



Cork County Development  
Plan Review

Proposed Amendments to

Volume Four:  
South Cork

Chapter 1 Carrigaline MD

Chapter 2 Cobh MD

18<sup>th</sup> January 2022



Comhairle Contae Chorcaí  
Cork County Council





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# 1 Introduction

It is intended that the new Cork County Development Plan 2022 will be the first consolidated Plan for the entire functional area of Cork County Council and relates to the new administrative boundary of the county, following the implementation of the new Local Government arrangements in Cork in May 2019. The functional areas of the 9 former Town Council Towns and the settlements contained within the current 8 Municipal District Local Area Plans will also be incorporated into the new County Development Plan.

**In this regard, the new County Development Plan will therefore replace not just the current County Development Plan (as varied) but also the following documents:**

- **The current Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal Town Development Plans and**
- **The current 8 Municipal District Local Area Plans made in 2017.**

## Proposed Amendments

The Proposed Amendments to the Draft Plan are set out as follows;

- Proposed Amendments to Volume One: Main Policy Material, two parts
  - Chapter(s) 1-10
  - Chapter(s) 11-19
- Proposed Amendments to Volume Two: Heritage and Amenity
- Proposed Amendments to Volume Three: North Cork (Chapter 1 Fermoy MD and Chapter 2 Kanturk Mallow MD)
- **Proposed Amendments to Volume Four: South Cork, two parts**
  - **Chapter 1 Carrigaline MD and Chapter 2 Cobh MD**
  - Chapter 3 East Cork MD and Chapter 4 Macroom MD.
- Proposed Amendments to Volume Five: West Cork, two parts
  - Chapter 1 Bandon Kinsale MD
  - Chapter 2 West Cork MD.
- Environmental Reports – The proposed amendments to the Draft Plan have been assessed in terms of their potential for impact on the environment, areas at risk of flooding and European sites, and these assessments are detailed in the following documents;
  - Addendum to SEA Environmental Report;
  - Updated Strategic Flood Risk Assessment
  - Habitats Directive Screening Assessment Report.
- Draft Plan Map Browser: Updated to show:
  - (1) Updated Flood Maps Layers (Updated Flood Zone A and Updated Flood Zone B) on which the Updated Strategic Flood Risk Assessment is based and
  - (2) Location of all proposed mapped amendments.
- Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028.

## What Format are the Proposed Amendments to the Draft Plan available in?

Volume	Title	Hard-Copy	Online
		Availability	
One (Two Parts)	Proposed Amendments to Main Policy Material	√	√
Two	Proposed Amendments to Heritage and Amenity	√	√
Three	Proposed Amendments to North Cork	√	√
Four (Two Parts)	Proposed Amendments to South Cork	√	√
Five (Two Parts)	Proposed Amendments to West Cork	√	√
	Environmental Reports <ul style="list-style-type: none"> <li>➤ Addendum to SEA Environmental Report;</li> <li>➤ Updated Strategic Flood Risk Assessment</li> <li>➤ Habitats Directive Screening Assessment Report.</li> </ul>	–	√
	Map Browser	–	√
	Updated Cork County and Cork City Councils Draft Joint Housing Strategy 2022-2028	–	√
<p>a) Proposed Amendments to Volume(s) One; Two; Three; Four; and Five; Environmental Reports and the Updated Draft Joint Housing Strategy are available online for inspection and download from the County Council's website <a href="https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028">https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028</a></p> <p>b) Proposed Amendments to Volume(s) One; Two; Three; Four and Five are also available in hard copy.</p> <p>c) Proposed Amendments to Volume One; Volume Two; Volume Three; Volume Four and Volume Five are available to purchase. Enquiries to the Planning Policy Unit at 021 4285900.</p>			

## How to inspect the Proposed Amendments to the Draft Plan

**Subject to COVID 19 Protocols** – Proposed Amendments to Volume(s) One; Two; Three; Four; Five of the Draft Plan (hard copy or electronic format) together with Environmental Reports and Updated Draft Map Browser in electronic format only, may be inspected (each day excluding weekends and public holidays) from 9.00 a.m. to 4.00 p.m. from **Tuesday 18<sup>th</sup> January, 2022 to midnight on Tuesday 15<sup>th</sup> February 2022** at the following locations:

1. Online at <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> at all times.
2. Planning Department, Floor 1, County Hall, Cork.



3. Planning Department, Norton House, Skibbereen, Co. Cork.
4. Cork County Council Divisional Office, Annabella, Mallow.

Subject to COVID 19 Protocols – the Proposed Amendments to the Draft CDP documents will also be available at County Library and Branch Libraries – Please check at your local library regarding reopening and availability of PCs for accessing electronic documents.

If you have any queries with regard to the policy content of the documents please contact the Planning Policy Unit at 021-4285900 or email [planningpolicyunit@corkcoco.ie](mailto:planningpolicyunit@corkcoco.ie) or please consult a list of FAQs available to view on <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028>

### **How to make a submission/observation**

Submissions or observations regarding the Proposed Amendments to the Draft County Development Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period from **Tuesday 18<sup>th</sup> January 2022 to midnight on Tuesday 15<sup>th</sup> February 2022** in either of the following two ways:

- On-line <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028> and following the instructions provided. [Please resize large attachments to avoid any technical issues].

**OR**

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork.

**A Step-by-Step Guide on how to make a submission is available on the Council website [www.corkcoco.ie](http://www.corkcoco.ie)**

All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new County Development Plan.

Cork County Council cannot accept email submissions.

For legal reasons, we cannot accept submissions outside the period from **Tuesday 18<sup>th</sup> January, 2022 to midnight on Tuesday 15<sup>th</sup> February 2022.** All such submissions lodged within the above period will be taken into consideration prior to the adoption of the new Cork County Development Plan.

**Please make your submission by one medium only i.e. via the website or in hard copy.** This will avoid the duplication of submission reference numbers and will streamline the process.

Where possible, please include your name and address on a separate page to the content of your submission in order to assist Cork County Council in complying with the provisions of the Data Protection Act. Your assistance on these issues is appreciated.

**Please include where possible the Proposed Amendment Number to which the submission relates.**

**Because of the large volume of submissions expected the public are advised to make their submissions/observations to the Council well in advance of the closing date.**

Please note that in accordance with Section 19 of the Planning and Development (Amendment) Act, 2018 all valid submissions received by the Council shall be published on the Cork County Council website within 10 working days of its receipt by the Council. The planning process is an open and public process and therefore your submission (in part or in total) will be available to view online at [https://www.yourcouncil.ie/service/Planning\\_Policy\\_Submissions](https://www.yourcouncil.ie/service/Planning_Policy_Submissions).

### **Important Note**

In some cases the Proposed Amendments may give rise to consequential changes to other Proposed Amendments and/or the Draft Plan. These consequential changes will be made once the final list of approved Amendments are adopted by the Elected Members as part of the Final Adopted Plan.

# Proposed Amendments to the Draft Plan Volume Four South Cork

## 2 Carrigaline MD

### PROPOSED AMENDMENT NO. 4.1. 2.1

#### UPDATE TO TABLE 4.1.2

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy. (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

#### PROPOSED AMENDMENT

Update Table 4.1.2 Water and Wastewater Infrastructure across the Network to reflect the revised Core Strategy figures. The figures within the tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

And replace with as follows:

Table 4.1.2 Water and Wastewater Infrastructure across the Network			
Settlement Name	Scale of Development (CDP Core Strategy 2020 to 2028)	Drinking Water Status	Waste -Water Status
<b>Main Towns (2)</b>			
Carrigaline	<del>1,944</del> 1,806		
Passage West/Glenbrook/Monkstown	<del>393</del> 379		
<b>Total Main Towns</b>	<del>2,337</del> 2,185		
<b>Key Villages (2)</b>			
Ringaskiddy	45		
Crosshaven and Bays	103		*
<b>Total Key Villages</b>	148		

<b>Villages (5)</b>				
<b>Ballygarvan</b>	45		**	
<b>Halfway</b>	10			
<b>Waterfall</b>	22			
<b>Minane Bridge</b>	10			
<b>Ballinhassig</b>	<del>29</del> 15***			
<b>Total Villages</b>	<del>107</del> 102			
<b>Overall Total</b>	<del>2,592</del> 2,435			
<b>Water Services Key</b>	Capacity			
	Future capacity subject to Irish Water Investment Plan			
	Some capacity			
	No capacity			
<p>*Not all of this settlement is treated. Crosshaven village now served by Lower Harbour Sewerage Scheme since December 2016 however no provision in Bays area.</p> <p>**IW Investment Plan 2020-2024 - Ballygarvan WWTP. No project listed on IWCR.</p> <p>***15 within Carrigaline MD and 30 within Bandon Kinsale MD</p>				

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 2.2**

**AMEND TABLE 4.1.1**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend Table 4.1.1 Distribution of population within the Carrigaline Municipal District 2016 to reflect the revised Core Strategy figures.

And replace with as follows:

Table 4.1.1: Distribution of population within the Carrigaline Municipal District 2016			
	Settlements	Population 2016	%
Main Towns	<b><i>Carrigaline (15,770), Passage West/Glenbrook/Monkstown (5,843)</i></b>	21,613	61%
Key Villages	Crosshaven and Bays (2,577), Ringaskiddy (580)	3,157	9%
Villages	Ballygarvan ( <del>449</del> <b>481</b> ), Halfway ( <del>280</del> <b>300</b> ), Waterfall ( <del>224</del> <b>240</b> ), Minane Bridge ( <del>146</del> <b>157</b> ) Ballinhassig ( <del>63</del> <b>181</b> )	<del>1,162</del> <b>1,359</b>	4%
Rural areas		<del>9,286</del> <b>9,207</b>	26%
<b>Total Population</b>		35,336	100%
* Village and Rural Area Populations are estimated figures			

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 2.3**

**AMEND APPROXIMATE DATA IN PARAGRAPH 1.1.1**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Update paragraph 1.1.1 to reflect the revised Core Strategy figures.

1.1.1 The Carrigaline Municipal District is located to the south and south west of Cork City and in 2016 the population of the area stood at ~~35,218~~ **35,336**. This population is spread across a network of settlements in particular 2 Main Towns, 2 Key Villages and 5 smaller settlements and the open countryside, as detailed in Table 4.1.1 below. The Municipal District is largely urban based with over 61% of the population living in the 2 Main Towns, ~~12%~~ **13%** living in key villages and smaller settlements and ~~27%~~ **26%** living in the open countryside i.e. not within a settlement.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1.2.4***

**AMEND THE FLOOD ZONE MAPS IN SETTLEMENTS IN CARRIGALINE MUNICIPAL DISTRICT -**

***ORIGIN OF AMENDMENT***

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

***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**

***PROPOSED AMENDMENT NO. 4.1.2.5***

**UPDATE TO GREEN INFRASTRUCTURE MAPS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

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

***PROPOSED AMENDMENT***

Update the Green Infrastructure Diagrams for the Main Settlements in Carrigaline Municipal District to reflect changes to the zoning and flood maps proposed through other amendments. These will be inserted at a later date.

**MAP CHANGE ONLY**



**Main Towns**

**Carrigaline**

**PROPOSED AMENDMENT NO. 4.1.3.1**

**AMEND ZONING CL-R-01 AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES. - CARRIGALINE**

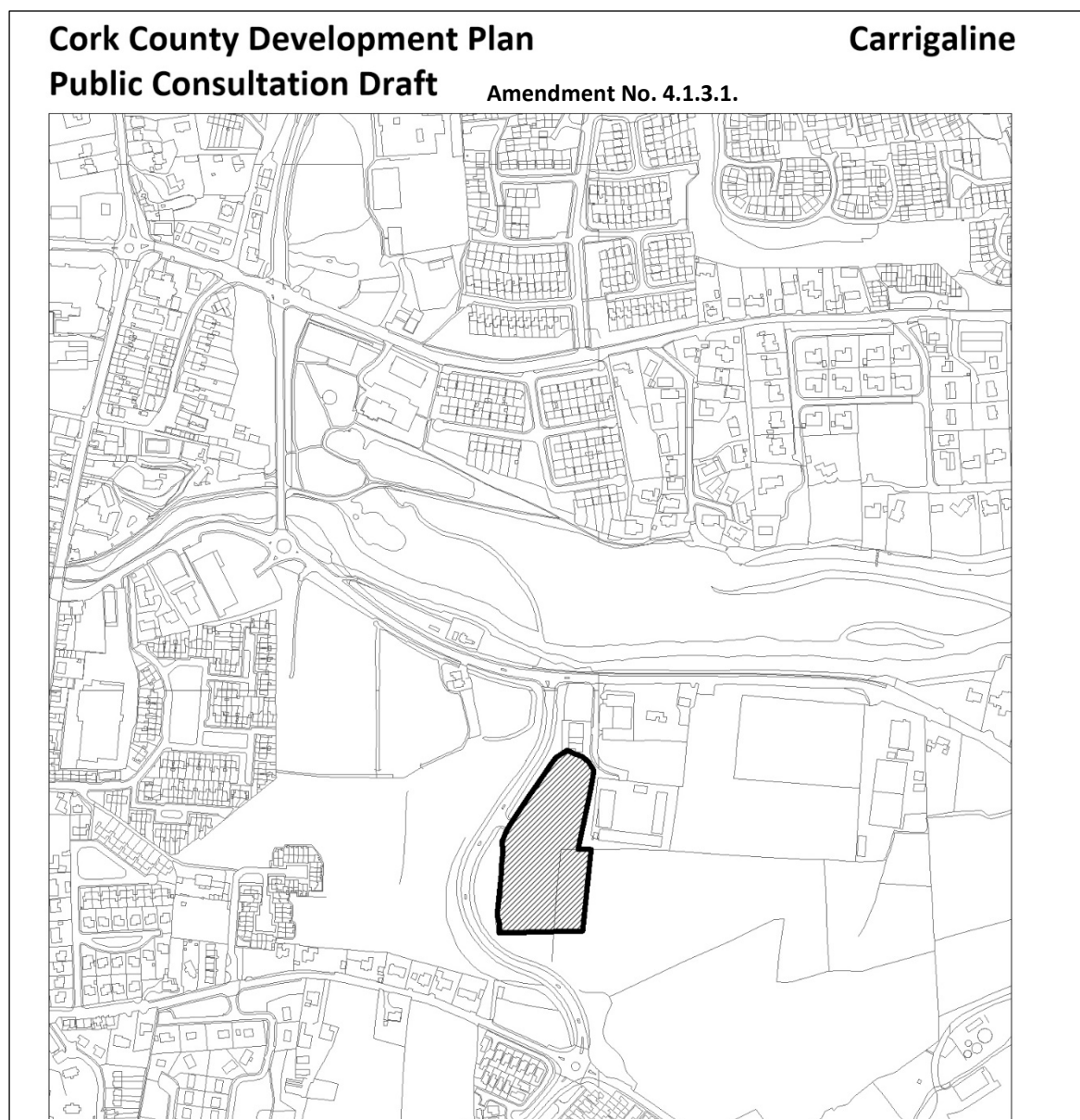
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions and was raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Amend zoning CL-R-01 to be included within the zoning Existing Residential/Mixed Residential and Other Uses and remove relating zoning objective.

CL-R-01 Medium A residential development. 2-0



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.3.2**

**AMEND LANDS TO BE ZONED EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES – CARRIGALINE**

**ORIGIN OF AMENDMENT**

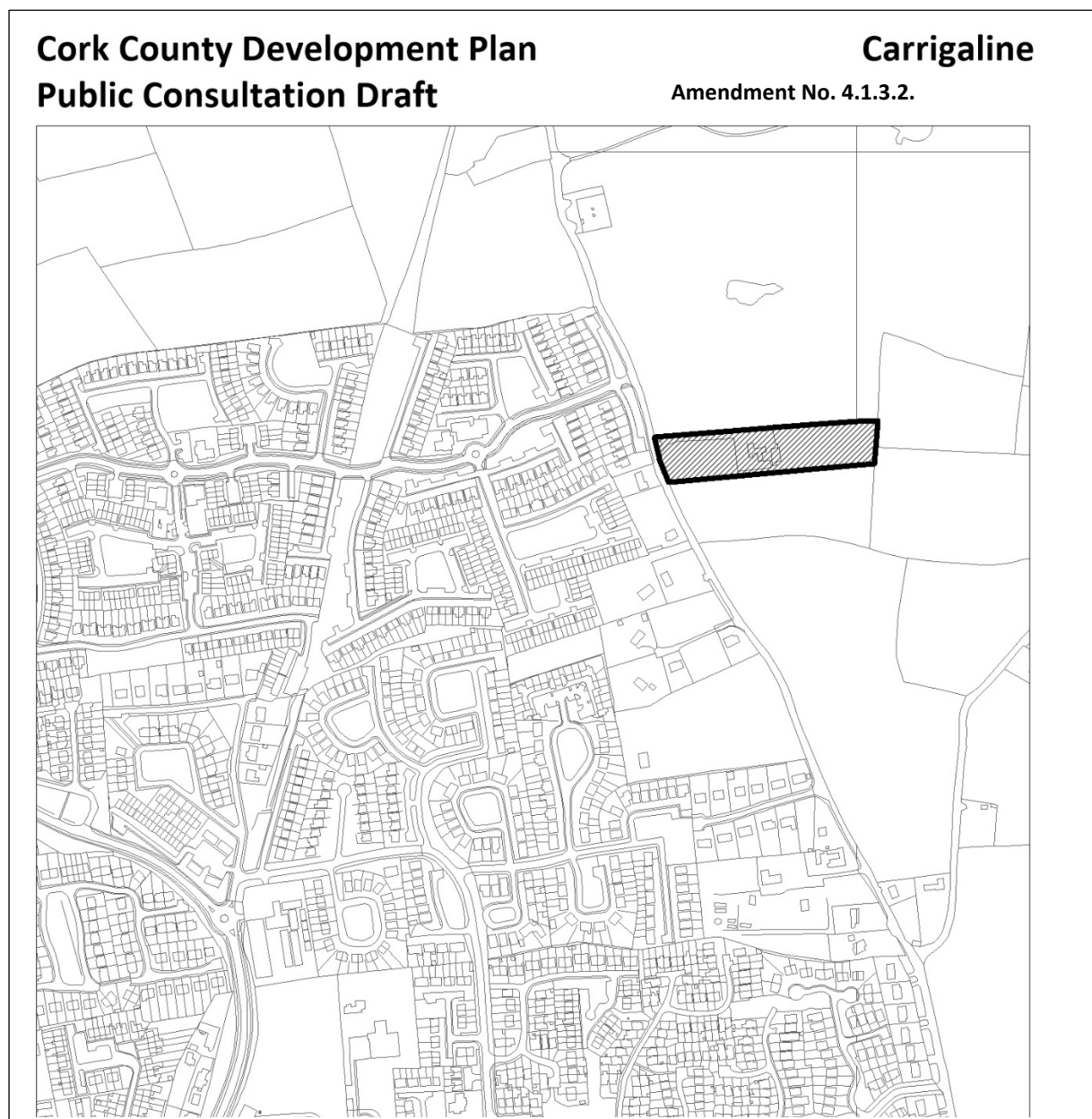
This amendment is required to address issues raised by Submissions and updated as a result of a consequential change.

