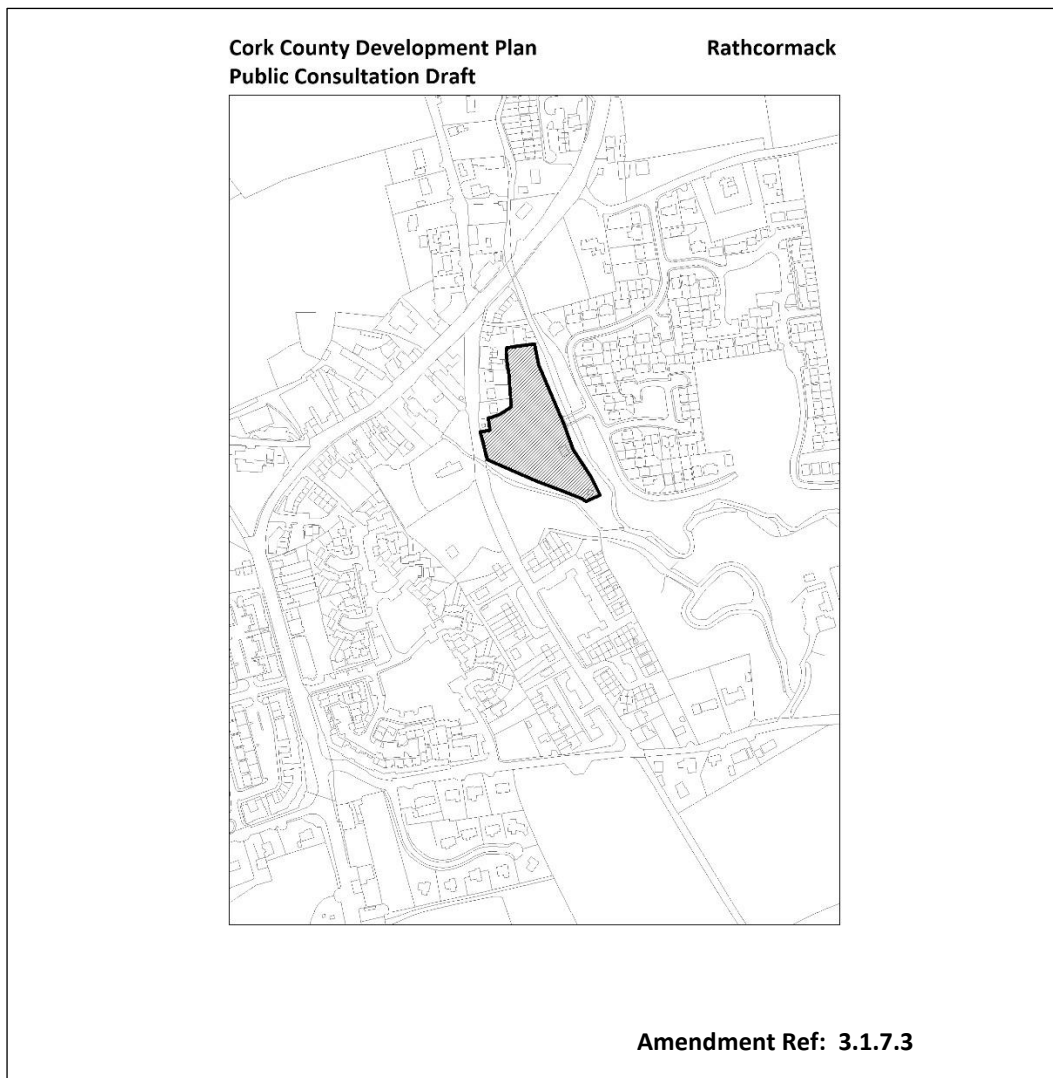
**PROPOSED AMENDMENT NO. 3.1.7.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

It is proposed to extend the Green Infrastructure zoning RK-GC-05 in Rathcormack to include additional lands at risk of flooding.



**TEXT AND MAP CHANGE**



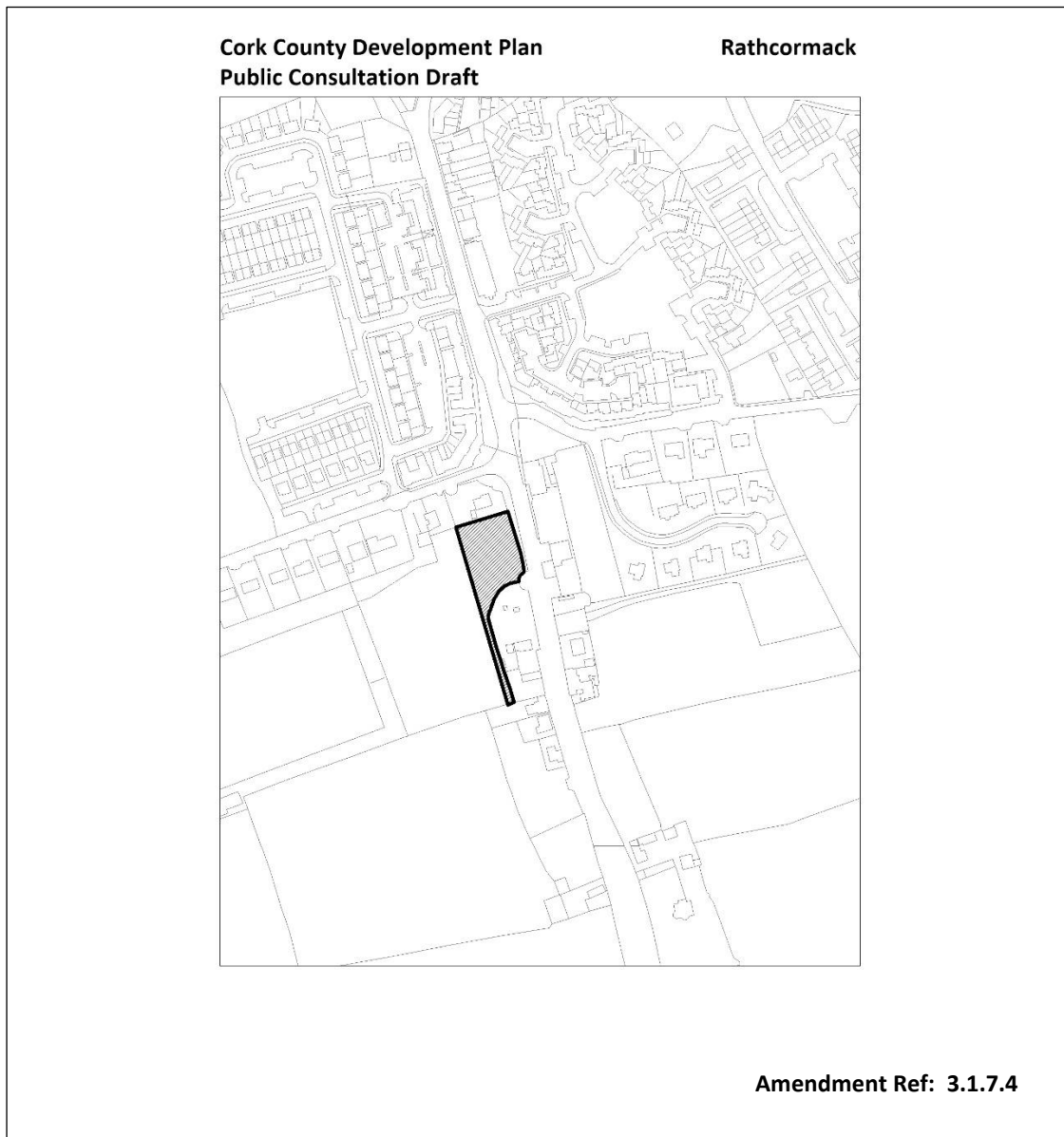
**PROPOSED AMENDMENT NO. 3.1.7.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Remove the following land from the RK-C-01 zoning in Rathcormack and include it within the area zoned Existing Residential/ Mixed Residential and Other Uses.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.7.6**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.9 with updated table 3.1.9 as follows;

<b>Table 3.1.9 Rathcormack Population, Housing and Residential Land Area</b>						
	<b>Housing Requirement</b>			<b>Housing Supply</b>		
	Census 2016	Target (to 2028)	New Units Required (to 2028)	Units within built footprint	Units on zoned land	Est. Net Residential area zoned (ha)
Rathcormack	1,762	<del>2,194</del> Number TBC	<del>200</del> 146	6	<del>194</del> 140	<del>9.7</del> 7

**TEXT ONLY**



**PROPOSED AMENDMENT NO. 3.1.7.7**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to replace table 3.1.10 with updated Figure 3.1.10 as follows;

Table 3.1.10 Rathcormack Population 2006-2028				
Name	Census 2006	Census 2011	Census 2016	Proposed Increase to 2028
Rathcormack	1,072	1,534	1,762	432 Number TBC

**TEXT ONLY**

**PROPOSED AMENDMENT NO. 3.1.6.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to remove \* in zoning objective RK-C-03 as follows;

RK-C-03	Car Park to support services in the vicinity. <del>*</del>	0.22
---------	--	------

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.6.9**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective RK-GA-02 as follows;

RK-GA-02	Playing Pitches. *	
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.6.10**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective RK-GR-04 as follows;

RK-GR-04	Open Space including village park and playground. *	0.46
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.6.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective RK-T-01 as follows;

RK-T-01	Existing Village Centre. *	-
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.6.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective RK-U-01 as follows;

RK-U-01	Provision of riverside walk. <i>River walk should be designed sensitively taking account of its location adjacent to the stream.</i> *	-
---------	--	---

**TEXT CHANGE ONLY**

## Ballyhooly

### *PROPOSED AMENDMENT NO. 3.1.8.1.*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Ballyhooly, this plan makes provision for an additional <del>fifty</del> <i>thirty</i> dwelling units, subject to satisfactory servicing arrangements.
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#### TEXT CHANGE ONLY



**PROPOSED AMENDMENT NO. 3.1.8.2**

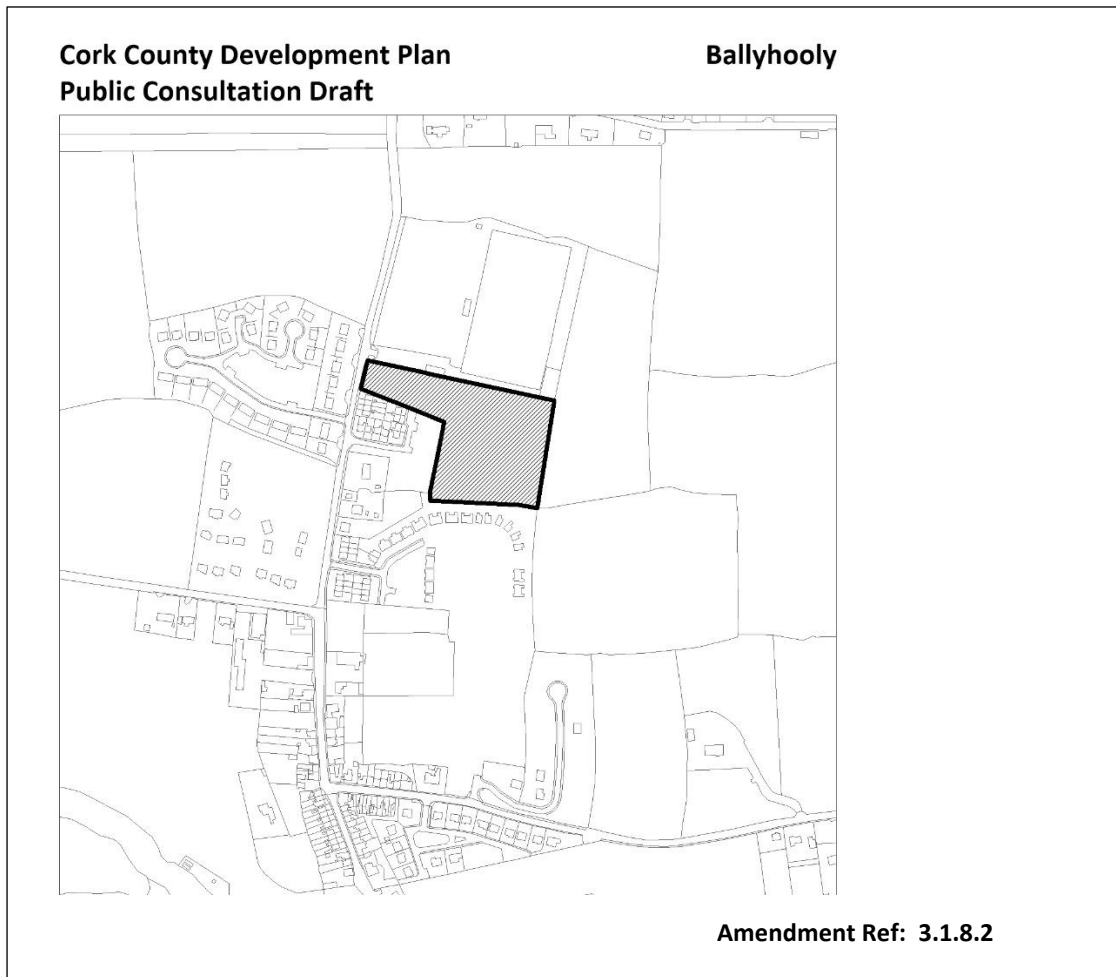
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Planning Policy Unit.

**PROPOSED AMENDMENT**

It is proposed remove the B--01 zoning objective from the lands in Ballyhooly and retain the site within the development boundary as follows:

<del>B-01</del>	<del>Small scale business development including the provision of a landscaped buffer to surrounding residential areas.</del>	<del>2-09</del>
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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.8.3**

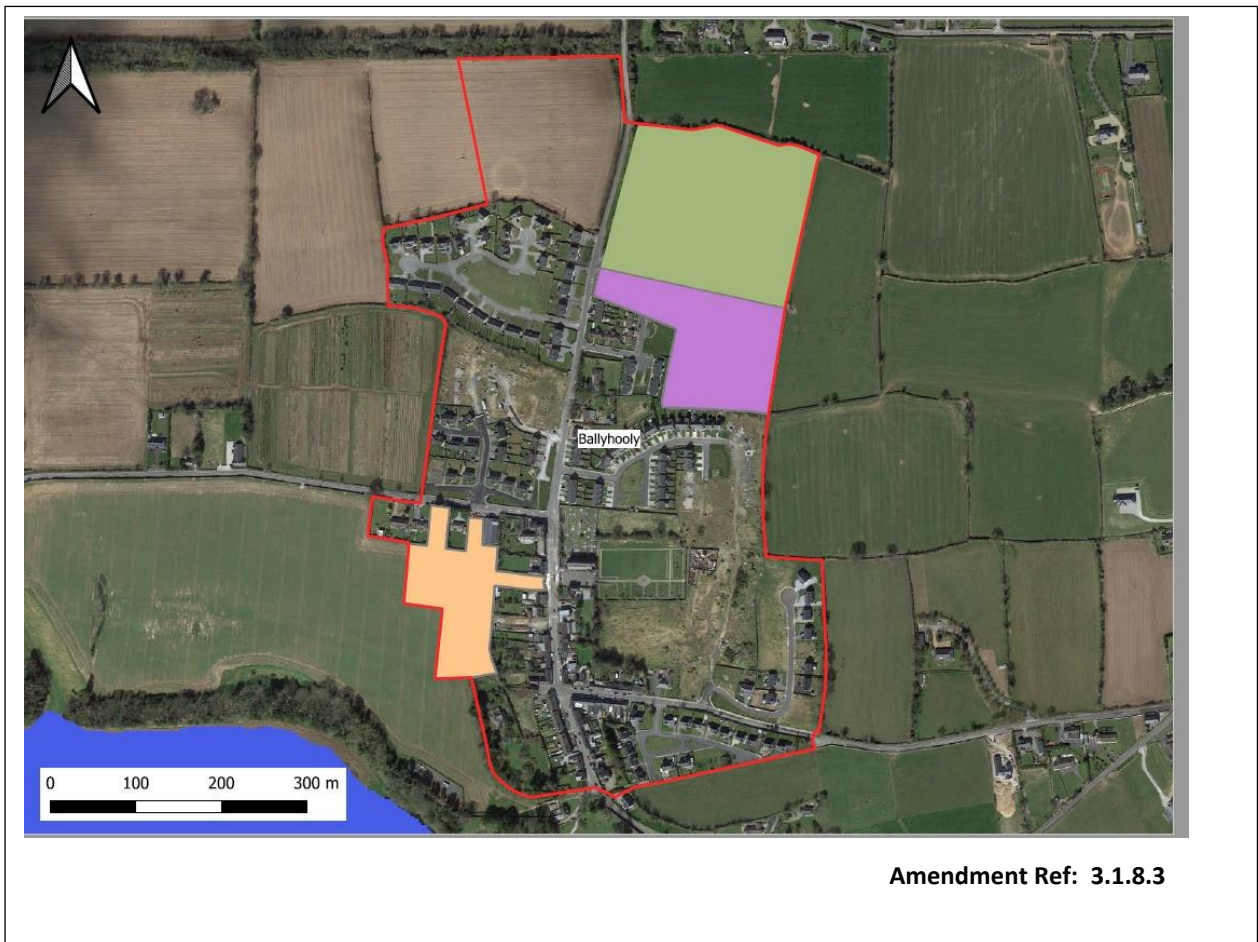
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend the settlement map of Ballyhooly to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**

## Castlelyons/ Bridebridge

### *PROPOSED AMENDMENT NO. 3.1.9.1*

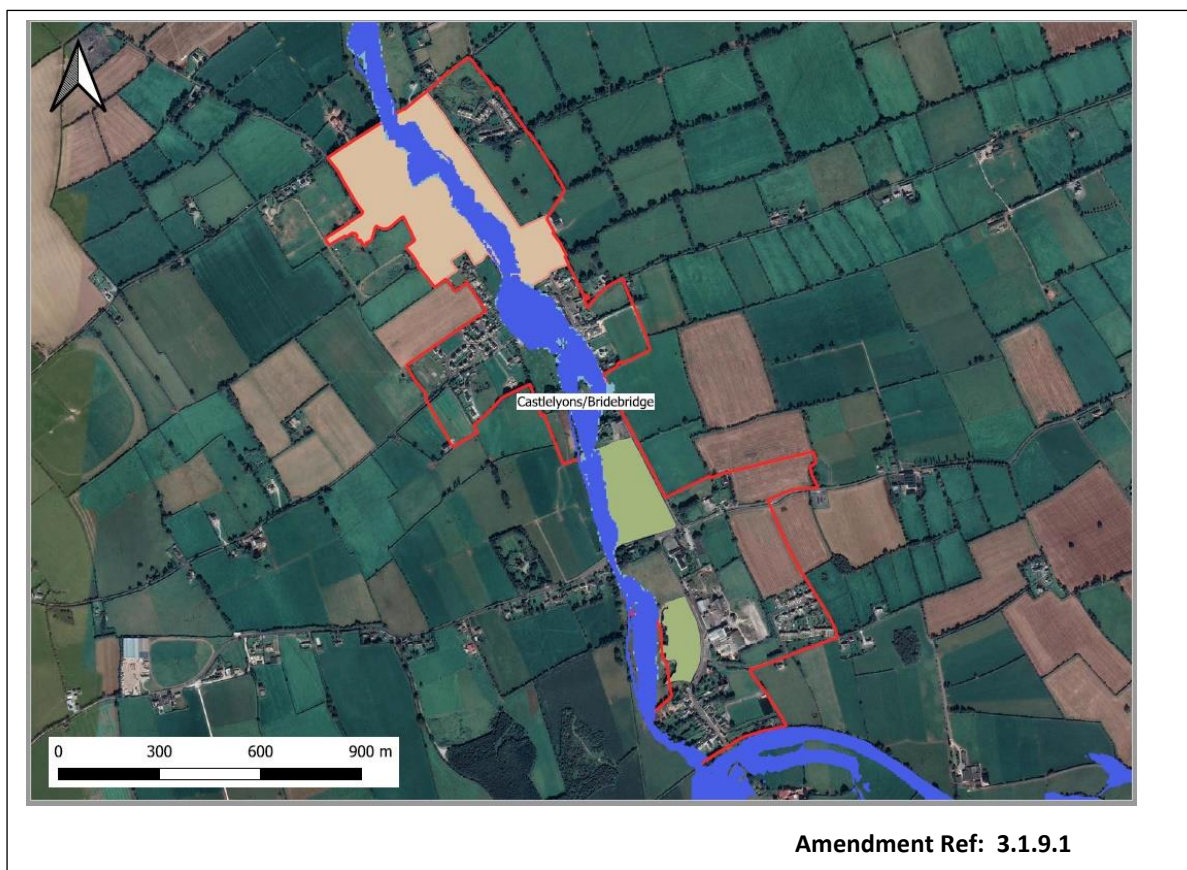
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Castlelyons / Bridebridge to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.9.2**

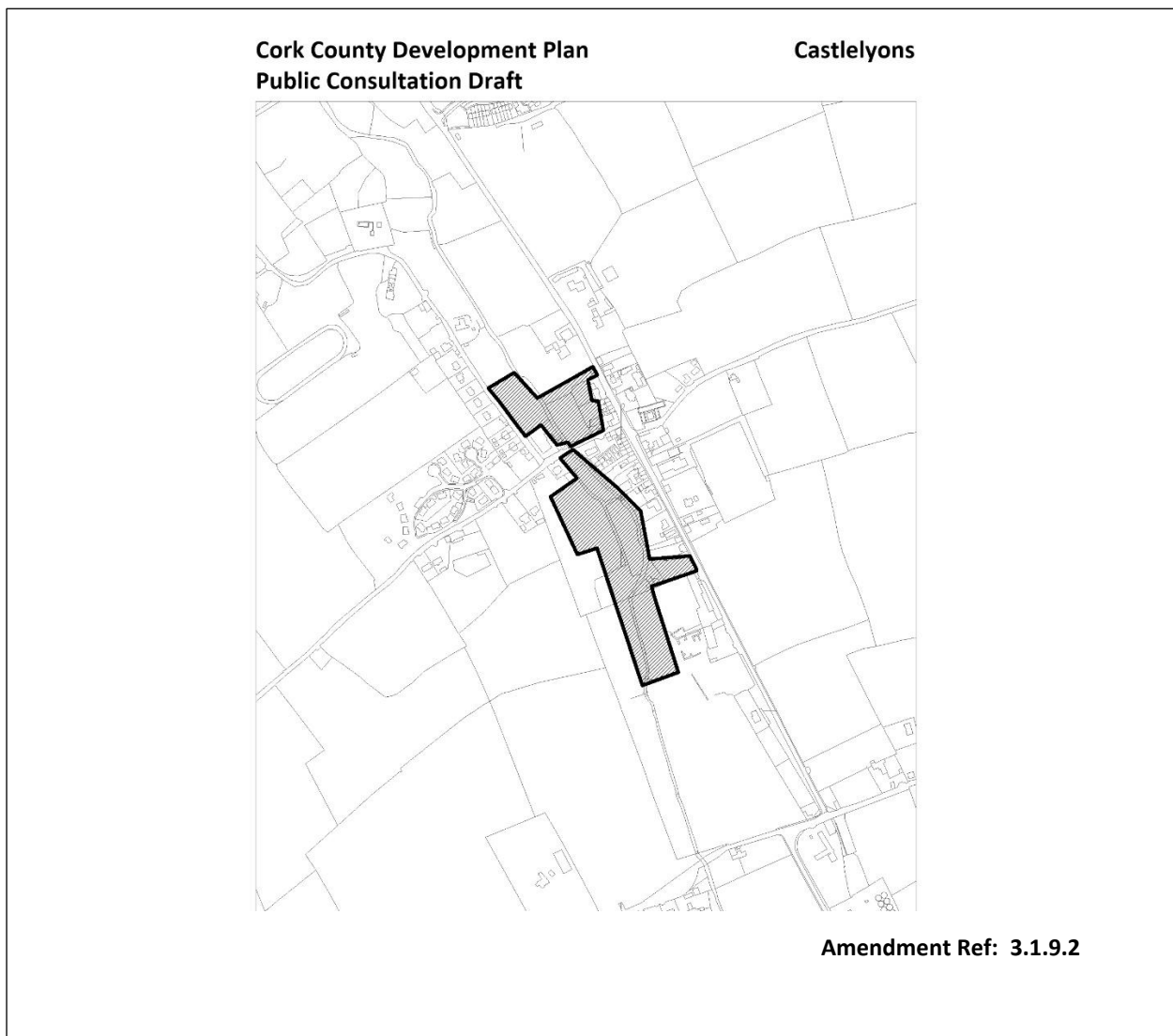
**ORIGIN OF AMENDMENT**

This amendment is required to address issues arising from the flood risk assessment.

**PROPOSED AMENDMENT**

Amend the settlement map of Castlelyons / Bridebridge to include two new green infrastructure zonings as follow:

<b>GC-03</b>	<i>Open space preserving the identity and setting of the village. The area is situated in the floodplain and should be retained free from development *</i>	<i>n/a</i>
<b>GC-04</b>	<i>Open space preserving the identity and setting of the village. The area is situated in the floodplain and should be retained free from development *</i>	<i>n/a</i>



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.9.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

**It is proposed to add additional text in objective X-01 for Castlelyons/ Bridebridge as follows:**

X-01	In recognition of its location within an Architectural Conservation Area, it is an objective to protect and retain the unique demesne landscape associated with this area which includes four large country houses, Church of Ireland church and churchyard and other structures to the north of Castlelyons. This includes protection of the high boundary walls, parkland, mature trees, and open spaces which contribute to the character of the village. This area has very limited capacity to accommodate development and any development proposals will need to be accompanied by an appraisal of the likely impacts of the development on the unique character of the area. <i>Areas at risk of flooding should be avoided.</i> *	19.65
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.9.4**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Castlelyons / Bridebridge, this plan makes provision for an additional <del>forty</del> <b>twenty-seven</b> dwelling units, subject to satisfactory servicing arrangements.
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**TEXT CHANGE ONLY**



## Castletownroche

### PROPOSED AMENDMENT NO. 3.1.10.1

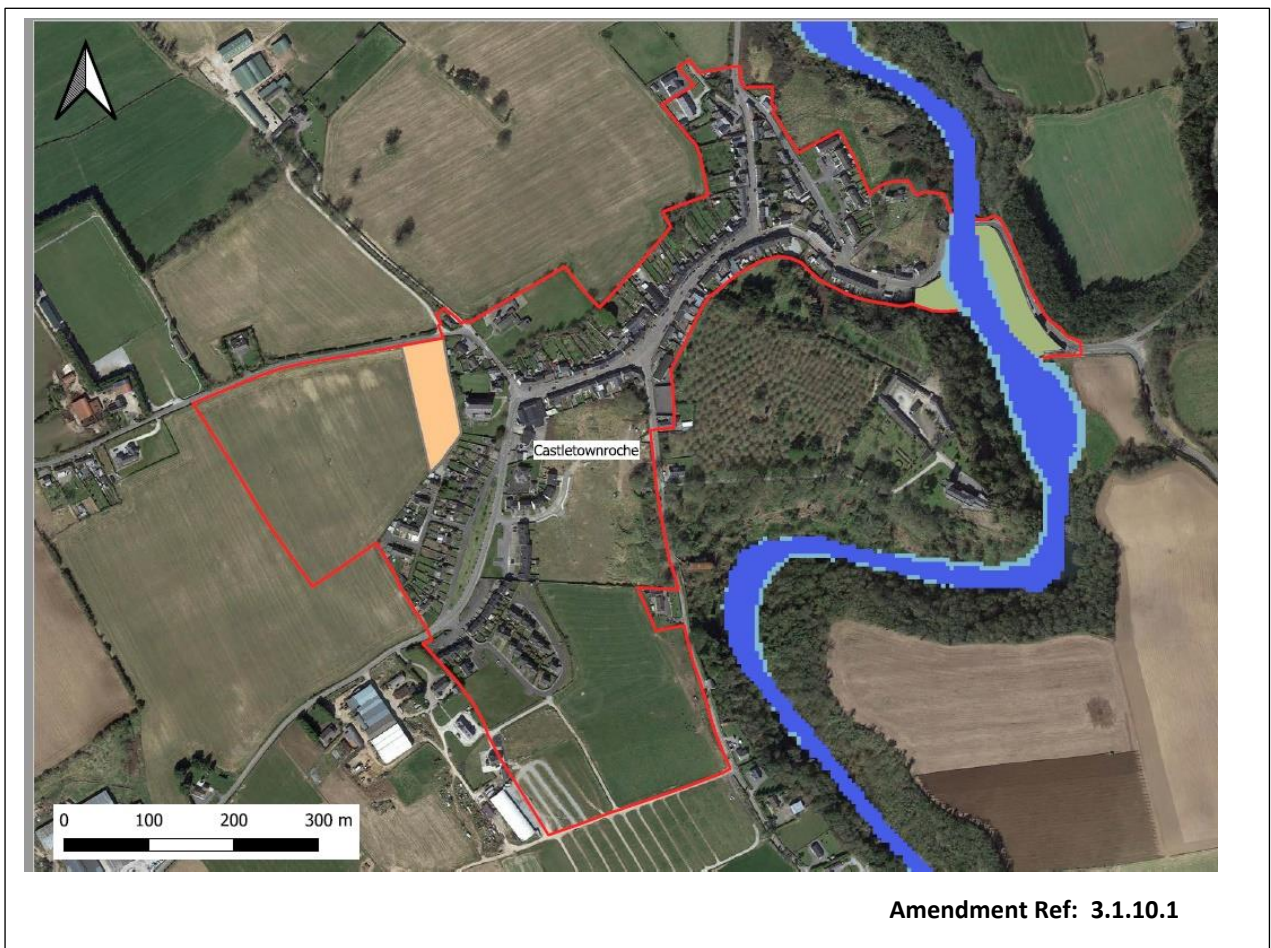
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map of Castletownroche to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### MAP CHANGE ONLY



**PROPOSED AMENDMENT NO. 3.1.10.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Castletownroche, this plan makes provision for an additional <del>fifty five</del> <b>forty</b> dwelling units subject to satisfactory servicing arrangements.
-------	---

