

Adopted Variation to the Mallow Development Plan 2004

NOTE: This document should be read in conjunction with the Mallow Development Plan 2004, with the Mallow Special Area Plan (Public Consultation Draft – December 2006) and the Adopted Amendment to the Mallow Special Local Area Plan (April 2007)

Adopted Variation to the Mallow Development Plan 2004

Cork County Council, on behalf of Mallow Town, has prepared a variation to the Mallow Development Plan 2004 in order to facilitate the adoption of the Mallow Special Local Area Plan. This variation makes a small number of changes to the plan so that the Mallow Special Local Area Plan will be consistent with the town development plan as required under the Planning and Development Acts.

The main areas where these changes are required are as follows;

- *Introduces a new objective for the Spa Glen Landscape Amenity Area.*
- *Introduces a new zoning objective for the existing Dairygold Factory Site at West End.*
- *Introduces changes to a number of existing town centre sites*

List of Changes

Number	Change	Accept/Modify/Reject	Page
MAL DEV PLAN 1	ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY	Modify	3
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MAL DEV PLAN 4	ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY	Accept	6
MAL DEV PLAN 5	ADOPTED CHANGES TO CHAPTER 7 – ENVIRONMENT AND HERITAGE AND CHAPTER 9 – LAND USE AND ZONING.	Accept	7

MAL DEV PLAN 1 ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY

CHANGE FROM ESTABLISHED INDUSTRIAL TO MIXED USE MASTERPLAN AT WEST END

ADOPTED CHANGE

It has been agreed to make a change to the town plan by changing the zoning of lands at West End from from industrial to a mixed-use masterplan area.

It has been agreed to add the following objective after Section 4.5.2 (p93)

Town Centre Sites

Objective X-02: Opportunity site for major expansion of the town centre to provide additional ~~comparison~~ retail, residential units of varying sizes to include provision for the elderly, office, civic, cultural, healthcare, leisure/entertainment and other commercial (hotel) uses.

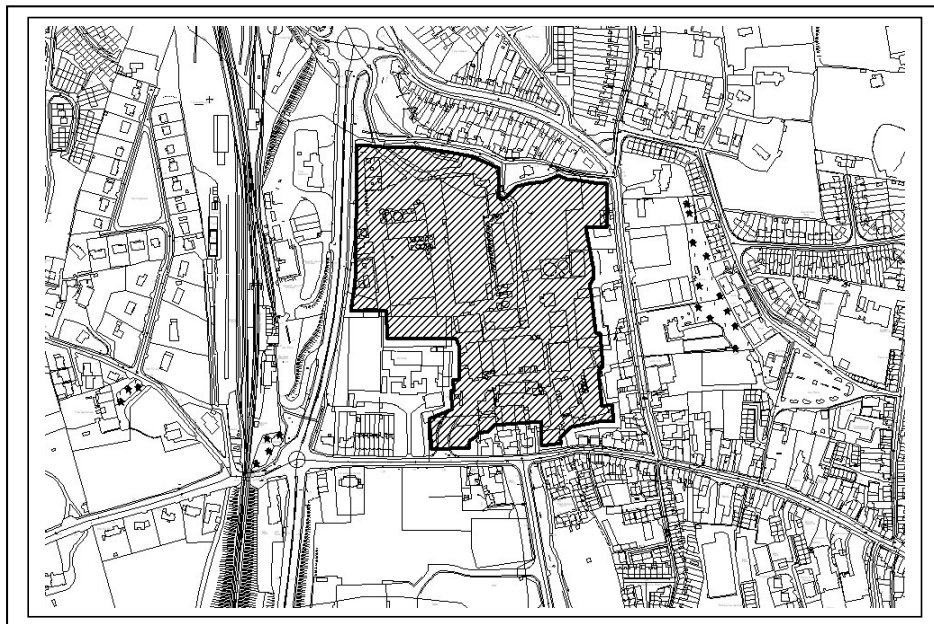
Proposals for the development of the site need to include a strong urban design framework to provide an urban environment of appropriate quality and character to reflect the town's status as a 'hub'.

Site to include a landmark building

Provision for effective pedestrian links between the site and the existing town centre and the railway station.

~~The first phase of the new inner relief road, outlined in section 5 of this plan, is to be constructed as part of this overall development and will provide new vehicular and pedestrian links from West End to Shortcaste street.~~

Consideration will need to be given to the desirability of an inner relief route as referred to in section five of this plan.



NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP THE TOWN PLAN.