**PROPOSED AMENDMENT**

Remove area of land from CL-B-02 and change zoning to Existing Residential, Mixed Residential and Other Uses.

Amend area as follows: CL-B-02 Business and General Employment Business development suitable for small to medium industrial and office-based industry. \* 14.5

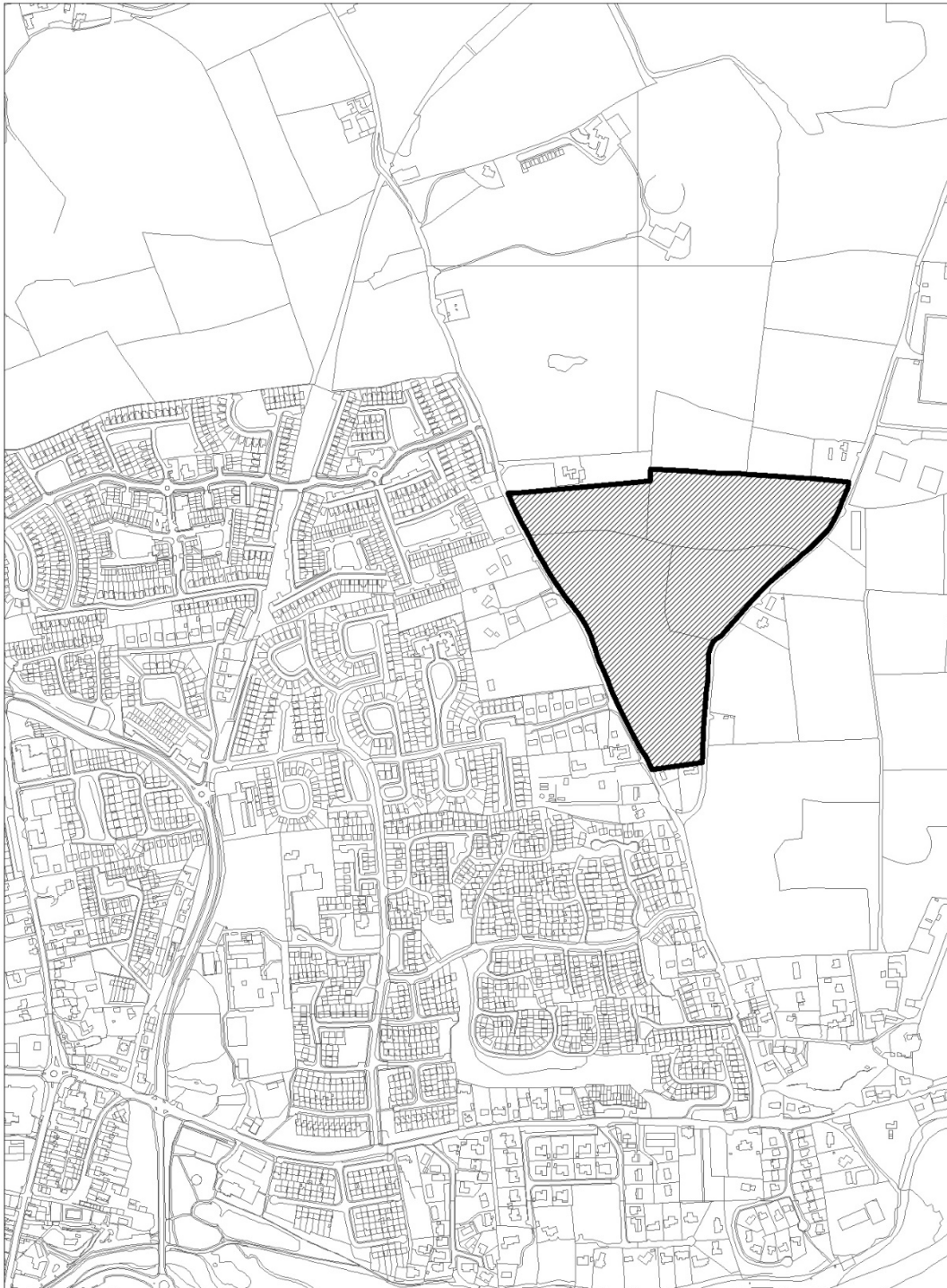
(See also Proposed Amendments relating to Fernhill Urban Expansion Area 4.1.3.10 and 4.1.3.20, 4.1.3.26.)



Amendment No. 4.1.3.2.

**Cork County Development Plan  
Public Consultation Draft**

**Carrigaline**



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.3.3**

**ADDITIONAL TEXT IN OBJECTIVE CL-GR-03 – CARRIGALINE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend zoning objective CL-GR-03 in Table 4.1.8 as follows:

And replace with as follows:

CL-GR-03 Open space for informal public recreation including the provision of pedestrian walks, playing pitches and, indoor and outdoor courts and buildings for community-based organisations. Any development on this site will need to take account of the biodiversity sensitivities of the site and area *and must be of an appropriate scale so as to not result in a substantial loss of open space*. Parts of this site are at risk of flooding. \*

**TEXT CHANGE ONLY**



#### PROPOSED AMENDMENT NO. 4.1.3.4

### **AMEND CL-GR-09, CL-C-02 AND CL-U-01 AND SHANNONPARK URBAN EXPANSION AREA TEXT – CARRIGALINE**

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions.

#### PROPOSED AMENDMENT

Amend Shannonpark Urban Expansion Area to reflect current permissions and future plans for the site. Include map changes to CL-GR-09, CL-U-01 and CL-C-02 to reflect on-site infrastructure.

1.3.82 The principal site for accommodating the substantive part of the residential growth envisaged in Carrigaline is the site to the north of the town and to the south of the Shannonpark Roundabout. A master plan for the area was developed, which comprises a total site area of 44 hectares. It is estimated that the master plan could make provision for approximately 1000 new housing units, to date approximately 307 of those units have already been delivered. *Approximately 621 units have been granted permission over a phased basis in Shannonpark Urban Expansion Area.*

1.3.83 The Master Plan was proposed and adopted in 2011 and to date Phase 1 of the Master Plan is completed. Since then three sites to the west of the UEA (formerly zoned CL-R-11, 12 and 13) have been developed and the remainder of the UEA will form a significant part of residential growth within the town. The following sections refer to the remaining undeveloped sites in the UEA.

*1.3.83 The Master Plan was proposed and adopted in 2011 and Phase 1 of the Master Plan is now completed with three sites to the west of the UEA been developed. The remainder of the UEA will make a significant contribution to residential growth within the town. The zonings CL-GR-09, CL-U-01 and CL-C-02 have been amended since the ~~from~~ Master Plan was adopted to reflect on-site infrastructure. The following sections refer to the remaining undeveloped sites in the UEA.*

#### Site Location and Size

1.3.84 The Urban Expansion Area (UEA) is located mainly to the north of the town along the main Cork Road (R611) and is adjacent to the Shannonpark Roundabout and the N28 road to Ringaskiddy. ~~A small portion of the land in the north will be cut by the proposed re-alignment of the N28 to create the M28 motorway to Ringaskiddy. The eastern boundary of the site is the Fernhill Expansion Area.~~

#### Master Plan Concept

1.3.92 The design and layout of the Master Plan site has strong underlying principles which has and will continue to help deliver an innovative layout and format that will integrate with Carrigaline.

1.3.93 The concept of the site layout was also guided by a detailed sitespecific flood risk assessment that identified a central area measuring 8.5 hectares at risk of flooding. This informed the layout of the Master Plan site with open space and additional recreation areas being allocated here.

- Promote a strong sense of identity and distinctiveness through the provision of the primary amenity space at the centre of the site.
- Ensure strong connectivity with Carrigaline and the hinterland through the arrangement of the linear park in its central location
- Utilise the old railway line as an active amenity and promote same as a real route and asset

- Break down the scale of the development through the provision of individual neighbourhoods, each with their own character and identity
- Preserve existing vegetation, topographical feature and field patterns (mature hedgerows) where appropriate.
- Prioritise the quality of architectural and urban design.
- Watercourses should be maintained as close to their natural state as possible with minimal culverting. A mixture of open banks and over hanging bank side vegetation is considered the most natural.

1.3.94 A total of three development phases (1, 2 and 3) are identified within the development site. As stated above Phase 1 is completed. The Master Plan specifies, for each phase, the number of residential units, commercial uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The remaining phases equate to residential zoning objectives in this ~~County Development~~ Plan.

1.3.95 Development within each phase should vary in terms of housing type in order to avoid uniformity in design. The overall layout will include an east west street link the construction of which will be shared by the developer or developers.

The phased area descriptions are not intended to be overly prescriptive regarding the form and visual appearance of future development, but rather set out an overall framework which will include guidance on land use mix that will inform future planning applications. This guidance should lead to a series of co-ordinated high quality developments across the Master Plan site which can respond to specific site characteristics and plan for facilities.

#### Phasing and Implementation

1.3.96 Specific development guidance on the required infrastructure provision for each development phase is outlined in this ~~County Development~~ Plan. This approach allows infrastructure providers and project developers to plan for the long term without having to provide large cost infrastructure in advance of its need.

1.3.97 The financing and timely delivery of the physical, social and community infrastructure required for the lands needs to be clearly outlined to inform project advancement.

1.3.98 The phasing of the Master Plan site will consist of three phases; phase 1 which is completed, phase 2 and phase 3.

1.3.99 Phase 2 will be approximately 500 houses and Phase 3 upwards of 200 houses. The traffic assessment details the infrastructure requirements before development commences and what is required for each phase.

1.3.100 The residential densities on the entire Master Plan site are guided by the requirements of Medium 'A' in the Cork County Development Plan.

#### Phase 1

1.3.101 This phase of the development was divided in two parts; phase 1a and phase 1b and covered a developable area of approximately 12.8 hectares (~~CL-R-11, CL-R-12 and CL-R-13 as per LAP 2017~~). Phase 1 of the plan has been completed with the development of a section of the Janeville residential estate. Permission has been granted for a nursing home as part of CL-R-11.

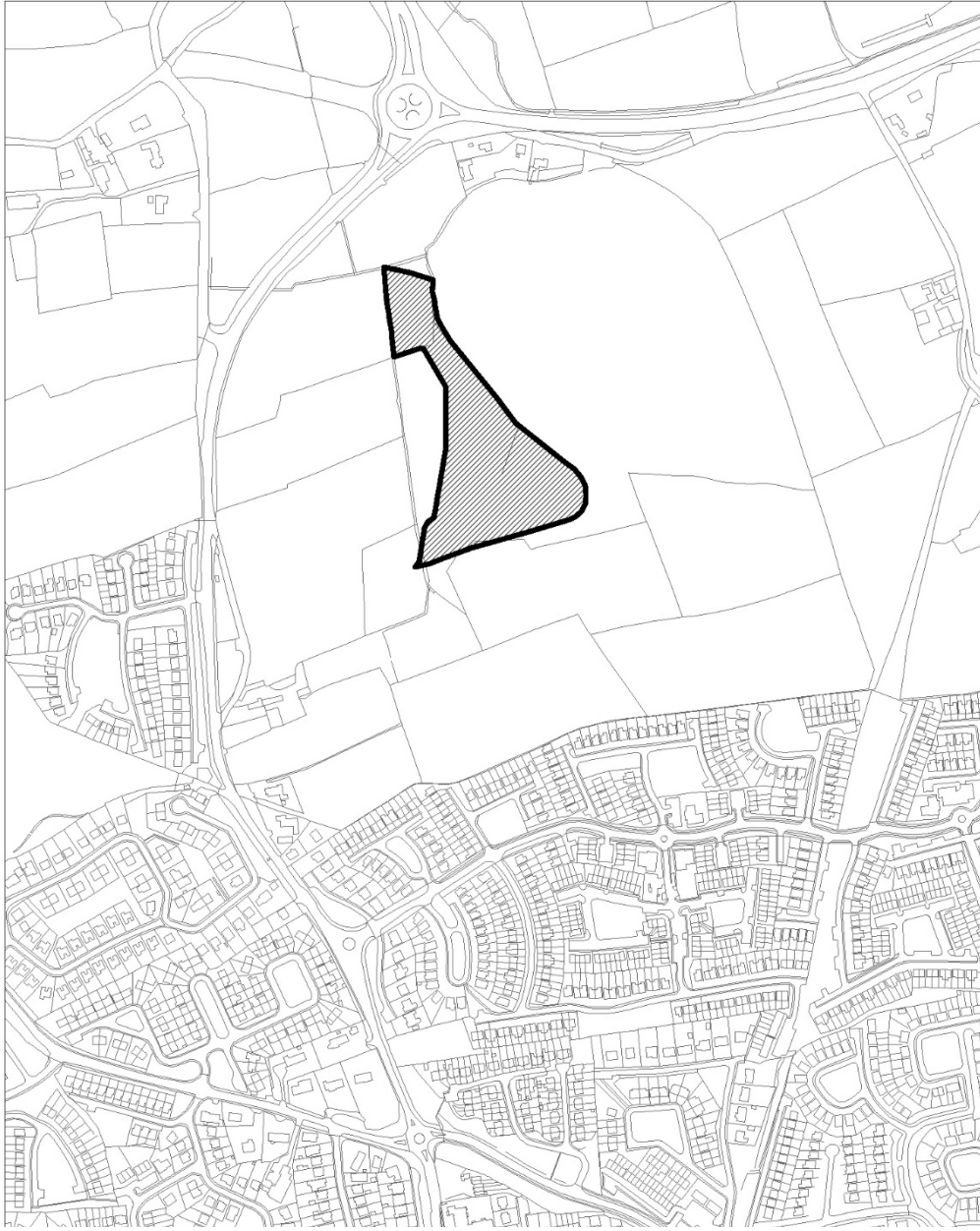
#### Phase 2

1.3.102 This phase of the development covers an area of approximately 14.1 hectares on either side of the east west link street and will provide approximately 500 residential units. Phase 2 is divided into 2 precincts:-

- CL-R-11 (~~previously CL-R-14~~) measures approximately 7.9 hectares and will include provision of a site for a primary school of 1.14 hectares (CL-C-02). It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south.
- CL-R-12 (~~previously CL-R-15~~) measures 6.2 hectares.

### Phase 3

1.3.103 This phase of development measures approximately 9.3 hectares and is expected to deliver approximately 250 houses in CL-R-13 (~~previously CL-R-16~~) and CL-R-14 (~~previously CL-R-17~~). Phase 3 will require the continuation of the construction of the open space (CL-GR-09), the construction of the east west estate road (CL-U-01), the upgrading of Rock Road (CL-U-12) and the greenway project (CL-U-13), which will connect into the wider cycle network in the locality. The draft stage 3 flood risk assessment prepared does not extend to this portion of the site. However, this area has been identified as being at pluvial risk through the OPW PFRA and this will require a flood risk assessment.



Amendment No. 4.1.3.4.