**TEXT CHANGE ONLY**

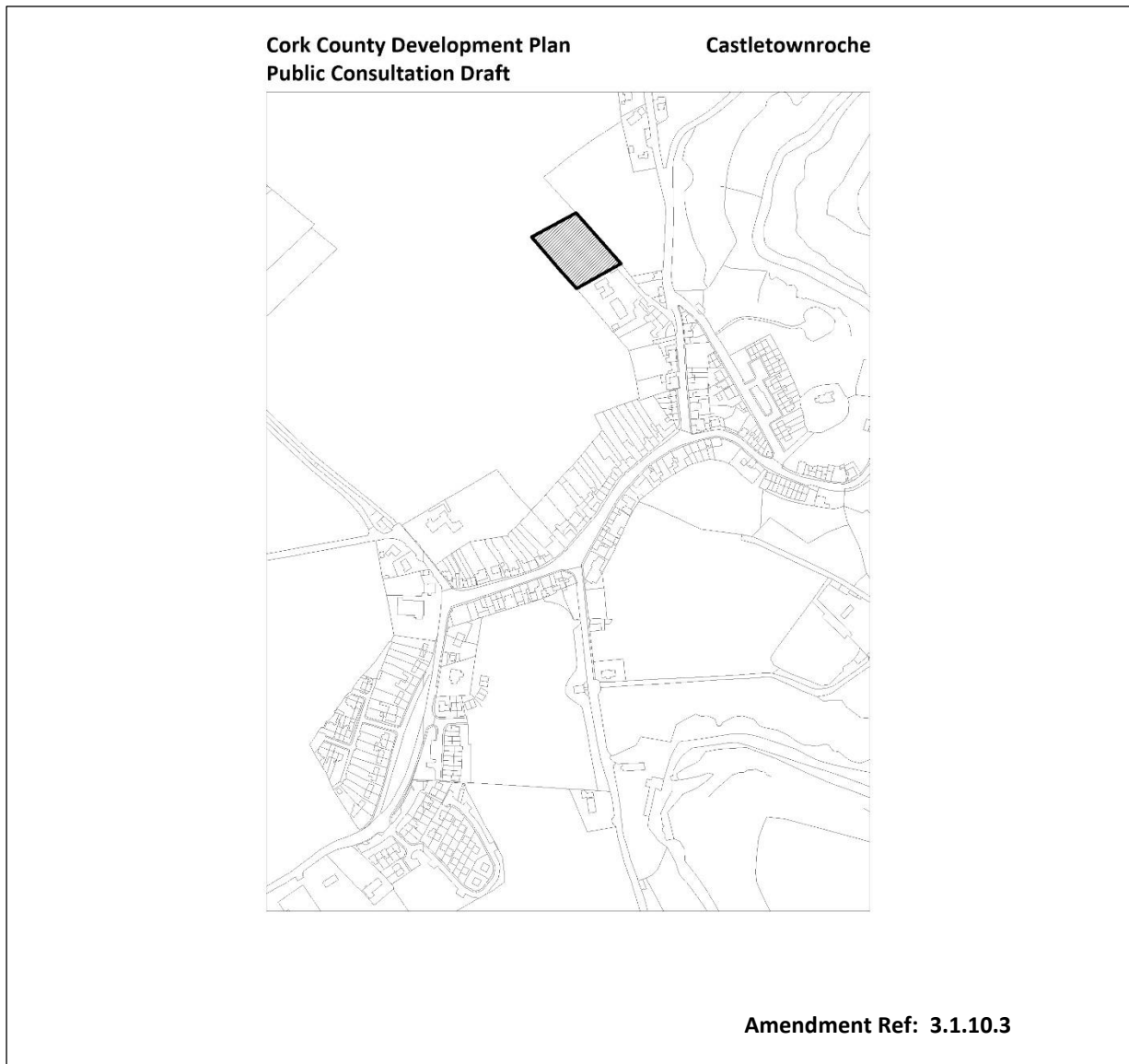
**PROPOSED AMENDMENT NO. 3.1.10.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed insert amend zoning map to extend the development boundary to the north as follows;



**MAP CHANGE ONLY**

## Conna

### *PROPOSED AMENDMENT NO. 3.1.11.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Conna to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### **MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.11.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Conna, this plan makes provision for an additional <del>thirty</del> <b>twenty</b> dwelling units subject to satisfactory servicing arrangements.
-------	--

**TEXT CHANGE ONLY**

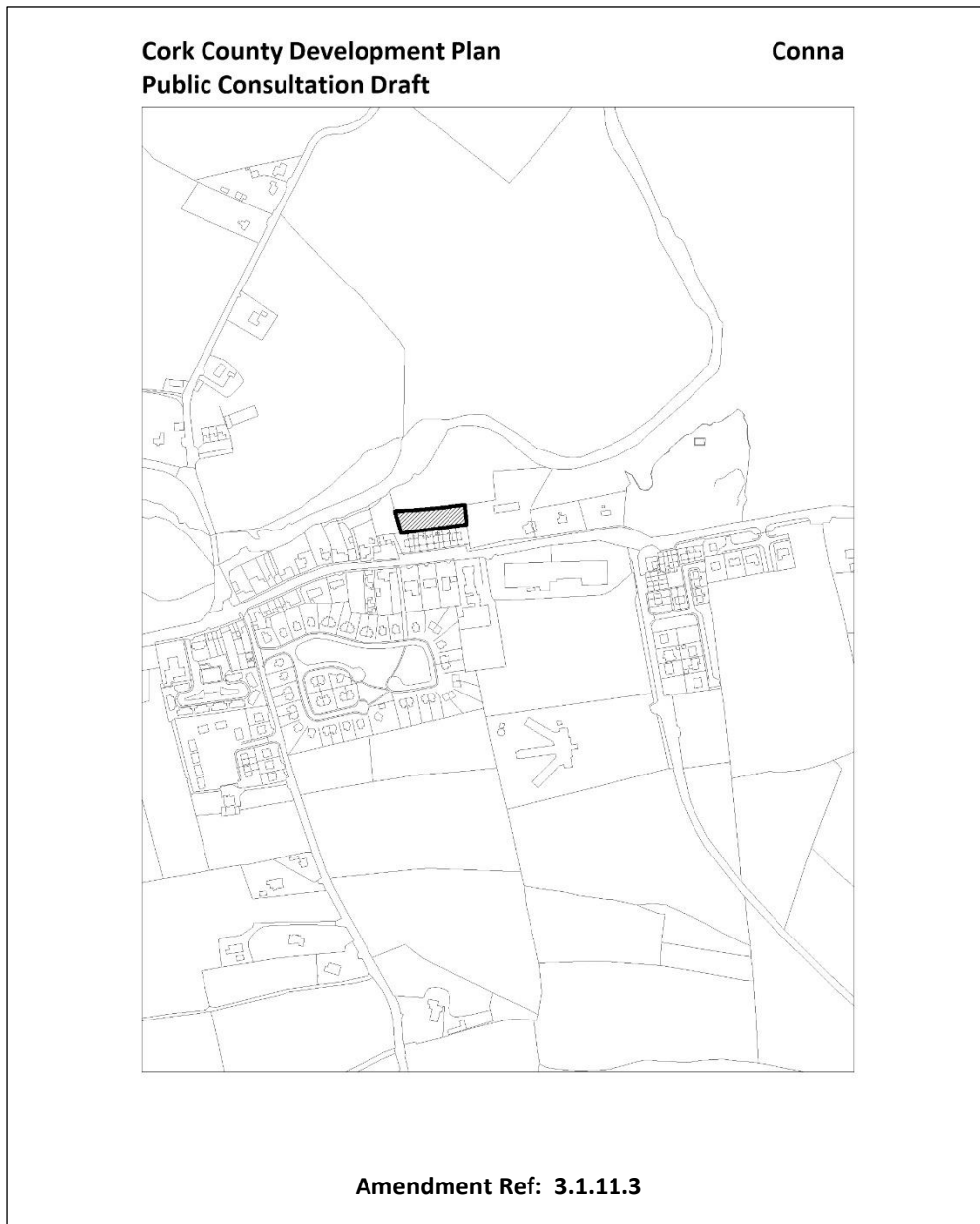
**PROPOSED AMENDMENT NO. 3.1.11.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SEA.

**PROPOSED AMENDMENT**

It is proposed to amend the boundary of Conna to omit the land below the development boundary.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.11.4**

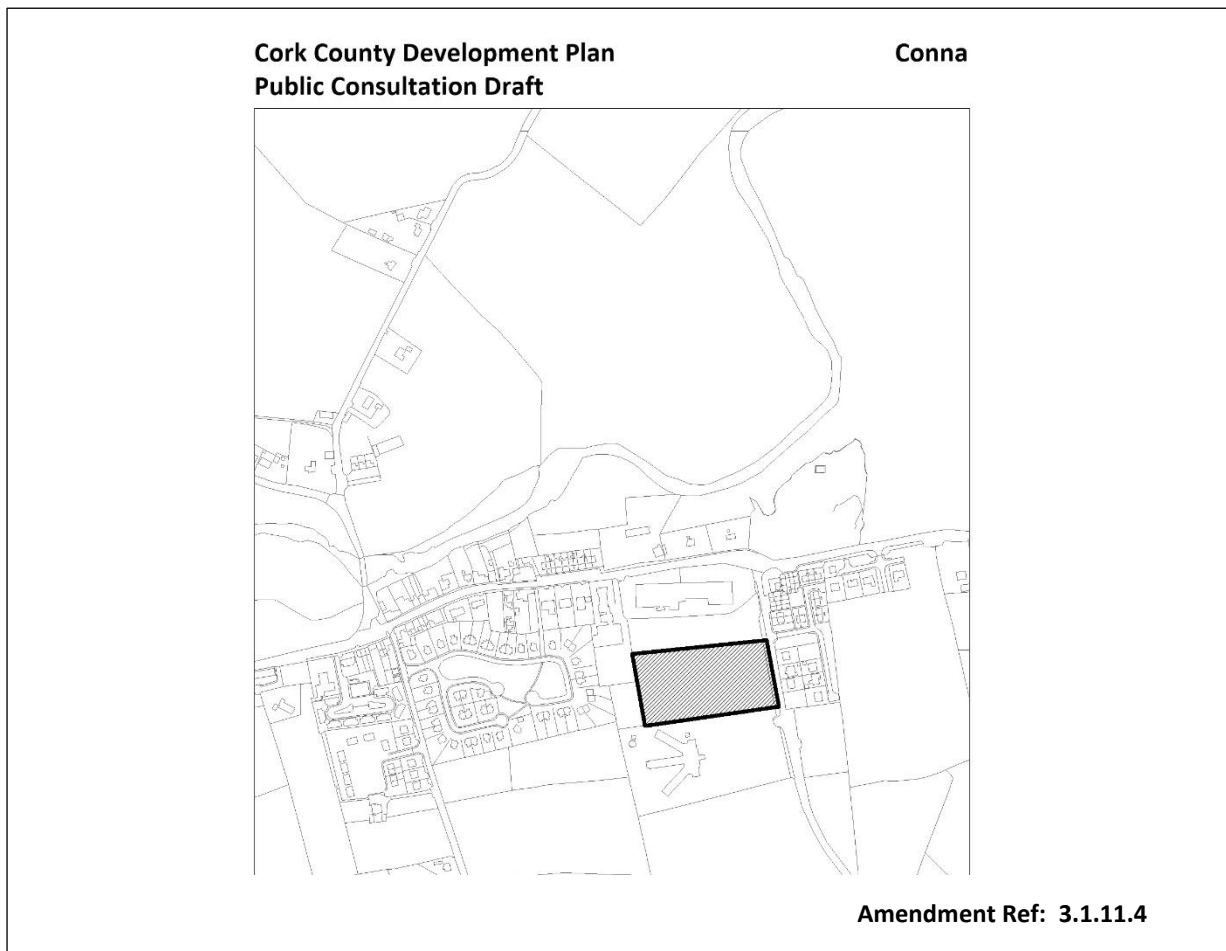
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to extend the B-01 zoning in Conna to include additional land the south and amend the objective as follows:

*B-01: Small Scale Business Uses and to cater for the expansion of existing use to the north. Layout and design shall provide adequate separation between the development and adjoining uses in the interest in protecting residential amenity. Proposals to include a landscaping plan.*



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.1.11.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective GC-01 as follows;

GC-01	Open space that will remain predominantly open and rural in character to preserve the setting of the village. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	3.0
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**TEXT CHANGE ONLY**



## Doneraile

### PROPOSED AMENDMENT NO. 3.1.12.1

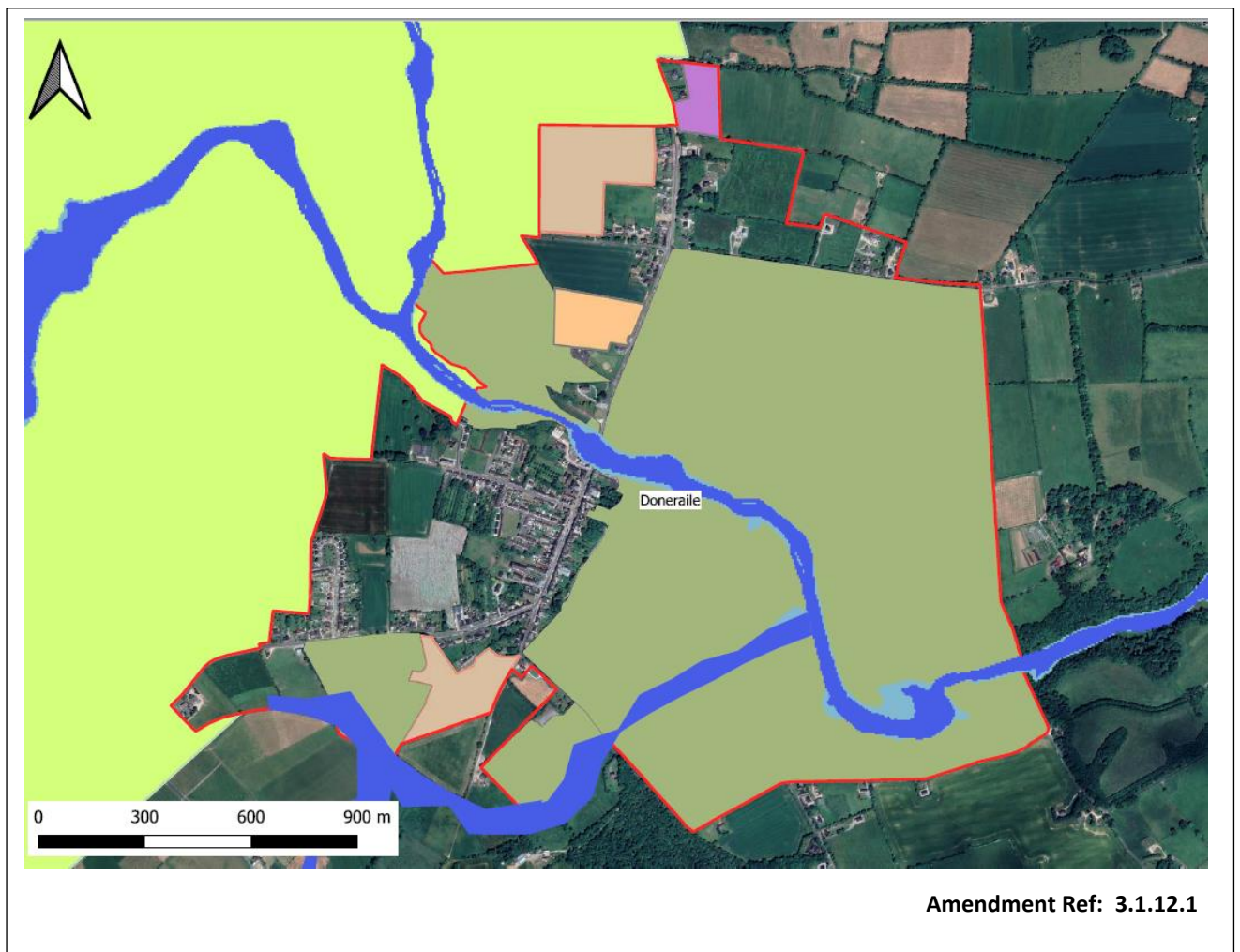
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map of Doneraile to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### MAP CHANGE ONLY



**PROPOSED AMENDMENT NO. 3.1.12.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Doneraile, this plan makes provision for an additional <del>one hundred and eighty</del> <b>eighty-nine</b> dwelling units subject to satisfactory servicing arrangements.
-------	---

**TEXT CHANGE ONLY**

## Glanworth

### *PROPOSED AMENDMENT NO. 3.1.13.1*

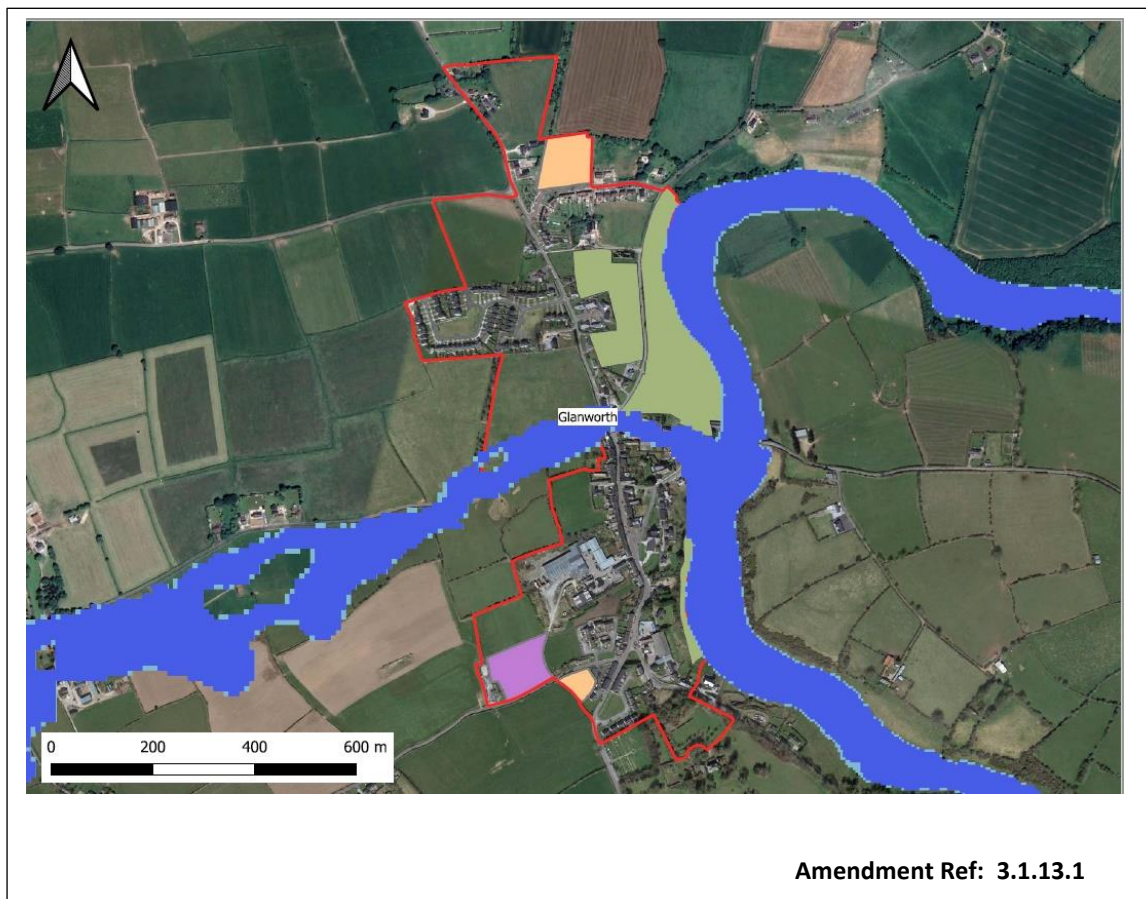
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Glanworth to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### **MAP CHANGE ONLY**

## Glenville

### *PROPOSED AMENDMENT NO. 3.1.14.1*

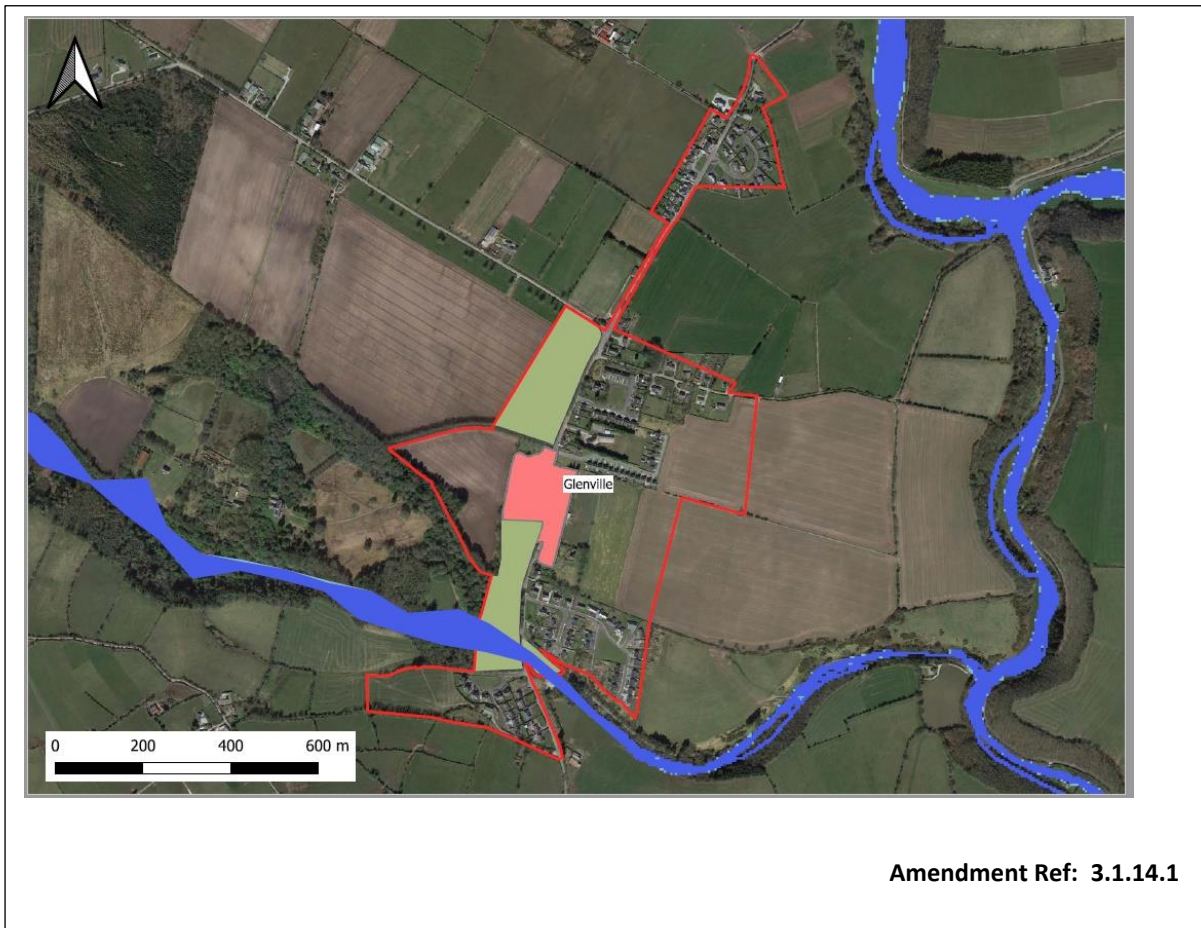
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Glenville to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### MAP CHANGE ONLY

**PROPOSED AMENDMENT NO. 3.1.14.2**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Glenville, this plan makes provision for an additional <del>fifty</del> <b>ten</b> dwelling units subject to satisfactory servicing arrangements.
-------	--

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.14.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective GR-02 as follows;

GR-02	Open Space and amenity area. *	0.3
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**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.14.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

It is proposed to include an \* in zoning objective U-01 as follows;

U-01	Develop and maintain pedestrian walk linking new open space areas with the village. Development of this walk should be designed to ensure compatibility with eh protection of the Blackwater River Special Area of Conservation. *	-
------	--	---

**TEXT CHANGE ONLY**

## Kildorrery

### *PROPOSED AMENDMENT NO. 3.1.15.1*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

It is proposed to amend text in objective DB-01, as follows:

DB-01	Within the development boundary of Kildorrery, this plan makes provision for an additional <del> fifty</del> <i>twenty-five</i> dwelling units subject to satisfactory servicing arrangements
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#### TEXT CHANGE ONLY



# Kilworth

## PROPOSED AMENDMENT NO. 3.1.16.1

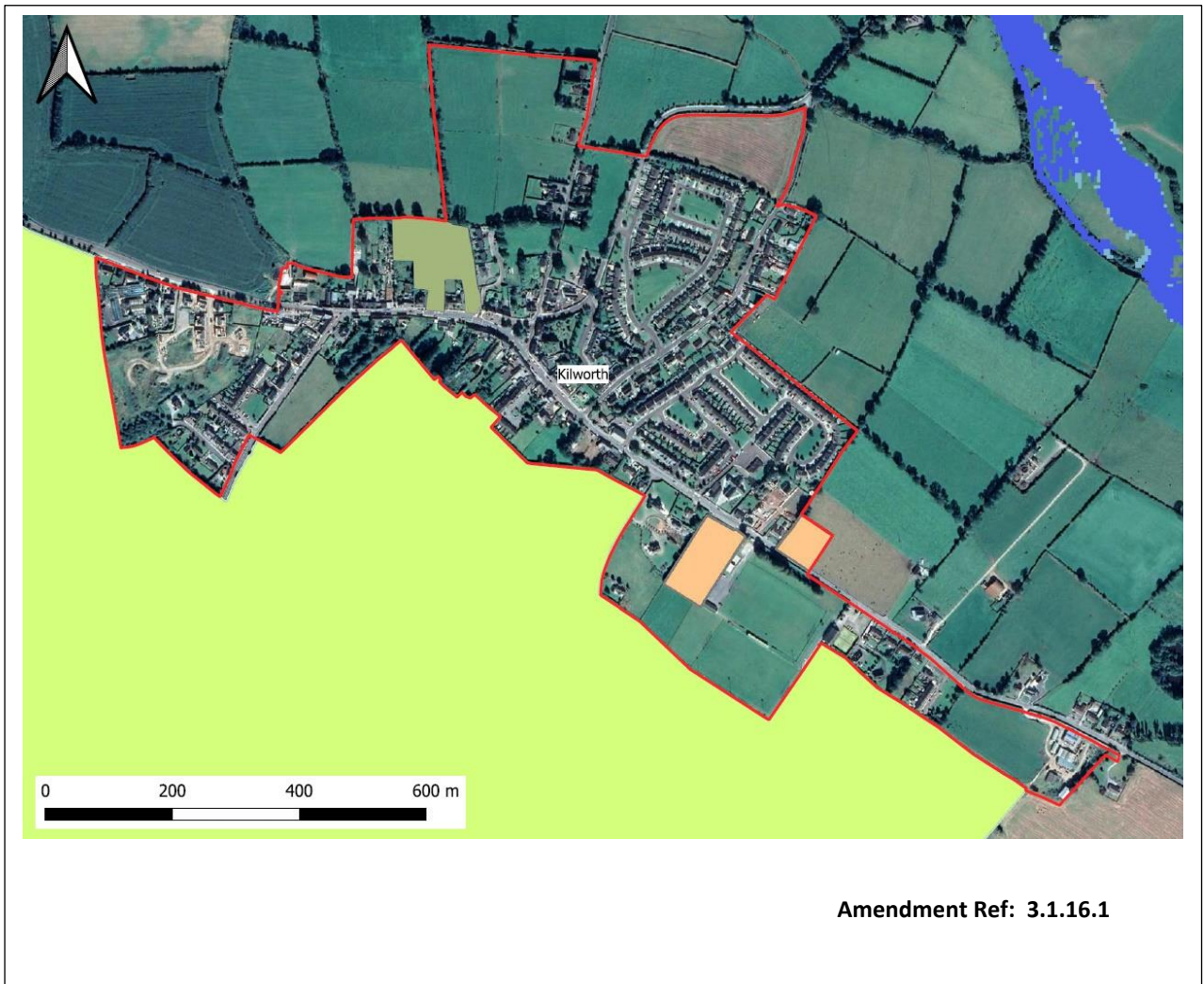
### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

### PROPOSED AMENDMENT

Amend the settlement map of Kilworth to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**



## Villages

### PROPOSED AMENDMENT NO. 3.1.17.1

#### **VILLAGES: UPDATE OVERALL SCALE OF NEW DEVELOPMENT**

##### **ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

##### **PROPOSED AMENDMENT**

It is proposed to include the following text under key villages as follows:

##### *Villages of the Fermoy Municipal District*

*Villages are settlements that provide a range of services to a local area, but the range of services are not as broad as those provided by the Key Villages. There are five villages in the Fermoy Municipal District as follows; Ballynoe, Bartlemy, Clondulane, Killavullen and Shanballymore.*

*To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.*

*Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.*

<b>Table X Scale of Development for Villages Fermoy Municipal District</b>				
<b>Villages</b>	<b>Existing Number of Houses Q1 2010 (Geodirectory)</b>	<b>Existing Number of Houses Q2 2020 (Geodirectory)</b>	<b>Growth 2010 to 2020 (Geodirectory)</b>	<b>Overall Scale of Development (No. of houses)</b>
Ballynoe	57	73	16	9
Bartlemy	34	34	0	10
Clondulane	168	179	11	10
Killavullen	129	132	3	15
Shanballymore	62	67	0	10
<b>Total Villages</b>	<b>450</b>	<b>482</b>	<b>30</b>	<b>54</b>

**TEXT CHANGE ONLY**

## Ballynoe

### *PROPOSED AMENDMENT NO. 3.1.18.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Ballynoe to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### **MAP CHANGE ONLY**