MAL DEV PLAN 2 ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY

CHANGE FROM ESTABLISHED RESIDENTIAL TO TOWN CENTRE USES ON PARK ROAD

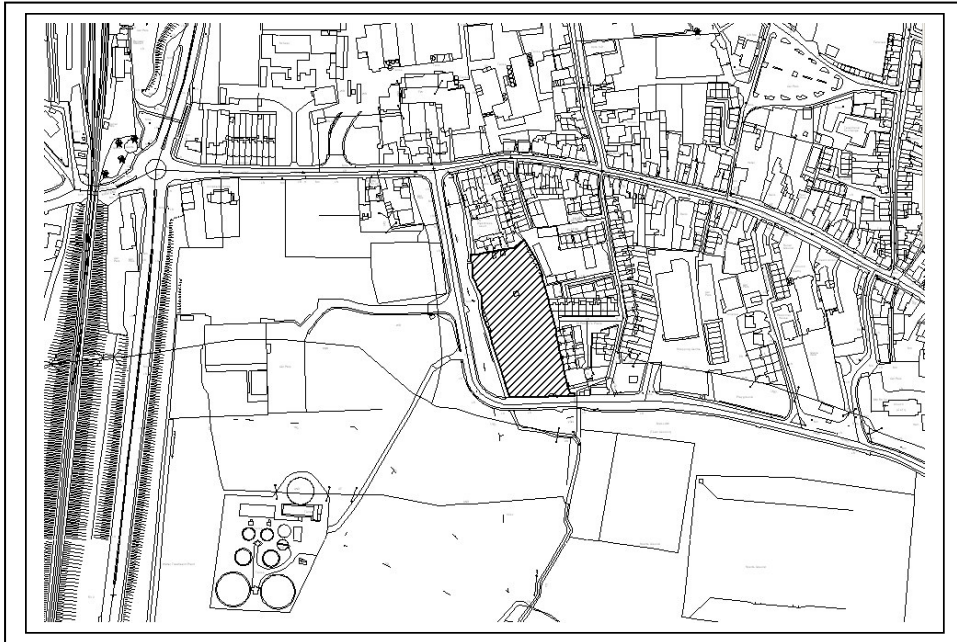
ADOPTED CHANGE

It has been agreed to make a change to the town plan by changing the zoning of lands at Park Road from established residential to town centre uses.

It has been agreed to add the following objective after Section 4.5.2

Town Centre Sites

Objective T-01: Mixed-use town centre uses. Proposals to include satisfactory access strategy and pedestrian links to the town centre.



NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP THE TOWN PLAN.

MAL DEV PLAN 3 ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY

CHANGE FROM ESTABLISHED RESIDENTIAL TO COMMERCIAL AT BALLYDAHIN

ADOPTED CHANGE

It has been agreed to make a change to the Town Plan by changing the zoning of lands in Ballydahin from established residential to primarily commercial.

It has been agreed to add the following objective after Section 4.5.2

Objective: To provide for commercial development including discount food store.



NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP THE TOWN PLAN.

MAL DEV PLAN 4 ADOPTED CHANGE TO CHAPTER 4 – RETAILING AND TOWN CENTRE STRATEGY

CHANGE FROM ESTABLISHED RESIDENTIAL TO NEIGHBOURHOOD CENTRE AND RECREATIONAL AND AMENITY USES (EXTENSION TO PROPOSED RECREATIONAL RIVER CORRIDOR) AT BELLEVUE, BALLYDAHIN.

ADOPTED CHANGE

It has been agreed to make a change to the Town Plan by changing the zoning of lands in Ballydahin from established residential to primarily neighbourhood centre uses and also by providing an extension to the proposed recreational river corridor.

It has been agreed to add the following objective after Section 4.5.2

Objective: To provide for neighbourhood centre uses [e.g. a number of small retail / commercial units] and an extension to the proposed recreational river corridor.



NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP THE TOWN PLAN.

MAL DEV PLAN 5 ADOPTED CHANGES TO CHAPTER 7 – ENVIRONMENT AND HERITAGE AND CHAPTER 9 – LAND USE AND ZONING.

SPA GLEN LANDSCAPE AMENITY AREA

ADOPTED CHANGE

It has been agreed to delete the following text from policy ENV6 (p73)

ENV 6-3 Proposals for development within the area designated as a Special Area of Conservation (SAC) and the ~~Spa Glen Landscape Amenity Area~~ will not normally be permitted.

It has been agreed to delete the following text from Objective Zone 11-1 (p93)