**Cork County Development Plan  
Public Consultation Draft**

**Carrigaline**

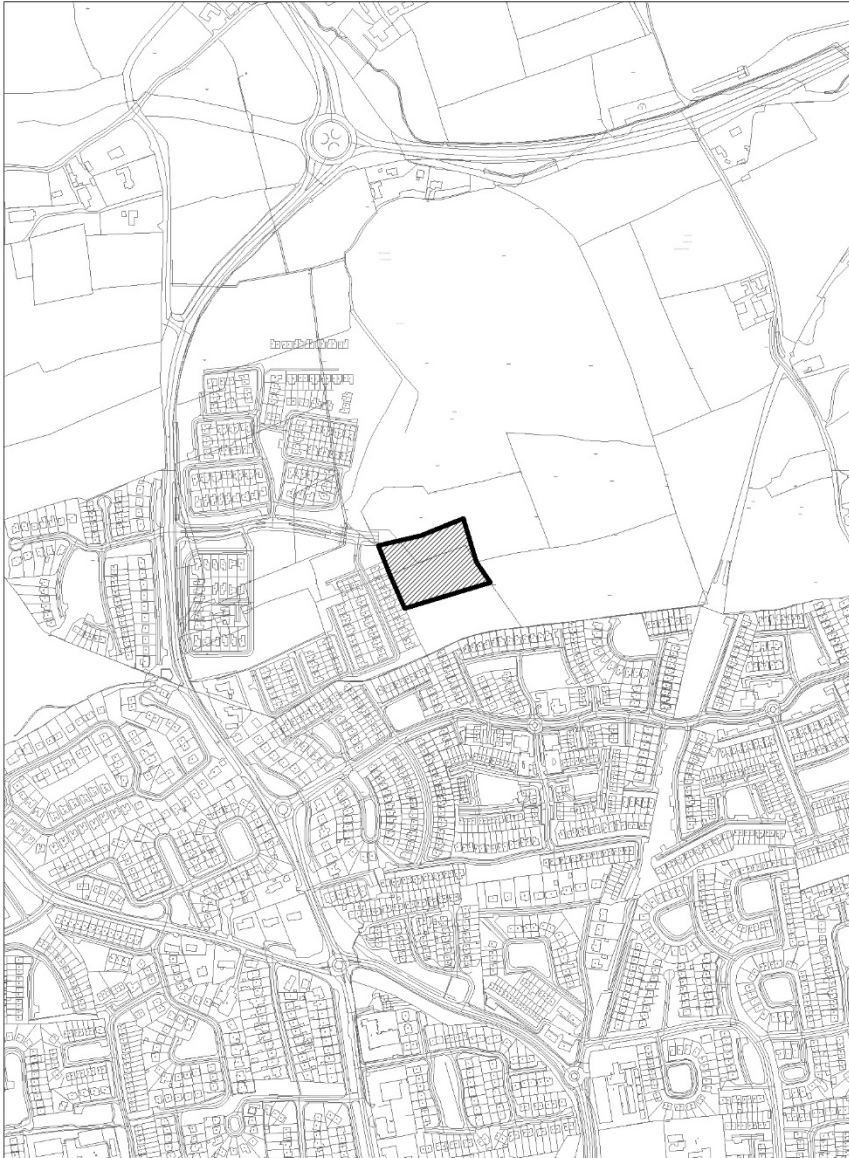




**Amendment No. 4.1.3.4.**

**Cork County Development Plan  
Public Consultation Draft**

**Carrigaline**



**MAP AND TEXT CHANGE**

### PROPOSED AMENDMENT NO. 4.1.3.5

## **AMEND CL-R-08 TO BE ZONED EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES.- CARRIGALINE**

### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy

### PROPOSED AMENDMENT

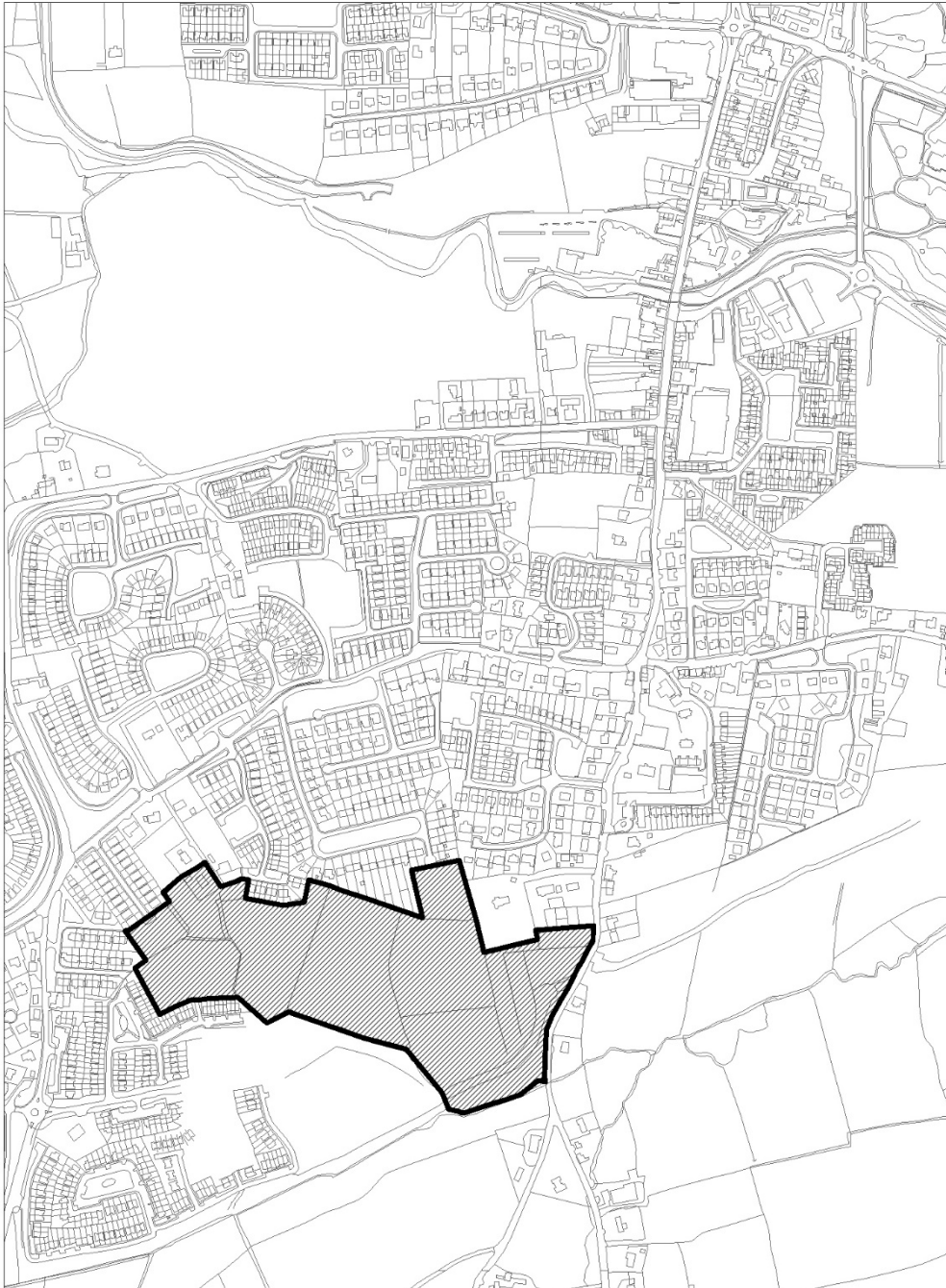
Amend residential zoning CL-R-08 to Existing Residential, Mixed Residential and Other Uses, and remove CL-R-08 objective and re-number CL-R-15 as CL-R-14.

~~CL-R-08 Medium A density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements will be made for the provision and construction of an inner relief road (CL-U-10), amenity walk (CL-U-08).\*~~

~~CL-R-15 Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer. Specific arrangements will be made for the provision and construction of the link road (CL-U-07) an inner relief road (CL-U-10), amenity walk (CL-U-08). \* 2.43~~

And replace with the following:

**CL-R-14** Medium A residential development. Any development of this site will require road and pedestrian improvement to be funded by the developer. Specific arrangements will be made for the provision and construction of the link road (CL-U-07) **the southern inner relief road**, amenity walk (CL-U-08). \* 2.43



**MAP AND TEXT CHANGE**



**PROPOSED AMENDMENT NO. 4.1.3.6**

**AMEND CL-R-06 TO REMOVE SECTION OF SITE THAT HAS BEEN DEVELOPED AND ZONE SECTION AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES - CARRIGALINE.**

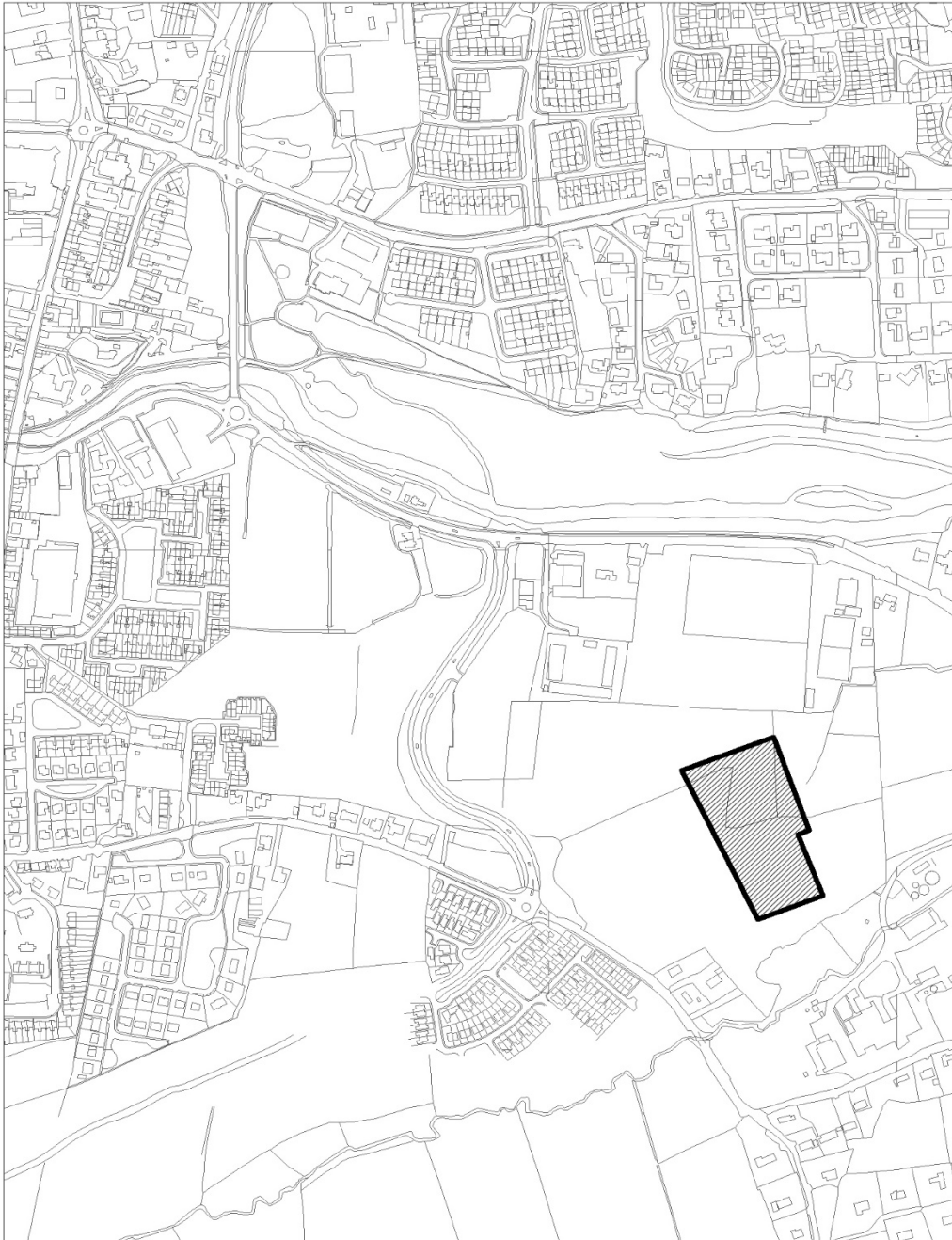
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend zoning CL-R-06 to remove the portion of the site that is developed and update objective within the plan. The section of the zoning removed from CL-R-06 will be zoned as Existing Residential/Mixed Residential and Other Uses.

CL-R-06 Medium A density residential development to include a mix of house types. Specific arrangements should be made for the provision and construction an amenity walk (CL-U-08). ~~6~~[4ha](#)



**MAP AND TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 3.7**

**REMOVE OBJECTIVES CL-U-02 AND CL-GO-09 IN CARRIGALINE**

**ORIGIN OF AMENDMENT**

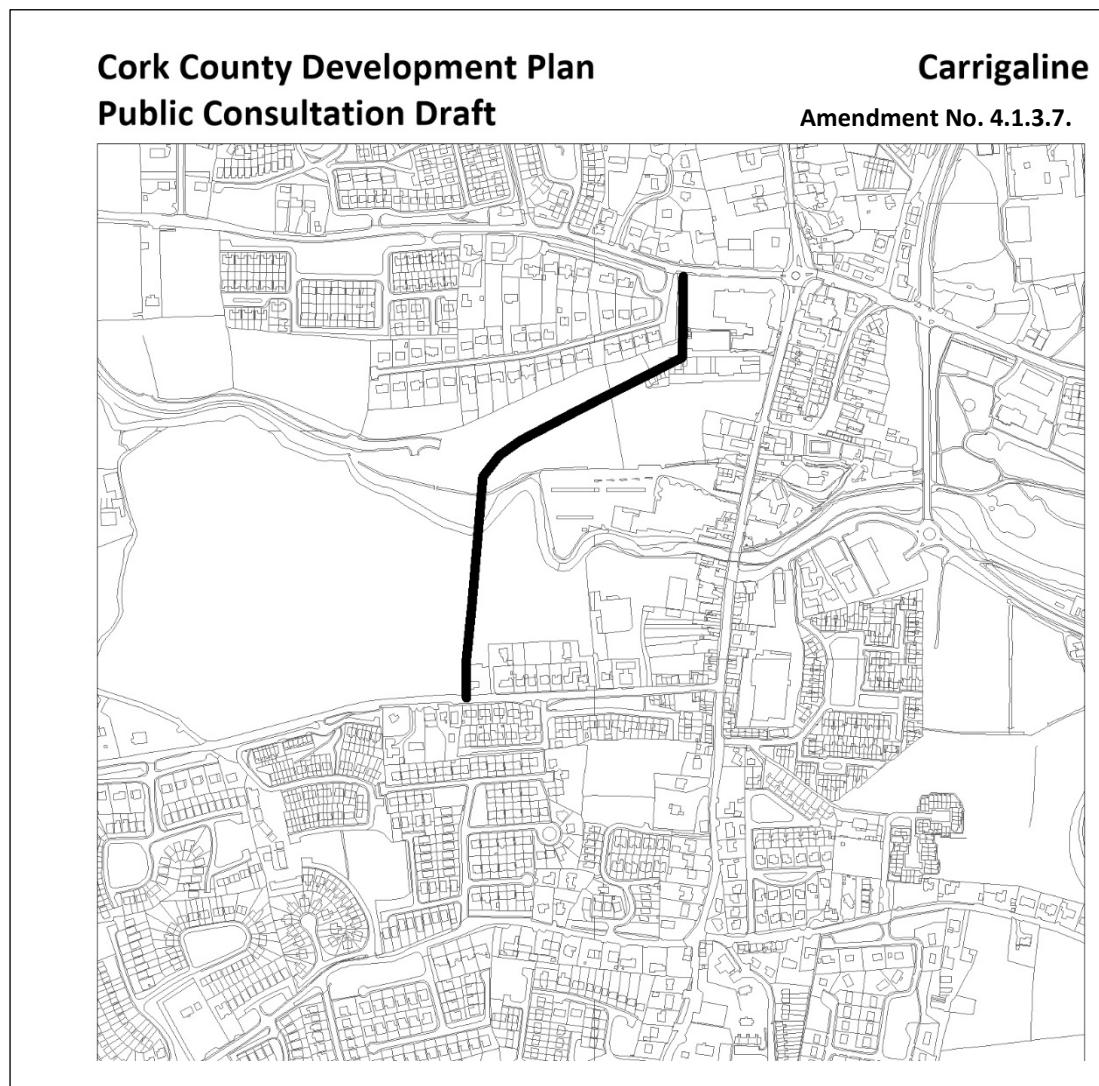
This amendment is required to address issues raised by Roads Directorate.

**PROPOSED AMENDMENT**

Remove objectives CL-U-02 and objective CL-GO-09 and references to objective CL-U-02. Any reference to CL-U-02 will now be referred to as the Western Inner Relief Road.

~~CL-GO-09 Western Inner Relief Road Support the provision of the Western Inner Relief Road (Objective CL-U-02) a key element in the future expansion of the town centre~~

~~CL-U-02 Construction of an western inner relief road.~~



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1. 3.8**

**AMEND EXTENT OF THE SOUTHERN RELIEF ROAD (CL-U-10) - CARRIGALINE.**

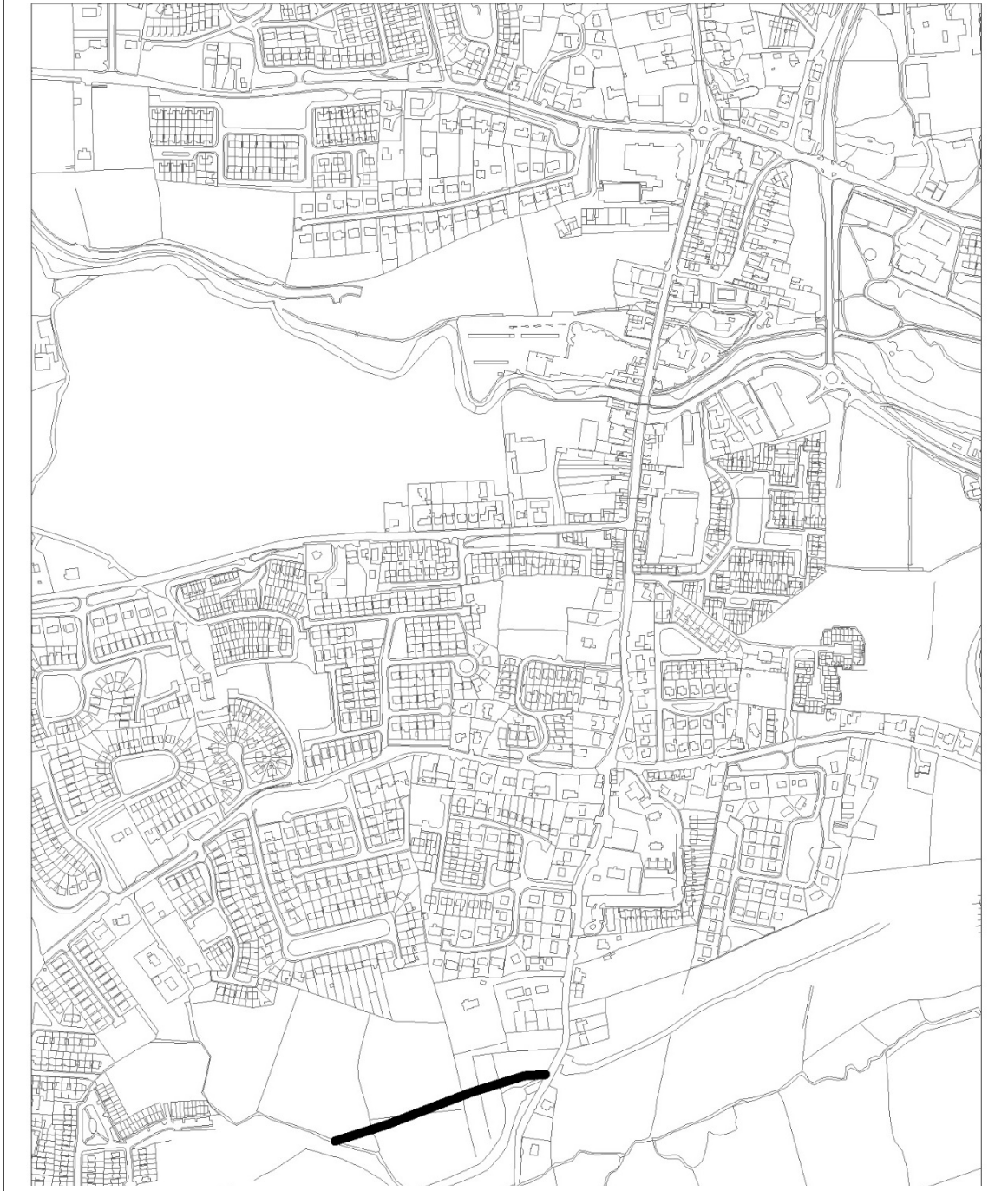
**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend extent of the Southern Relief Road (CL-U-10).