## Bartlemy

### PROPOSED AMENDMENT NO. 3.1.19.1

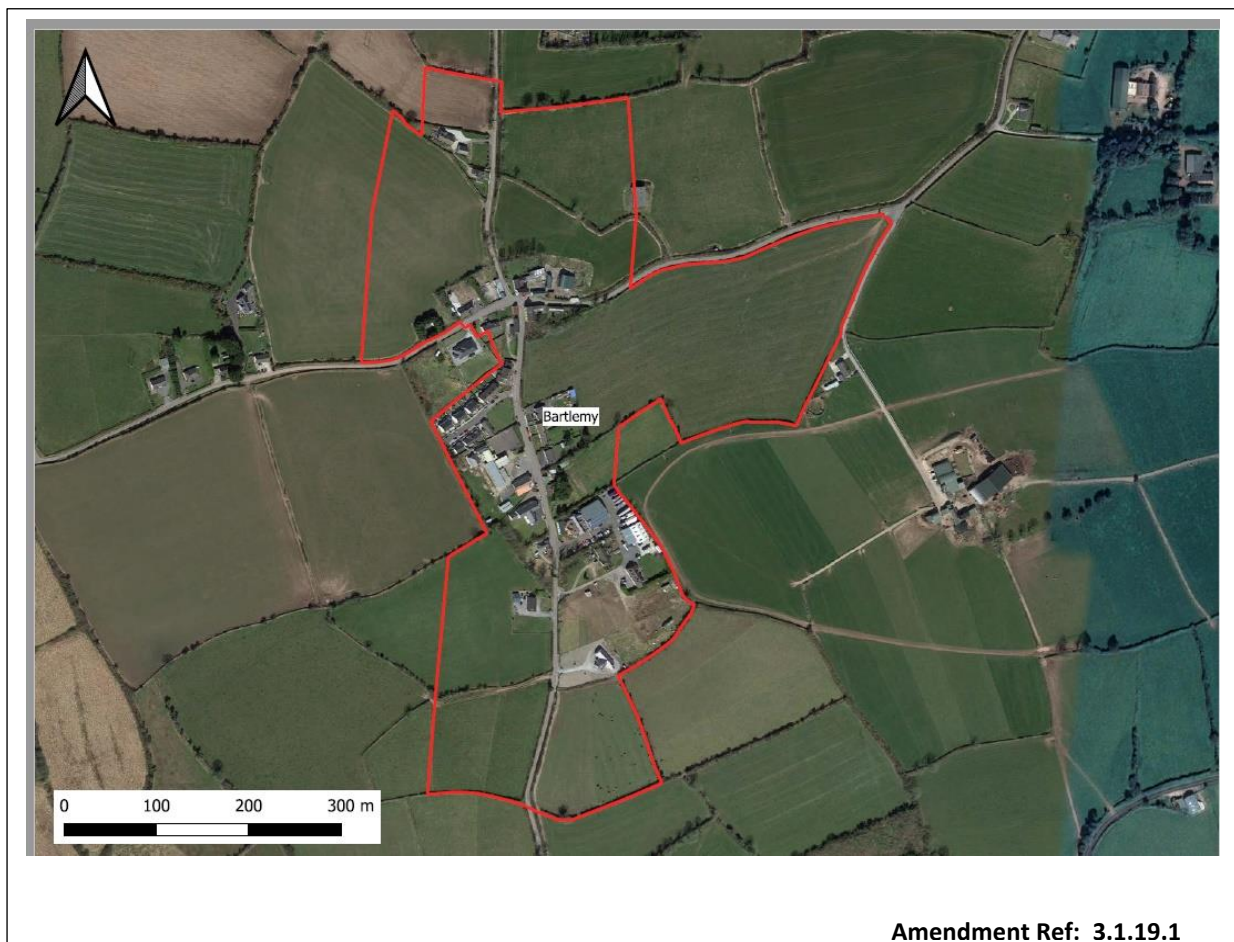
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map of Bartlemy to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### MAP CHANGE ONLY



## Clondulane

### *PROPOSED AMENDMENT NO. 3.1.20.1*

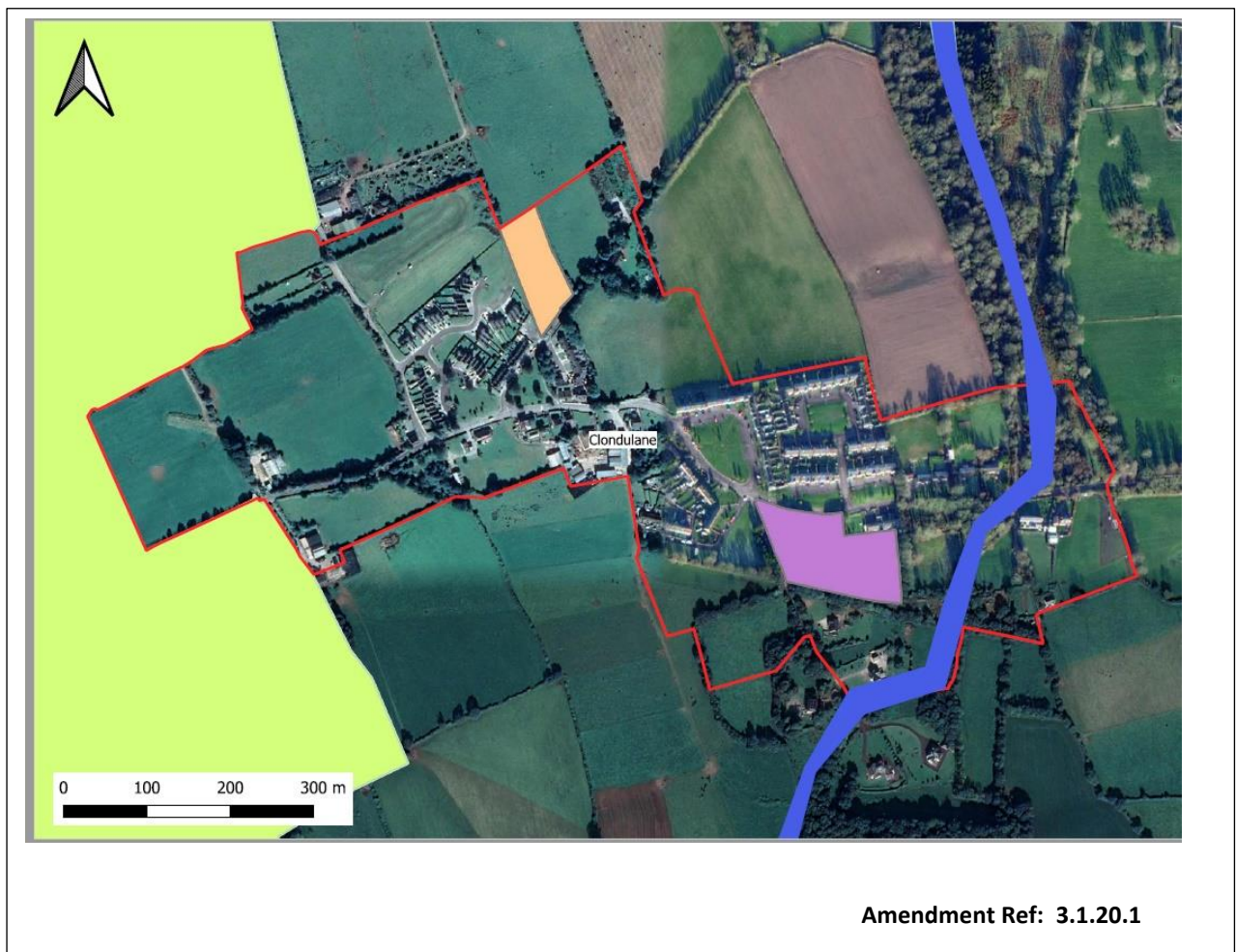
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### *PROPOSED AMENDMENT*

Amend the settlement map of Clondulane to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



#### **MAP CHANGE ONLY**

## Killavullen

### PROPOSED AMENDMENT NO. 3.1.21.1

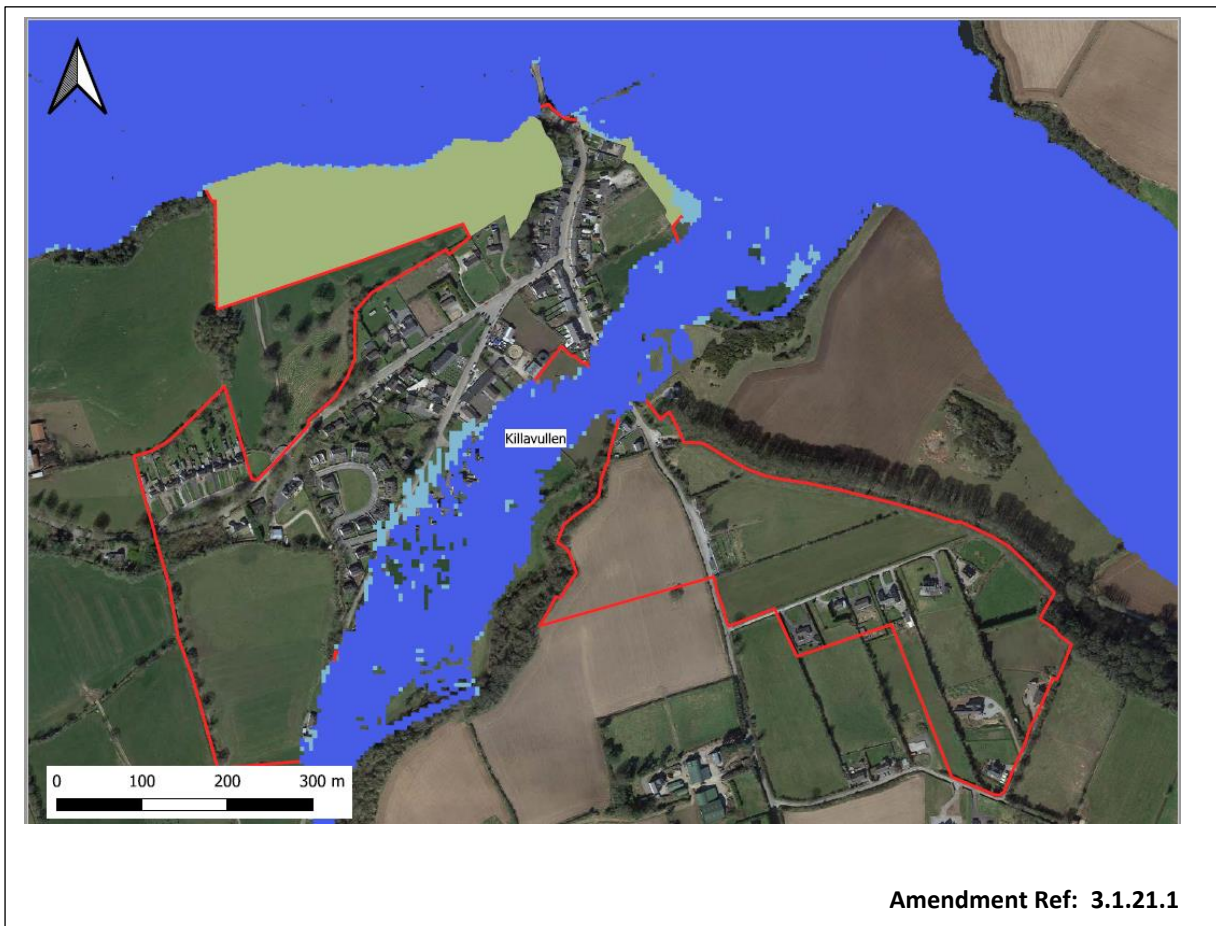
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map of Killavullen to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.1.21.1**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

It is proposed to amend text in objective DB-01, as follows:

Db-01	Within the development boundary of Killavullen, it is intended to limit future growth to that required to meet local housing needs and to facilitate the provision of additional retail / business uses to cater for the needs of the village subject to the provision of not more than <del>20</del> <b>10</b> dwelling units in the plan period.
-------	--

**TEXT CHANGE ONLY**

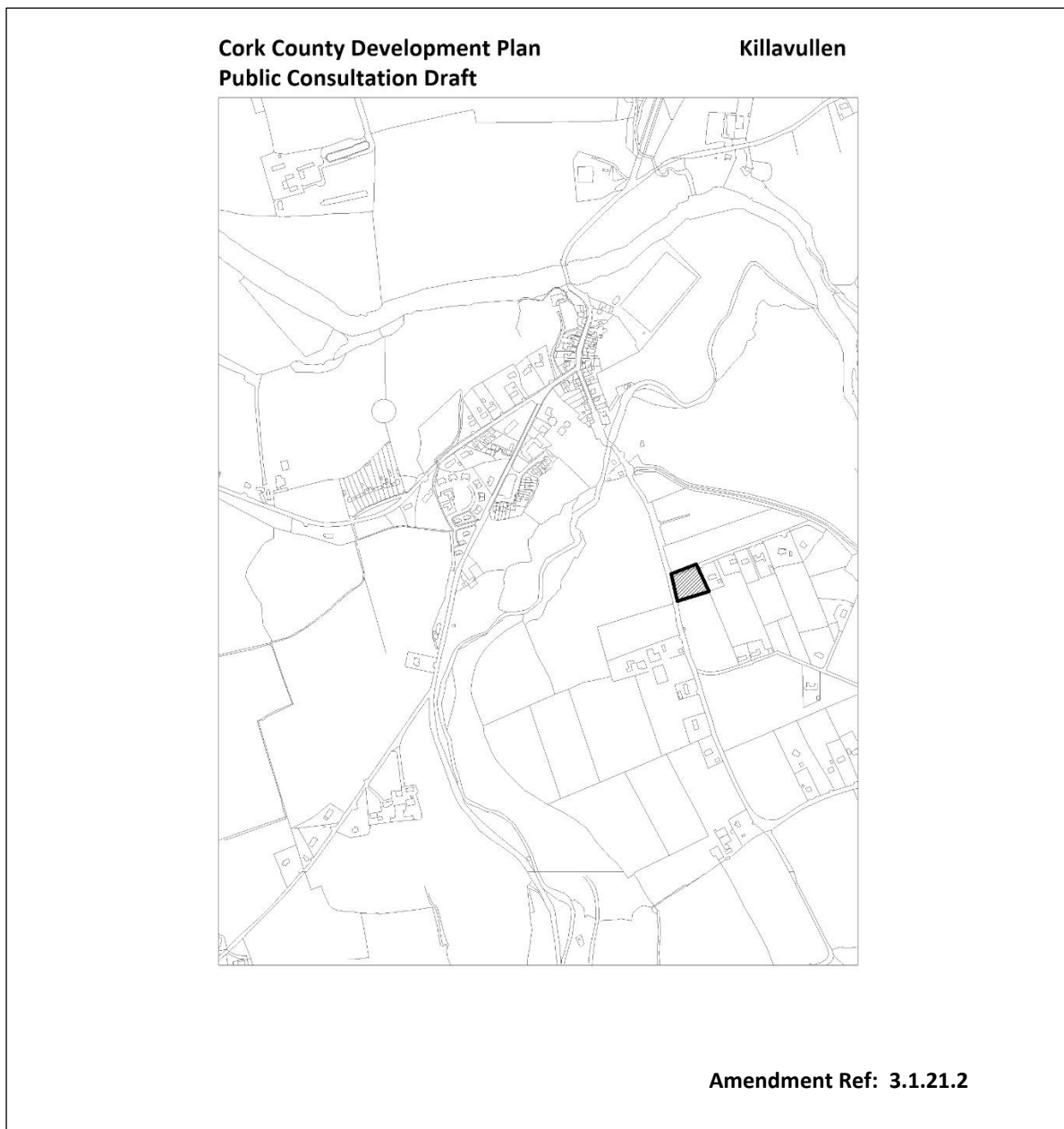
**PROPOSED AMENDMENT NO. 3.1.21.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed insert amend zoning map to extend the development boundary to the south as follows;



**MAP CHANGE ONLY**



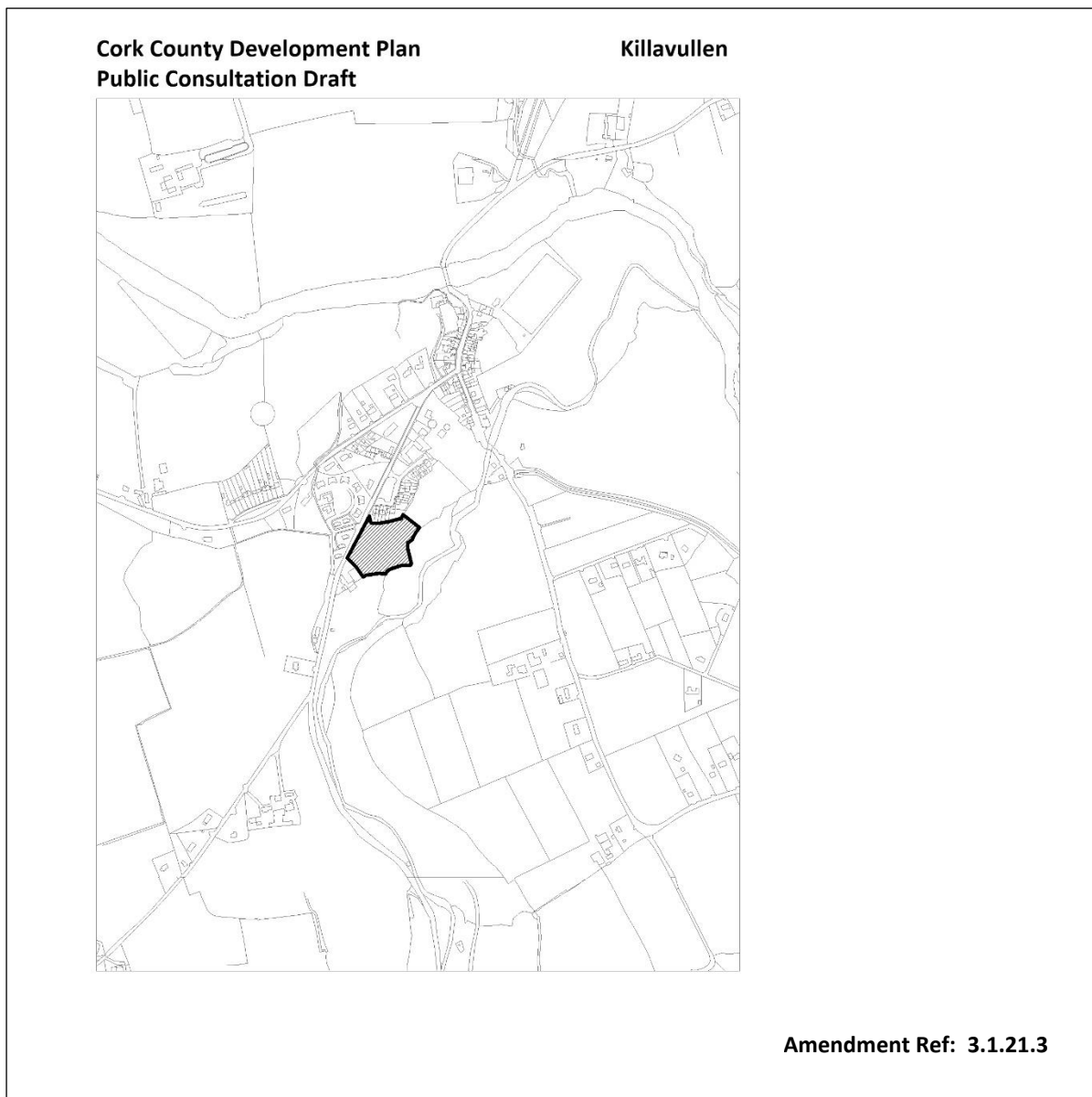
**PROPOSED AMENDMENT NO. 3.1.21.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Amend the settlement boundary of Killavullen to omit the land identified below.



**MAP CHANGE ONLY**

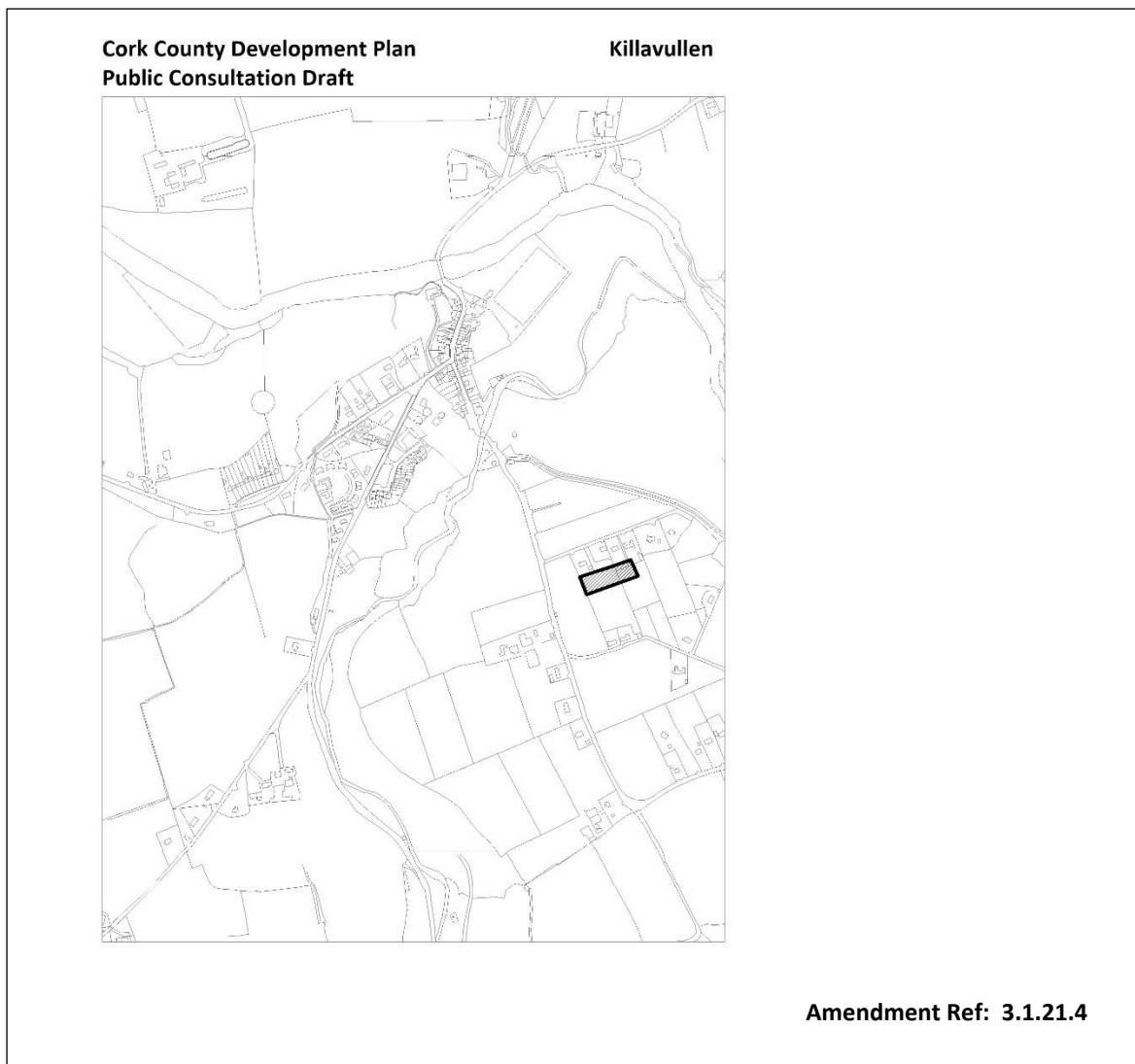
**PROPOSED AMENDMENT NO. 3.1.21.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed insert amend zoning map to extend the development boundary to the south as follows;



**MAP CHANGE ONLY**

## Shanballymore

### PROPOSED AMENDMENT NO. 3.1.22.1

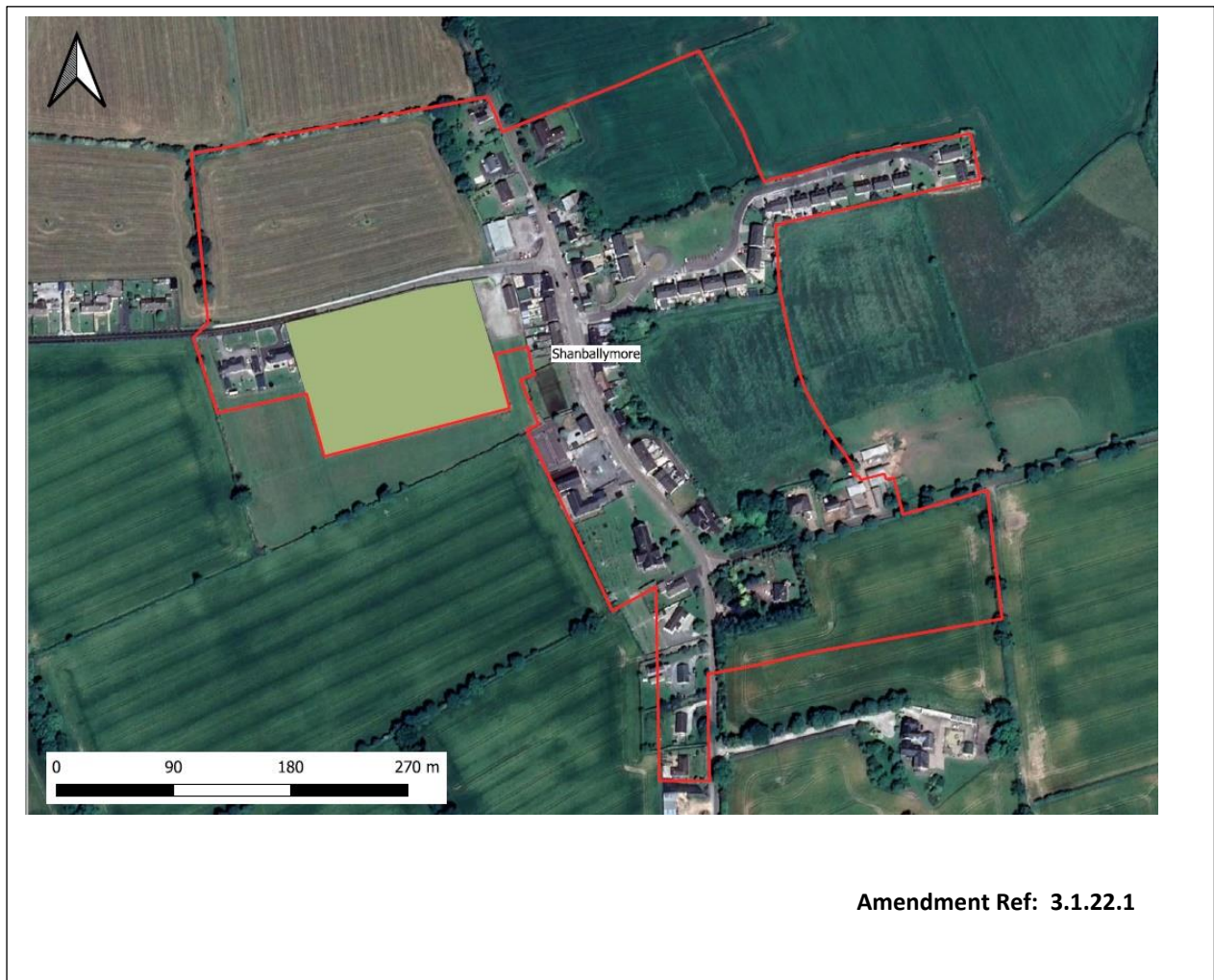
#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by the Strategic Flood Risk Assessment.

#### PROPOSED AMENDMENT

Amend the settlement map of Shanballymore to include updated flood zones.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment)



**MAP CHANGE ONLY**

## Kanturk Mallow MD

### PROPOSED AMENDMENT NO. 3.2.2.1

#### ORIGIN OF AMENDMENT

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

It is proposed to update Table 3.2.2, as follows:

Table 3.2.2 Kanturk-Mallow Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development.	Drinking Water Status – February 2021 Assessment	Waste-Water Status – February 2021 Assessment
<b>Main Towns</b>			
Buttevant	<del>161</del> 123		
Charleville	<del>1,134</del> 456		
Kanturk	<del>323</del> 224		
Mallow	<del>1,428</del> 1105		
Newmarket ~	88		
Total Main Towns	<del>3,134</del> 1996		
<b>Key Villages</b>			
Ballydesmond	10		
Banteer	40		
Boherbue ~	10		
Churchtown ~	10		
Dromahane	10		
Dromina	10		
Grenagh	40		
Knocknagree	25		
Milford	60		
Newtownshandrum	60		

Table 3.2.2 Kanturk-Mallow Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development.	Drinking Water Status – February 2021 Assessment	Waste-Water Status – February 2021 Assessment
Total Key Villages	275		
<b>Villages</b>			
Ballyclough	20		
Ballyhea	10		
Bweeng ~	10		
Castlemagner	10		
Cecilstown	10		
Cullen	14		
Freemount	20		
Glantane	10		
Kilbrin	10		
Kiskeam	10		
Liscarroll	10		
Lismire	10		
Lombardstown	10		
Lyre	22		
New Twopothouse	5		
Rathcoole	10		
Rockchapel	20		
Tullylease	10		
Total Villages	221		
<b>Overall Total</b>	<del>3,630</del> 2492		
<b>Other Locations</b>			
Dromalour			
<b>Water Services Key</b>	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		
<p>~ WWTP currently not compliant with Waste-Water Discharge Licence emission limit values but is capable of achieving at least UWW standards.</p> <p>Note: Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.</p>			

### **PROPOSED AMENDMENT NO. 3.2.2.2**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by an Elected Member.

#### **PROPOSED AMENDMENT**

It is proposed to include additional text in Section 2.1 Kanturk Mallow Municipal District Overview in relation to Rathcoole Aerodrome, as follows;

*The Rathcoole Aerodrome, licensed since 1962 by the Irish Aviation Authority, represents a unique and important commercial asset in North Cork. Irish Community Air Ambulance provide a dedicated Helicopter Emergency Service from the Aerodrome and favourable consideration will be given to appropriate proposals which seek to sustain its current and expand future functions subject to all relevant / normal planning considerations and taking account of its sensitive location relative to the Blackwater River.*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.2.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

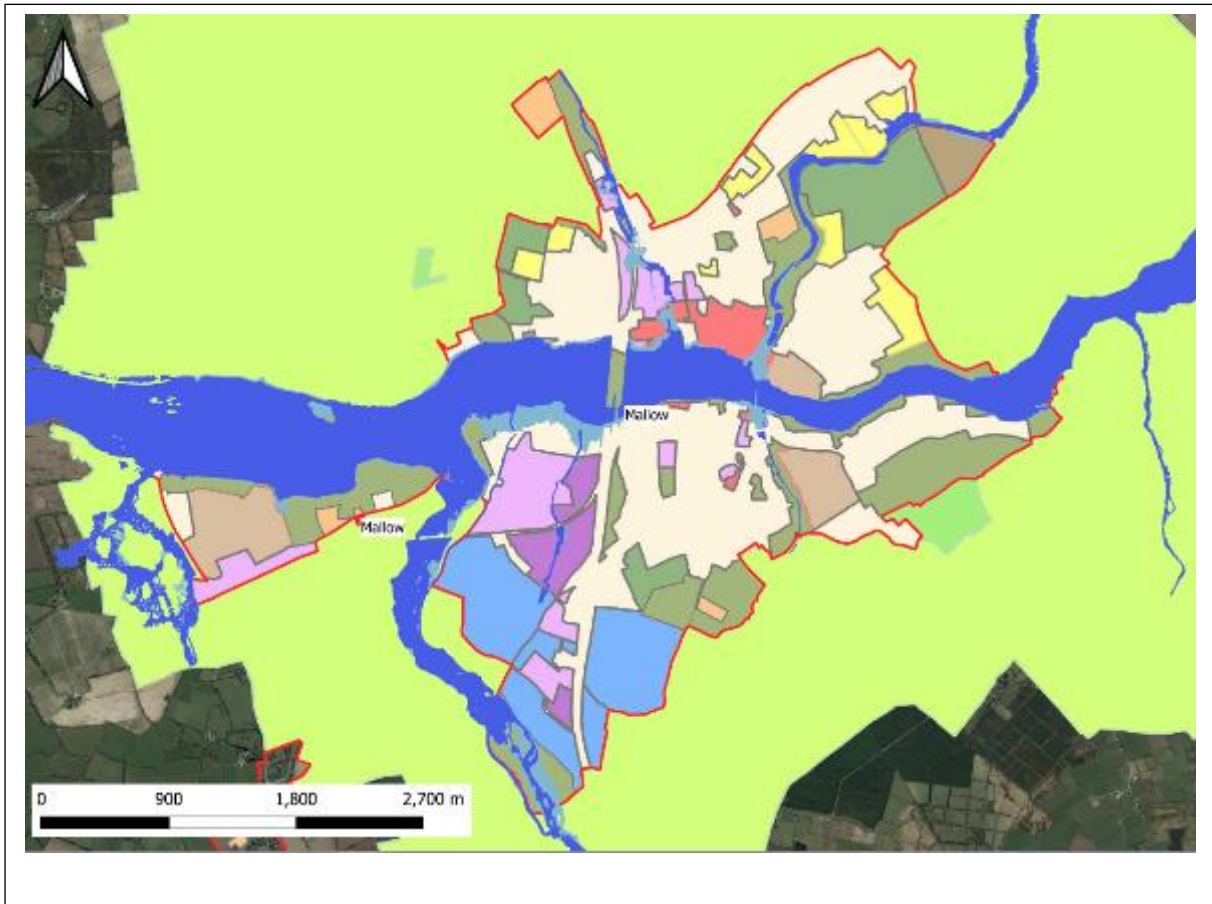
Amend the settlement maps of various settlements to include updated flood zones, as follows:

See individual maps.