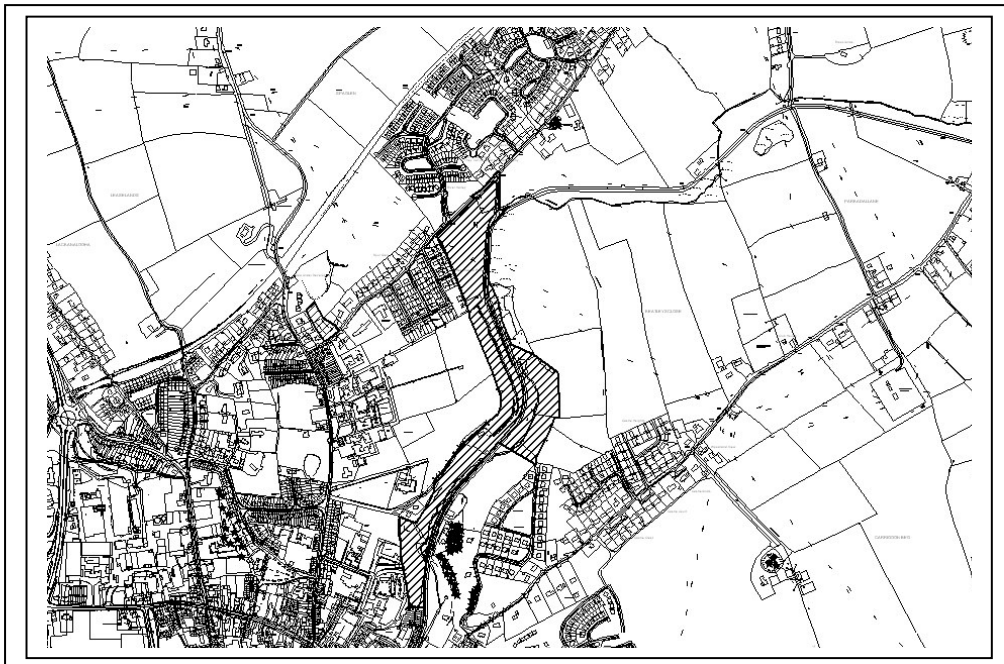
~~Zon 11-1 Promote the development of the area for outdoor activities and landscaped areas only and to generally prohibit other types of development, except in exceptional circumstances.~~

~~Zon 11-1 Ensure that the visual and amenity value of the Spa Glen is preserved and ensure its protection from insensitive and inappropriate development.~~

And to add the following text so that Zon 11-1 reads as follows;

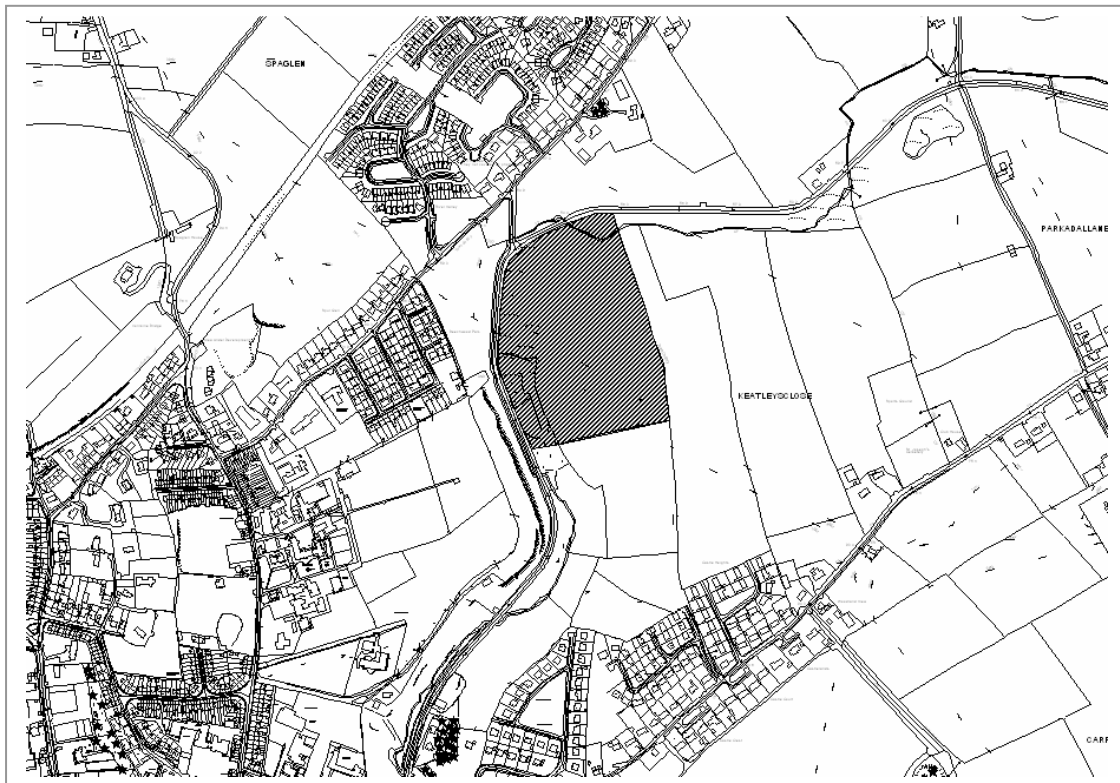
Zon 11-1 Promote the development of informal Open Space and Recreational Uses but with provision for a limited residential component mainly in the area near Ballylough Cross. Residential proposals must include provision for enhanced public access to the areas of significant amenity value.

It is also proposed to make the following changes to the land use zoning map by removing 9 ha of land for specific objective relating to the Mallow Special Local Area Plan amendments document – Ref. **MAL SLAP TC/CC 8.1**



**Adopted Variation to the Mallow Development Plan 2004
25th June, 2007**

The following area is included in the Keatleys Close / Carrigoon Beg Masterplan area and is the subject of the specific zoning objective contained in the Mallow Special Local Area Plan 2007 (as adopted).



NOTE: THIS CHANGE REFERS TO THE TEXT AND MAP OF THE TOWN PLAN.