Delete references to CL-U-10 throughout the text and change to *the Southern Relief Road*.



**MAP AND TEXT CHANGE**



**PROPOSED AMENDMENT NO. 4.1.3.9**

**AMEND OBJECTIVE CL-U-07 - CARRIGALINE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Roads Directorate

**PROPOSED AMENDMENT**

Amend text in objective CL-U-07 as follows:

*CL—U—07 Link road between CL- U-04 and ~~CL—U—10~~ **the Southern Relief Road.***

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1.3.10***

**REMOVE FLOOD RISK REFERENCE TO FERNHILL URBAN EXPANSION AREA- CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in zonings CL-RR-01, CL-B-02, and CL-HT-01, Fernhill Urban Expansion Area,

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.1. 3.11

#### **ADDITIONAL WORDING IN RELATION TO FLOOD RISK ASSESSMENT- CARRIGALINE**

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

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

##### **PROPOSED AMENDMENT**

It is proposed to amend paragraph 1.3.70 and insert a new paragraph 1.3.71 with additional text as follows:

- 1.3.70 Carrigaline has been subject to recurring flood events due to the low-lying nature of the town centre and the tidal influences on the Owenboy River. A large section of the town centre is *at risk of flooding as illustrated on the settlement maps.* ~~within the “flood risk” zone and any proposals here will need to follow the approach required under National Guidelines relating to flood risk management.~~ *The need for flood relief works in Carrigaline was identified by the CFRAM programme and are to be progressed in the future and will be funded under the Office of Public Works’ flood relief capital works programme. Until the flood relief scheme is completed, significant new development in Flood Zones A and B is considered premature. Development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities ‘The Planning System and flood Risk Management’.*
- 1.3.71 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.”*

#### **TEXT CHANGE ONLY**



### **PROPOSED AMENDMENT NO. 4.1. 3.12**

#### **ADDITIONAL WORDING IN RELATION TO FLOOD RISK ASSESSMENT – CARRIGALINE**

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

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

##### **PROPOSED AMENDMENT**

It is proposed to delete paragraph 1.3.90 and update paragraph 1.3.103 and insert additional text as follows:

- ~~1.3.90 The existing flood maps in the County Development Plan relate to flood risk maps prepared by the OPW and JBA. Since 2011, the OPW have produced Preliminary Flood Risk Assessment Maps (PFRA) for Cork and the entire Shannonpark site has been mapped. There is a pluvial flood risk identified through the PFRA and the OPW have advised that any future development on land affected will require a more detailed Flood Risk Assessment (FRA) as required by the Flood Risk Guidelines.~~
- 1.3.90 The Shannonpark site has *previously* been identified as being at risk of pluvial flooding *and a Flood Risk Assessment (FRA) will be necessary, as required by the Flood Risk Guidelines and the objectives of the development plan.*
- 1.3.103 This phase of development measures approximately 9.3 hectares and is expected to deliver approximately 250 houses in CL-R-13 (previously CL-R-16) and CL-R-14 (previously CL-R-17). Phase 3 will require the continuation of the construction of the open space (CL-GR-09), the construction of the east west estate road (CL-U-01), the upgrading of Rock Road (CL-U-12) and the greenway project (CL-U-13), which will connect into the wider cycle network in the locality. The draft stage 3 flood risk assessment prepared does not extend to this portion of the site. However, this area has been identified as being at *risk of pluvial flooding and a Flood Risk Assessment (FRA) will be necessary, as required by the Flood Risk Guidelines and the objectives of the development plan.*

##### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.13***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-C-02 - CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-C-02 in Carrigaline.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.14***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-R-02 – CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-R-02 in Carrigaline.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.15***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-R-10 - CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-R-10 in Carrigaline.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.16***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-R-11- CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-R-11 in Carrigaline.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.17***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-R-12- CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-R-12 in Carrigaline.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 3.18***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE CL-R-14 -CARRIGALINE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* in CL-R-14 in Carrigaline.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 3.19**

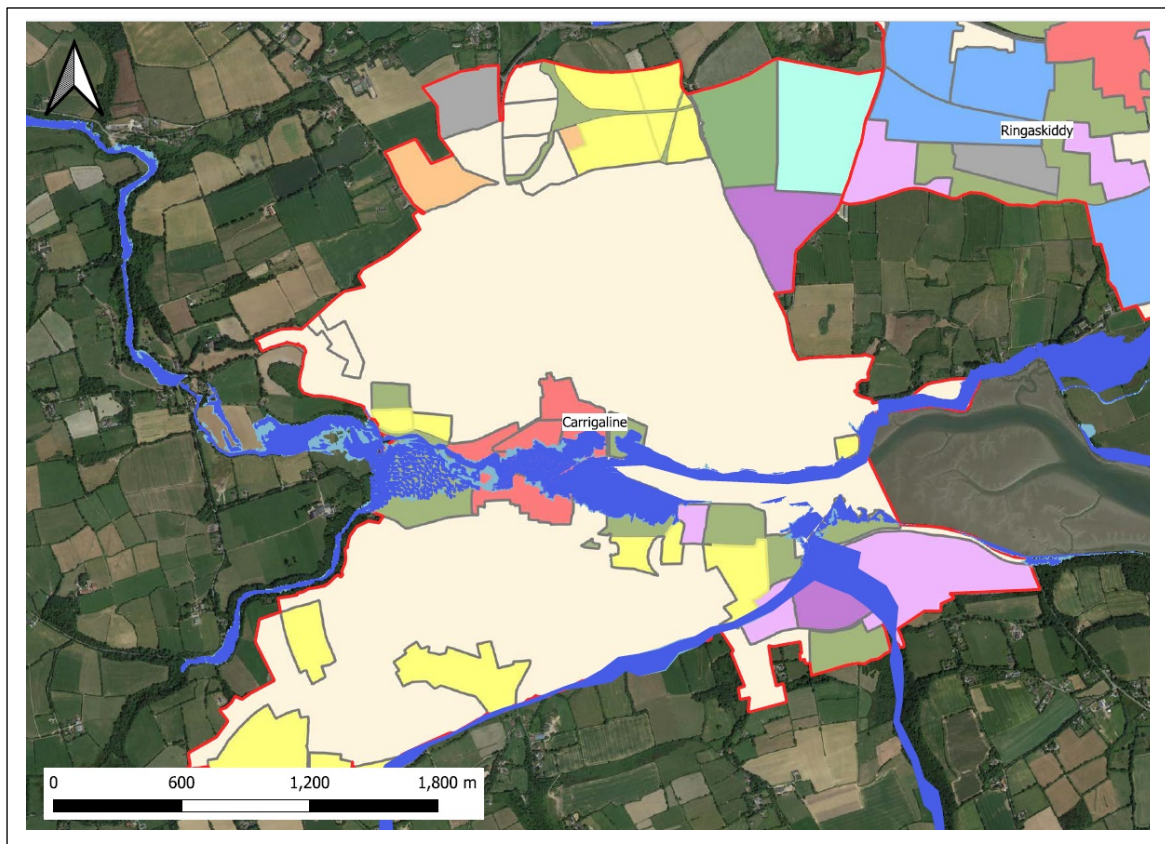
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA - CARRIGALINE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Include the Flooding Map for Carrigaline.



**MAP CHANGE ONLY**



### PROPOSED AMENDMENT NO. 4.1.3.20

#### AMEND TEXT TO FERNHILL URBAN EXPANSION SPECIAL POLICY AREA – CARRIGALINE

##### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Submissions including submission from OPR, and was also raised at the 23<sup>rd</sup> of November meeting.

##### PROPOSED AMENDMENT

Replace Fernhill Urban Expansion Area (CL-RR-01 Residential Reserve, CL-B-02 Business, and CL-HT-01 High Technology Campus) with new objective Fernhill Urban Expansion Area Special Policy Area CL-X-01 as follows: (See also Proposed Amendments 4.1.3.2, 4.1.3.10 and 4.1.3.26 which relate to Fernhill Urban Expansion Area.)

New objective Fernhill Urban Expansion Special Policy Area CL-X-01.

To prepare a framework masterplan which includes provision for the development of an integrated a mix use development including lands identified for Residential/Residential Reserve, High Technology Campus, Business and Recreational/Amenity Uses.

The Framework Master Plan for Fernhill Urban Expansion Area will include:

- a) provision of community facilities including recreational and amenity uses,
- b) the provision of adequate separation distance from the M28,
- c) urban design and placemaking principles,
- d) ~~provision of community facilities including recreational and amenity uses,~~ encourage mixed use development,
- e) use of sustainable travel modes,
- f) a traffic and transport assessment,
- g) a flood risk assessment
- h) an archaeological impact assessment.
- i) A Green Infrastructure Plan to include an overall detailed landscaping scheme to incorporate the retention of existing trees in particular existing trees which form part of the former golf course. This detailed landscaping scheme is to also identify an area within the Fernhill Urban Expansion Area to make provision for a distinctive separation between the settlements of Carrigaline and Ringaskiddy.
- j) ~~a detailed landscaping scheme to identify an area within the Fernhill Urban Expansion Area to make provision for a distinctive separation between the settlements of Carrigaline and Ringaskiddy.~~

1.3.104 Carrigaline town the largest town in the county has experienced and continues to experience rapid growth in population and housing. Based on its strategic location within Metropolitan Cork and historical growth trends it is important to ensure that provision is made for the long term housing and jobs needs of the town over and above what is provided for in the current residential/employment zonings. **The Local Authority will consider the identification of these lands for more detailed planning over the lifetime of the Plan as the prudent proper planning approach to help guide the future development of Carrigaline in a sustainable manner.**

1.3.105 In parallel with the growth in population and housing was the recognition that there is a need to improve the workers to jobs ratio currently in Carrigaline, as a significant number of people living in Carrigaline are employed in Ringaskiddy or the wider Metropolitan Area. It was identified that there was a need to make provision for more business and employment opportunities in the area. By providing more job opportunities in Carrigaline it will reduce car-based commuting and support the proposed provision of sustainable and active travel projects such as greenways and the provisions of the Carrigaline Transportation and Public Realm Enhancement Plan (CTPREP). **Development of these lands will be subject to other lands been developed or shown not to be available and subject to the opening of the M28 and the preparation of a Framework Plan.**

1.3.108 The Future Expansion Area is divided into three zonings: Residential Reserve (CL-RR-01) including the provision for small scale local/neighbourhood services which is approximately 15.5ha in size, High Technology Campus (CL-HT-01) which is approximately 21.3ha, and the third zoning is Business (CL-B-02) which is approximately 14.5ha in size. The Residential Reserve site borders the Shannonpark UEA and is being zoned as Residential Reserve to deliver medium term housing when appropriate.

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.1.3.21**

#### **AMEND TEXT REGARDING THE CARRIGALINE TRANSPORT AND PUBLIC REALM ENHANCEMENT PLAN**

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

This amendment is required to address issues raised by Submissions, and was also raised at the 23<sup>rd</sup> of November meeting and was raised in the meeting on the 3<sup>rd</sup> of December.

##### **PROPOSED AMENDMENT**

Insert revised and additional wording to text, insert Figures reflecting the finalized Carrigaline Transport and Public Realm Enhancement Plan (TPREP) in Section Carrigaline Transport and Public Realm Enhancement Plan on page 17, and update the existing text to reflect the finalized TPREP.

Include text regarding the public realm:

**The public realm exists for the benefit of everyone and should therefore exclude no one. This preliminary concept design attempts to strike an equitable balance between the needs of all the people of Carrigaline, including those just passing through, whilst helping to rejuvenate the village economy and encouraging more people to walk, cycle and use public transport. There will be places to sit, rest and socialise; trees to provide shade; places outside cafes and bars to eat and drink; places to park and secure a bicycle; comfortable places to wait for buses with shelters and benches; safe places for pedestrians to cross the street; and places to park, load and service shops. See Figure 4.1.X**

Include new paragraph as follows:

**New cycleways and pedestrian walking routes which are planned to be developed as part of the Carrigaline TPREP, particularly those located proximal to the estuary, and the proposed new bridge, will need to be very sensitively designed to ensure the avoidance of impact on intertidal habitats and on the Cork Harbour SPA. All TPREP projects will be subject to screening for Appropriate Assessment and Appropriate Assessment, where deemed to be so required. Projects located in ecologically sensitive locations will also be subject to ecological impact assessment.**

Delete text:

1.3.11 The Carrigaline Transportation and Public Realm Enhancement Plan (CTPREP), ~~recently~~ commissioned by Cork County Council, aims to deliver a robust transportation strategy to facilitate future sustainable development (as envisaged under the National Planning Framework) within the town of Carrigaline. The various transport interventions identified will be supported through the design of appropriate public realm interventions. The public realm element is to ensure that placemaking is an integral part of the design and implementation strategy.

Amend text as follows:

**1.3.13** The CTPREP ~~will consider~~ **has considered** the potential arising on foot of the delivery of the Carrigaline Western Relief Road including the possibility to support new development within the town. Carrigaline currently has one of the lowest jobs to resident workers ratio in the county and highlights the dormitory nature of the town. This gives rise to high dependency on car use as a high percentage of residents commute outside of the town for work. Thus, the CTPREP has assessed options and measures to endeavour to improve the towns sustainability by influencing the movement of people and traffic through Carrigaline.

Amend text as follows:

**1.3.14** Consideration of the Carrigaline Western Outer Relief Road also formed part of the Carrigaline TPREP. The proposed route has been assessed as part of the Carrigaline TPREP in order to determine whether it is the optimal route and if not an alternative and more advantageous route shall be identified. *After detailed assessment, the TPREP outlines that Transportation Strategy Number 7 was the preferred strategy as it would encourage traffic to use existing roads to both the east and to the west of the town, providing the required framework to allow for the upgrade of the streets within the centre of Carrigaline to accommodate greater access by active and sustainable travel modes. See Figure 4.1.X which outlines the preferred route. Further detailed assessment of this route will be undertaken within two years of the adoption of the plan with the view to progressing this project.*

Amend text as follows:

1.3.15 The CTPREP aims to provide an attractive urban environment celebrating the assets of the town and providing space for people to meet, sit, talk, enjoy being outdoors and for businesses to flourish. ~~It is envisaged that the plan will be finalised in Q3 2021.~~

Delete text:

1.3.16 Cork County Council have appointed an engineering consultant to carry out preliminary design of a proposed pedestrian and cycle bridge over the Owenabue River adjacent to, and downstream of, the existing Bóthar Guidel bridge. This will link the cycle facilities along Bóthar Guidel with the Crosshaven pedestrian and cycle route and is a key intervention on the wider Passage West/Glenbrook/Monkstown to Crosshaven network. ~~The proposed bridge design will be submitted for OPW approval under Section 50 in Q2 2021 with a view to submitting a planning application in Q3 2021.~~ This design is being progressed in tandem with the detailed design of the Bóthar Guidel capacity enhancement scheme which received Part 8 permission.

Delete text as follows:

1.3.17 Cork County Council has appointed an engineering consultant to Phase 1 ~~(due to be completed by Summer 2021)~~ of the Carrigaline to Glenbrook and Ringaskiddy Greenway to prepare a route selection study examining and assessing alternative routes for the Carrigaline to Glenbrook corridor (north/south) and the Carrigaline to Ringaskiddy corridor (east/west) based on a multi-criteria analysis before recommending the preferred route.



Figure 4.1.X Transport Network of Carrigaline taken from Carrigaline TPREP.



Figure 4.1.X Main Street South – Sketch View.





Figure 4.1.X Visualisation showing the greenway/cycle route at its junction with Main Street.

**TEXT AND FIGURE CHANGE**

## **PROPOSED AMENDMENT NO. 4.1.3.22**

### **AMEND TEXT AS A RESULT OF CORE STRATEGY FIGURES – CARRIGALINE**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

#### **PROPOSED AMENDMENT**

Update Section Population and Housing to reflect the revised Core Strategy figures.

Update and Amend table 4.1.3 Carrigaline Population, Housing Supply and Residential Land Area, amend table 4.1.4 Carrigaline Population 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and CL-GO-01 to reflect changes to the Core Strategy

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

Delete text:

~~1.3.8 The County Development Plan established a population target of 20,501 for Carrigaline representing growth of 4,731 people on Census 2016 figures (15,770). In order to accommodate this level of population growth, an additional 1,944 housing units will be required for the period 2020-2028 of which 1,458 housing units delivered on residentially zoned land and the balance of 486 delivered within the built footprint of the town. A further 19 units have been reallocated from the lower order settlements, bringing the new units requirement to 1,963 units.~~

And replace with as follows:

*1.3.8 The County Development Plan established a population target of 20,495 for Carrigaline representing growth of 4,725 people on Census 2016 figures (15,770). In order to accommodate this level of population growth, an additional 1,806 housing units will be required for the period 2020-2028 of which 1,316 housing units delivered on residentially zoned land and the balance of 490 delivered within the built footprint of the town.*

Amend text as follows:

1.3.9 As mentioned above the population of Carrigaline in 2016 is 15,770 and its target growth for 2028 is ~~20,501~~ **20,495**. This level of population growth will give rise to a growth of ~~1,944~~ **1,806** housing units. These targets will be met and delivered within the town.