(Please note that while the flood risk zones have been updated, they are shown on the Draft Plan zoning map, which is also subject to amendment).

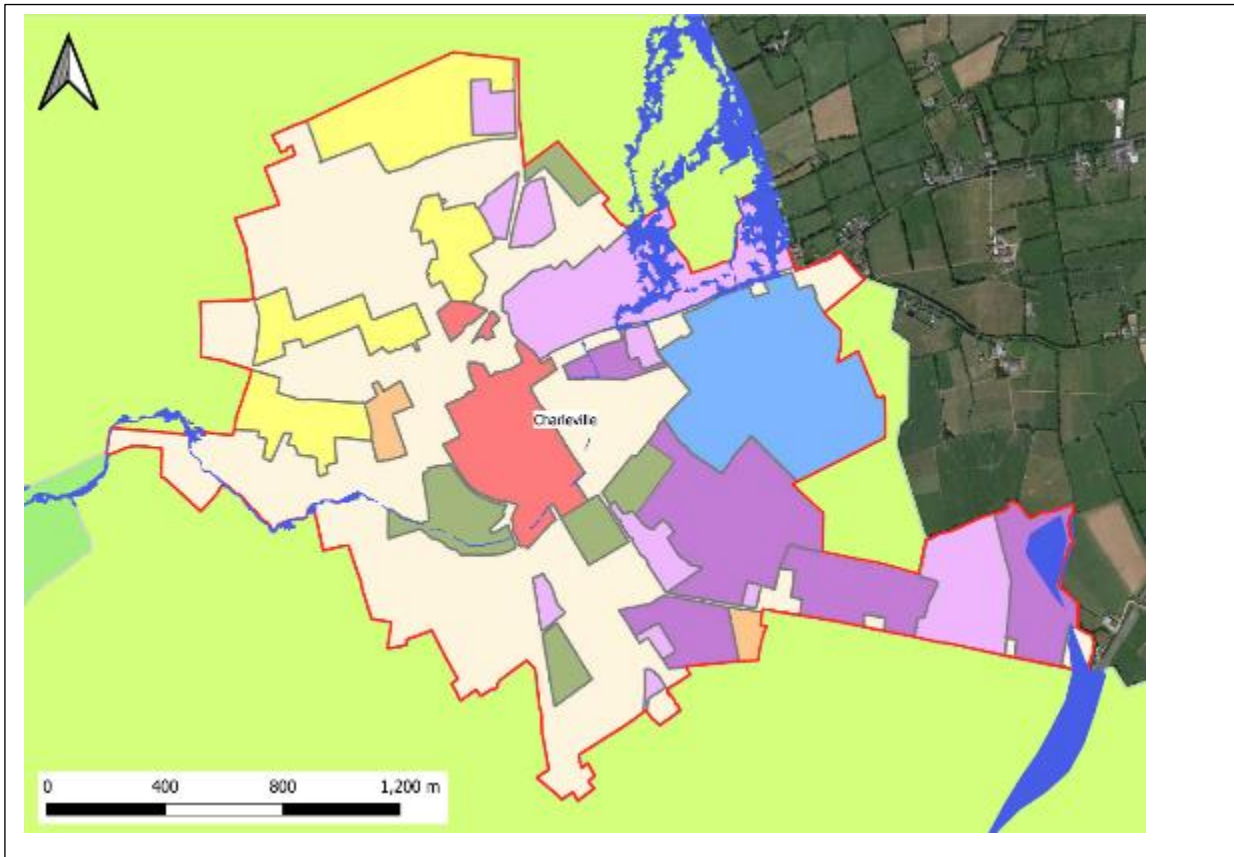
**MAP CHANGE ONLY**

**Mallow**

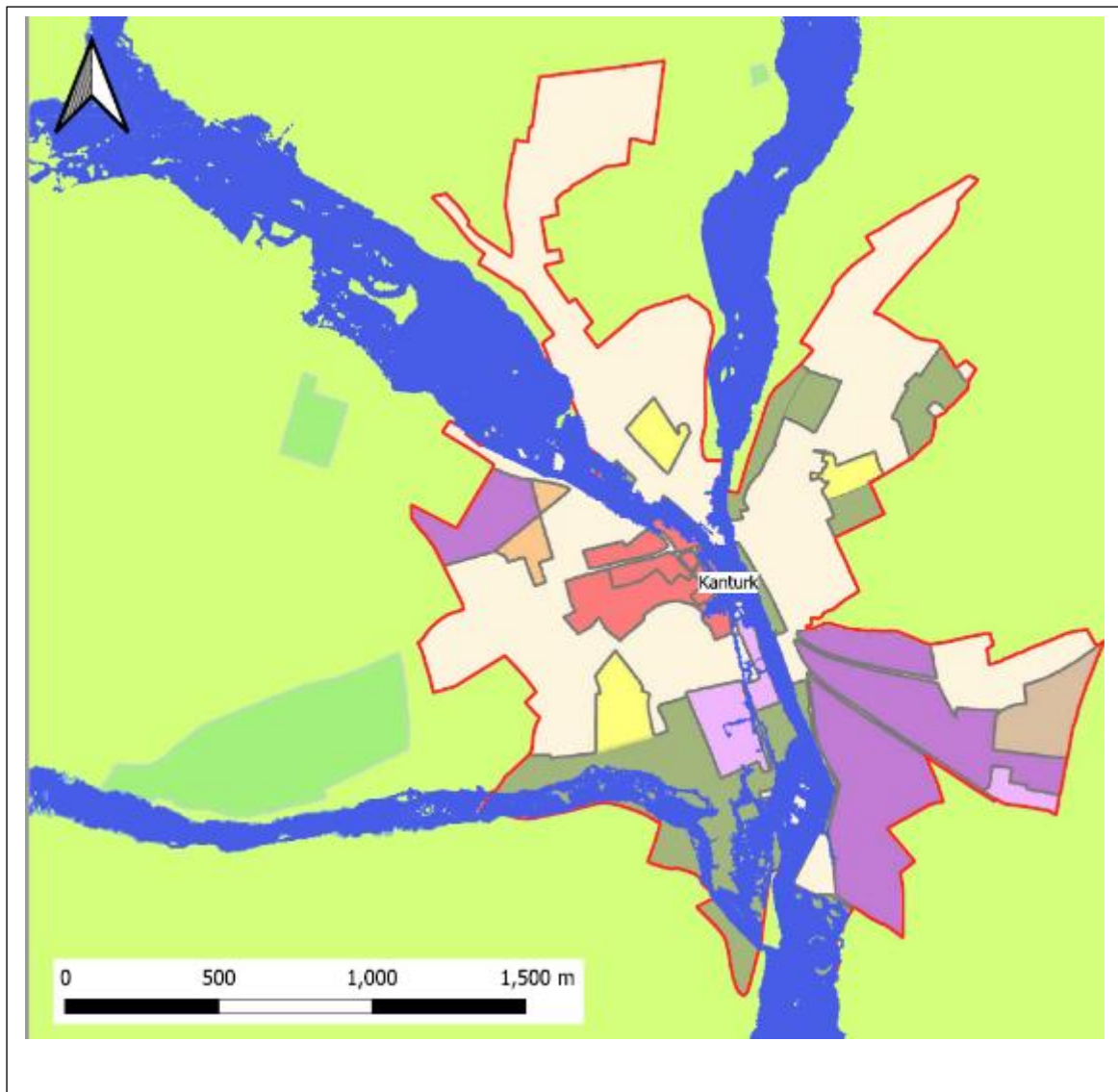




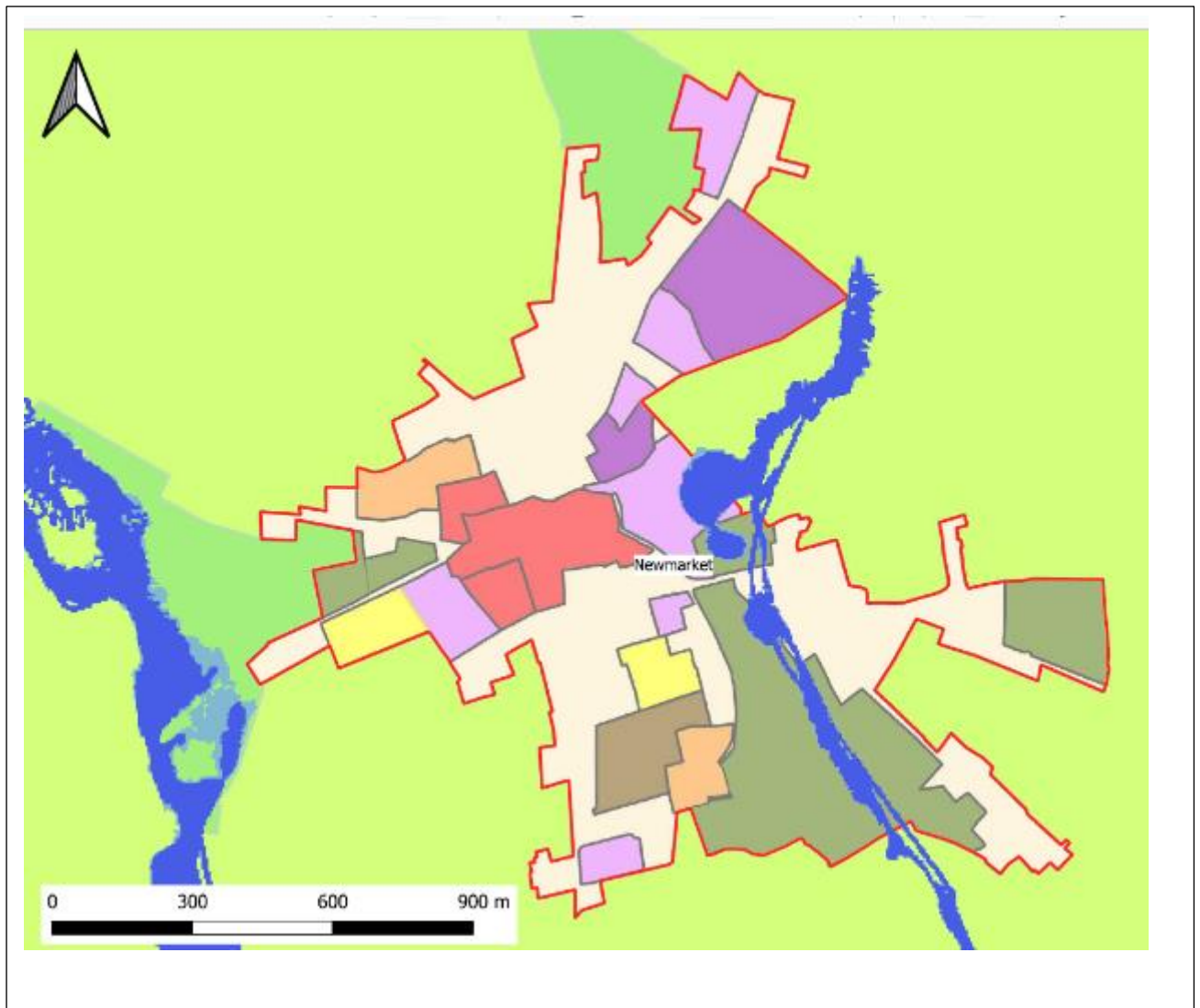
## Charleville



Kanturk

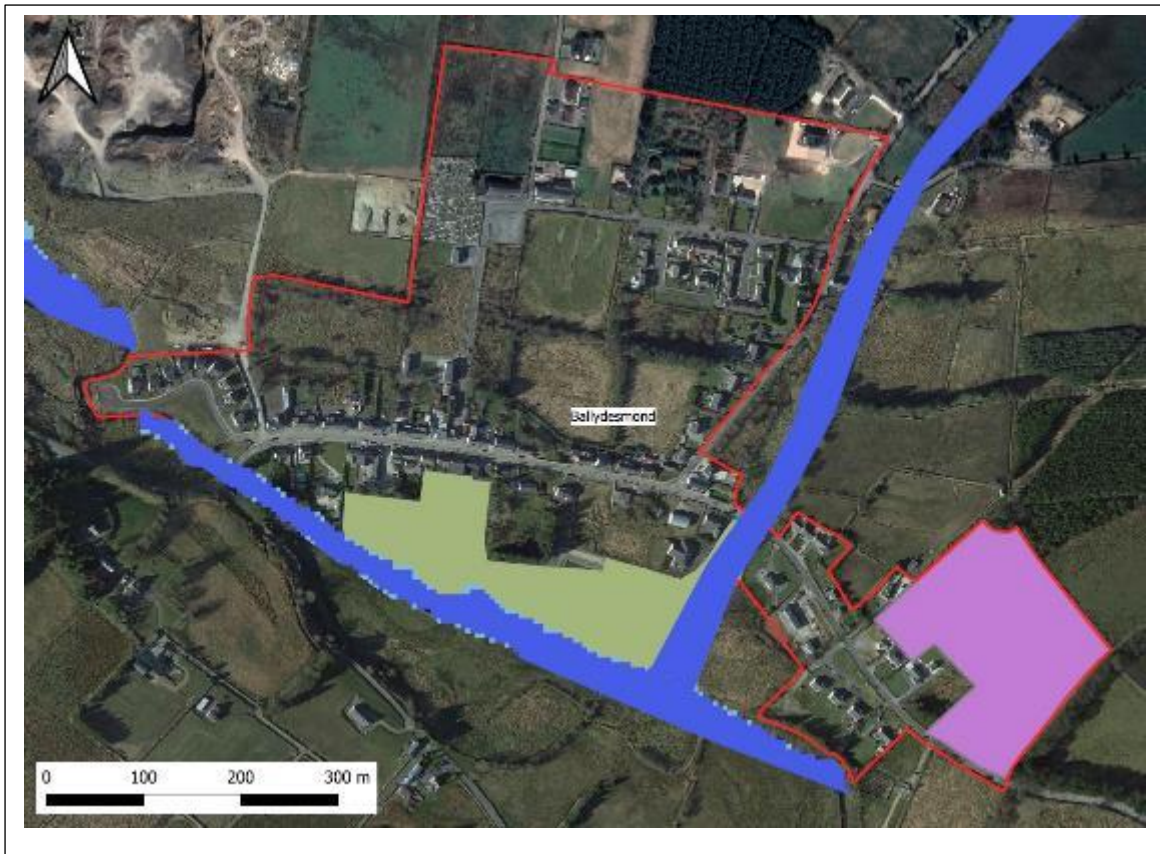


## Newmarket





## Ballydesmond



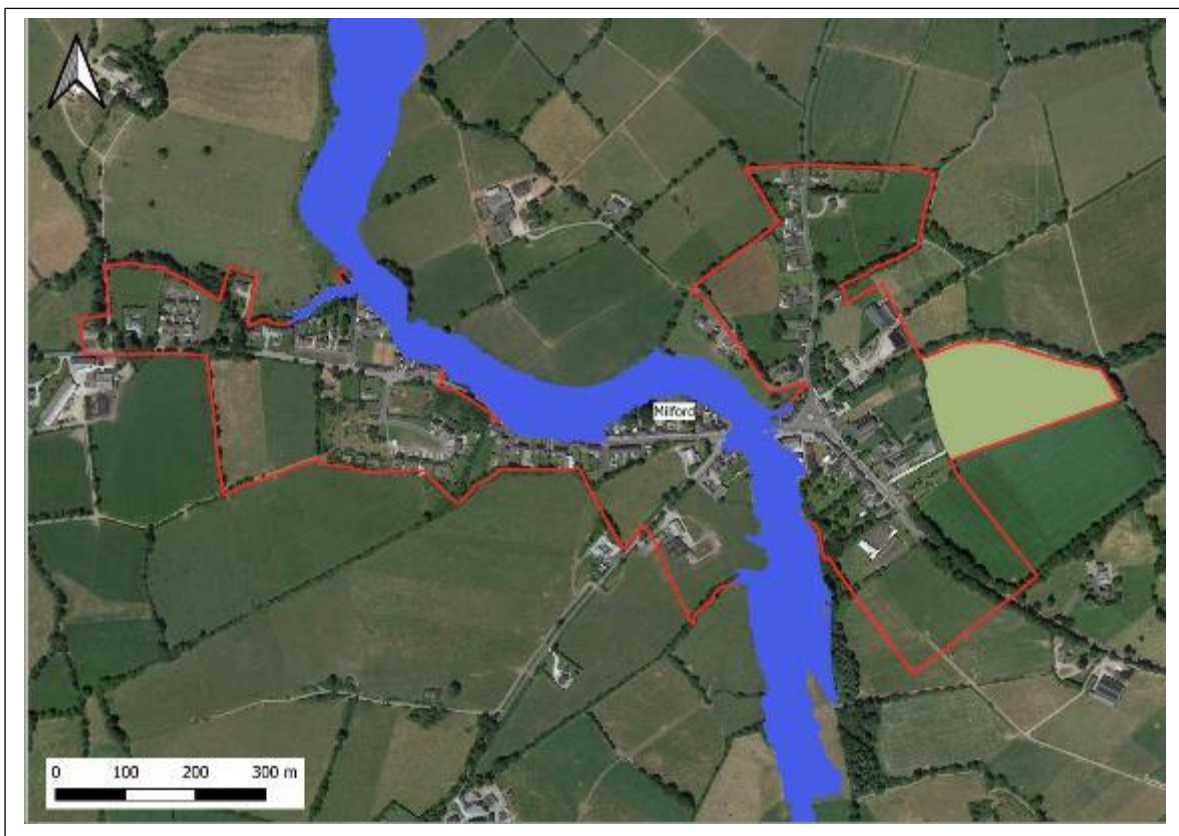
## Banteer



## Churchtown



## Milford





## Ballyclough

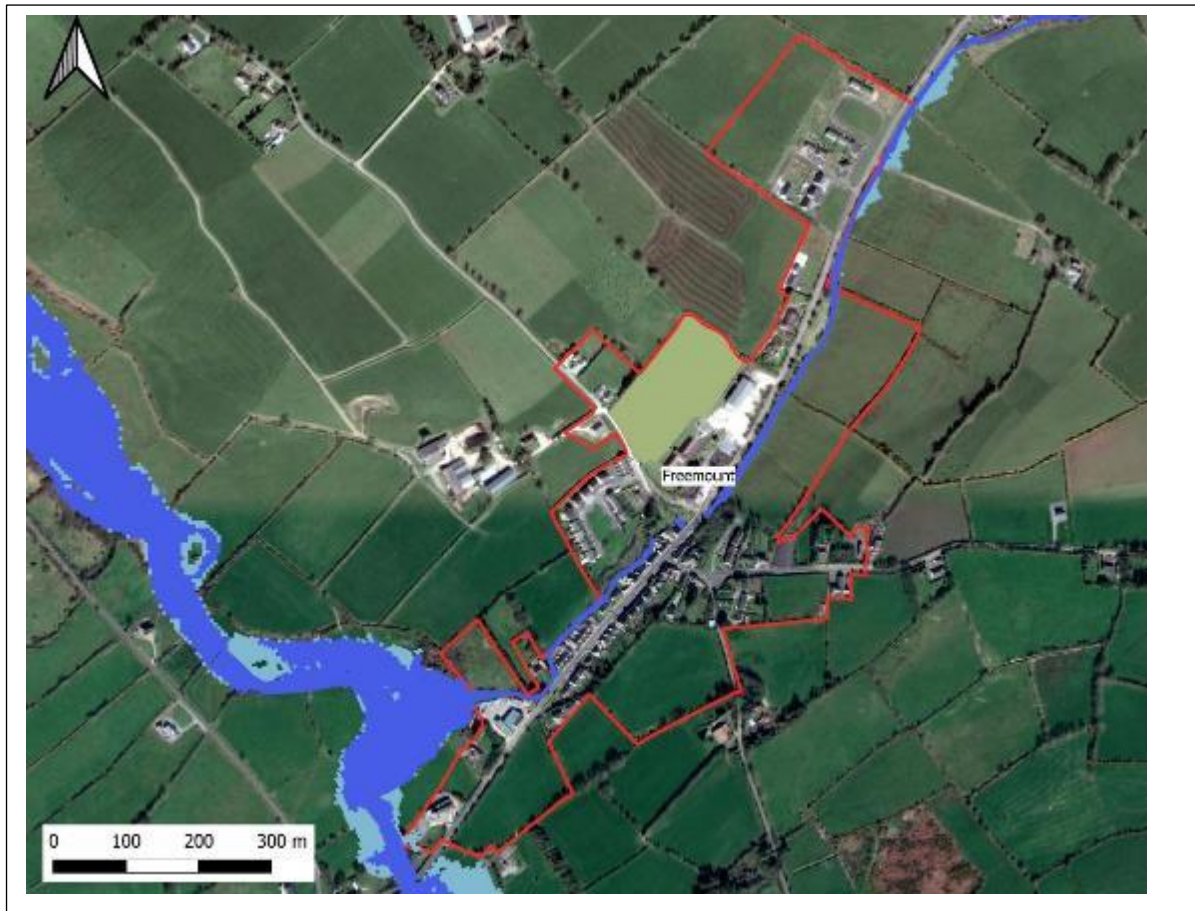


## Ballyhea





## Freemount

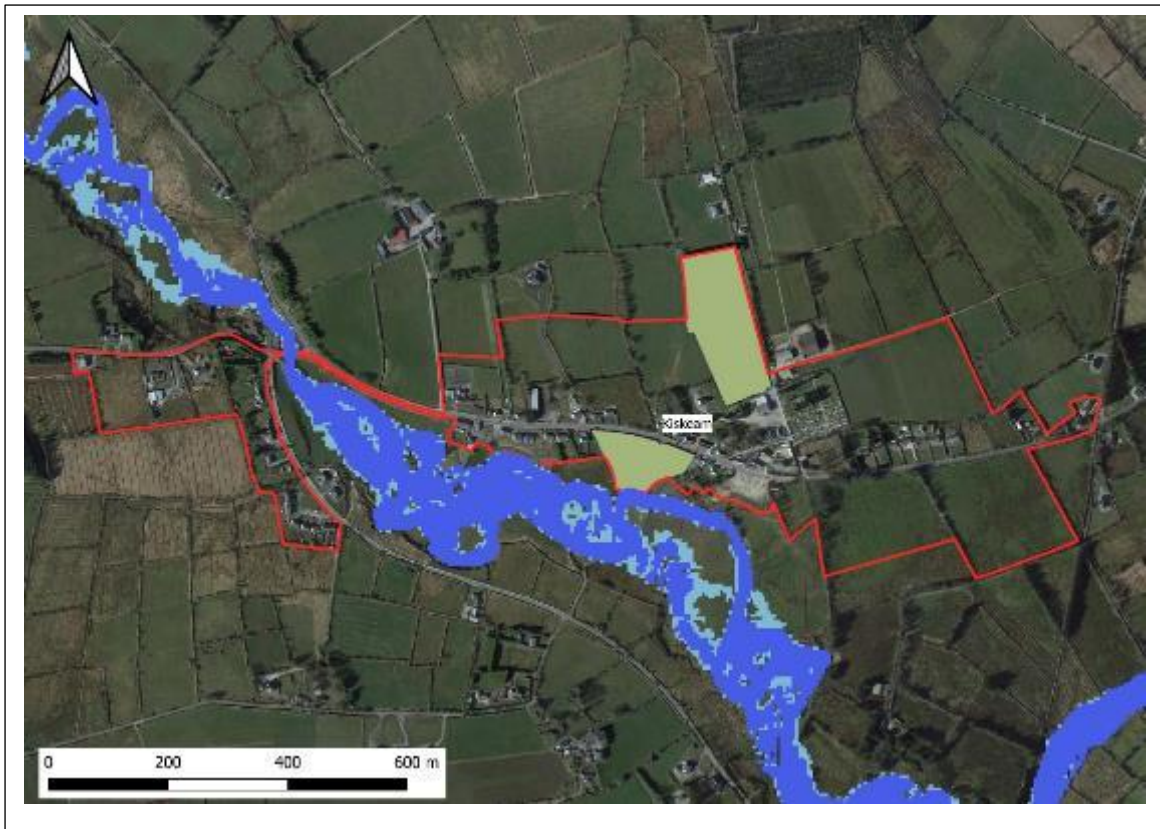


## Glantane





## Kiskeam



## Liscarroll



## New Twapothouse

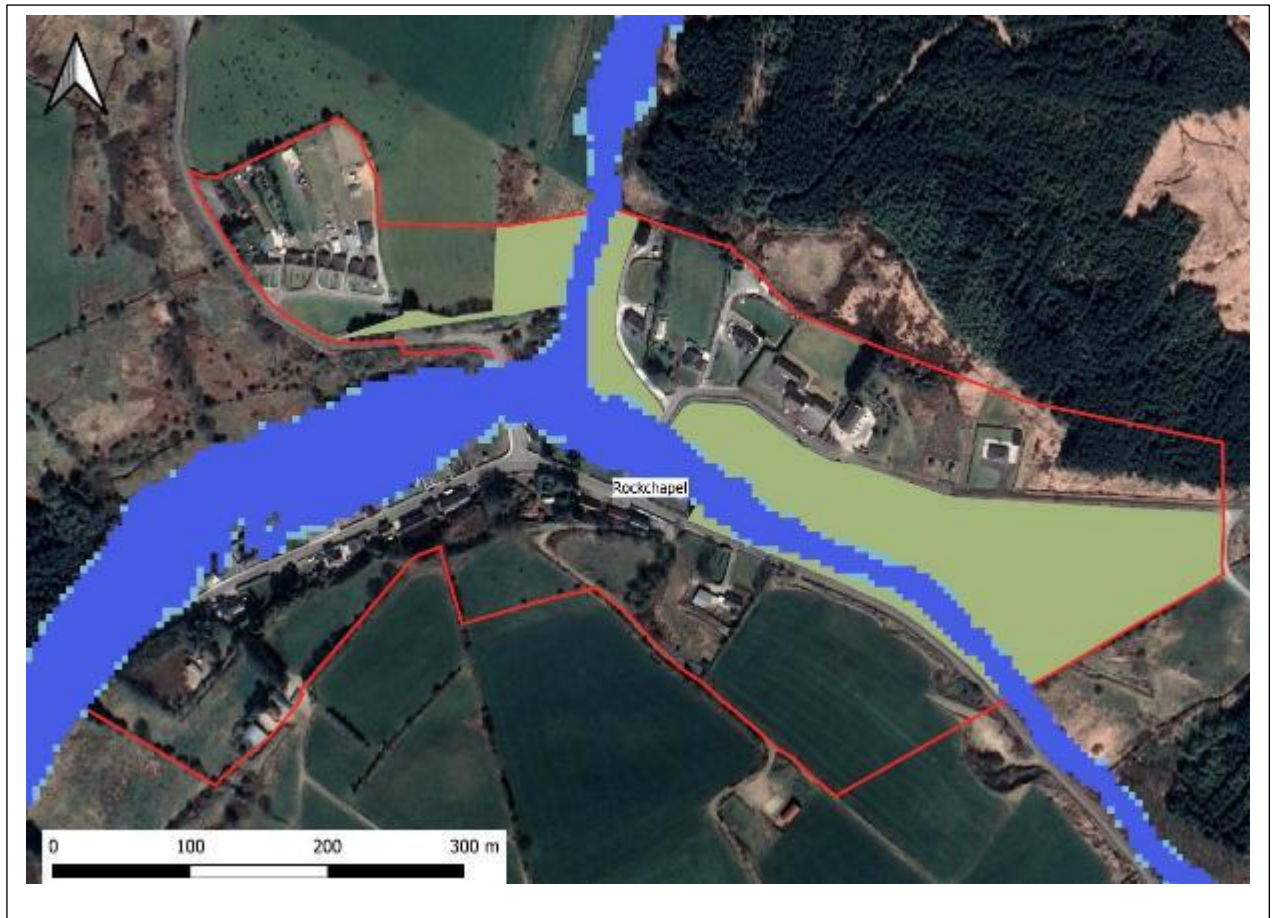


## Rathcoole





## Rockchapel



#### **PROPOSED AMENDMENT NO. 3.2.2.4**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

#### **PROPOSED AMENDMENT**

Amend the specific objective text to remove a “\*” symbol which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management in the following:

Mallow - MW-R-03, MW-R-04, MW-RR-01, MW-T-08;

Newmarket - NK-B-02.


#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 3.2.2.5**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

#### **PROPOSED AMENDMENT**

Amend the specific objective text to add a  symbol which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management in the following:

Mallow – MW-GA-11, MW-GC-02, MW-GC-10, MW-GC-13, MW-GC-14, MW-GC-16, MW-T-02, MW-T-03;

Charleville – CV-B-01, CV-U-02, CV-U-03,

Kanturk – KK-GC-01, KK-U-04, KK-GR-07, KK-U-03, KK-U-04;

Buttevant – BV-GC-04, BV-GC-05, BV-GR-03;

Newmarket – NK-GC-02, NK-GC-04;

Lombardstown – GC-02

Rockchapel – GC-02.

#### **TEXT CHANGE ONLY**

## *Main Towns*

### **Mallow**

#### *PROPOSED AMENDMENT NO. 3.2.3.1*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

1. Update and amend table 3.2.3 Mallow Population, Housing Supply and Residential Land Area, and amend table 3.2.4 Mallow Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and amend paragraphs 2.3.6, 2.3.7., 2.3.8 and MW-GO-01 to reflect changes to the Core Strategy.

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 3.2.3.2**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Fáilte Ireland.

#### **PROPOSED AMENDMENT**

It is proposed to add new text to paragraph 2.3.57 as follows:

Mallow Castle is a growing festival and cultural venue in the town and Mallow has the potential to consider additional local tourism activities to boost the day trip and short stay sector of the market. The cultural heritage of the entire complex of Mallow Castle House and Demesne is assessed to be of National Significance. Several other monuments also survive within the curtilage of the site and are now in the ownership of Cork County Council. *A key part of the recent URDF funding received for Mallow Town Centre Regeneration is for the Mallow Castle Visitor Destination Development and the appointment of a design team to progress the design and business case for the development of a visitor destination development at Mallow. The development of this project is supported in this plan and in particular through objective MW-X-01 which supports active usage of the Castle and attendant grounds which is sympathetic to the historic character and landscape setting of the Castle.*

#### **TEXT CHANGE ONLY**



### **PROPOSED AMENDMENT NO. 3.2.3.3**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a submission.

#### **PROPOSED AMENDMENT**

It is proposed to delete text in paragraph 2.3.22, as follows;

~~Mallow already has a good range of both primary and secondary level schools. The Department of Education previously identified a need for three additional primary schools and two additional post primary schools to cater for the planned levels of growth in the town. A primary school has since been constructed at Castlelands (Scoil Aonghusa CNS). Over the life of the plan the Council will liaise with the Department to identify suitable sites for the additional schools."~~

#### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 3.2.3.4***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Mallow to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 3.2.3.5**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the OPW/SFRA.

#### **PROPOSED AMENDMENT**

It is proposed to delete the MW-T-04 zoning objective and replace with a new zoning objective MW-U-02 and amend the text of the objective as follows:

~~**MW-T-04** - These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. \*~~

***MW-U-02** - These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. \**

#### **TEXT AND MAP CHANGE**

### **PROPOSED AMENDMENT NO. 3.2.3.6**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the OPW/SFRA.

#### **PROPOSED AMENDMENT**

It is proposed to delete the MW-T-05 zoning objective and replace with a new zoning objective MW-U-03 and amend the text of the objective as follows:

~~**MW-T-05** - These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. \*~~

***MW-U-03** - These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. \**

#### **TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.3.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the OPW.

**PROPOSED AMENDMENT**

It is proposed to amend the MW-T-08 zoning objective by including new text as follows:

MW-T-08 - To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge. *Any proposals in this area should seek to ensure that they do not interfere with or impede access to adjacent flood defences.* \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.3.8**

**ORIGIN OF AMENDMENT**

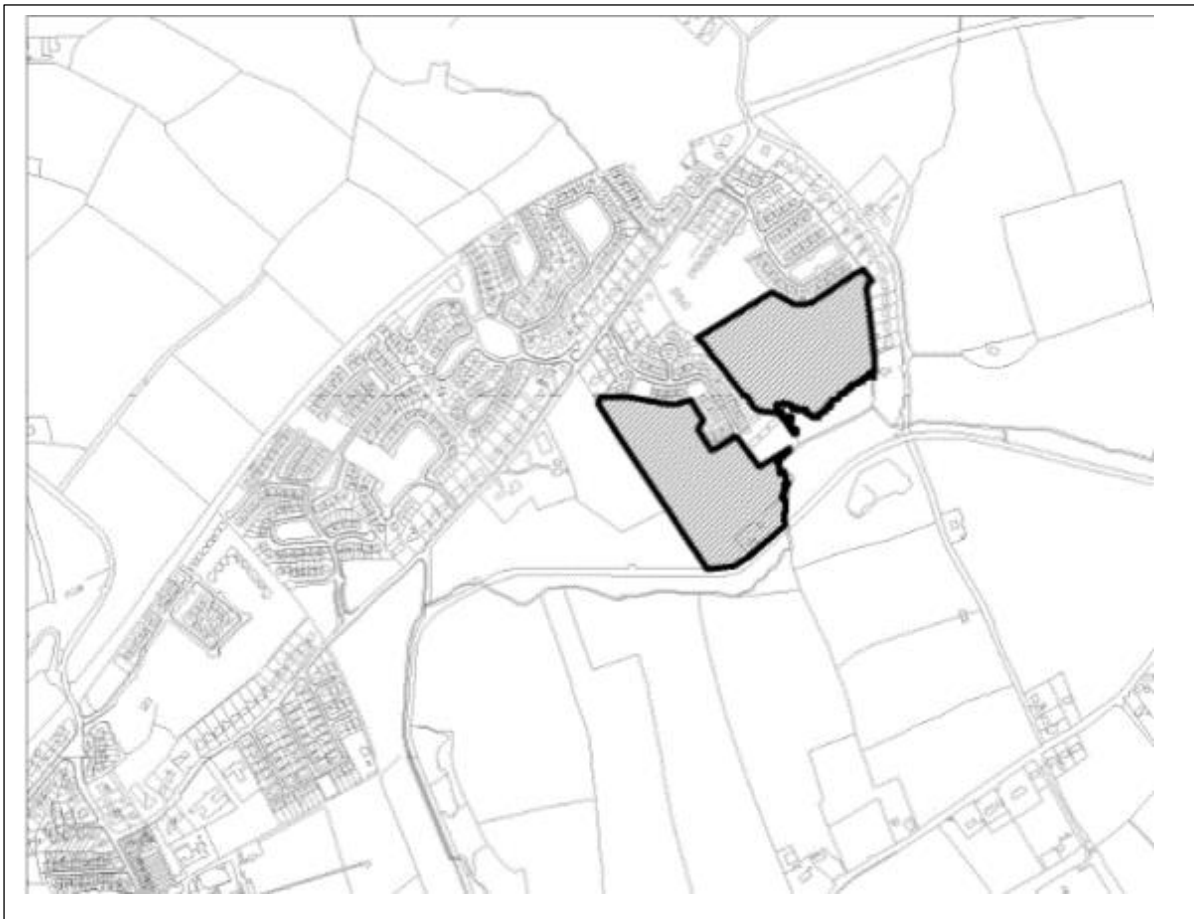
This amendment is required to address issues raised by the SFRA and core strategy.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective MW-R-04 of the Draft Plan as follows

~~Medium A Density Residential Development. Development Proposals should provide for an extension of the Spa Glen Amenity Corridor and should provide for pedestrian/cycle link connectivity to adjoining developments as well as green infrastructure to the south and west.\* Δ~~

And partly replace with 'Existing Residential/Mixed Residential and Other Uses (ER)' zoning as shown.



**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 3.2.3.9**

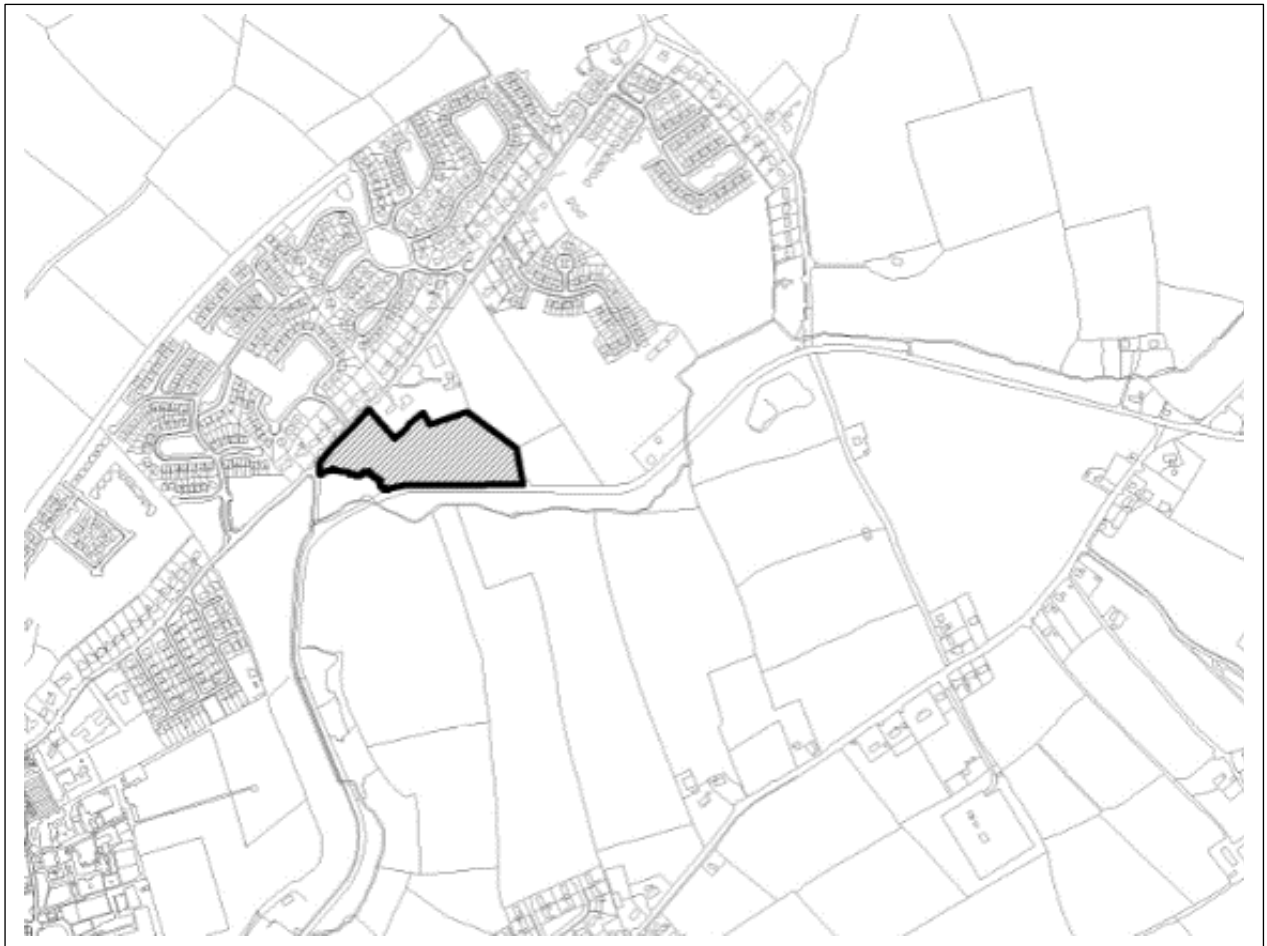
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA and core strategy.

**PROPOSED AMENDMENT**

It is proposed to replace part of lands zoned MW-R-03 in the draft plan with new zoning objective MW-R-03 as follows:

*Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure ^*



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.3.10**

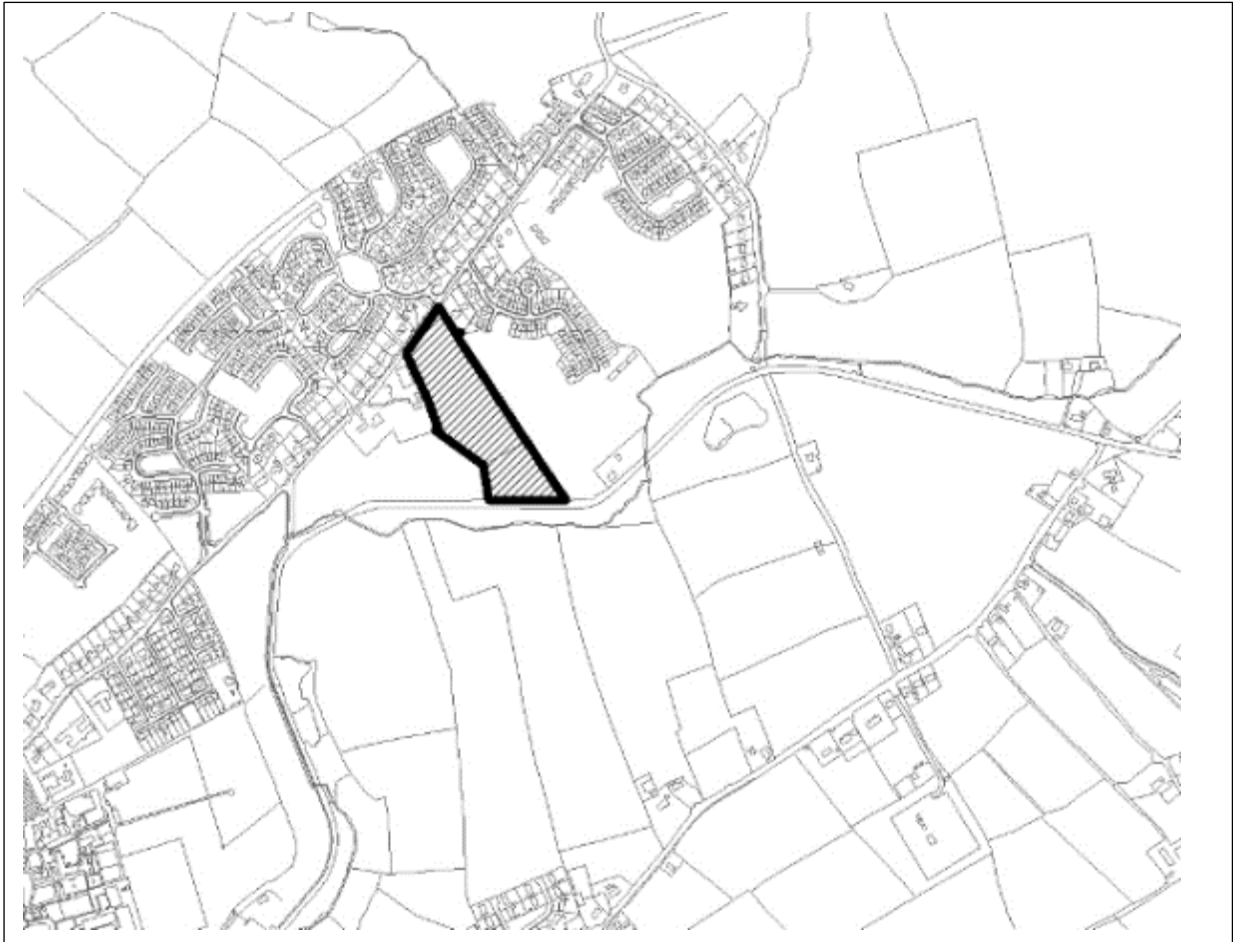
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the revised core strategy.

**PROPOSED AMENDMENT**

It is proposed to replace part of lands zoned MW-R-03 in the draft plan with new zoning objective MW-R-03 (additional provision) as follows:

*Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure ^*



**TEXT AND MAP CHANGE**

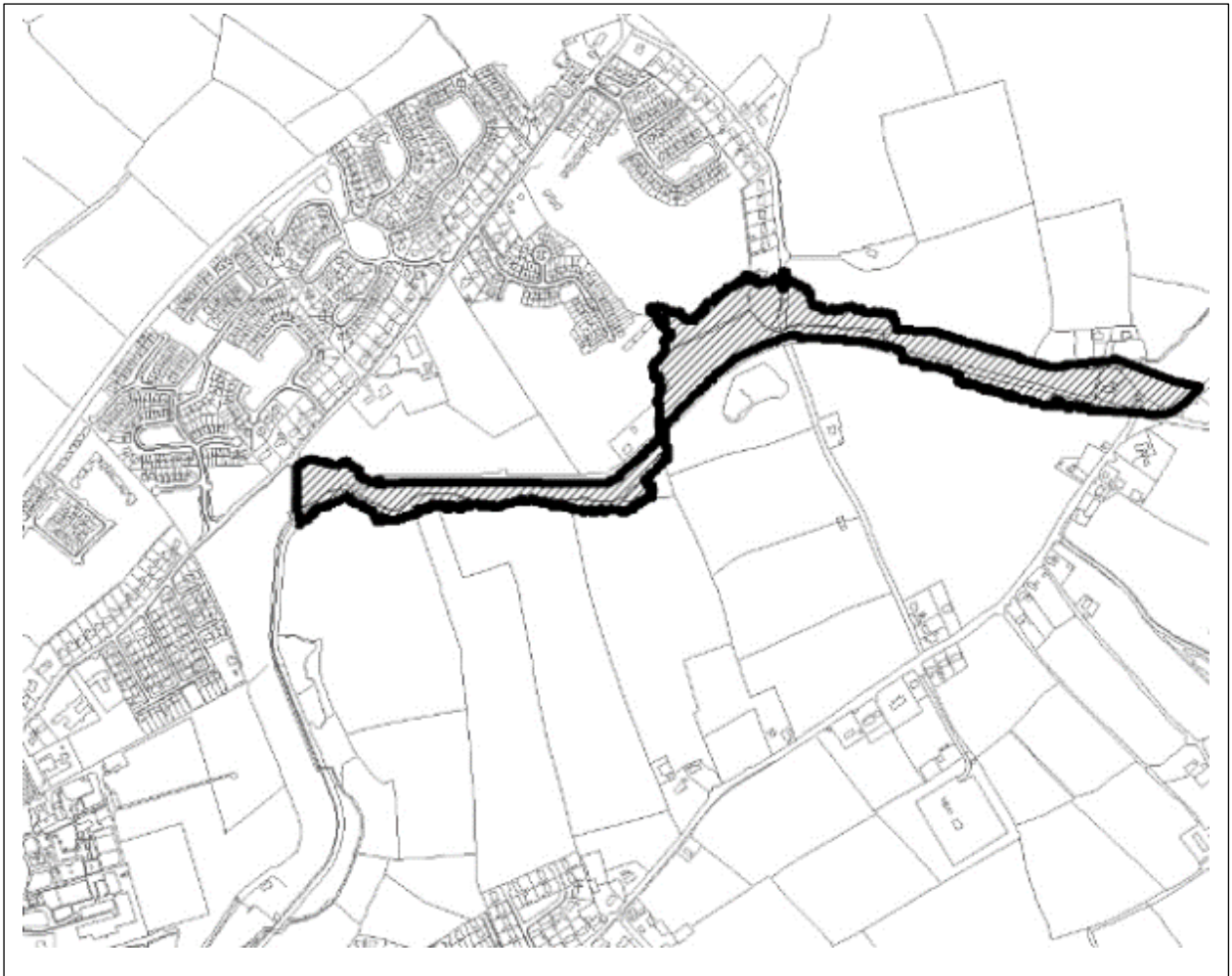
**PROPOSED AMENDMENT NO. 3.2.3.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to increase the extent of the MW-GC-01 zoning. This will result in a consequential reduction to the MW-R-03, MW-R-04, Existing Residential/Mixed Residential and Other Uses (ER) zoning, MW-AG-01 zoning, Greenbelt zoning and necessitate a small increase in the development boundary.



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.3.12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the submissions.

**PROPOSED AMENDMENT**

It is proposed to change part of the MW-X-02 zoning objective and replace with the Existing Residential/Mixed Residential and Other Uses zoning as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.3.13**

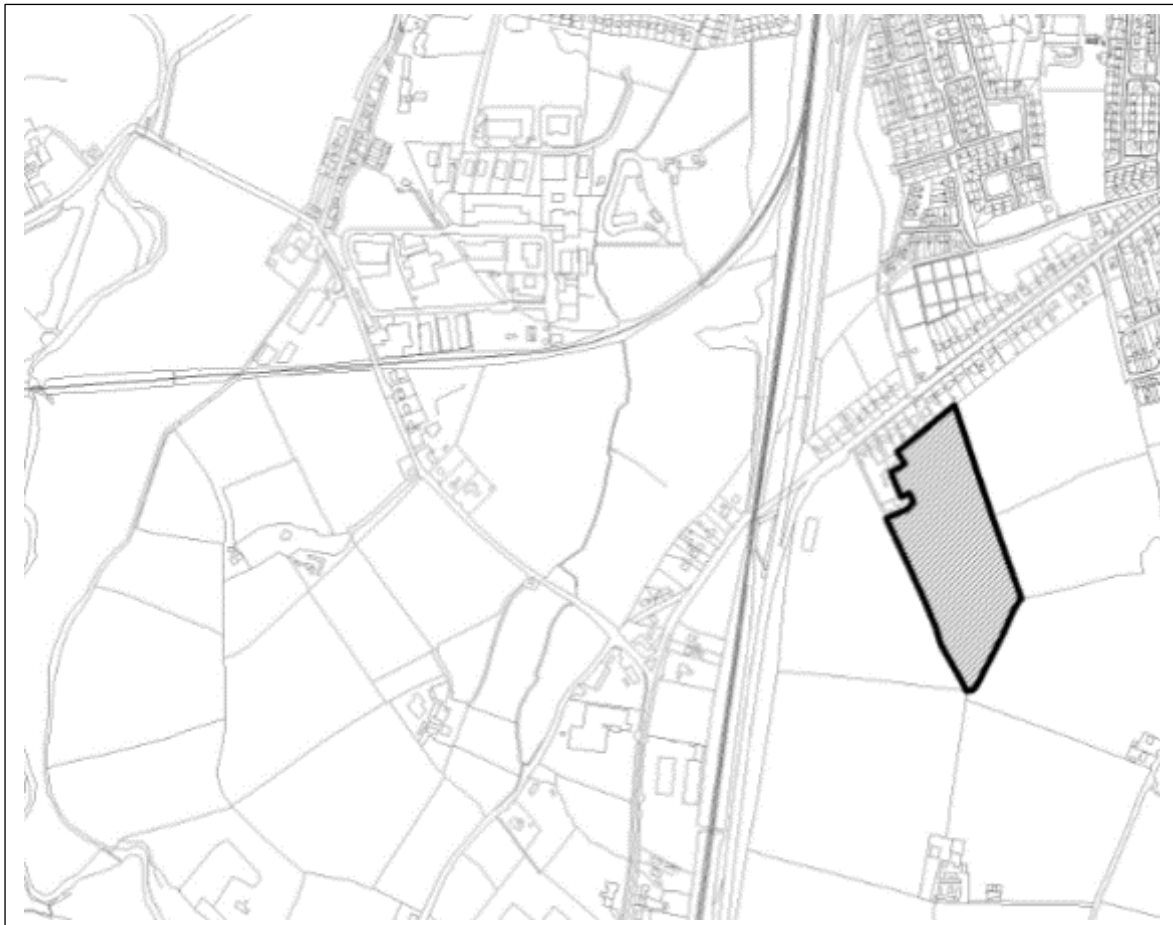
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Economic Development Section of Cork County Council.

**PROPOSED AMENDMENT**

It is proposed to change part of the MW-RR-02 mapped zoning objective to a new Business Zoning MW-B-04 and include the following objective text:

*MW-B-04 Business Uses. Any proposals on these lands should take into account the topography and visibility of the site within the wider area.*



**MAP AND TEXT CHANGE**

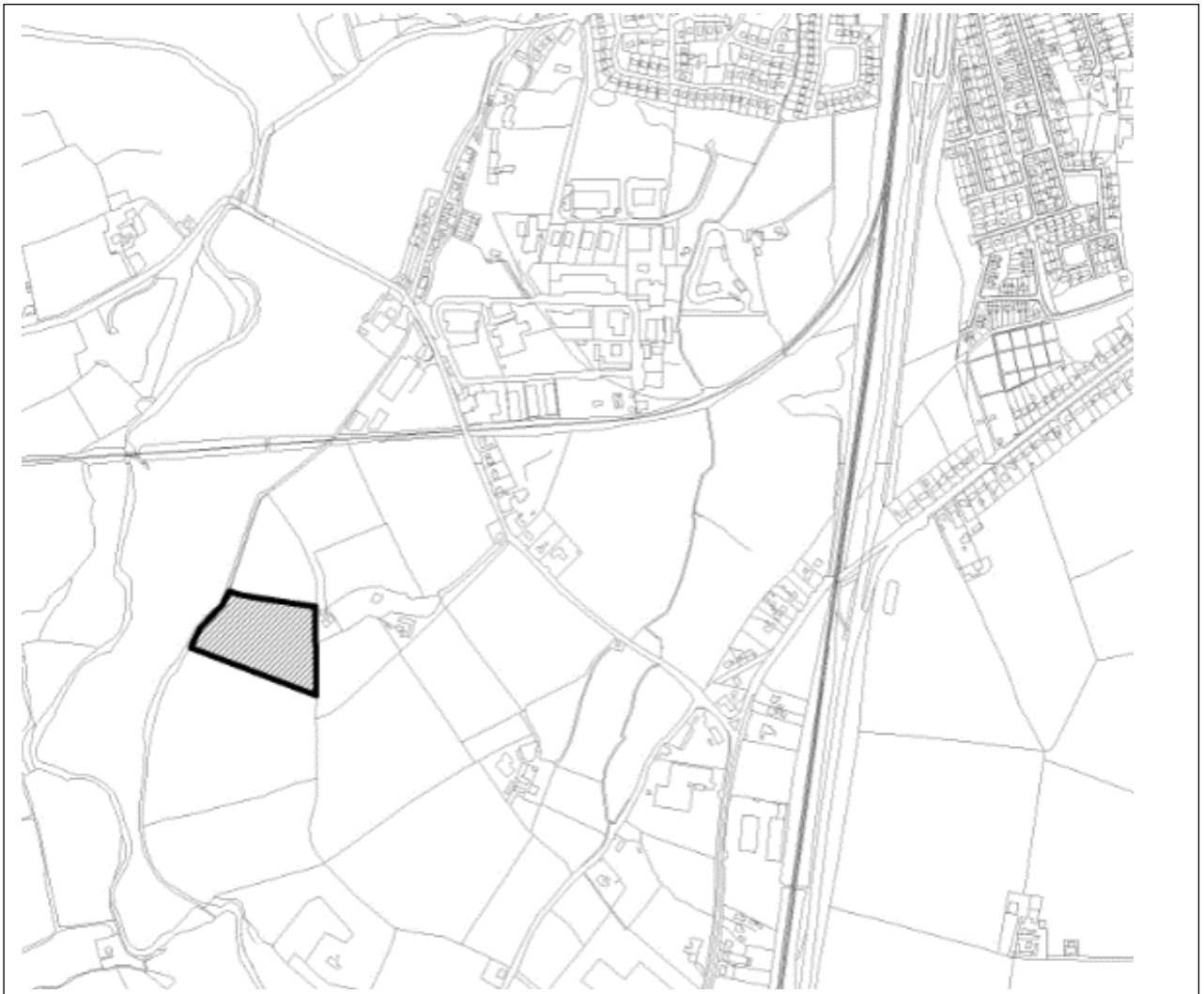
**PROPOSED AMENDMENT NO. 3.2.3.14**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by a submission.

**PROPOSED AMENDMENT**

It is proposed to remove part of the MW-I-02 zoning and replace with Greenbelt zoning as follows:



**MAP CHANGE ONLY**



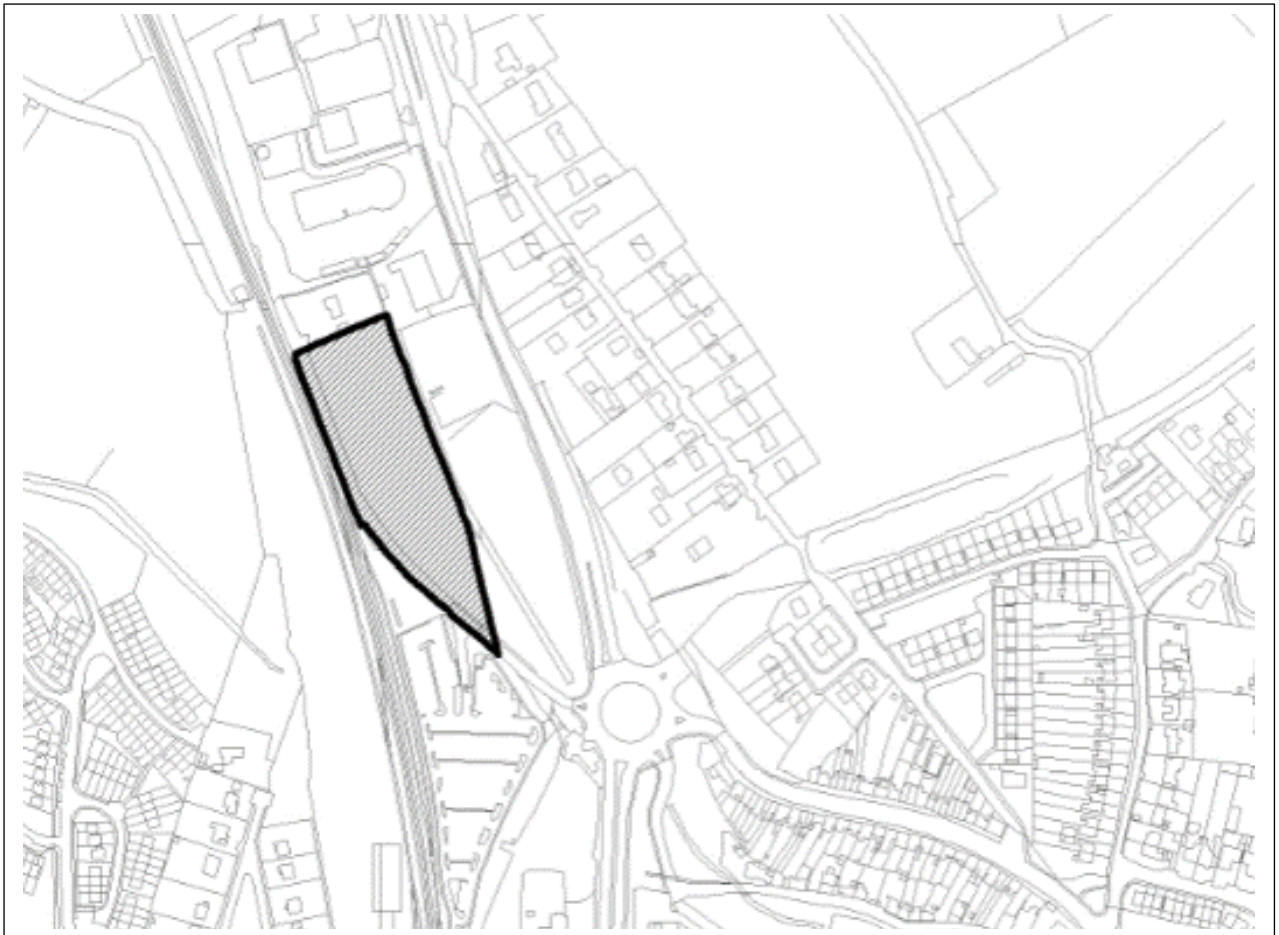
**PROPOSED AMENDMENT NO. 3.2.3.15**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to change part of the Existing Residential/Mixed Residential and Other Uses zoning and replace with Existing Mixed/General Business/Industrial Uses.