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT 4.1.3.23**

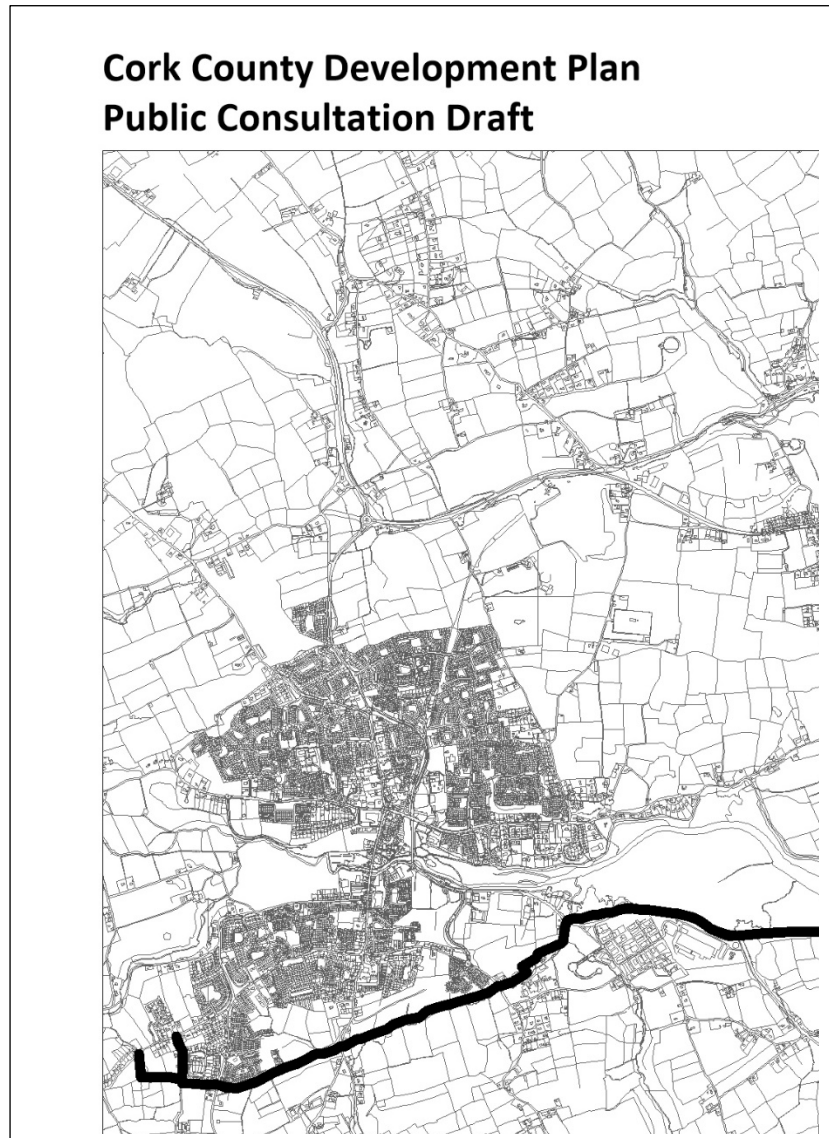
**EXTENSION TO CL-U-08 IN CARRIGALINE**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November and was raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Include an addition to the existing indicative route of objective CL-U-08.



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 3.24**

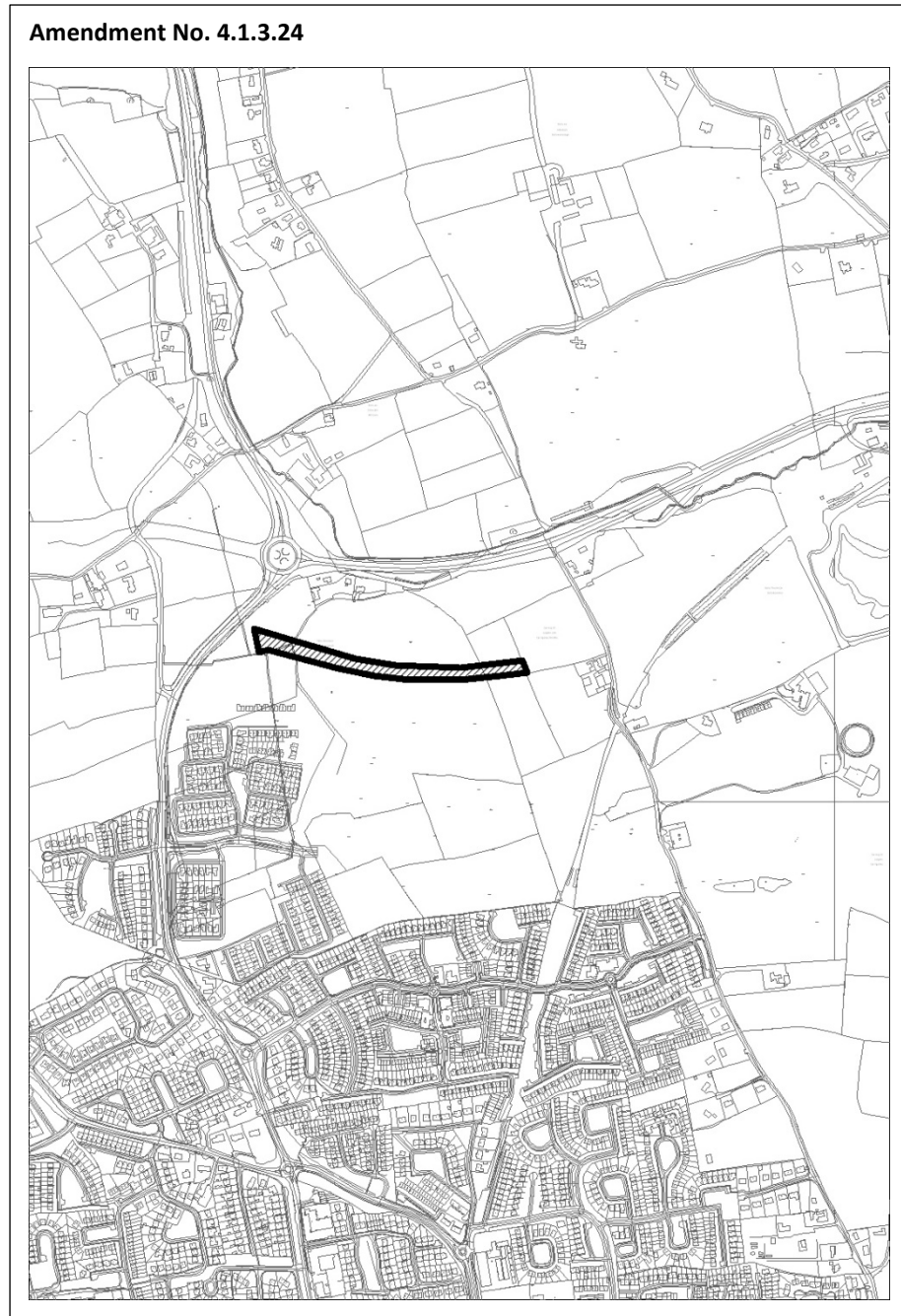
**EXTEND DEVELOPMENT BOUNDARY OF CARRIGALINE AND BOUNDARY OF CL-R-12 AND CL-R-13**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Extend the development boundary of Carrigaline to the north to reach the Southern Line of the CPO.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.3.25**

**REMOVE TEXT FROM PARAGRAPH 1.3.65 IN CARRIGALINE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Ecology Team.

**PROPOSED AMENDMENT**

Paragraph 1.3.65 needs to be amended to remove the following sentence.

1.3.65 Similarly, there are opportunities to enhance walking and cycling facilities between the town and Ringaskiddy given the short distance and level topography available. The R613 is the shortest route to the majority of the industries but this coastal road is narrow, poorly aligned and subject to flooding. ~~Within the town, improvements to the walking and cycling network can be achieved through the provision of an additional walks on the northern side of the Estuary and the provision of further pedestrian bridges over the River to achieve more direct access between different quadrants of the towns.~~ Some traffic calming measures and enhanced bus parking at schools could also promote higher levels of walking and cycling amongst school goers and help reduce congestion levels within the town. Sustainable travel methods are imperative to the sustainability of the towns and in promoting and advancing the link between Carrigaline and Ringaskiddy and will be supported within the lifetime of this Plan.

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.1.3.26

#### AMEND TEXT TO FERNHILL URBAN EXPANSION SPECIAL POLICY AREA – CARRIGALINE

##### ORIGIN OF AMENDMENT

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November, the meeting on the 23<sup>rd</sup> of November and was raised in the meeting on the 3<sup>rd</sup> of December.

##### PROPOSED AMENDMENT

Fernhill Urban Expansion Area is proposed to be zoned as a Special Policy Area CL-X-01. The following wording and mapping will be updated. (See also Proposed Amendments 4.1.3.2, 4.1.3.10 and 4.1.3.20, which also relate to Fernhill Urban Expansion Area).

Fernhill Expansion Area

Include new paragraph as follows:

**The area identified as Fernhill Urban Expansion Area has been identified as a Special Policy Area X-01. The objective of the Special Policy Area is to prepare a Framework Masterplan which will decide the allocation of uses within the area. However, the main uses under consideration will be Recreational and Amenity Areas, Residential/Residential Reserve, Business, High Technology Campus, Recreational and Amenity Areas. The overall mix of uses and their extent, and location will be decided in the preparation of the Framework Masterplan. The preparation of the Framework Masterplan will aim to achieve a balance between the various uses identified.**

1.3.107 The Fernhill Urban Expansion Area is situated to the north east of Carrigaline, ~~on~~ **including** the site that was formally a Strategic Land Reserve (SLR2). It borders the settlements of Carrigaline and Ringaskiddy. This location has been identified as being the most appropriate for the future expansion of Carrigaline as it is located on the north side of the town is relatively flat, serviceable and will tie in well with the active travel initiatives emerging from the Carrigaline TPREP. The High Technology Campus and Business zonings will contribute to the local economy of Carrigaline and also to the wider Cork Harbour economy. ~~The Special Policy Area~~ It is also recognised **that** as Ringaskiddy offers very specialised employment ~~that~~ there is a need to provide differing types of employment opportunities in Carrigaline itself.

1.3.109 The ~~Residential Reserve~~ **north eastern area of the overall** site contains many areas of archaeological value with a large number of Neolithic sites contained within the study area. Buffer areas free of development will need to be maintained around archaeological sites.

1.3.110 The following should be undertaken as part of the ~~next stage of the assessment~~ **preparation of the Framework Master Plan for** ~~of~~ the site:

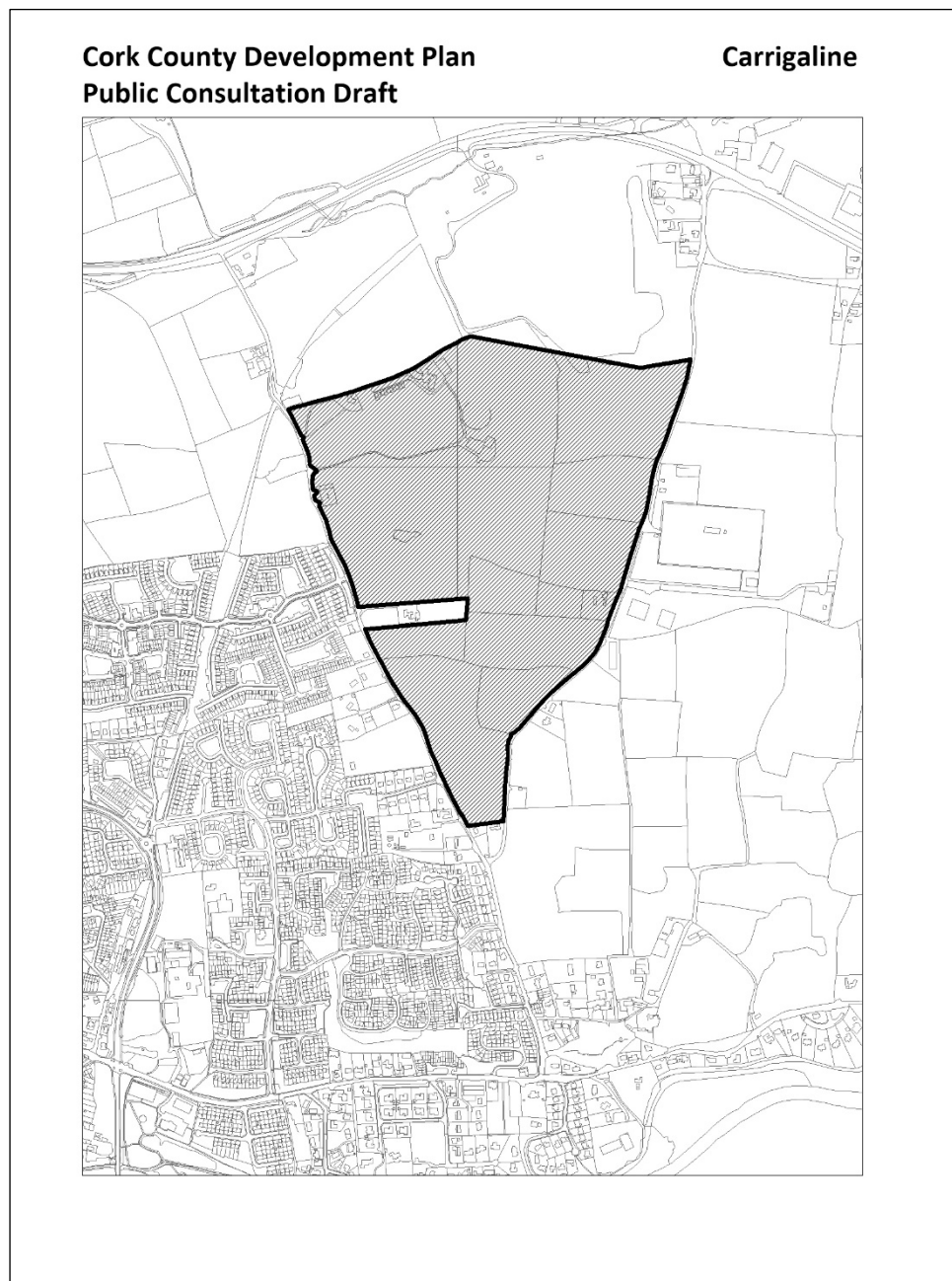
- Traffic and Transportation Assessment
- Stage 3 Site specific flood risk assessment.
- Archaeological Impact Assessment.

Fernhill Urban Expansion Area

~~CL-RR-01 Residential Reserve This land will be a reserve for residential development including provision for small scale local/neighbourhood services as set out in objective ZU 3-12 of Chapter 18 Zoning and Land Use.\*~~  
15.5

~~CL-B-02 Business and General Employment Business development suitable for small to medium industrial and office based industry.\*~~

CL-HT-01 High Technology Campus Provision for High Technology Campus, for the development of employment uses for major offices, research and development and high technology/high technology manufacturing type employment in highly accessible campus style settings. Appropriate measures to be taken in consultation with the relevant competent authorities, to protect the ring fort on the site and any other archaeological sites. Provision for appropriate landscaping along the western and northern boundaries and provision for appropriate planted buffer landscaping along the eastern boundary to maintain a development free separation between Carrigaline and Ringaskiddy. A transport assessment needs to be undertaken before development occurs. \* 21.3 [51.3](#)



**TEXT AND MAP CHANGE**

### **PROPOSED AMENDMENT NO. 4.1.3.27**

#### **ADDITIONAL TEXT IN PARAGRAPH 1.3.102, SHANNONPARK, CARRIGALINE**

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

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

##### **PROPOSED AMENDMENT**

It is proposed to amend paragraph 1.3.102 under Phase 2 in the Shannonpark Urban Expansion Area section.

1.3.102 This phase of the development covers an area of approximately 14.1 hectares on either side of the east west link street and will provide approximately 500 residential units. Phase 2 is divided into 2 precincts: -

- CL-R-11 (~~previously CL-R-14~~) measures approximately 7.9 hectares and will include provision of a site for a primary school of 1.14 hectares (CL-C-02). It is critical that the layout and design of this area allows for connectivity with the existing Herons Wood housing estate to the south.
- CL-R-12 (~~previously CL-R-15~~) measures 6.2 hectares.
- **The provision of the CL-GR-09 linear open space and amenity park must be completed to the satisfaction of the Planning Authority as part of Phase 2 and prior to the commencement of any Phase 3 development (with the exception of the linear park between CL-R-13 and CL-R-14).**

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.1.3.28**

#### **ADDITIONAL TEXT TO OBJECTIVES CL-R-12 AND CL-R-13 - CARRIGALINE**

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

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November, and was also raised at the 23<sup>rd</sup> of November meeting.

##### **PROPOSED AMENDMENT**

Include additional wording within CL-R-12 and CL-R-13 relating to landscaping and planting between the M28 and the residential zonings.

CL-R-12 Shannon Park UEA Phase 2: Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to ensure connectivity with existing and proposed residential areas. *The layout should also include the provision of appropriate boundary treatment and landscaping buffer of native tree species along the northern boundary of the site to protect residential amenities of adjoining property and maintain visual separation from the M28.*

CL-R-13 Shannon Park UEA Phase 3: Medium A density residential development to include a mix of house types. Permeability needs to be achieved within the layout to ensure connectivity with existing and proposed residential areas and include the construction of the Greenway (CL-U-13) and east - west link street (CL-U-01). The Rock Road (CL-U-12) will need to be upgraded in accordance with the specifications of the DMURS Guidance document and to the satisfaction of Roads Section in Cork County Council. *The layout should also include the provision of appropriate boundary treatment and landscaping buffer of native tree species along the northern boundary of the site to protect residential amenities of adjoining property and maintain visual separation from the M28.*

##### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.3.29**

**ADDITIONAL WORDING TO OBJECTIVE CL-GR-02 – CARRIGALINE**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November and was raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Include additional wording regarding CL-GR-02 under the Green Infrastructure Section in Carrigaline:

**A site for a town park has been identified in Carrigaline in CL-GR-02, and the Council will actively work with all stakeholders/landowners over the lifetime of the plan to deliver the necessary recreational amenities for the town.**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.3.30**

**ADDITIONAL WORDING IN PARAGRAPG 1.3.26 – CARRIGALINE**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Include additional wording to paragraph 1.3.26, as a result of the Department of Education and Skills submission, and as a consequential change from amending the proposed amendment 4.1.3.1, regarding proposed zoning CL-C-03, in the Section 12 (4) Chief Executives Report Volume Two Part Three.