**MAP CHANGE ONLY**

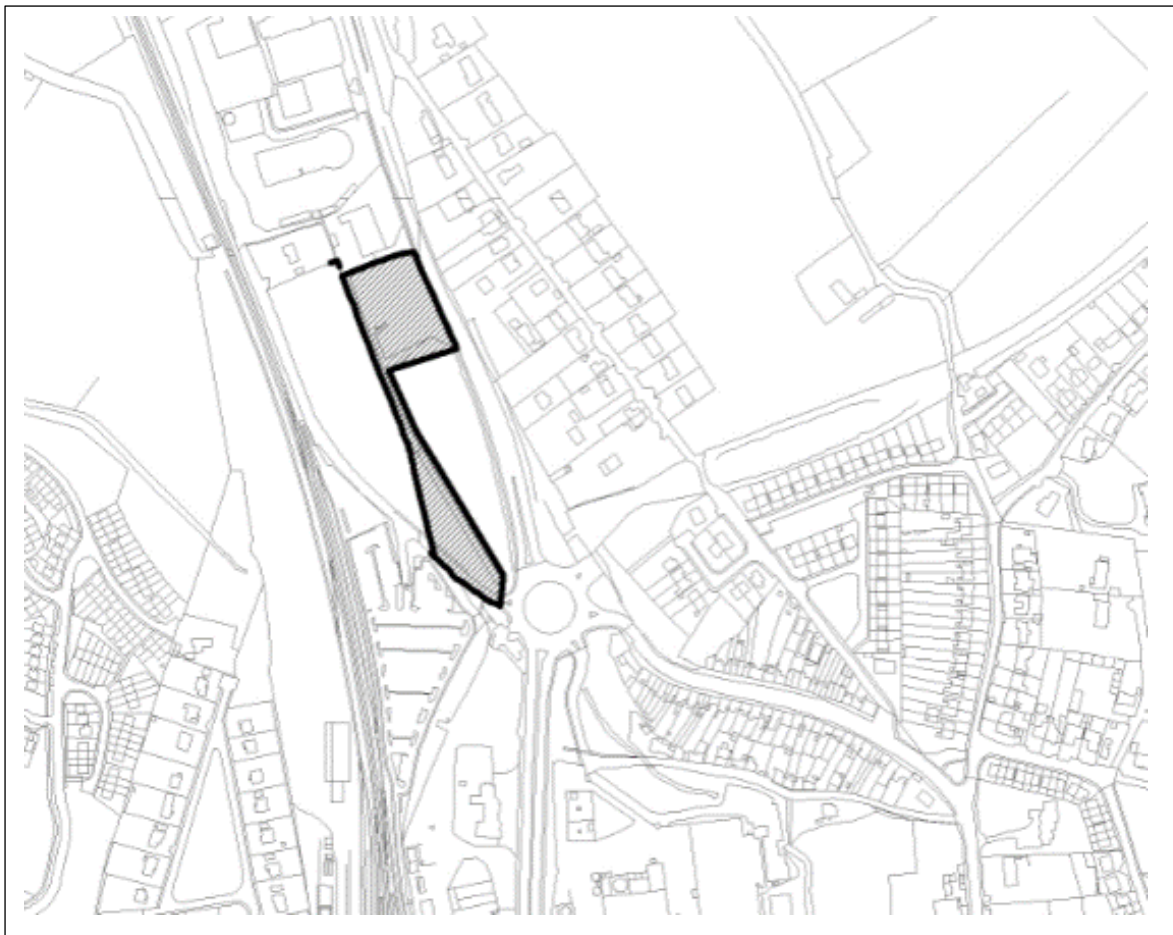
**PROPOSED AMENDMENT NO. 3.2.3.16**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the SFRA.

**PROPOSED AMENDMENT**

It is proposed to change part of the Existing Residential/Mixed Residential and Other Uses zoning and include within the MW-GC-13 green infrastructure zoning.



**MAP CHANGE ONLY**

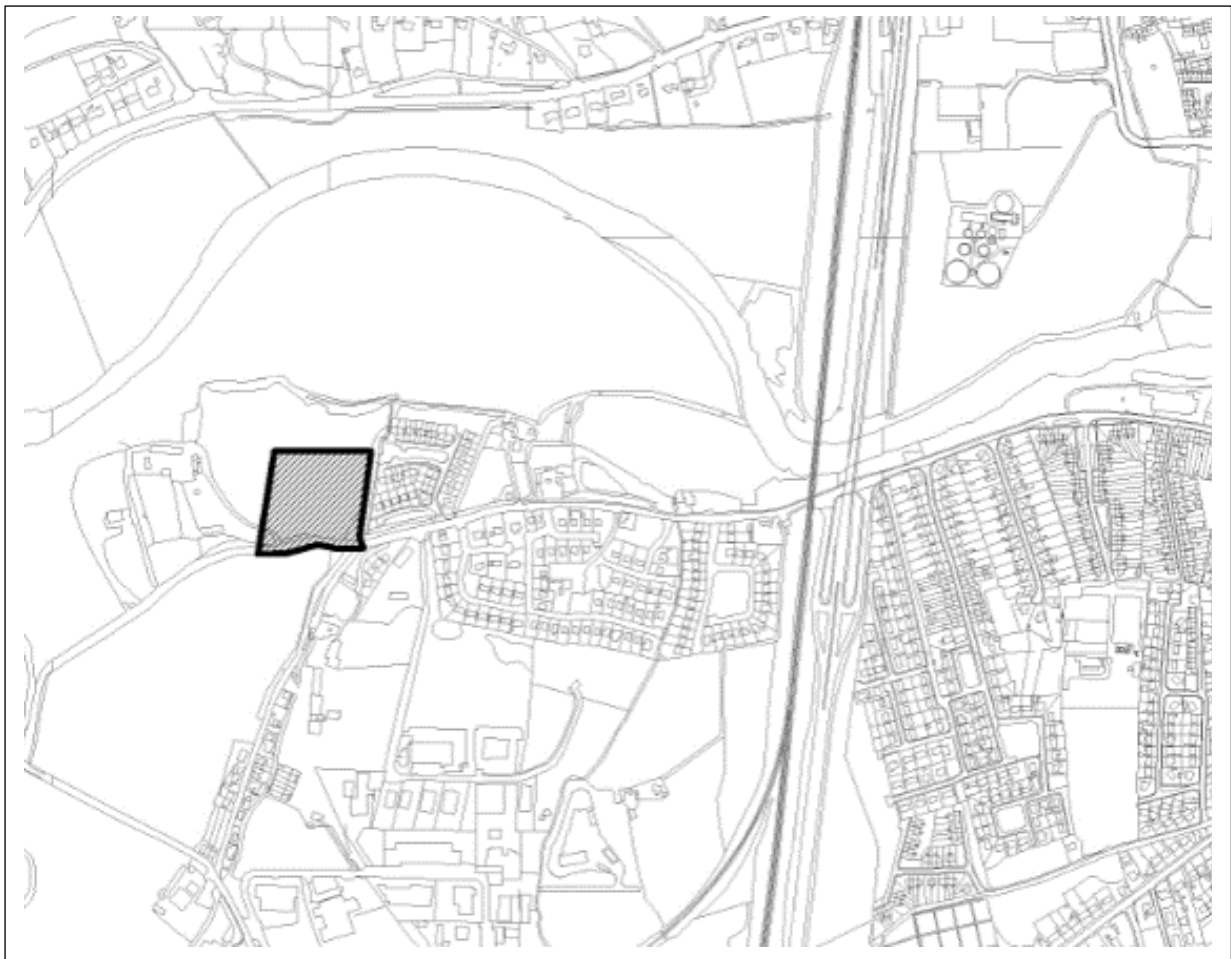
**PROPOSED AMENDMENT NO. 3.2.3.17**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Strategic Environmental Assessment/SFRA.

**PROPOSED AMENDMENT**

It is proposed to change part of the Existing Residential/Mixed Residential and Other Uses zoning and replace zone with extension to MW-GR-04 as follows.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.3.18**

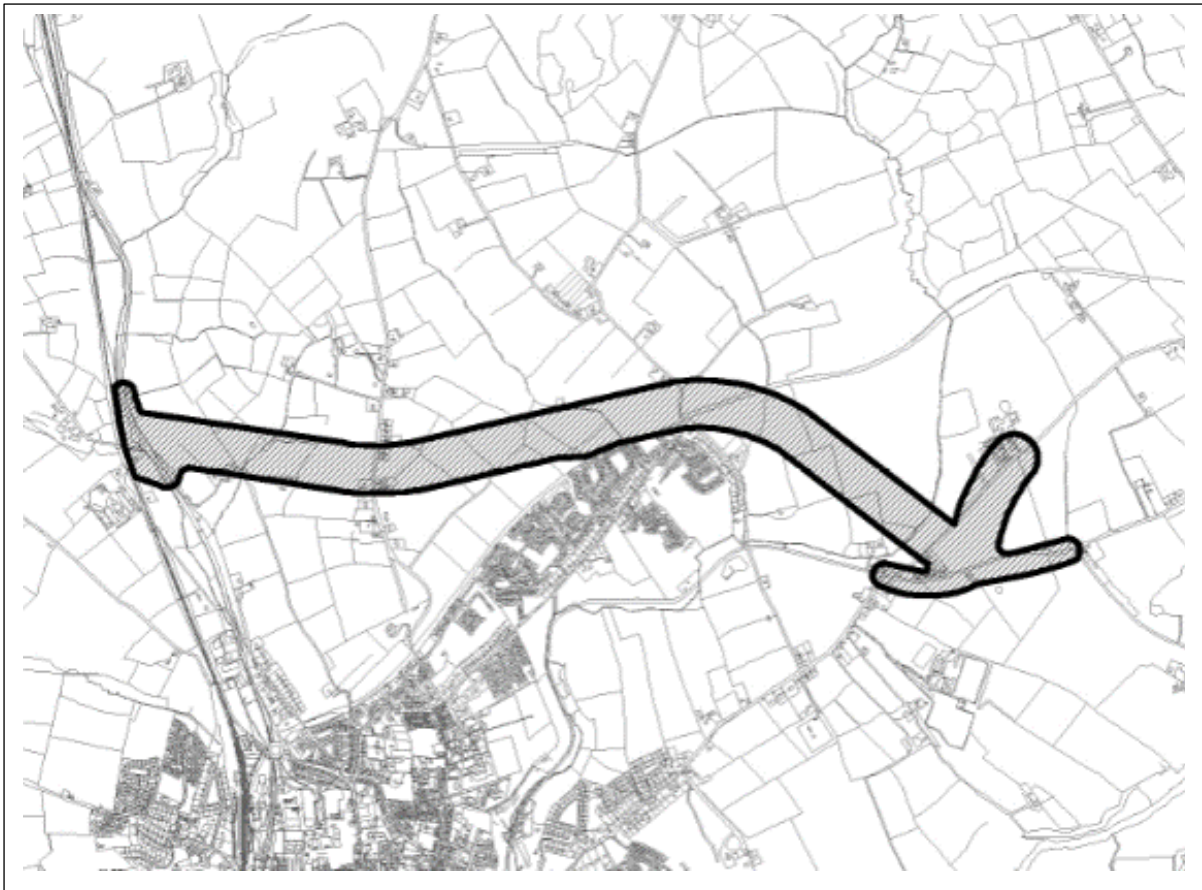
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by TII.

**PROPOSED AMENDMENT**

It is proposed to include new utilities/infrastructure objective for the Mallow Relief Road corridor as follows.

*MW-U-01 Mallow Relief Road corridor, subject to Environmental Impact Assessment and, if deemed to be required, Appropriate Assessment.*



**MAP AND TEXT CHANGE**



**PROPOSED AMENDMENT NO. 3.2.3.19**

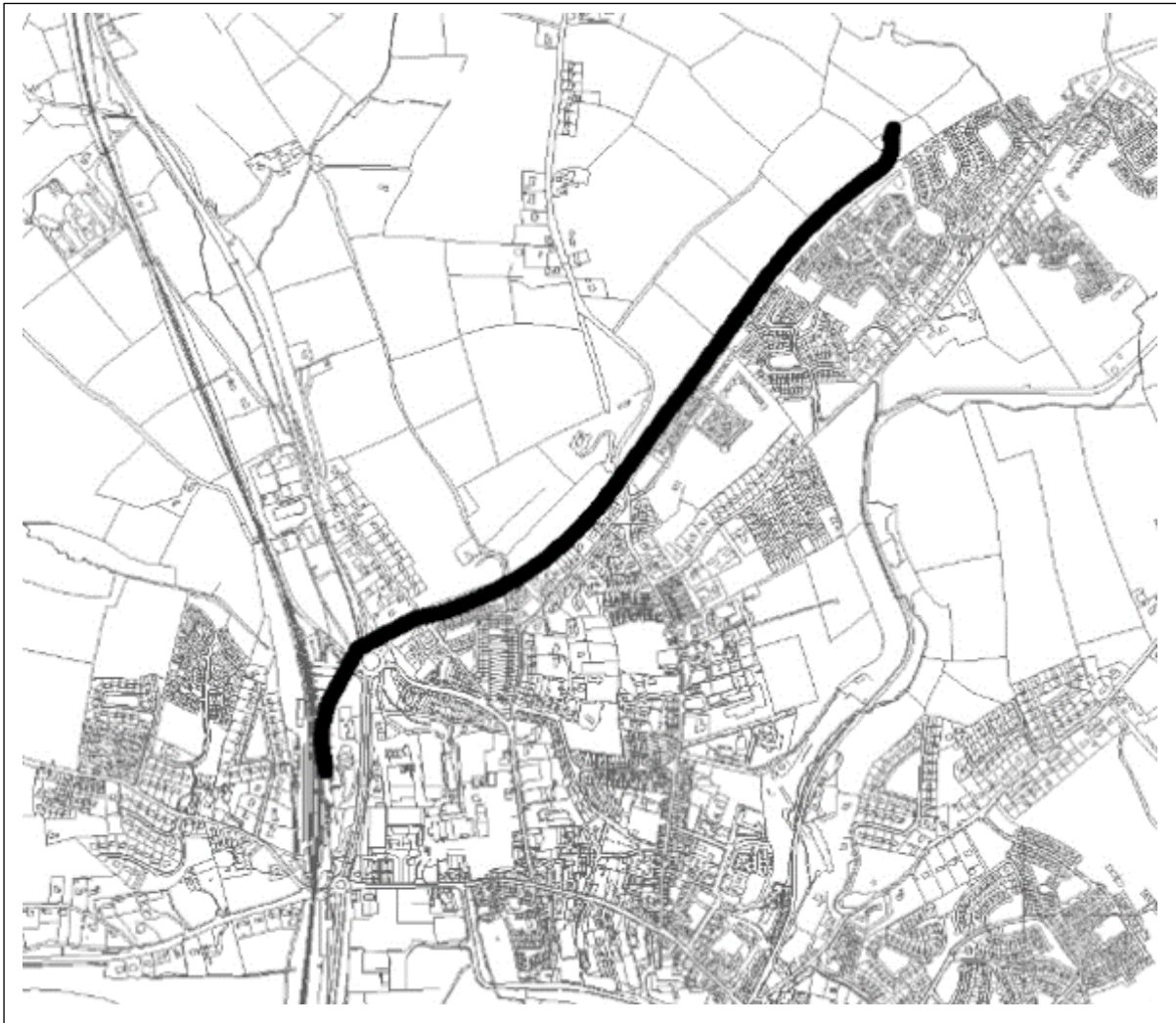
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by TII.

**PROPOSED AMENDMENT**

It is proposed to include new utilities/infrastructure objective for the active travel corridor associated with the Mallow Relief Road corridor as follows.

*MW-U-04 Active Travel Corridor, subject to Environmental Impact Assessment and, if deemed to be required, Appropriate Assessment.*



**MAP AND TEXT CHANGE**

## Charleville

### *PROPOSED AMENDMENT NO. 3.2.4.1*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

1. Update and amend table 3.2.3 Charleville Population, Housing Supply and Residential Land Area, and amend table 3.2.4 Charleville Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and amend paragraphs 2.4.12 - 2.4.15 and CV-GO-01 to reflect changes to the Core Strategy.

#### **TEXT CHANGE ONLY**



***PROPOSED AMENDMENT NO. 3.2.4.2***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Charleville to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

### PROPOSED AMENDMENT NO. 3.2.4.3

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions.

#### PROPOSED AMENDMENT

It is proposed to amend paragraph 2.4.23 as follows:

Charleville currently has ~~three~~ **two** second level schools (Christian Brothers ~~and~~ St Mary's ~~and Mannix College~~) and four National Schools. Other prominent educational / training facilities include the St Joseph's Foundation on Bakers Road ~~and Mannix College adult learning centre~~. ~~The Department of Education and Skills has identified the need for an additional primary school in the town based on the expected levels of population growth and a site is identified for this adjoining the existing St. Mary's secondary school.~~

*The Department of Education and Skills has identified the need for expansion of both primary and post primary facilities based on expected levels of population growth and consider that this could be catered for by expansion of existing facilities. Should the need arise a site for a school has been retained adjoining the existing St. Mary's secondary school*

#### TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 3.2.4.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issue raised by an Elected Member.

**PROPOSED AMENDMENT**

It is proposed to add new sentence to paragraph 2.4.28 as follows:

*'The town park has a particularly important wildlife/biodiversity function.'*

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 3.2.4.5**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

#### **PROPOSED AMENDMENT**

It is proposed to include additional text in paragraph 2.4.38 as follows:

Charleville has a strong services sector serving a large hinterland with a significant base in food processing along with numerous small and medium sized industrial enterprises. The town's strong educational / training sector is also a significant employer. *Charleville has an opportunity to leverage its strengths in the food and agri business sectors by utilising the resources and capabilities that have been developed in the town for example through establishing a 'Food Innovation Hub'.*

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 3.2.4.6**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

#### **PROPOSED AMENDMENT**

It is proposed to include additional text in paragraph 2.4.39 as follows:

Industrial activity is concentrated to the east of the town centre along the Kilmallock road, Station Road and at the Ballysallagh Industrial Estate to the south east. *A number of leading companies in the engineering sector have also established themselves in the town.* In addition to meeting the employment and service needs of the town itself, Charleville serves a wide rural hinterland that stretches into County Limerick.

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.4.7**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to include additional text in paragraph 2.4.42 as follows:

*The Charleville Heritage Society have ambitions to create a heritage and tourist amenity attraction on the grounds of Moatville house which it is hoped would eventually lead to the restoration of Moatville House itself. This and other tourism opportunities for Charleville can be further considered over the lifetime of this plan.*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 3.2.4.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

It is proposed to include additional text in paragraph 2.4.44 as follows:

*Opportunities to develop a particular branding and identity which is appropriate to the heritage and amenities of Charleville and its wider hinterland need to be given consideration.*

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 3.2.4.9

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised in submissions.

#### PROPOSED AMENDMENT

It is proposed to include additional text in paragraph 2.4.56 as follows:

Direct access to Dublin and Cork is available through the rail line running to the east of the town which currently offers ~~16 trains a day to Dublin and 15 to Cork ranging from early morning to late evening.~~ *6 trains a day to Dublin and 5 trains a day to Cork. A feeder bus provides connectivity to the railway station. There is a Local Link service which runs from Newcastle West to Charleville 6 times a day. Improving pedestrian/cyclist connectivity to the station as well as increasing frequency of service is desirable if modal shift is to be delivered over the lifetime of the plan.* Regular Bus Eireann and City Link services are also available to and from the town. *The station buildings and their surrounding public interface would benefit from upgrading as this represents an important entry point to those visiting the town.*

#### TEXT CHANGE ONLY

### **PROPOSED AMENDMENT NO. 3.2.4.10**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

#### **PROPOSED AMENDMENT**

It is proposed to include additional text in paragraph 2.4.57 as follows:

Pedestrian access around Charleville is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Particular issues include accessibility improvements to footpaths and junction crossings. ~~Improved facilities for cyclists are also required~~ *There is also a need to provide cycling infrastructure within the town if active travel is to be encouraged* and a reduction in traffic congestion may enable specific routes to be designed. *Improving the experience for cyclists can help alleviate traffic, address transport sustainability, benefit locals and enhance tourism.* Of note is the Charleville Traffic Study, prepared in 2008, which made numerous recommendations including improved junction areas, pedestrian crossings and footpath improvements, better lane delineation and enforcement of parking regulations. Funding has already been secured from the NTA for reconstruction/renewal of defective footpaths along Railway Road while design in respect of the provision of a possible cycle lane/shared space is also being progressed. *Further consideration can be given to the need for public realm, traffic calming, parking and other such infrastructural requirements over the lifetime of the plan.*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.4.11**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

It is proposed to extend the development boundary of Charleville as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.4.12**

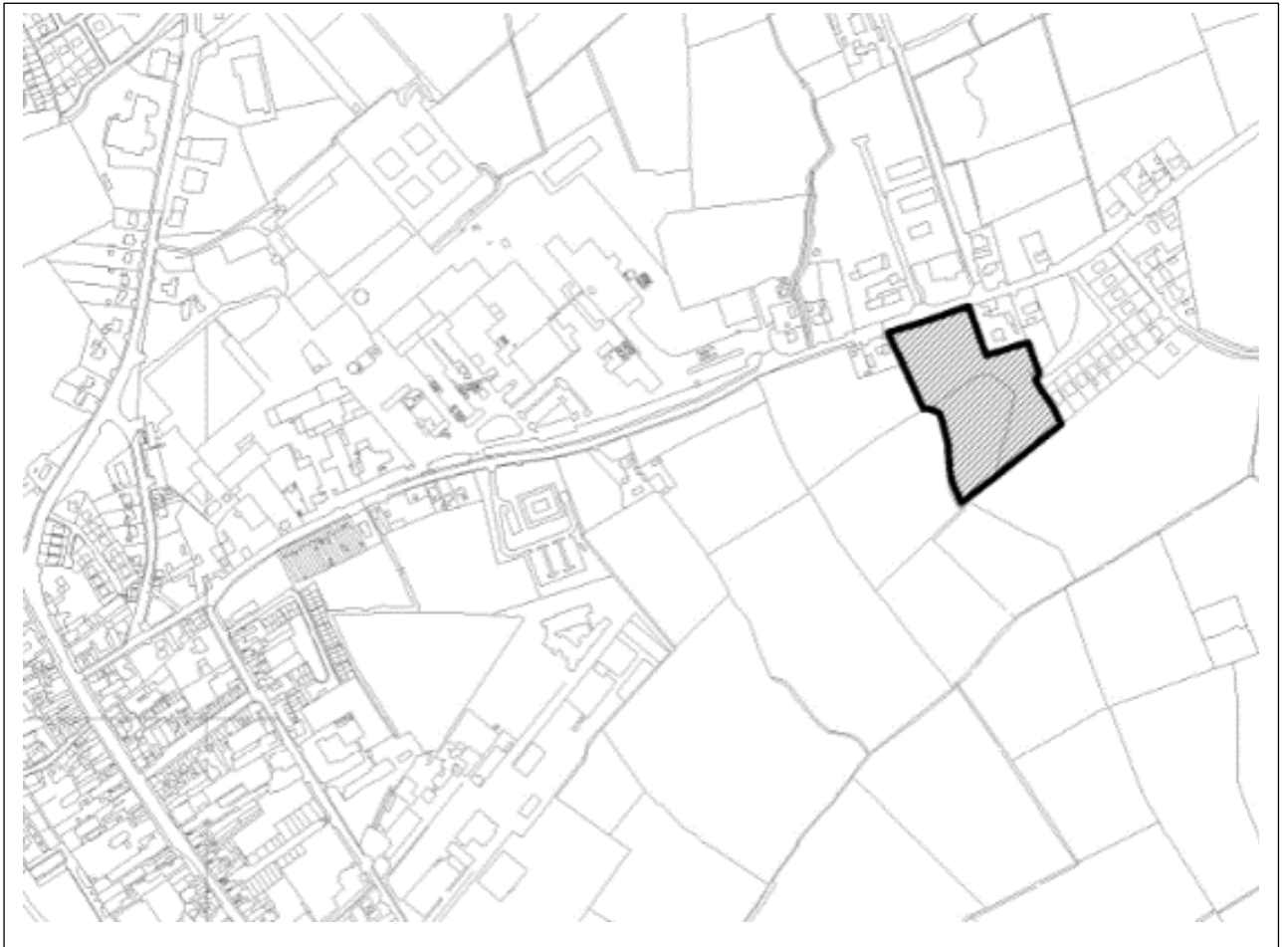
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

It is proposed to replace part of CV-I-01 zoning with new zoning CV-GC-06 as follows:

*CV-GC-06 Landscape Amenity/Conservation – Protect and strengthen biodiversity value of woodland habitat.*



**TEXT AND MAP CHANGE**

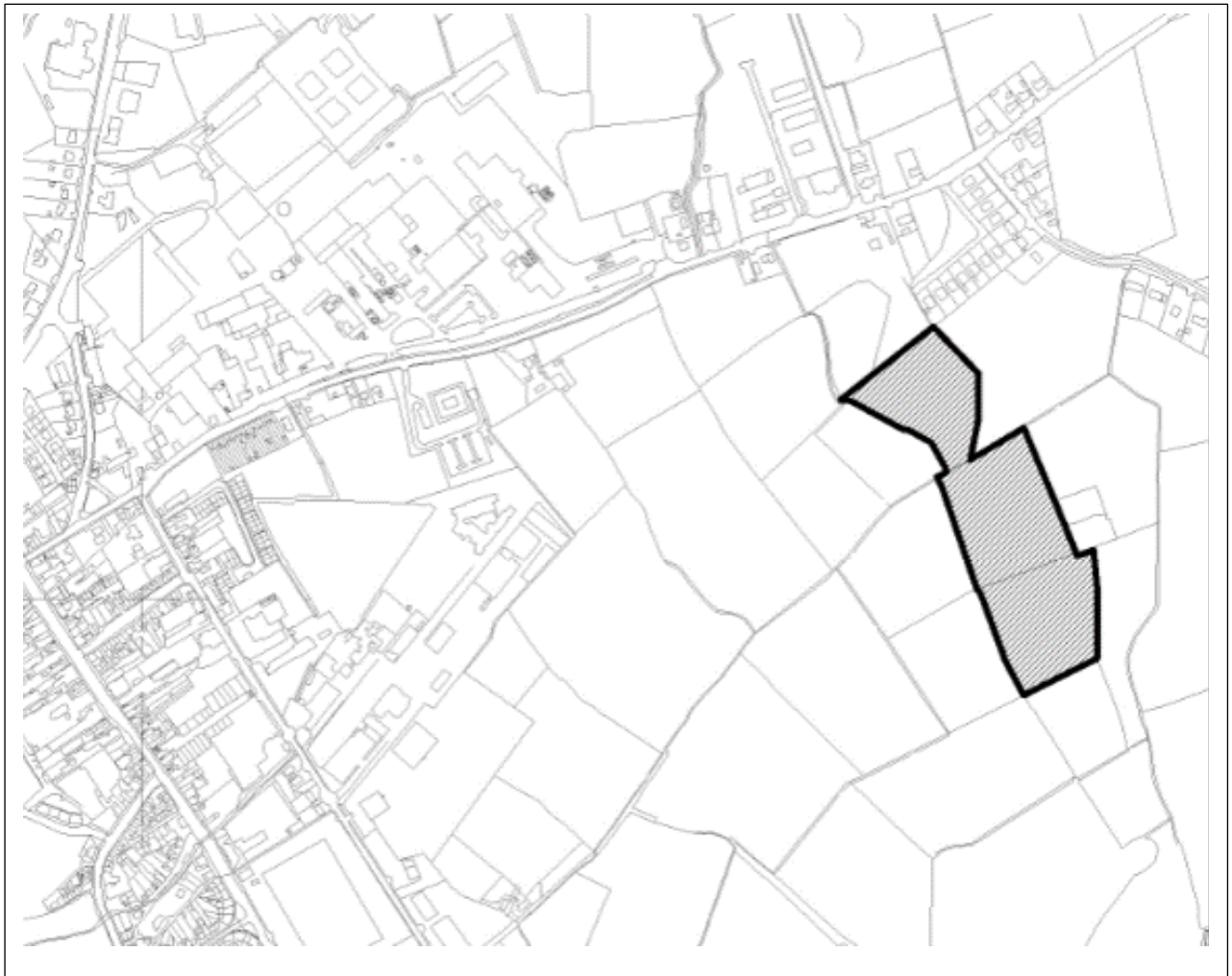
**PROPOSED AMENDMENT NO. 3.2.4.13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