1.3.26 The Ballinrea Education Campus to the North West of the town on lands zoned CL-C-01 is currently under construction to accommodate three existing schools in the town, Gaelscoil and Gaelcholaiste Carraig Ui Leighinn and Sonas Special Junior Primary School New schools. In the Urban Expansion Area at Shannonpark and it is vital connectivity for pedestrians and cyclists is provided between these new schools and existing and proposed residential areas. **Additional provision for an appropriate site for a primary school within Carrigaline will be identified in conjunction with the Department of Skills and Education within the lifetime of the plan.**

**TEXT CHANGE ONLY**



**Passage West/Glenbrook/Monkstown**

**PROPOSED AMENDMENT NO. 4.1.4.1**

**AMEND ZONING PW-R-03 TO EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES - PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

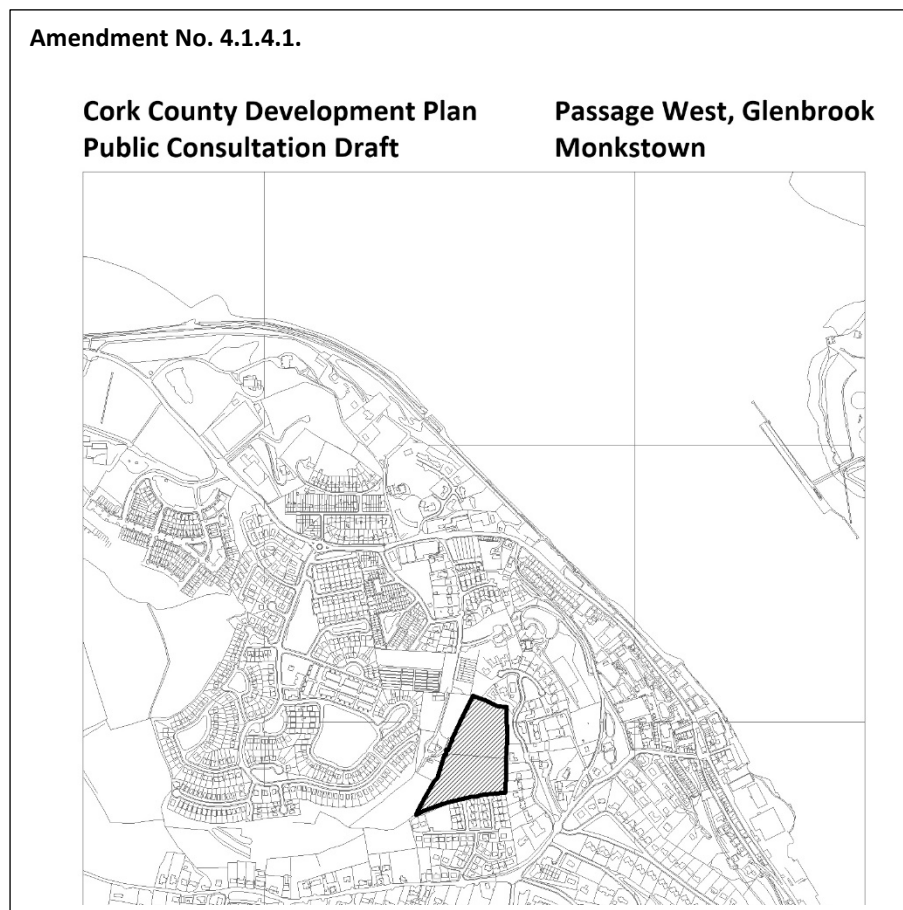
This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend zoning of PW-R-03 and change to Existing Residential, Mixed Residential and Other Uses, remove objective PW-R-03.

Delete text as follows:

~~PW-R-03 Medium A density residential development.~~



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.4.2**

**AMEND ZONING PW-R-01 TO REMOVE THE CURTIALGE OF EXISTING DEVELOPMENT ON THE SITE- PASSAGE WEST/GLENBROOK/MONKSTOWN**

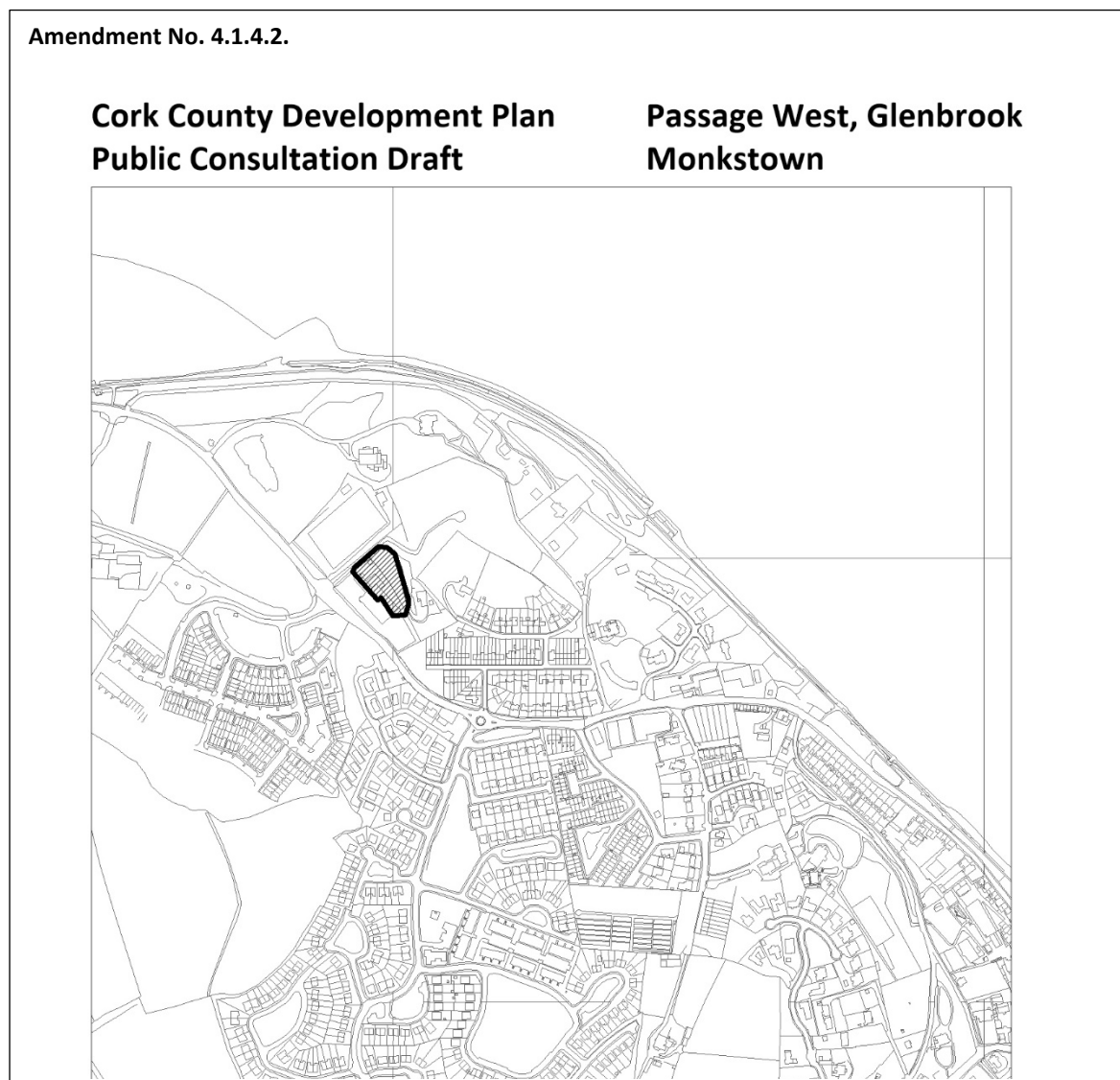
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend zoning to PW-R-01 to remove the curtilage of the Aldi site and the existing unit adjacent to the Aldi site.

PW-R-01 Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting).-2.5-[1.75](#)



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.4.3**

**AMEND ZONING PW-R-01 AND ZONE AS RESIDENTIAL ADDITIONAL PROVISION - PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend zoning of PW-R-01 and zone as Residential Additional Provision.

~~PW-R-01 Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting). 2.5~~ And replace with as following:

*PW-RAP-01 Residential Additional Provision Medium B density residential development (low density residential development individual serviced sites adjacent to a woodland setting). 1.75*

**Amendment No. 4.1.4.3.**

**Cork County Development Plan  
Public Consultation Draft**

**Passage West, Glenbrook  
Monkstown**



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.4.4**

**AMEND ZONING PW-R-04 AND ZONE AS RESIDENTIAL ADDITIONAL PROVISION- PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy

**PROPOSED AMENDMENT**

Amend zoning of PW-R-04 and zone as Residential Additional Provision

~~PW-R-04 Medium B density residential development. 1.6~~

And replace with as following:

[PW-RAP-03 Residential Additional Provision Medium B density residential development. 1.6](#)

Amendment No. 4.1.4.4.

**Cork County Development Plan  
Public Consultation Draft**

**Passage West, Glenbrook  
Monkstown**



**MAP AND TEXT CHANGE**

#### **PROPOSED AMENDMENT NO. 4.1.4.5**

#### **ADDITIONAL TEXT IN OBJECTIVE PW-X-03- PASSAGE WEST/GLENBROOK/MONKSTOWN**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

#### **PROPOSED AMENDMENT**

Include additional wording in Objective PW-X-03 in Table 4.1.13 as follows:

PW-X-03 This site along Railway street provides an opportunity for backland development to the rear of the main street, which fronts the water on two sides. Any redevelopment at this location should incorporate public realm improvements including the provision of open space and waterfront *and public* amenities as part of the overall development of this area *to fully utilise the unique setting this site offers*. Development on this site should be designed to reflect the scale and character of this area recognising its strategic waterfront location. This site is suitable for mixed use development including offices and employment uses. \* 3.1

#### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 4.6***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE PW-GC-05 - PASSAGE WEST/GLENBROOK/MONKSTOWN**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to PW-GC-05 in Passage West/Glenbrook/Monkstown.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 4.7***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE PW-X-02- PASSAGE WEST/GLENBROOK/MONKSTOWN**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to PW-X-02 in Passage West/Glenbrook/Monkstown.

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 4.8**

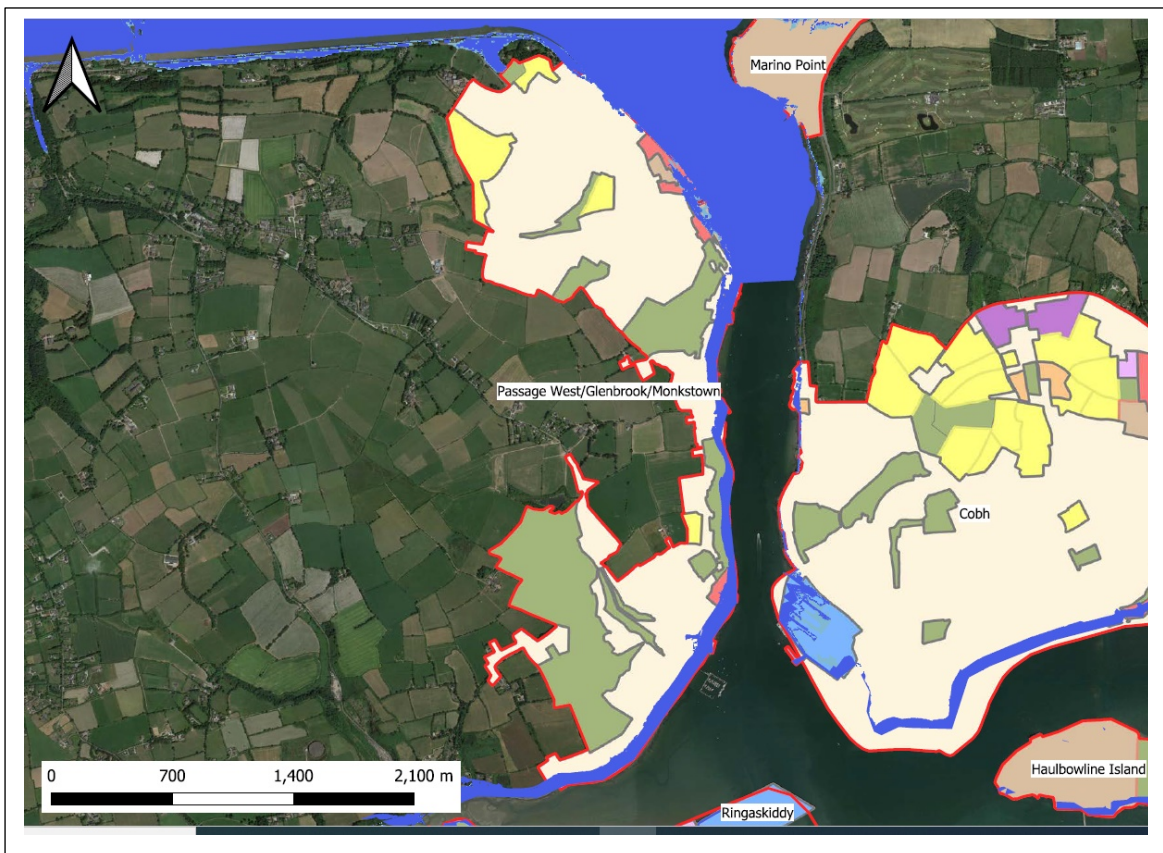
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Passage West/Glenbrook/Monkstown.



**MAP CHANGE ONLY**



## **PROPOSED AMENDMENT NO. 4.1. 4.9**

### **AMEND AS A RESULT OF CORE STRATEGY FIGURES- PASSAGE WEST/GLENBROOK/MONKSTOWN**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

#### **PROPOSED AMENDMENT**

Amend Section Population and Housing in Passage West/Glenbrook/Monkstown.

Update and Amend table 4.1.9 Passage West/Glenbrook/Monkstown Population, Housing Supply and Residential Land Area, amend table 4.1.10 Passage West/Glenbrook/Monkstown Population 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and PW-GO-01 to reflect changes to the Core Strategy

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

1.4.4 Passage West has a well-defined urban structure reflective of its importance as a shipbuilding and railway terminus, however, the past few decades the function of the retail core has been progressively weakened resulting in a poor urban environment. Glenbrook is largely a small linear residential fishing village which containing some limited services including the local Garda Station. Monkstown's historic development as a new commuter suburb for the rich middle classes in the 19th century has left a legacy of large and impressive buildings. The existing town centre zoning reflects the focus of the existing limited services within the town. This settlement has been allocated a population target of ~~6,719~~ **6,835** to 2028 under the CDP, representing a growth of just over ~~876~~ **992** people on Census 2016 figures (5,843). Taking account of vacancy, an additional ~~393~~ **379** housing units would be required to accommodate the target population growth.

1.4.20 The Core Strategy of the Cork County Development Plan (CDP) has set a population target ~~6,719~~ **6,835** persons by 2028, representing a population growth of ~~876~~ **992** persons on the 2016 Census figure. In order to accommodate this level of population growth, an additional ~~393~~ **379** housing units will be required for the period 2020-2028 with ~~254~~ **240** housing units delivered on residentially zoned land and the balance of 139 delivered within the built footprint of the town. The existing available land supply within this Plan has ~~16~~ **8.7** ha of zoned land with an estimated minimum yield of ~~395~~ **240** units and in this context it is considered that there is sufficient capacity in the existing residential land supply to provide for the housing needs of this target population.

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.10**

**REMOVE TEXT IN PARAGRAPH 1.4.91 IN PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Ecology Team.

**PROPOSED AMENDMENT**

Remove reference to Redshank in paragraph 1.4.91.

1.4.91 The Cork Harbour Special Protection Area (SPA-004030) is an internationally important wetland site, regularly supporting in excess of 20,000 wintering waterfowl, for which it is amongst the top five sites in the country. ~~Of particular note is that the site supports an internationally important population of Redshank.~~

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.11**

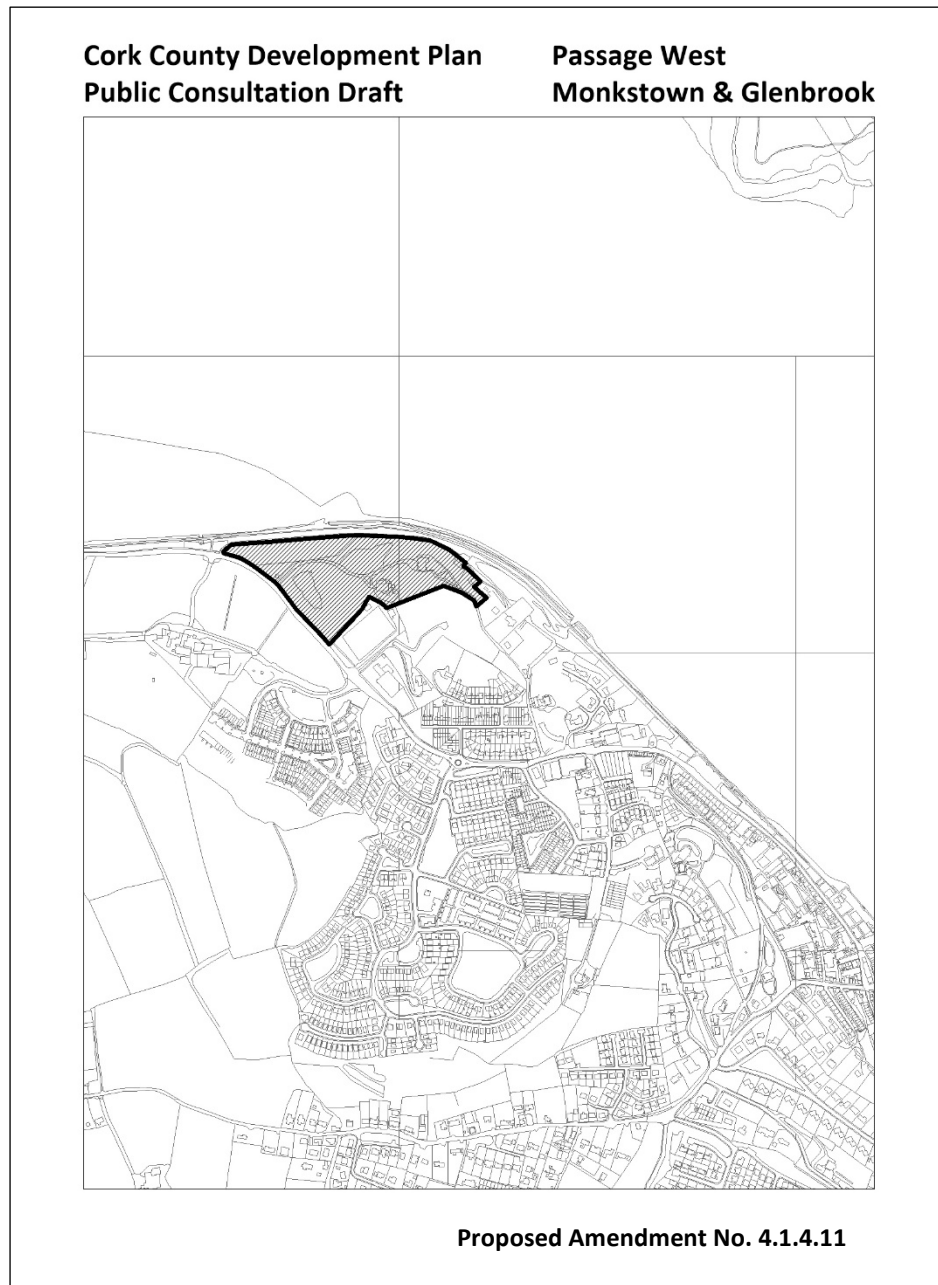
**EXTEND THE DEVELOPMENT BOUNDARY OF PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

**PROPOSED AMENDMENT**

It is proposed to extend development boundary of Passage West/Glenbrook/Monkstown to include the following lands and zone as Existing Residential/Mixed Residential and Other Uses.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.12**

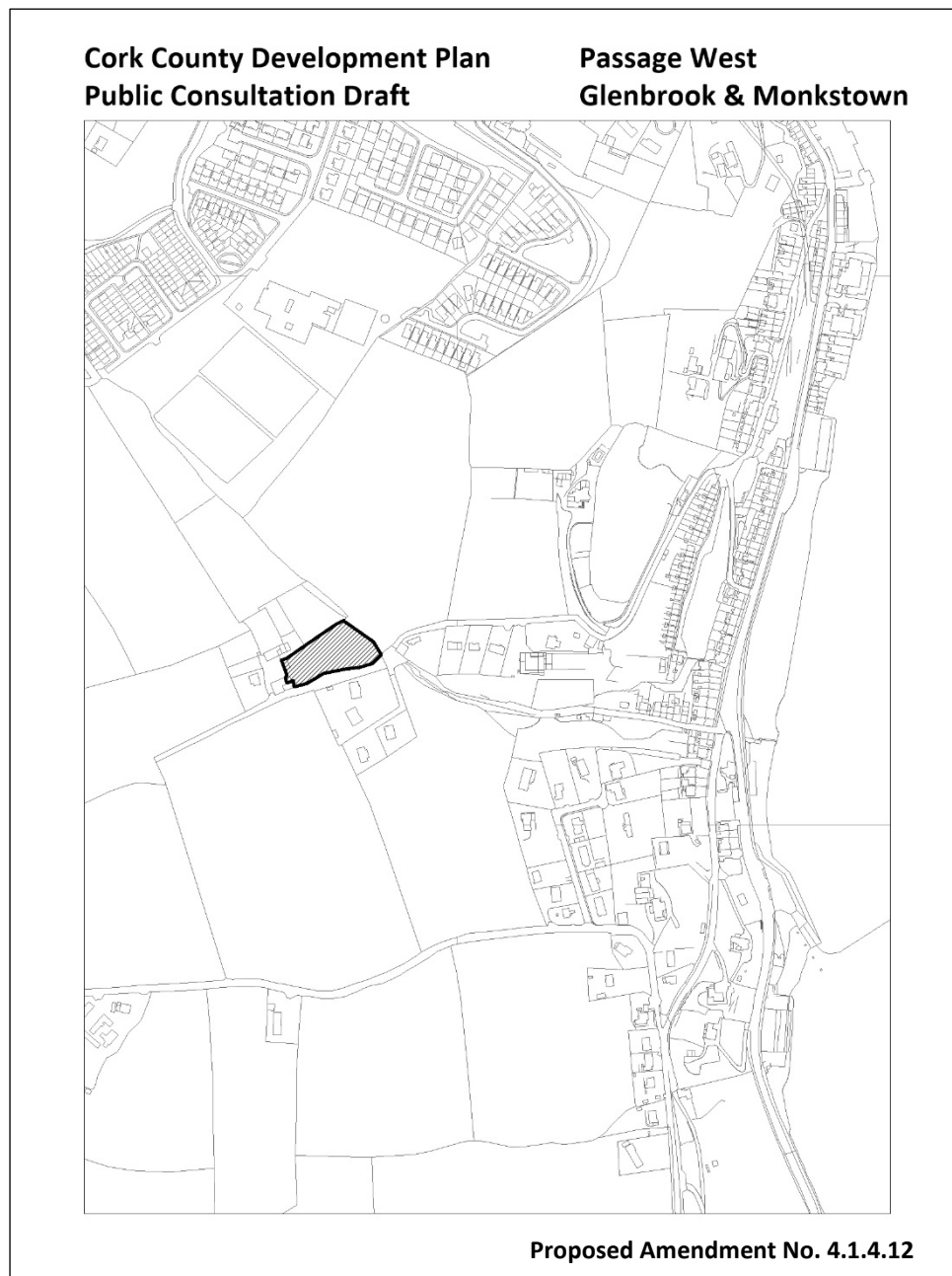
**EXTEND THE DEVELOPMENT BOUNDARY OF PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

**PROPOSED AMENDMENT**

Include the following sites within the development boundary of Passage West/Glenbrook/Monkstown and zone as Existing Residential/Mixed Residential and Other Uses.



**MAP CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.1.4.13

#### **ADDITIONAL TEXT REGARDING FLOOD RISK ASSESSMENT- PASSAGE WEST/GLENBROOK/MONKSTOWN**

##### ORIGIN OF AMENDMENT

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

##### PROPOSED AMENDMENT

It is proposed to amend paragraph 1.4.96, delete paragraph 1.4.97 and insert new paragraphs 1.4.97, 1.4.98 and 1.4.99 as follows:

- 1.4.96 In recent years there have been significant flooding events in Passage West and Glenbrook, resulting in flood relief works at Glenbrook. ~~The last recorded A~~ flood event occurred in November 2009 ~~and was~~ caused by heavy rainfall, storm force gusts and high tides. This resulted in low lying areas of Passage West and Glenbrook being severely affected by tidal flooding.
- 1.4.97 *Parts of Passage West/ Glenbrook/ Monkstown have been identified as being at risk of flooding. The areas at risk are broadly along the coastline and are affected by tidal flooding as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.*
- 1.4.98 *There is potential for significant increases in frequency and depth of flooding associated with climate change in Passage West/ Glenbrook/ Monkstown. It is recommended that a climate change adaptation plan be prepared for the settlement. Until a detailed assessment of climate risk is undertaken, development in built up areas should be limited to minor development as defined by Section 5.28 of the Guidelines for Planning Authorities 'The Planning System and flood Risk Management'.*
- 1.4.99 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.14**

**ADDITIONAL TEXT IN PARAGRAPH 1.4.12 PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November.

**PROPOSED AMENDMENT**

Include additional wording to paragraph 1.4.12:

1.4.12 Monkstown has a small of number of community and commercial facilities and remains a popular residential location in its attractive coastal and wooded setting. It has retained many of its period dwelling from dating back to the 19th century as suburban life was made possible following the advent of the railway. Monkstown also is a significant centre for water based leisure activities including Monkstown Bay Sailing Club **and the marina.**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.15**

**ADDITIONAL TEXT UNDER THE WALKWAYS AND CYCLING SECTION IN PASSAGE WEST/GLENBROOK/MONKSTOWN**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November and was raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Include additional wording in the Walkways and Cycling section, regarding the provision of a walkway connecting the northern section of the settlement as follows:

**Provision for a walkway will be considered connecting the northern section of upper Passage West to the northern section of lower Passage West and any future upgrades or extensions to the route will be designed taking account of the environmental sensitivities in the area, including landscape and biodiversity values.**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.4.16**

**EXTEND THE ZONING PW-GC-02- PASSAGE WEST/GLENBROOK/MONKSTOWN**

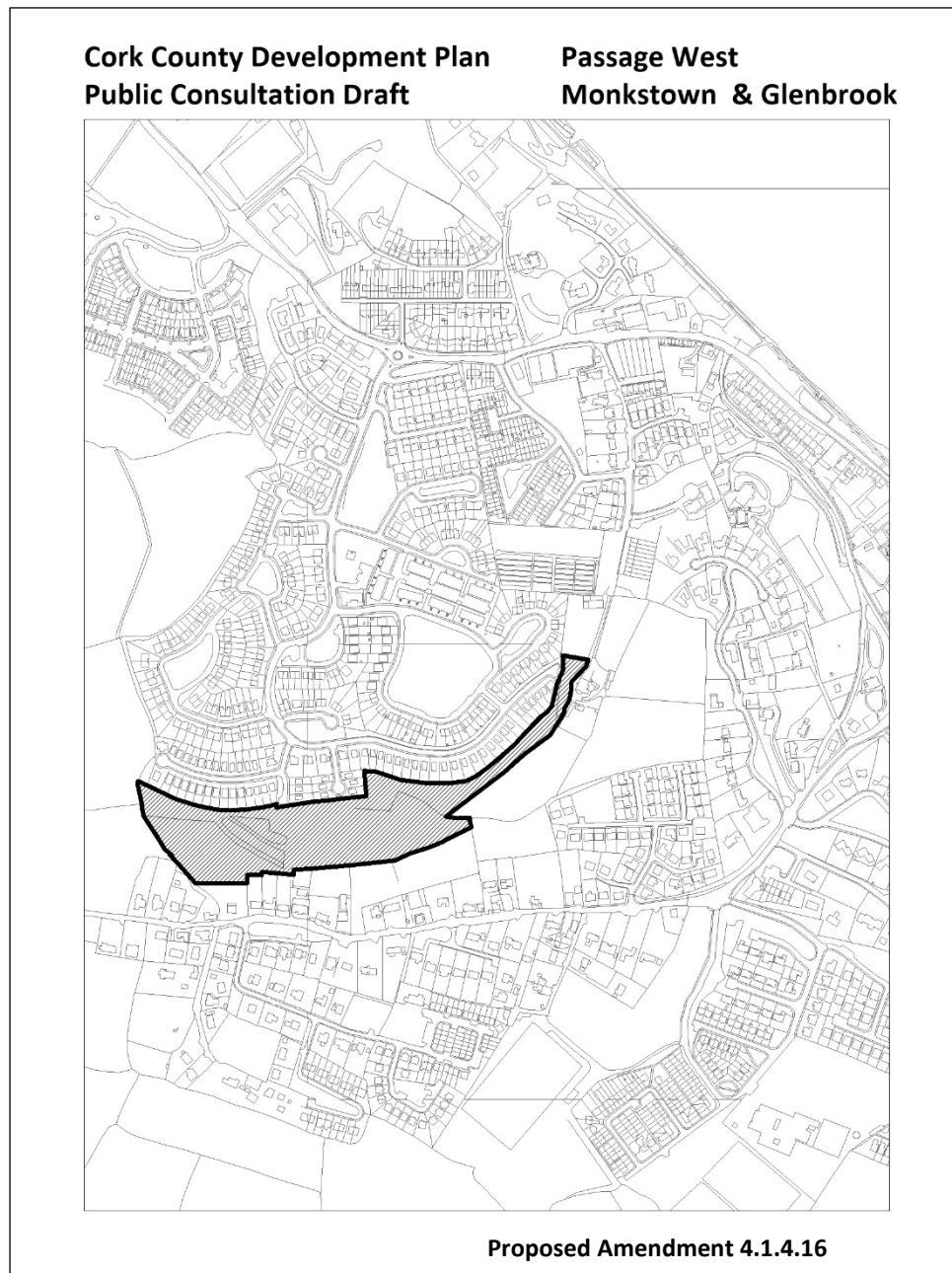
**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November.

**PROPOSED AMENDMENT**

Extend the boundary of PW-GC-02 to include the following lands and update the objective accordingly.

PW-GC-02 Open Space with views overlooking Cork Harbour. Provision for landscape protection. The following habitat of county importance can be found within this site: Scrub/ Transitional Woodland, **Dense Bracken and an Ecological Corridor. 3-0-7.0**



**TEXT AND MAP CHANGE**



## **Key Villages**

### **PROPOSED AMENDMENT NO. 4.1. 5.1**

#### **UPDATE TO SCALE OF DEVELOPMENT IN KEY VILLAGES**

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

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan and following the Special Development Committee Meeting on the 23<sup>rd</sup> of November. (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

##### **PROPOSED AMENDMENT**

Include the following text as an introduction to Key Villages in Carrigaline Municipal District.

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

#### ***Key Villages in the Carrigaline MD***

There are two Key Villages (Crosshaven and Bays and Ringaskiddy) in the Carrigaline Municipal District as follows;

In this plan, Crosshaven and Bays 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 Crosshaven and Bays will have a specific land use zoning.

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 been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlements allocation as 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](#).

#### **4.4.11 Key Villages Overall Scale of New Development**

<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>Crosshaven and Bays</b>	<b>1,714</b>	<b>1,801</b>	<b>1,902</b>	<b>103</b>
<b>Ringaskiddy</b>	<b>447</b>	<b>-</b>	<b>442</b>	<b>45</b>
<b>Total Key Villages</b>	<b>2,161</b>	<b>1,801</b>	<b>2,344</b>	<b>148</b>

**TEXT AND FIGURE CHANGE**

**Ringaskiddy**

**PROPOSED AMENDMENT NO. 4.1.5.2**

**INCLUSION OF NEW ZONING RY-GC-14 IN RINGASKIDDY**

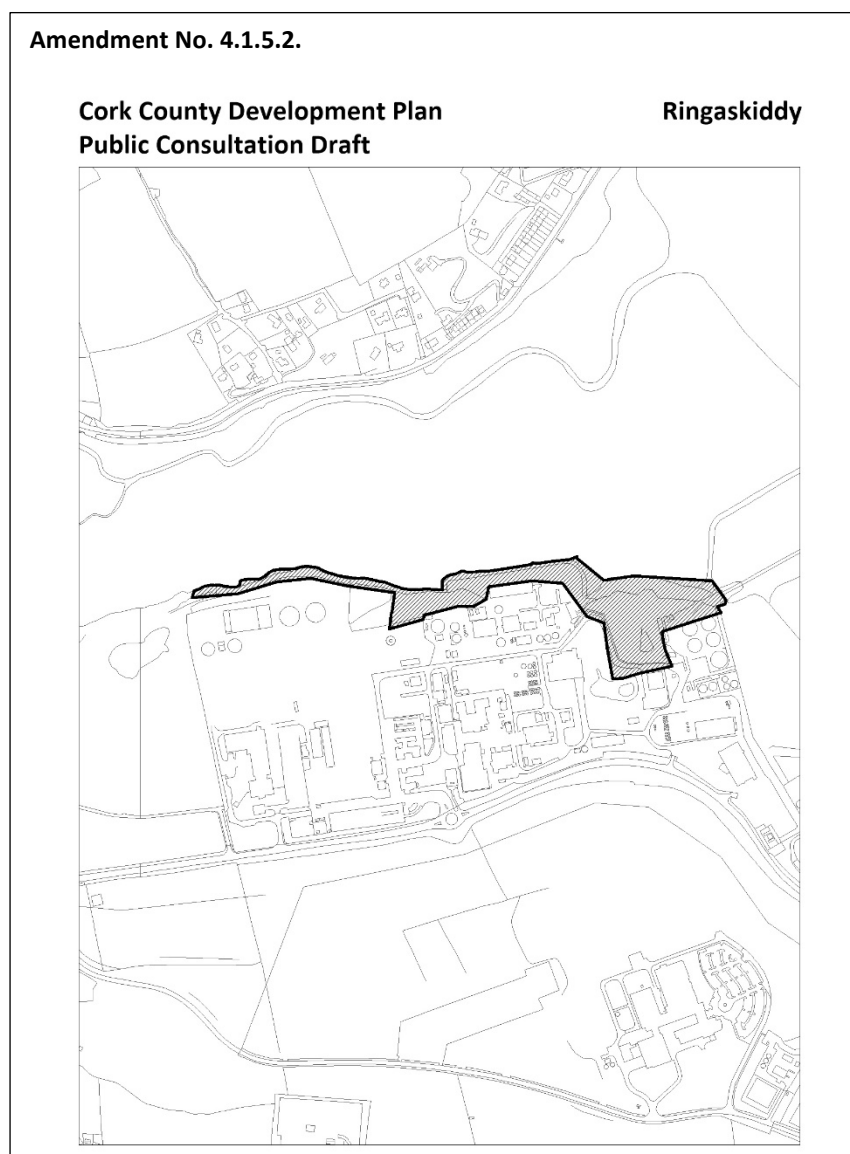
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Ecology Office.

**PROPOSED AMENDMENT**

Include new zoning of site as Green Infrastructure RY-GC-14 in Ringaskiddy and include text in Table 4.1.16 as follows;

*RY-GC-14: Protect this area which lies within Monkstown Creek pNHA and Cork Harbour SPA. This area is not suitable for development.*



**MAP AND TEXT CHANGE**

### **PROPOSED AMENDMENT NO. 4.1.5.3**

#### **AMEND BUSINESS NAMES IN RINGASKIDDY**

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

This amendment is required to address issues raised by Submissions

##### **PROPOSED AMENDMENT**

Amend Page 21, ref 1.3.37: replace the reference to GlaxoSmithKline' with 'Thermo Fisher Scientific'.