It is proposed to replace part of CV-I-01 zoning with green belt zoning as follows:



**MAP CHANGE**



### **PROPOSED AMENDMENT NO. 3.2.4.14**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

#### **PROPOSED AMENDMENT**

It is proposed to amend text in the reduced CV-I-01 zoning as follows:

CV-I-01 - Industrial estate development. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Watercourses/riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. ~~Any development proposals shall seek to retain (where feasible) the woodland to the north of the site. If the future road link (objective CV-U-04) should impact on this area adequate compensation shall be provided by strengthening the remaining woodlands and replanting on adjoining lands.~~△

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.4.15**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

It is proposed to amend the indicative route of CV-U-04 as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 3.2.4.16**

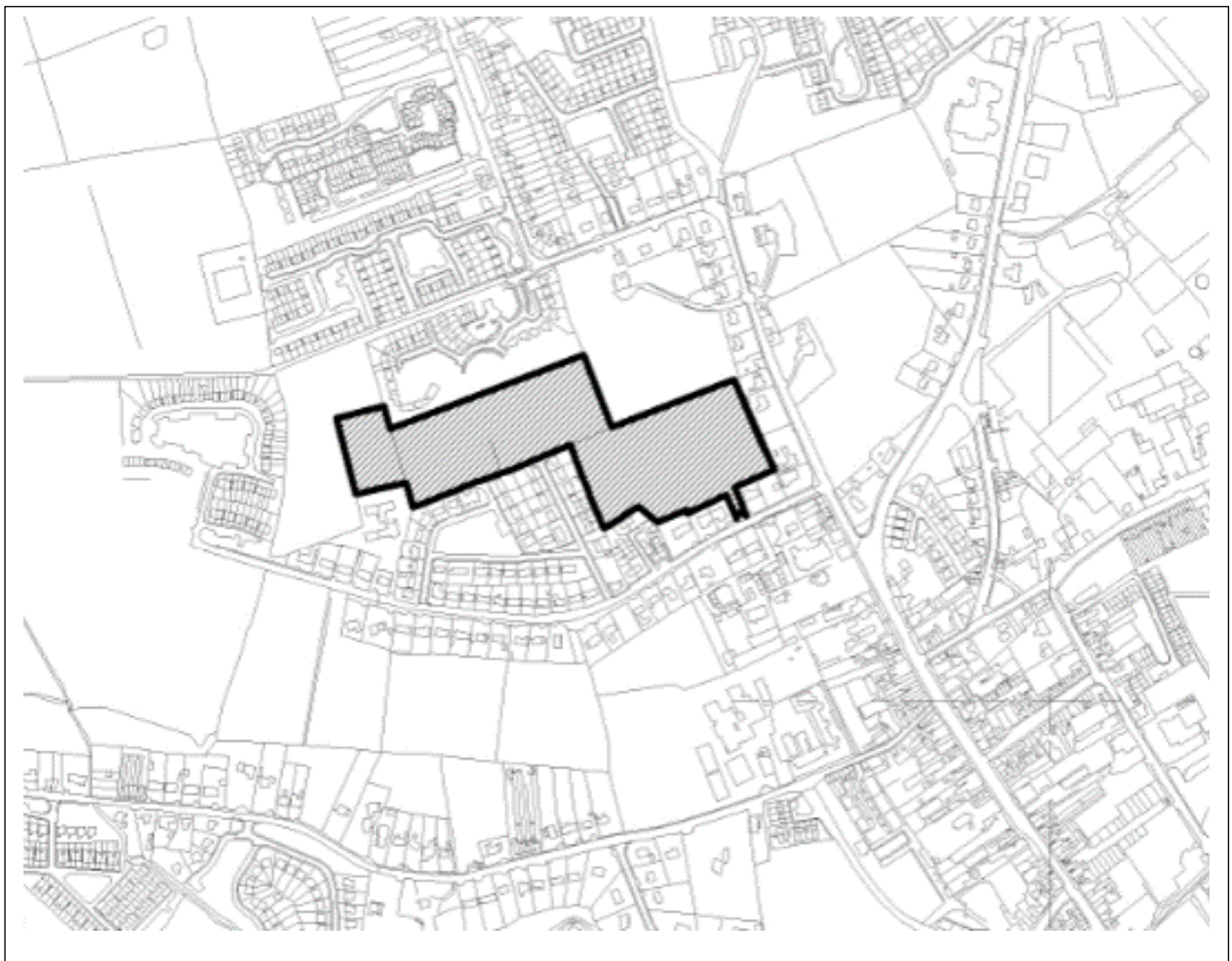
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective CV-R-03 of the Draft Plan and replace with new CV-R-03 zoning objective as follows:

*CV-R-03: Medium A density residential development. Proposals should provide for pedestrian permeability through the site.*



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.4.17**

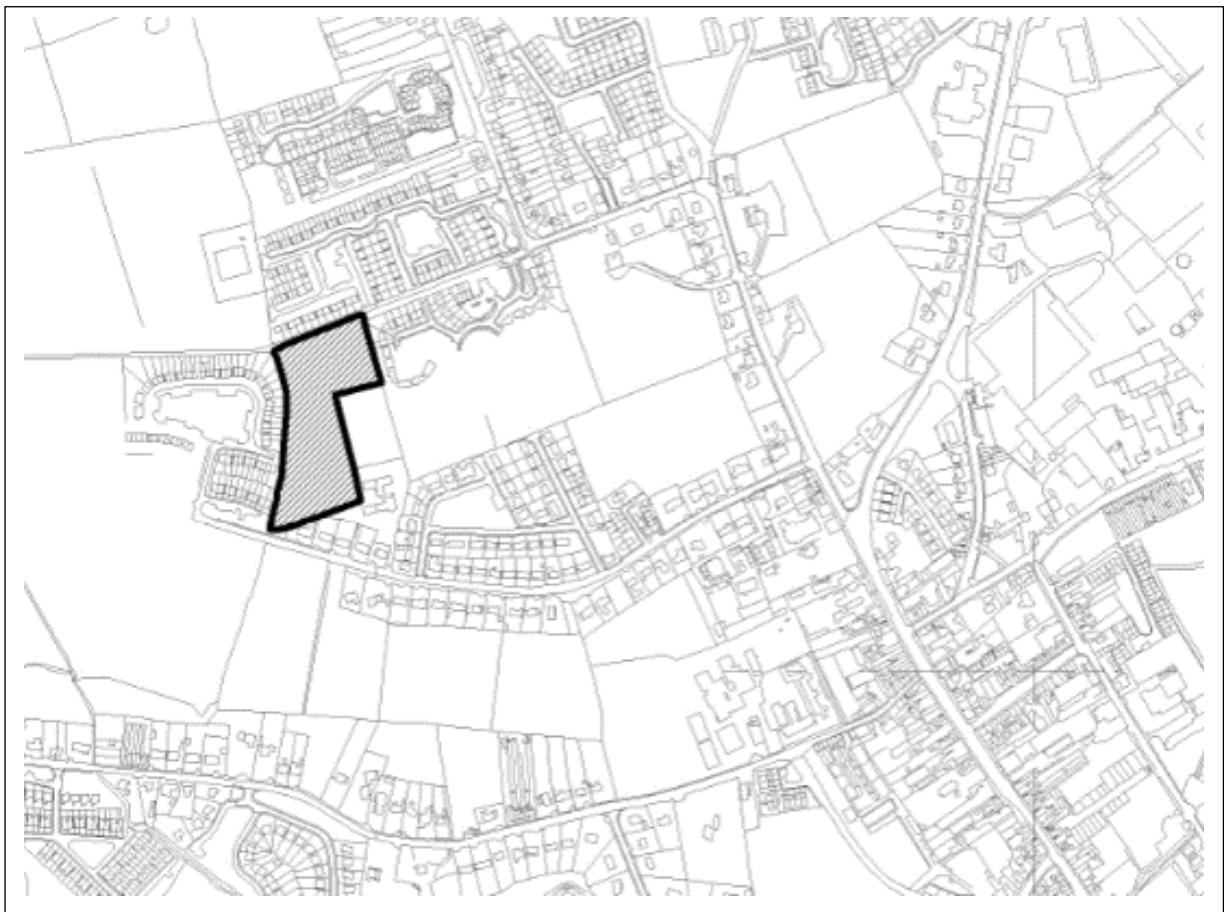
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective CV-R-03 of the Draft Plan and replace with new zoning objective CV-R-03 (additional provision) as follows:

*CV-R-03: Medium A density residential development. Proposals should provide for pedestrian permeability through the site.*



**TEXT AND MAP CHANGE**

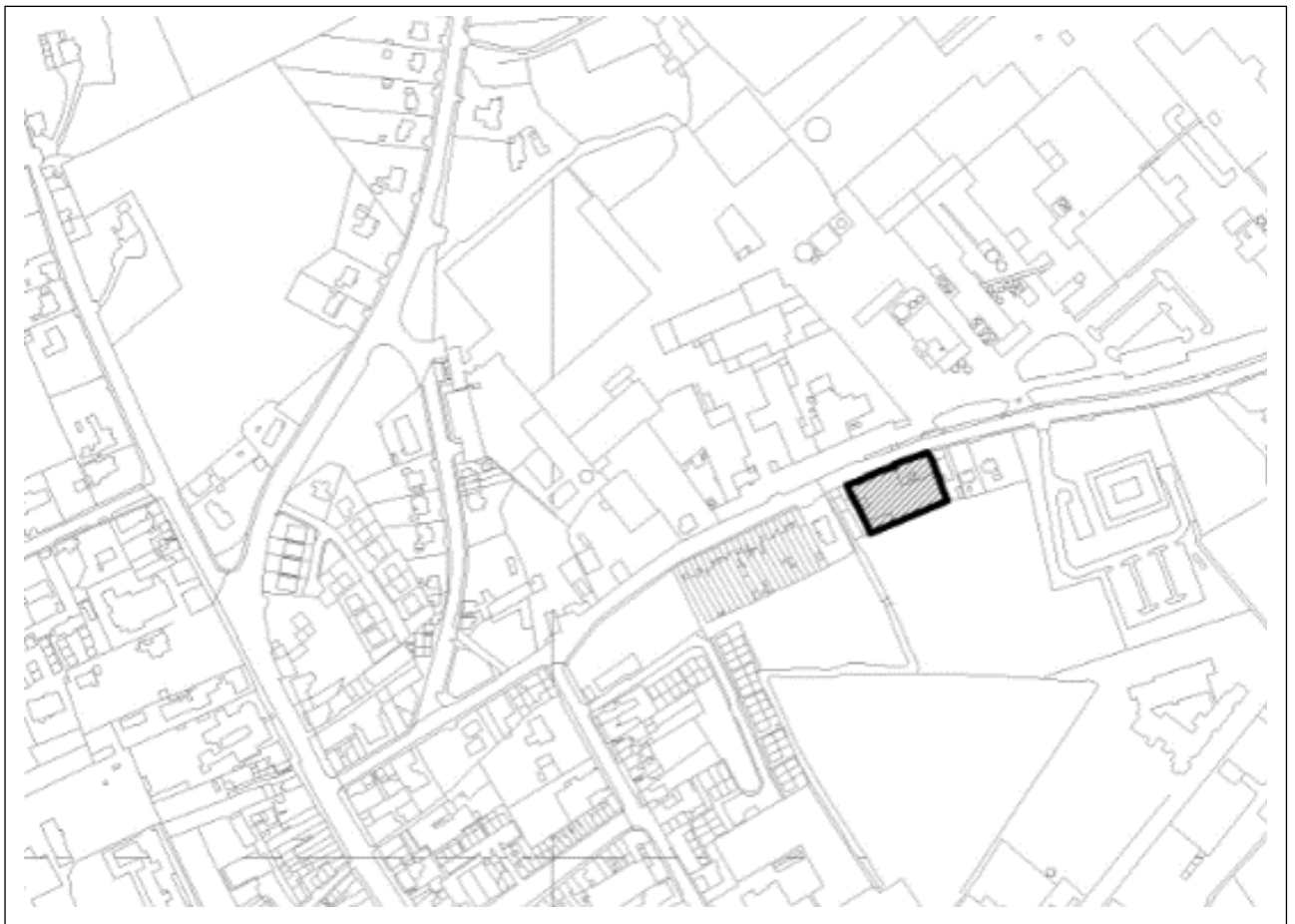
**PROPOSED AMENDMENT NO. 3.2.4.18**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the Strategic Environmental Assessment.

**PROPOSED AMENDMENT**

It is proposed to extend the CV-B-05 zoning to the north as follows:



**MAP CHANGE ONLY**

### PROPOSED AMENDMENT NO. 3.2.4.19

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the core strategy.

#### PROPOSED AMENDMENT

It is proposed to change the CV-R-04 zoning to a CV-RR-02 residential reserve zoning deleting existing objective text as follows

~~CV-R-04: Medium A density residential development. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. In particular the woodland/ biodiversity area to the north east of the site should be retained and incorporated sensitively within the overall development. Development proposals should provide for a generous amenity area/ community facilities to be conveniently located within the scheme and serving the north side of Charleville. There may be scope to link this to any future redevelopment proposals on lands directly to the south of the site which include Charleville Park (Country House) and its associated grounds.~~

and replacing with the following:

*CV-RR-02: Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. In particular the woodland/ biodiversity area to the north east of the site should be retained and incorporated sensitively within the overall development. Development proposals should provide for a generous amenity area/ community facilities to be conveniently located within the scheme and serving the north side of Charleville. There may be scope to link this to any future redevelopment proposals on lands directly to the south of the site which include Charleville Park (Country House) and its associated grounds.*

#### TEXT AND MAP CHANGE

### **PROPOSED AMENDMENT NO. 3.2.4.20**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

#### **PROPOSED AMENDMENT**

It is proposed to change the CV-R-01 zoning to a CV-RR-01 residential reserve zoning deleting existing objective text as follows:

~~CV-R-01: Medium A density residential development including link road access to the south and connectivity to the north. Proposals should provide for pedestrian permeability through the site.~~

and replacing with the following:

*CV-RR-01: Residential Reserve. See objective ZU 3-12 Residential Reserve of the Plan. Proposals on these lands should set out to deliver an overall co-ordinated and phased development of the area including link road access to the south and connectivity to the north. Proposals should provide for pedestrian permeability through the site.*

#### **TEXT AND MAP CHANGE**



## Kanturk

### *PROPOSED AMENDMENT NO. 3.2.5.1*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

1. Update and amend table 3.2.11 Kanturk Population, Housing Supply and Residential Land Area, and amend table 3.2.12 Kanturk Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and amend paragraphs 2.5.6 – 2.5.10 and KK-GO-01 to reflect changes to the Core Strategy.

#### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 3.2.5.2***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Kanturk to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

***PROPOSED AMENDMENT NO. 3.2.5.3***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised in the Strategic Environmental Assessment.

***PROPOSED AMENDMENT***

It is proposed to delete zoning objective KK-X-01 and replace with greenbelt zoning:

~~KK-X-01: Provision of a Nursing Home and ancillary assisted housing units.~~

**TEXT AND MAP CHANGE**

***PROPOSED AMENDMENT NO. 3.2.5.4***

***ORIGIN OF AMENDMENT***

This amendment is required to address issues raised by Roads Section.

***PROPOSED AMENDMENT***

It is proposed to delete zoning objective KK-U-02 (map and text):

~~KK-U-02: Proposed local access road~~

**TEXT AND MAP CHANGE**

### PROPOSED AMENDMENT NO. 3.2.5.5

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised in the Strategic Environmental Assessment/SFRA.

#### PROPOSED AMENDMENT

It is proposed to amend zoning objective KK-B-03 (text and map) deleting objective text

~~KK-B-03 – Business. Proposals should set out a framework for the overall co-ordinated and phased development of these lands. Development should include a substantial element of green infrastructure considering its location and should be subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle. Watercourses, woodland and riparian habitats on site should be retained and protected. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075.\* ^~~

and replacing with new KK-B-03 mapped zoning objective as follows:

*KK-B-03 - Business. Proposals should set out a framework for the overall co-ordinated and phased development of these lands. Development should include a strong landscaped edge using native species along the western part of the zoning proximate to the Dalua river. Watercourses, woodland and riparian habitats on site should be retained and protected. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075.\* ^*



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 3.2.5.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the Strategic Environmental Assessment/SFRA.

**PROPOSED AMENDMENT**

Following the amendment of KK-B-03 it is proposed to include a new greenbelt zoning as follows:



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 3.2.5.7**

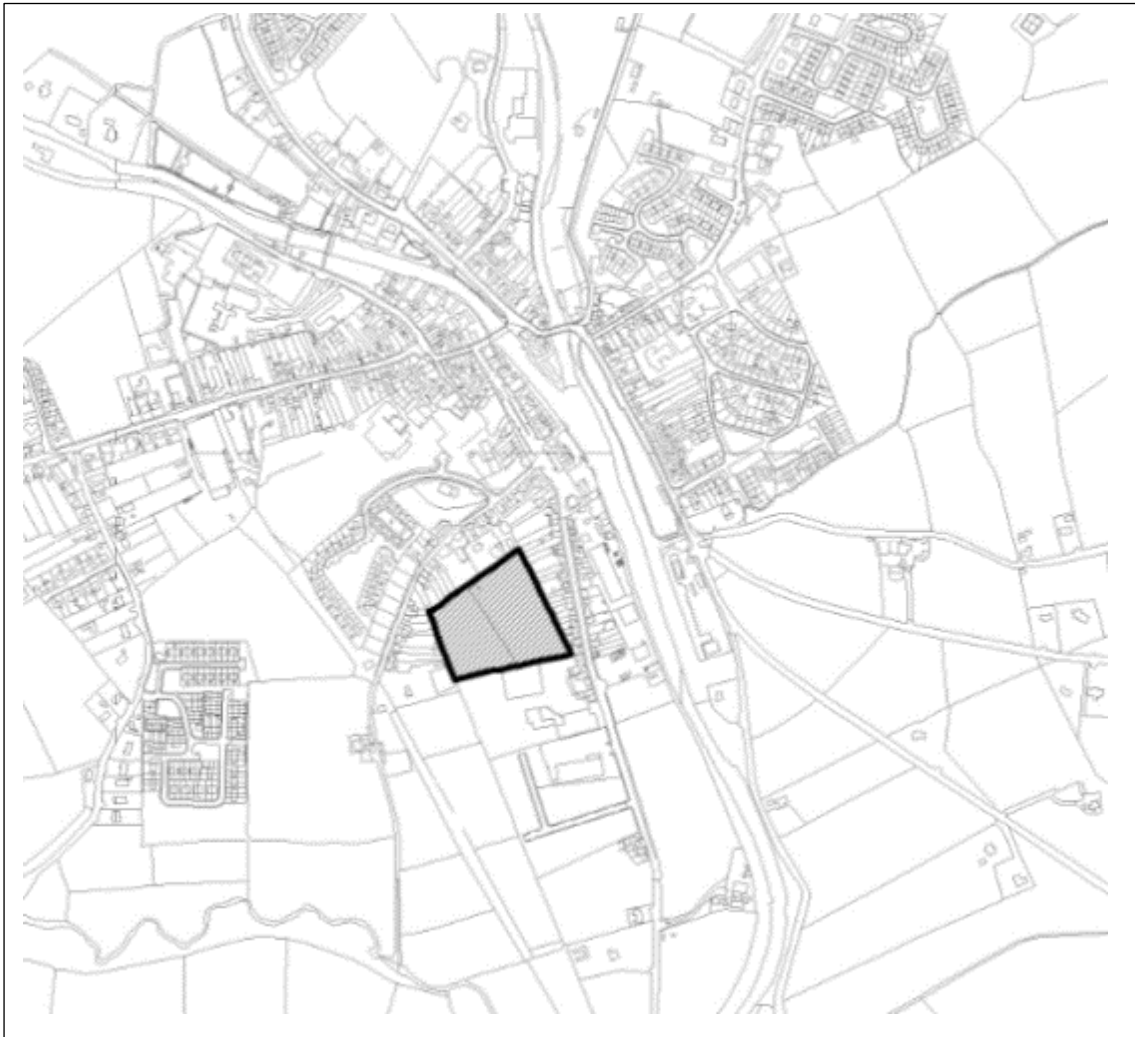
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the SFRA.

**PROPOSED AMENDMENT**

It is proposed to replace part of the Existing Residential/Mixed Residential and Other Uses zoning with a new KK-GC-09 zoning objective and include new text as follows:

*KK-GC-09 - Landscape Amenity/Conservation. Generally to be reserved for agriculture and related/compatible uses based on its risk of flooding. Other recreational uses may be considered.*



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 3.2.5.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective KK-R-02 of the Draft Plan and replace with new zoning objective KK-R-02 as follows:

*KK-R-02: Medium B Density Residential Development. Layout to ensure connectivity with town centre to the north and provision for amenity walk to east. This area is close to the Blackwater River Special Area of Conservation.*



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.5.9**

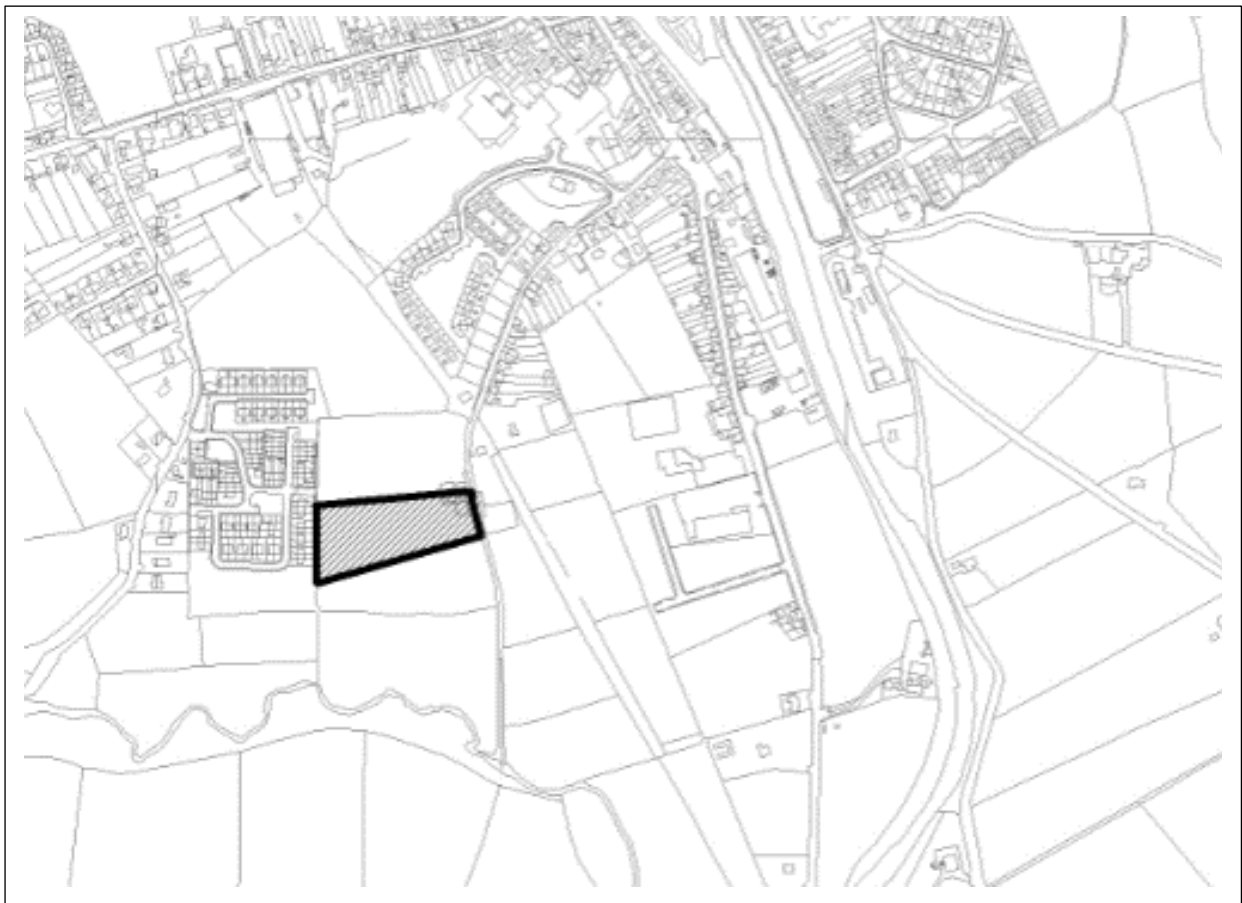
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

**PROPOSED AMENDMENT**

It is proposed to replace part of lands zoned KK-R-02 with new zoning objective KK-R-02 (additional provision) as follows:

*KK-R-02: Medium B Density Residential Development. Layout to ensure connectivity with town centre to the north and provision for amenity walk to east. This area is close to the Blackwater River Special Area of Conservation.*



**TEXT AND MAP CHANGE**

## **Buttevant**

### ***PROPOSED AMENDMENT NO. 3.2.6.1***

#### ***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### ***PROPOSED AMENDMENT***

1. Update and amend table 3.2.14 Buttevant Population, Housing Supply and Residential Land Area, amend table 3.2.15 Buttevant Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and amend paragraphs 2.6.6 – 2.6.9 and BV-GO-01 to reflect changes to the Core Strategy.

#### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 3.2.6.2***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Buttevant to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

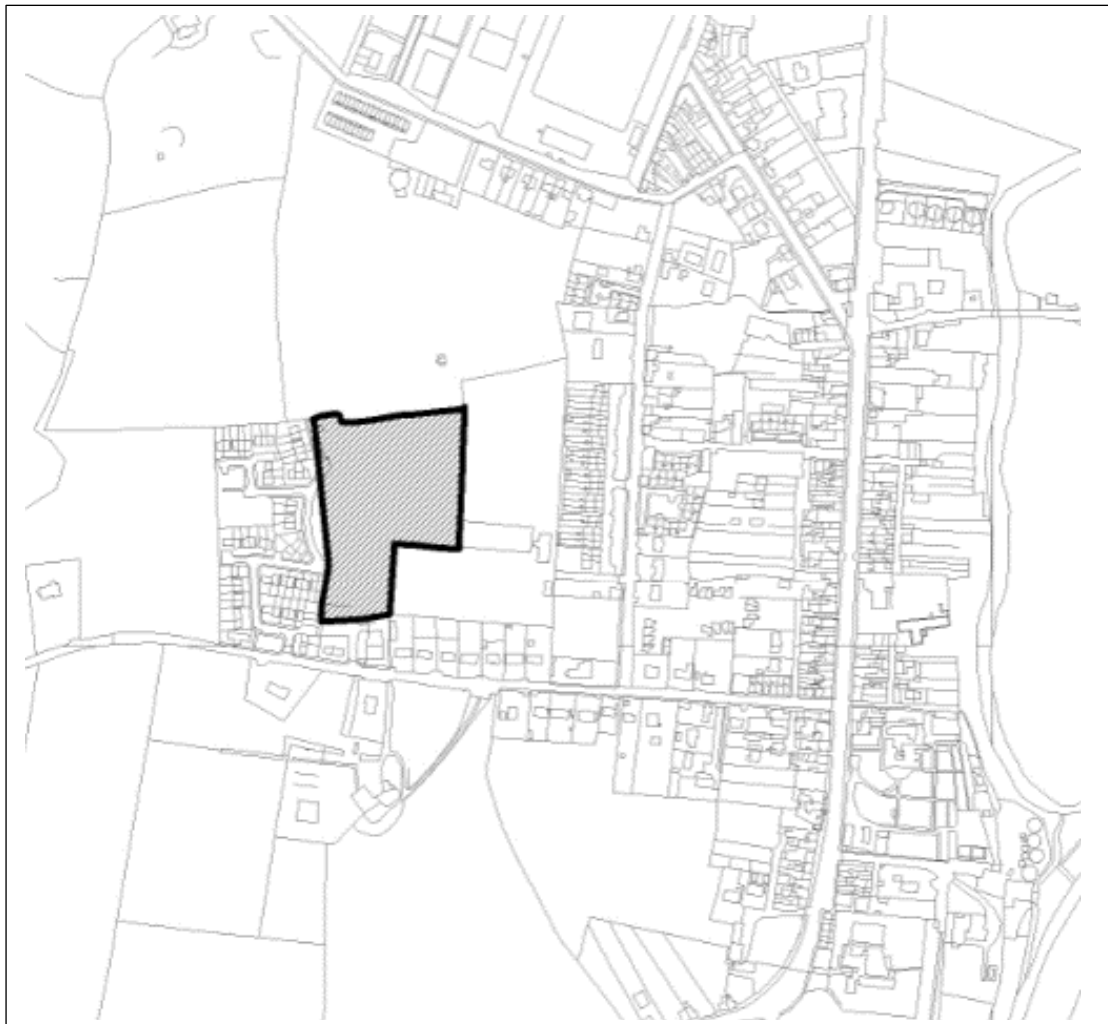
**PROPOSED AMENDMENT NO. 3.2.6.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the core strategy.

**PROPOSED AMENDMENT**

It is proposed to amend the zoning map and specific objective of BV-R-02 zoning so it is represented as BV-R-02 (additional provision).



**TEXT AND MAP CHANGE**

## Newmarket

### *PROPOSED AMENDMENT NO. 3.2.7.1*

#### *ORIGIN OF AMENDMENT*

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

#### *PROPOSED AMENDMENT*

1. Update and amend table 3.2.17 Newmarket Population, Housing Supply and Residential Land Area, and amend table 3.2.18 Newmarket Population 2006-2028, to reflect changes to the Core Strategy.
2. Update and amend paragraphs 2.7.6 – 2.7.9 and NK-GO-01 to reflect changes to the Core Strategy.

#### **MAP CHANGE ONLY**



***PROPOSED AMENDMENT NO. 3.2.7.2***

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from changes to the zoning and flood zone maps.

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagram for Newmarket to reflect changes to the zoning and flood maps proposed through other amendments.

**MAP CHANGE ONLY**

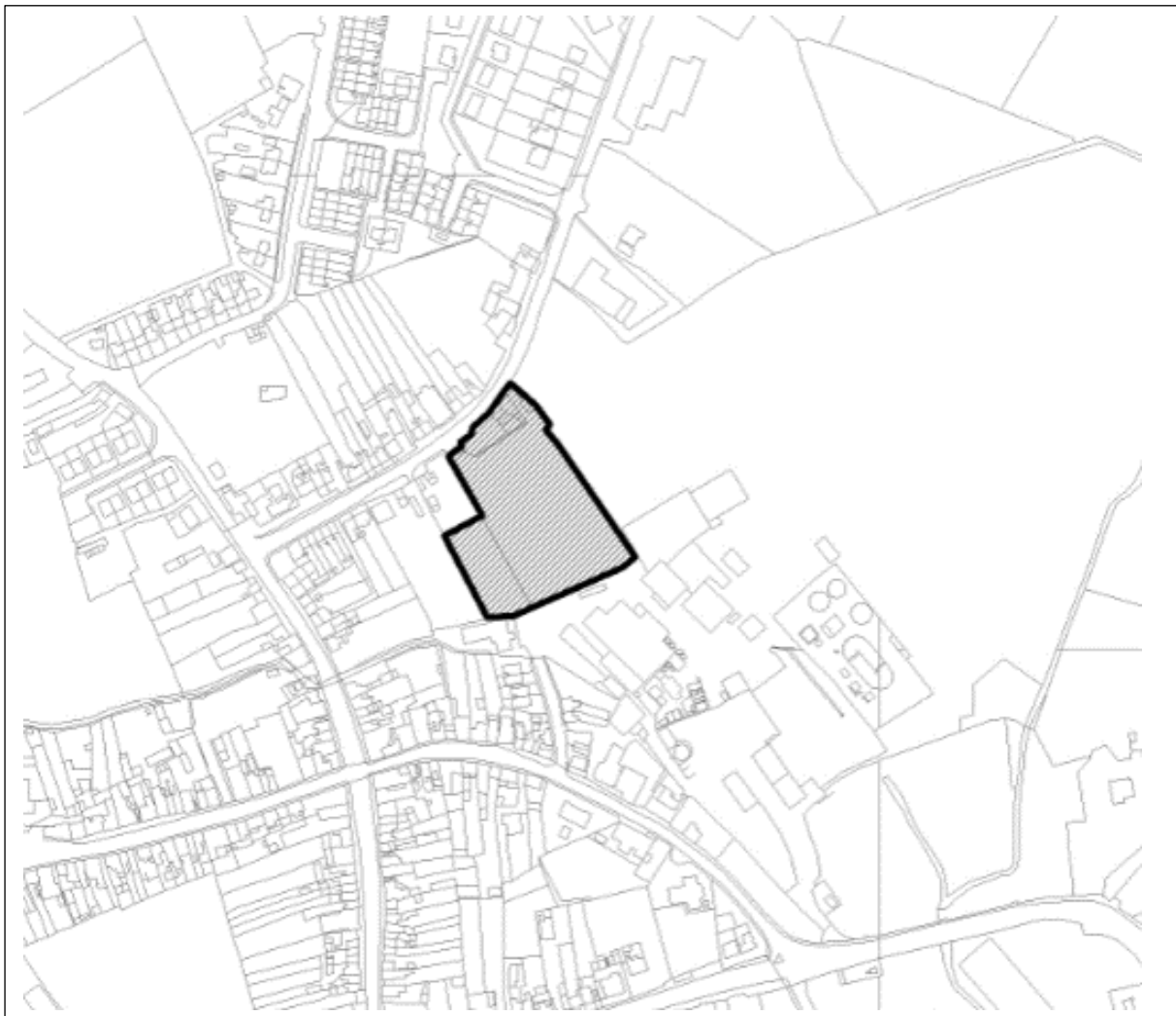
**PROPOSED AMENDMENT NO. 3.2.7.3**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the submissions.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective NK-B-01 of the Draft Plan and partly replace with Existing Residential/Mixed Residential and Other Uses as follows:



**TEXT AND MAP CHANGE**

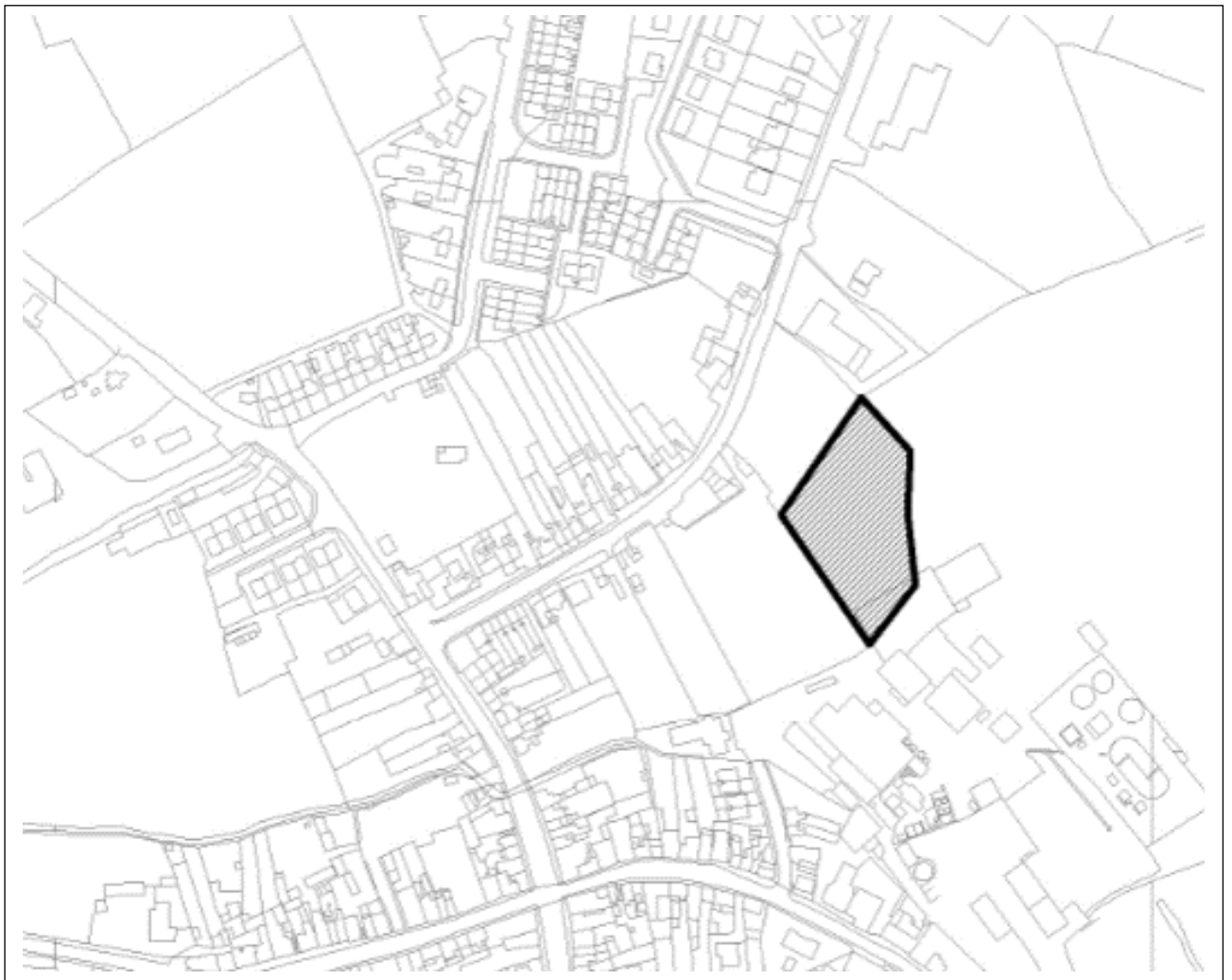
**PROPOSED AMENDMENT NO. 3.2.7.4**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the submissions.

**PROPOSED AMENDMENT**

It is proposed to delete zoning objective NK-B-01 of the Draft Plan and partly replace with Existing Mixed/General Business/Industrial Uses as follows:



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 3.2.7.5**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the submissions.

**PROPOSED AMENDMENT**

It is proposed to replace Existing Residential/Mixed Residential and Other Uses zoning with Existing Mixed/General Business/Industrial Uses as follows:



**MAP CHANGE ONLY**

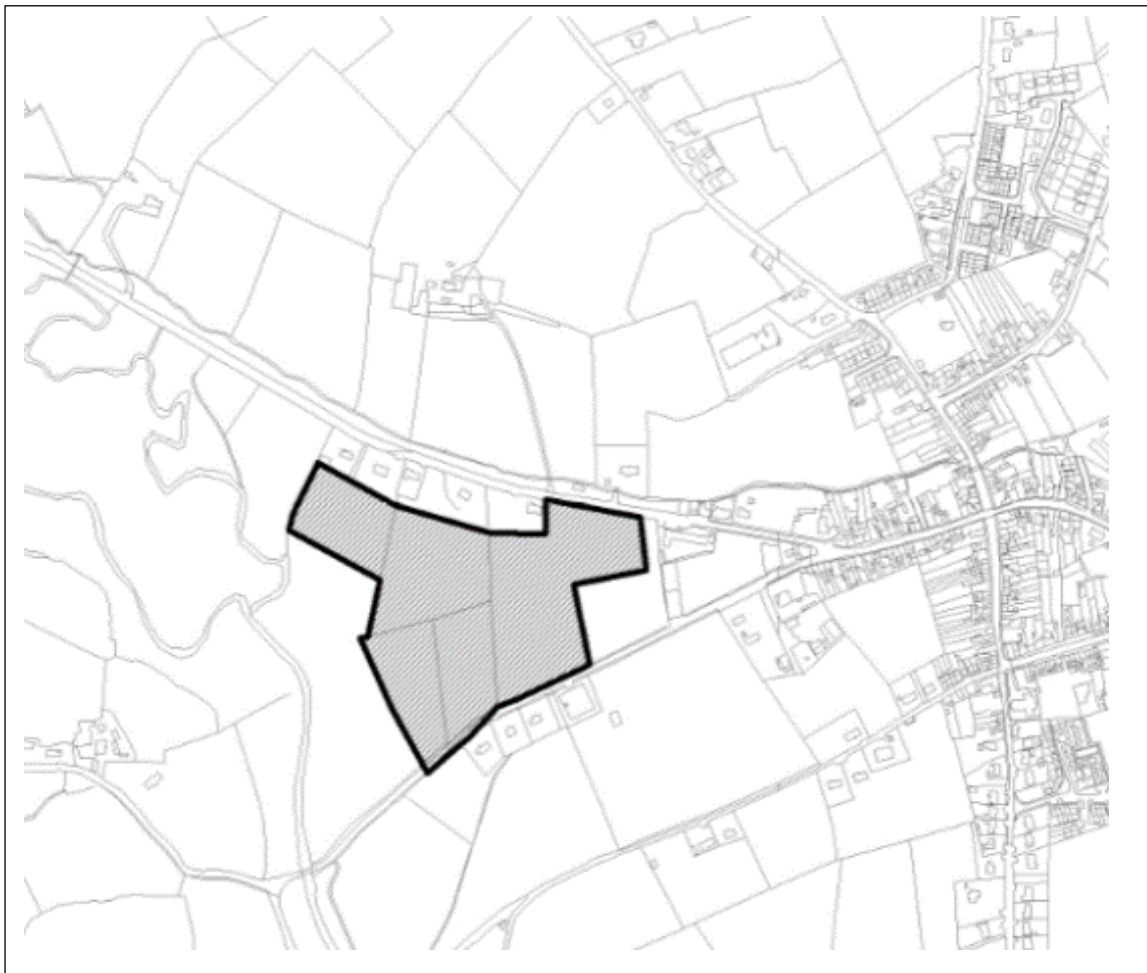
**PROPOSED AMENDMENT NO. 3.2.7.6**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in the SFRA.

**PROPOSED AMENDMENT**

It is proposed to reduce zoning objective GB1-2 in the Draft Plan for Newmarket as follows (deleted area to be replaced by general greenbelt zoning):



**MAP CHANGE ONLY**

## Key Villages

### PROPOSED AMENDMENT NO. 3.2.7.7

#### ORIGIN OF AMENDMENT

This amendment is required to include updated information on Key Villages and their growth and as a consequence of amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

1) It is proposed to include new text, as follows:

##### *Key Villages in the Kanturk Mallow MD*

*There are 10 Key Villages in the Kanturk Mallow Municipal District as follows; Ballydesmond, Banteer, Boherbue, Churchtown, Dromahane, Dromina, Grenagh, Knocknagree, Milford and Newtownshandrum. The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.*

*Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan, the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity being shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).*

2) Include new Key Villages Overall Scale of new Development table as follows;

<i>Key Villages Overall Scale of New Development</i>				
<i>Settlement Name</i>	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	<i>Existing Number of Houses Q1 2015 (Geodirectory)</i>	<i>Existing Number of Houses Q1 2020 (Geodirectory)</i>	<i>Overall Scale of New Development to 2028 (No. of houses)</i>
<i>Ballydesmond</i>	<i>109</i>	<i>107</i>	<i>109</i>	<i>10</i>
<i>Banteer</i>	<i>162</i>	<i>167</i>	<i>170</i>	<i>40</i>
<i>Boherbue</i>	<i>223</i>	<i>196</i>	<i>229</i>	<i>10</i>
<i>Churchtown</i>	<i>222</i>	<i>252</i>	<i>252</i>	<i>10</i>
<i>Dromahane</i>	<i>346</i>	<i>343</i>	<i>349</i>	<i>10</i>
<i>Dromina</i>	<i>111</i>	<i>124</i>	<i>123</i>	<i>10</i>
<i>Grenagh</i>	<i>217</i>	<i>224</i>	<i>224</i>	<i>40</i>
<i>Knocknagree</i>	<i>88</i>	<i>94</i>	<i>94</i>	<i>25</i>
<i>Milford</i>	<i>130</i>	<i>124</i>	<i>122</i>	<i>60</i>
<i>Newtownshandrum</i>	<i>139</i>	<i>137</i>	<i>137</i>	<i>60</i>
<i>Total Key Villages</i>	<i>1747</i>	<i>1768</i>	<i>1592</i>	<i>275</i>

3) Make consequential changes to the DB-01 Objectives based on the above table.



## Banteer

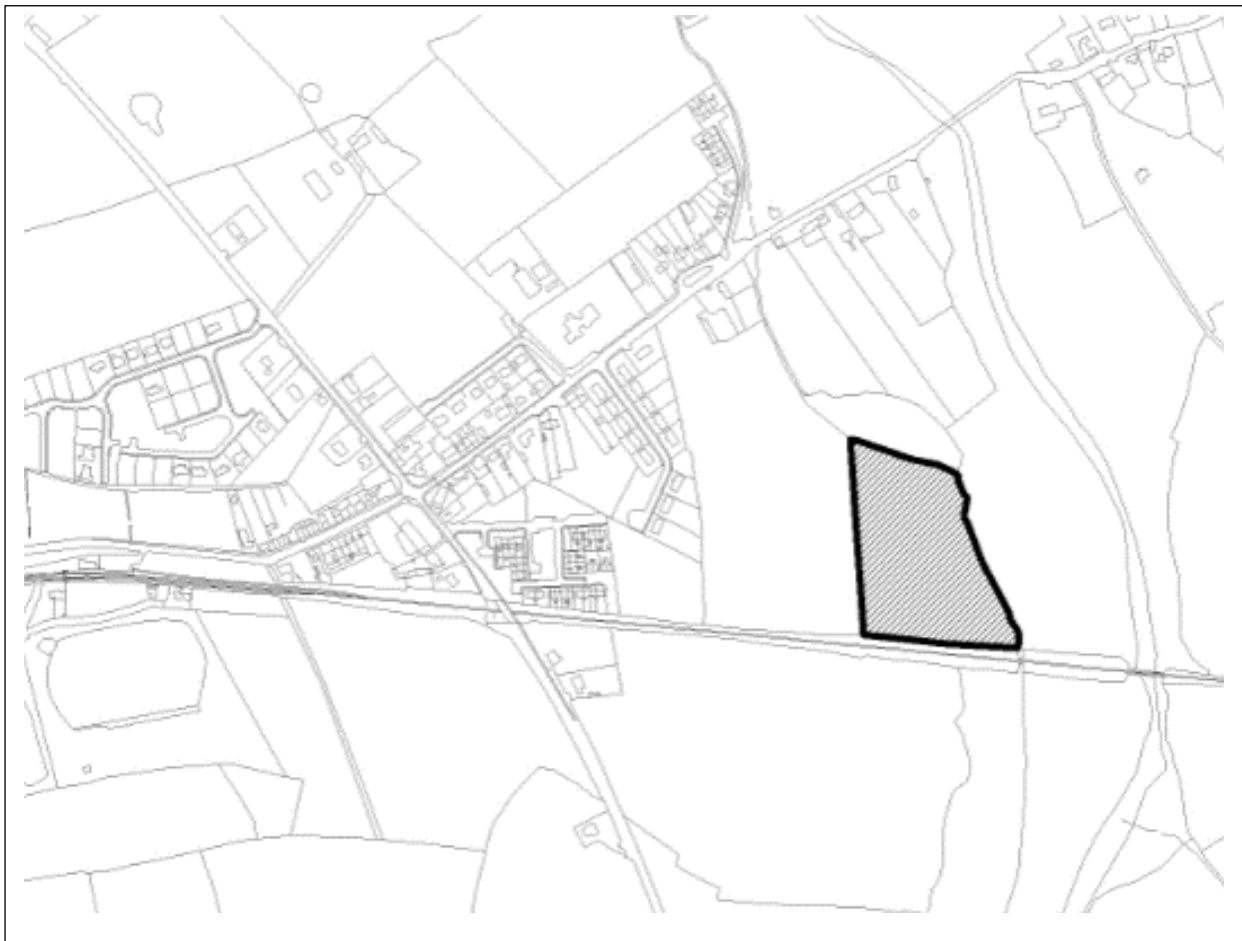
### *PROPOSED AMENDMENT NO. 3.2.9.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised in the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed reduce the development boundary of Banteer as follows:



**MAP CHANGE ONLY**

## Dromahane

### *PROPOSED AMENDMENT NO. 3.2.12.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to update the Plan to reflect the current zoning regime.

#### *PROPOSED AMENDMENT*

It is proposed to delete a sentence of text referring to the previous plan from paragraph 2.12.13 of the Draft Plan regarding Dromahane as follows;

~~A site has been identified at the centre of the village which can cater for town centre/neighbourhood type uses.~~

#### **TEXT CHANGE ONLY**

## Dromina

### *PROPOSED AMENDMENT NO. 3.2.13.1*

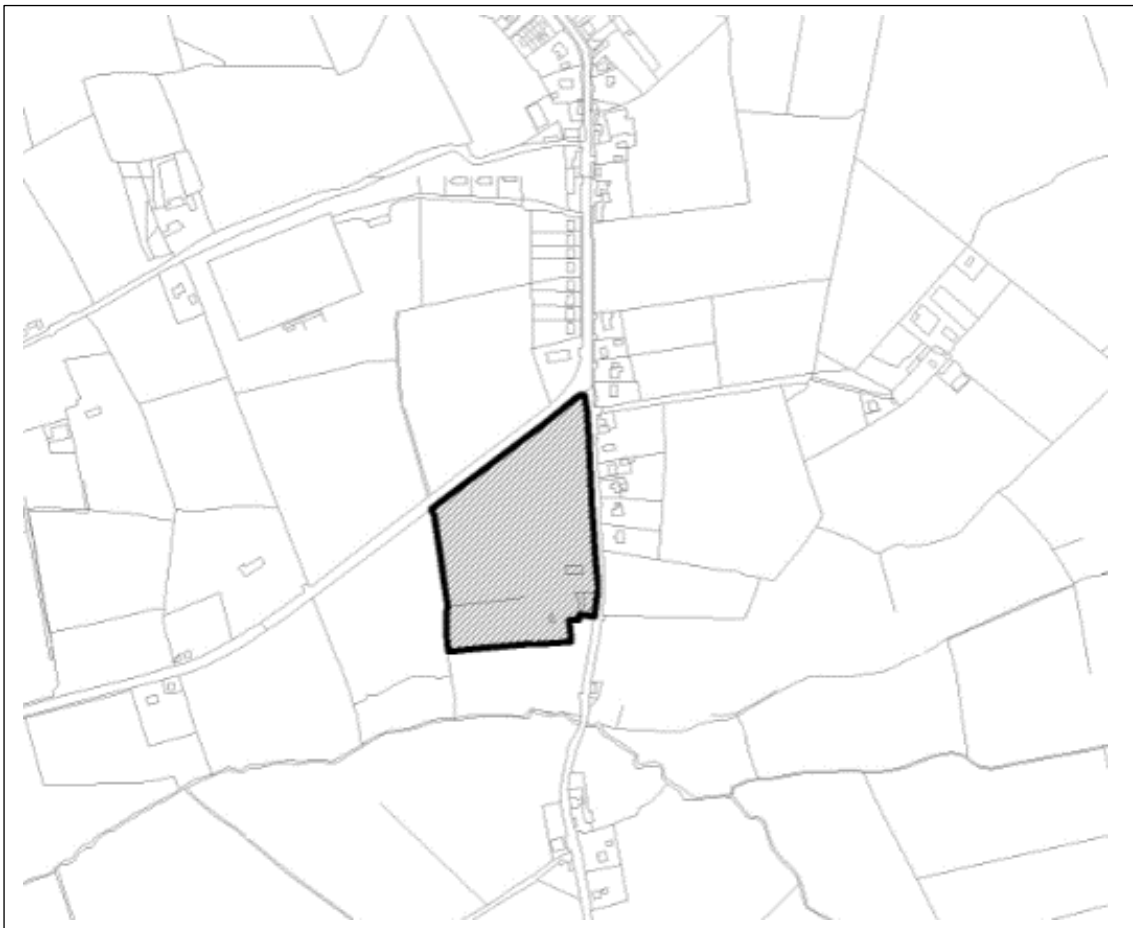
#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised in the Strategic Environmental Assessment and submissions.

#### *PROPOSED AMENDMENT*

It is proposed to delete zoning objective B-01 Dromina and retain lands within the development boundary as follows:

~~B-01: Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. A specific pumping station would be required.~~



#### MAP AND TEXT CHANGE

## Villages

### PROPOSED AMENDMENT NO. 3.2.19.1

#### ORIGIN OF AMENDMENT

This amendment is required to include updated information on Villages and their growth and as a consequence of amendments to the Core Strategy of the Plan.

#### PROPOSED AMENDMENT

1) It is proposed to include new text, as follows:

##### *Villages of the Kanturk Mallow Municipal District*

*Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages. There are 18 villages in the Kanturk Mallow Municipal District as follows; Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Cullen, Freemount, Glantane, Kilbrin, Kiskeam, Lisscarroll, Lismore, Lombardstown, Lyre, New Twopothouse, Rathcoole, Rockchapel and Tullylease. To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.*

*Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. Any increase in the re-allocation of housing units must not exceed 50% of the allocation set out in the table below.*

*Further guidance on the development of villages is given in Volume One of this Plan, particularly [Chapter 2 Core Strategy](#), [Chapter 3 Settlements and Placemaking](#), and [Chapter 4 Housing](#).*

2) Include new Villages Overall Scale of new Development tables as follows;

<i>Table x Scale of Development for Villages Kanturk Mallow Municipal District</i>				
<i>Villages</i>	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	<i>Existing Number of Houses Q2 2020 (Geodirectory)</i>	<i>Growth 2010 to 2020 (Geodirectory)</i>	<i>Overall Scale of Development (No. of houses)</i>
<i>Ballyclough</i>	<i>113</i>	<i>114</i>	<i>1</i>	<i>20</i>
<i>Ballyhea</i>	<i>53</i>	<i>43</i>	<i>-10</i>	<i>10</i>
<i>Bweeng</i>	<i>175</i>	<i>192</i>	<i>17</i>	<i>10</i>
<i>Castlemagner</i>	<i>113</i>	<i>120</i>	<i>7</i>	<i>10</i>
<i>Cecilstown</i>	<i>40</i>	<i>42</i>	<i>2</i>	<i>10</i>
<i>Cullen</i>	<i>48</i>	<i>48</i>	<i>0</i>	<i>14</i>
<i>Freemount</i>	<i>87</i>	<i>113</i>	<i>26</i>	<i>20</i>

<i>Table x Scale of Development for Villages Kanturk Mallow Municipal District</i>				
<i>Villages</i>	<i>Existing Number of Houses Q1 2010 (Geodirectory)</i>	<i>Existing Number of Houses Q2 2020 (Geodirectory)</i>	<i>Growth 2010 to 2020 (Geodirectory)</i>	<i>Overall Scale of Development (No. of houses)</i>
<i>Glantane</i>	<i>38</i>	<i>59</i>	<i>21</i>	<i>10</i>
<i>Kilbrin</i>	<i>79</i>	<i>79</i>	<i>0</i>	<i>10</i>
<i>Kiskeam</i>	<i>42</i>	<i>69</i>	<i>27</i>	<i>10</i>
<i>Liscarroll</i>	<i>119</i>	<i>122</i>	<i>3</i>	<i>10</i>
<i>Lismire</i>	<i>33</i>	<i>30</i>	<i>-3</i>	<i>10</i>
<i>Lombardstown</i>	<i>64</i>	<i>67</i>	<i>3</i>	<i>10</i>
<i>Lyre</i>	<i>64</i>	<i>72</i>	<i>8</i>	<i>22</i>
<i>New Twopothouse</i>	<i>58</i>	<i>57</i>	<i>-1</i>	<i>5</i>
<i>Rathcoole</i>	<i>80</i>	<i>79</i>	<i>-1</i>	<i>10</i>
<i>Rockchapel</i>	<i>42</i>	<i>42</i>	<i>0</i>	<i>20</i>
<i>Tullylease</i>	<i>31</i>	<i>28</i>	<i>-3</i>	<i>10</i>
<i>Total Villages</i>	<i>1279</i>	<i>1376</i>	<i>97</i>	<i>221</i>

3) Make consequential changes to the DB-01 Objectives based on the above table.

## Ballyhea

### *PROPOSED AMENDMENT NO. 3.2.19.2*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issue raised in PPU.

#### *PROPOSED AMENDMENT*

It is proposed to include new U-01 objective map and text in Ballyhea as follows:

#### *U-01: Road overbridge*



#### **MAP AND TEXT CHANGE**

## Kiskeam

### *PROPOSED AMENDMENT NO. 3.2.27.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issue raised in PPU.

#### *PROPOSED AMENDMENT*

It is proposed to amend text on zoning map for Kiskeam page 237 to correspond with text on page 236 as follows:

Remove

~~GR-01~~

And replace with:

*GC-01*

#### **MAP CHANGE**



**PROPOSED AMENDMENT NO. 3.2.27.2**

**ORIGIN OF AMENDMENT**

This amendment is required to address issue raised in PPU.

**PROPOSED AMENDMENT**

It is proposed to amend text on zoning map for Kiskeam page 237 to correspond with text on page 236 as follows:

Remove

~~GA-01~~

And replace with:

**GA-02**

**MAP CHANGE**

## Liscarroll

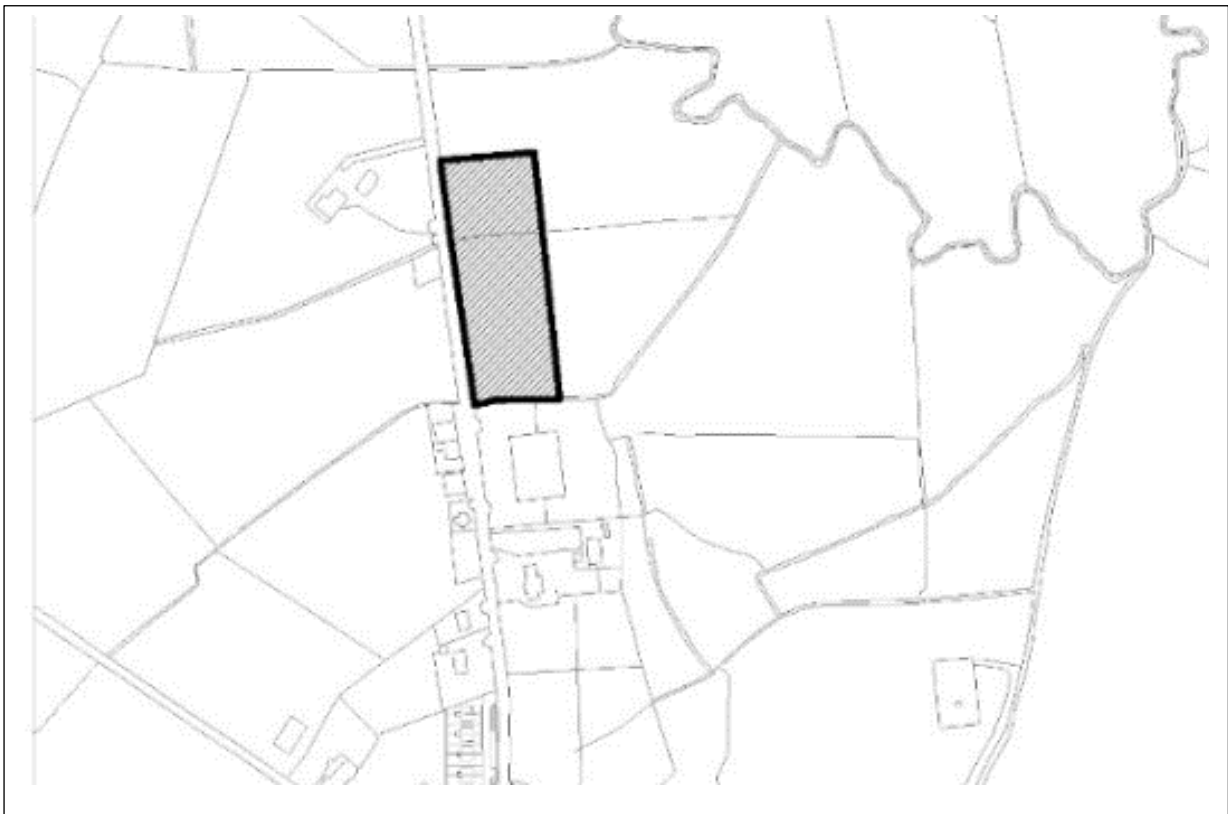
### *PROPOSED AMENDMENT NO. 3.2.28.1*

#### *ORIGIN OF AMENDMENT*

This amendment is required to address issues raised in the SFRA.

#### *PROPOSED AMENDMENT*

It is proposed to reduce the development boundary of Liscarroll as follows:



**MAP CHANGE ONLY**



Comhairle Contae Chorcaí  
Cork County Council