1.3.37 In recent years, industrial development has become the main employment activity in Carrigaline. The principle area for industry and enterprise development is to the south east of the town. In the 1970's, Biocon (now Quest) established a local Biochemical Industry at Crosshaven Road. Kilnaglery Industrial Park and Carrigaline Industrial Park both situated on the Crosshaven road contain many large companies such as Pepsi and locally owned West Building Products. The establishment of large stand-alone industrial plants such as Pfizer, ~~GlaxoSmithKline~~ **Thermo Fisher Scientific** and more at Ringaskiddy have also provided a significant amount of employment for Carrigaline residents.

Page 55, ref 1.5.48: Replace the reference to 'GlaxoSmithKline' with 'Thermo Fisher Scientific'. Replace the reference to 'Centocor Biologics' with 'Janssen Sciences Ireland UC'. Remove the reference to 'Johnson & Johnson', as Janssen Sciences Ireland UC is a subsidiary of Johnson & Johnson.

1.5.48 Ringaskiddy is a significant centre of pharmaceutical manufacture which within the global community has earned an international reputation as a location of choice for mobile pharmaceutical investment. Firms such as Pfizer, ~~GlaxoSmithKline~~ **Thermo Fisher Scientific**, ~~Centocor Biologics~~ **Janssen Sciences Ireland UC**, ~~Johnson & Johnson~~ and Recordati all have major production facilities at Ringaskiddy. These create high quality employment opportunities while contributing to both the local and national economy

Page 56, ref 1.5.52: replace the reference to 'Smithkline Beecham (Cork) Ltd.' With 'Thermo Fisher Scientific Cork Ltd'.

1.5.52 Two of the major employers within the development boundary of Ringaskiddy are designated under the Major Accidents (Seveso) Directive. These are Pfizer Ireland Pharmaceuticals and ~~Smithkline Beecham (Cork) Ltd.~~ **Thermo Fisher Scientific Cork Ltd.**

##### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.4**

**NEW GREEN INFRASTRUCTURE ZONING RY-GR-16 IN RINGASKIDDY**

**ORIGIN OF AMENDMENT**

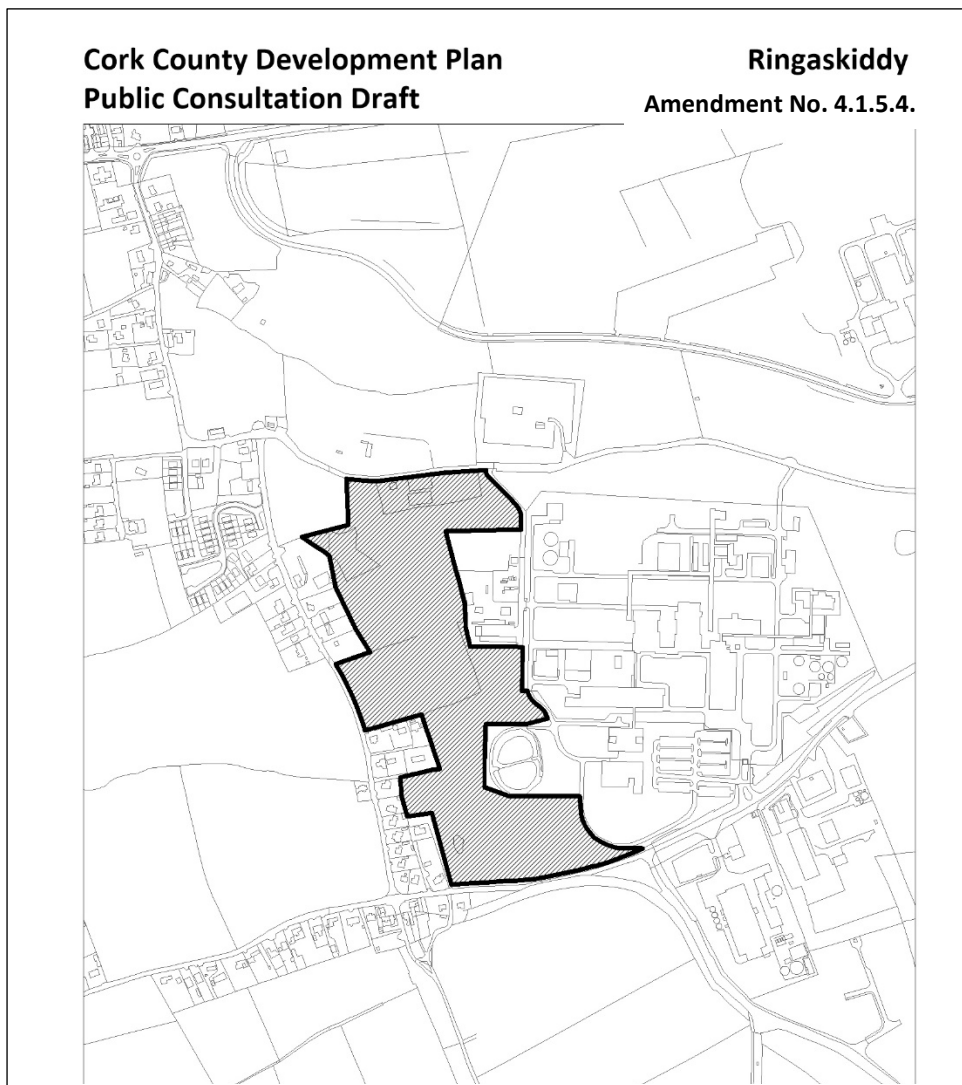
This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Amend zoning of land from Existing Mixed/General Business/Industrial Uses to Green Infrastructure -Green Recreational (GR) -Open Spaces/Park.

Insert new objective RY-GR-16.

*RY-GR-16 - Open space that acts as a buffer between existing industry and established residential uses. Protect the woodland area, walkways and amenity areas for passive and active open space use.*



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1. 5.5**

**NEW GREEN INFRASTRUCTURE ZONING RY-GC-17 IN RINGASKIDDY**

**ORIGIN OF AMENDMENT**

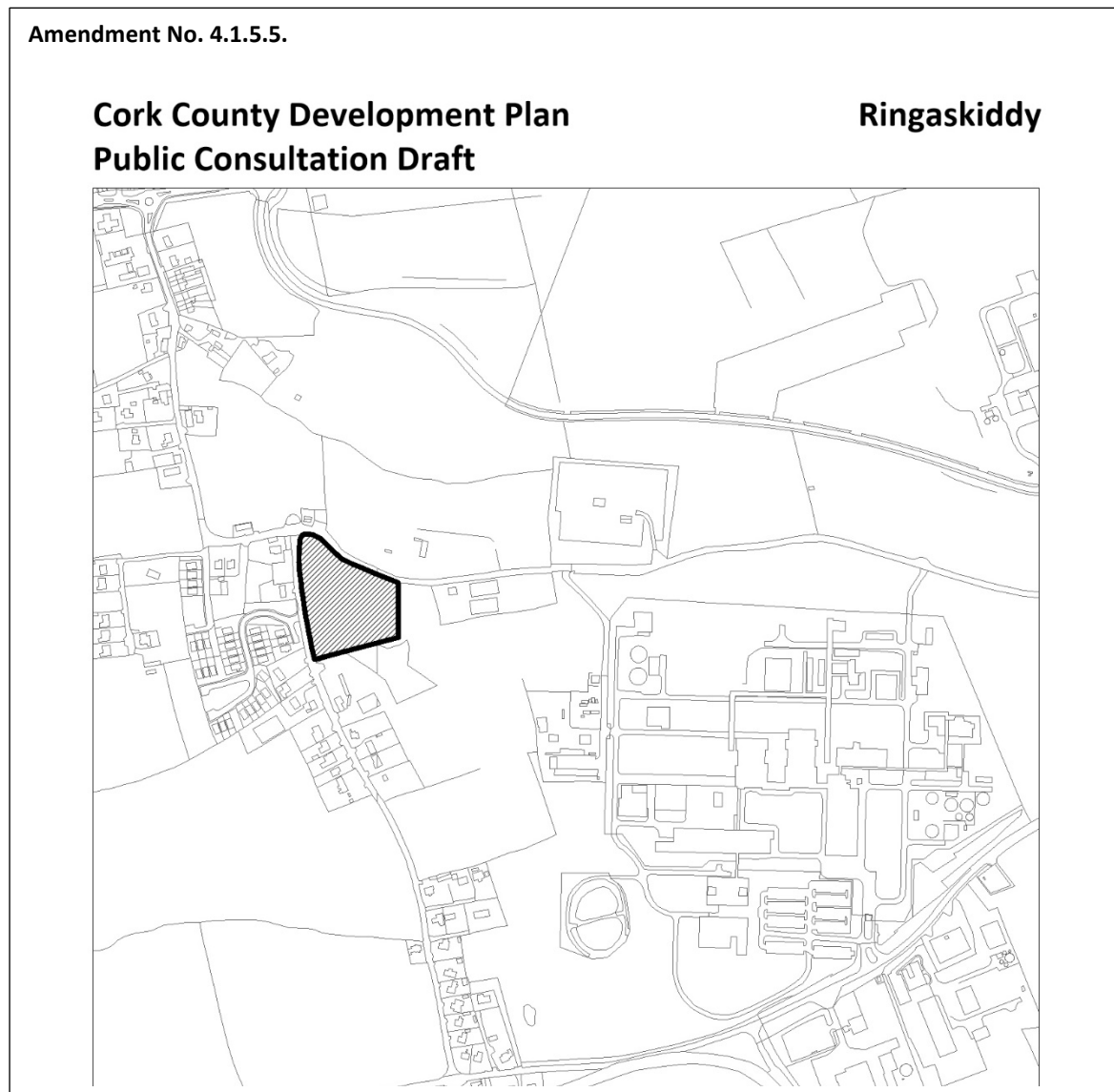
This amendment is required to address issues raised by Planning Policy Unit

**PROPOSED AMENDMENT**

Amend zoning of land from Existing Mixed/General Business/Industrial Uses to Green Infrastructure -Green Conservation (GC)- Landscape Amenity/Conservation.

Insert new objective RY-GC-17 as follows:

*RY-GC-17 - Open space comprising of shrub and woodland.*



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1. 5.6**

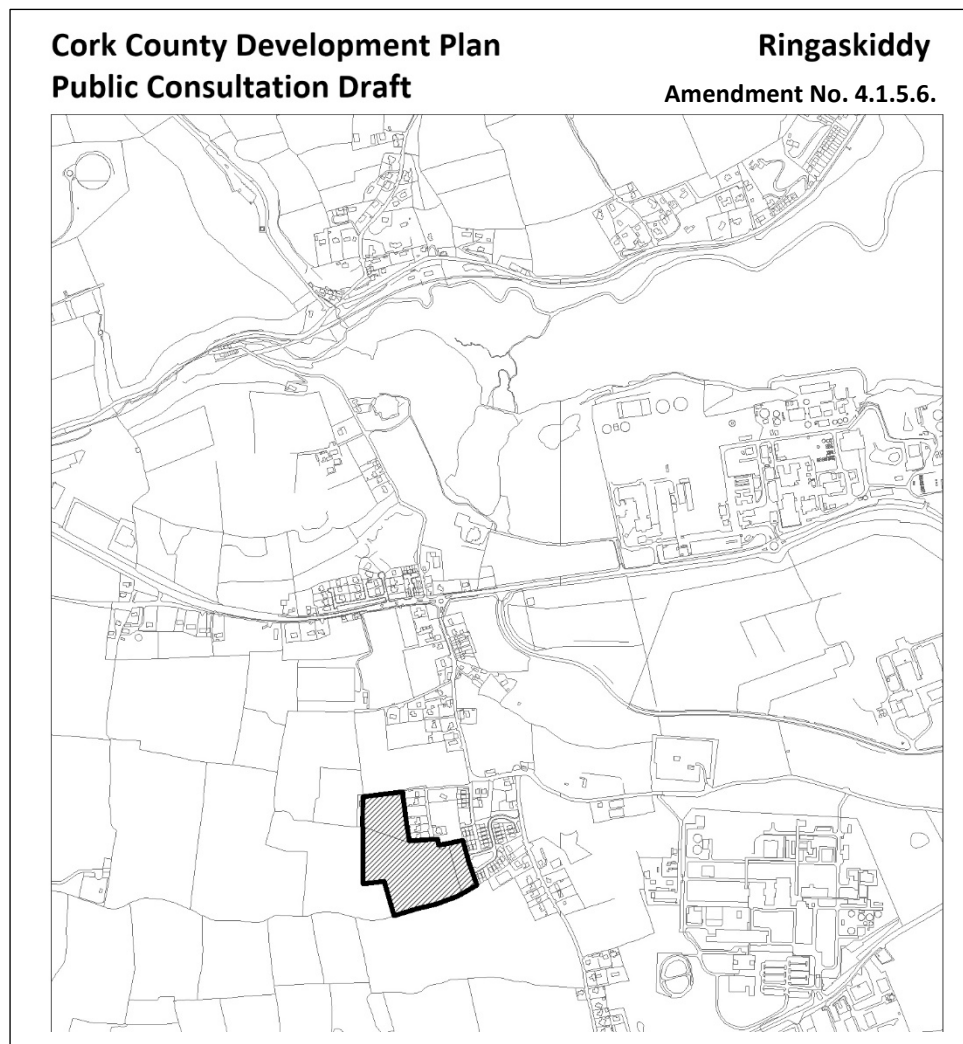
**CHANGE OF ZONING FROM EXISTING MIXED/GENERAL BUSINESS /INDUSTRIAL USES TO EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Change zoning of lands from Existing Mixed/General Business/Industrial to Existing Residential/Mixed Residential and Other Uses. (See Proposed Amendment 4.1.5.29 in relation to this.)



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 5.7**

**EXTEND RY-GC-03 AND UPDATE OBJECTIVE– RINGASKIDDY**

**ORIGIN OF AMENDMENT**

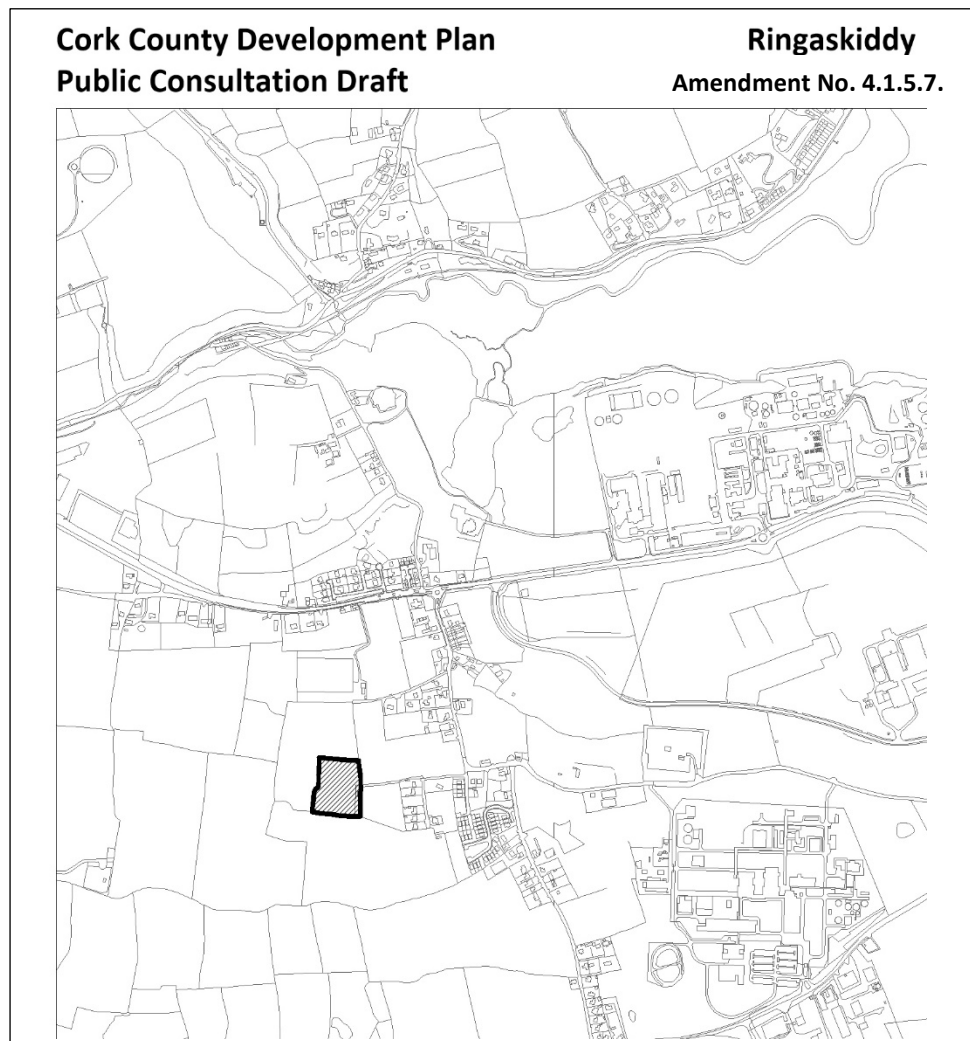
This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Extend RY-GC-03 to include the Hibernian Soccer Pitch to the east and amend the zoning objective to label the site as RY-GA-03.

Include additional text to objective RY-GC-03:

~~RY-GC-03~~ **RY-GA-03** Open space which acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining industry makes proposals for development, consideration will be given to landscaping including strategic tree planting on the land. **This site also comprises of sporting facilities such as soccer pitches.**



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1. 5.8**

**EXTEND RY-GA-01 AND UPDATE TEXT – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Amend the boundary of RY-GA-01 to incorporate the changes proposed as a result of changes to RY-I-01 and RY-T-01.

RY-GA-01 will be re-labelled as RY-GC-01 to reflect the current land use on site, reference to golf course and playing pitches should be removed as they are located in RY-GA-02.

~~RY-GA-01 Open space comprising a golf course and playing pitches to provide a long term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. \* 25.32~~

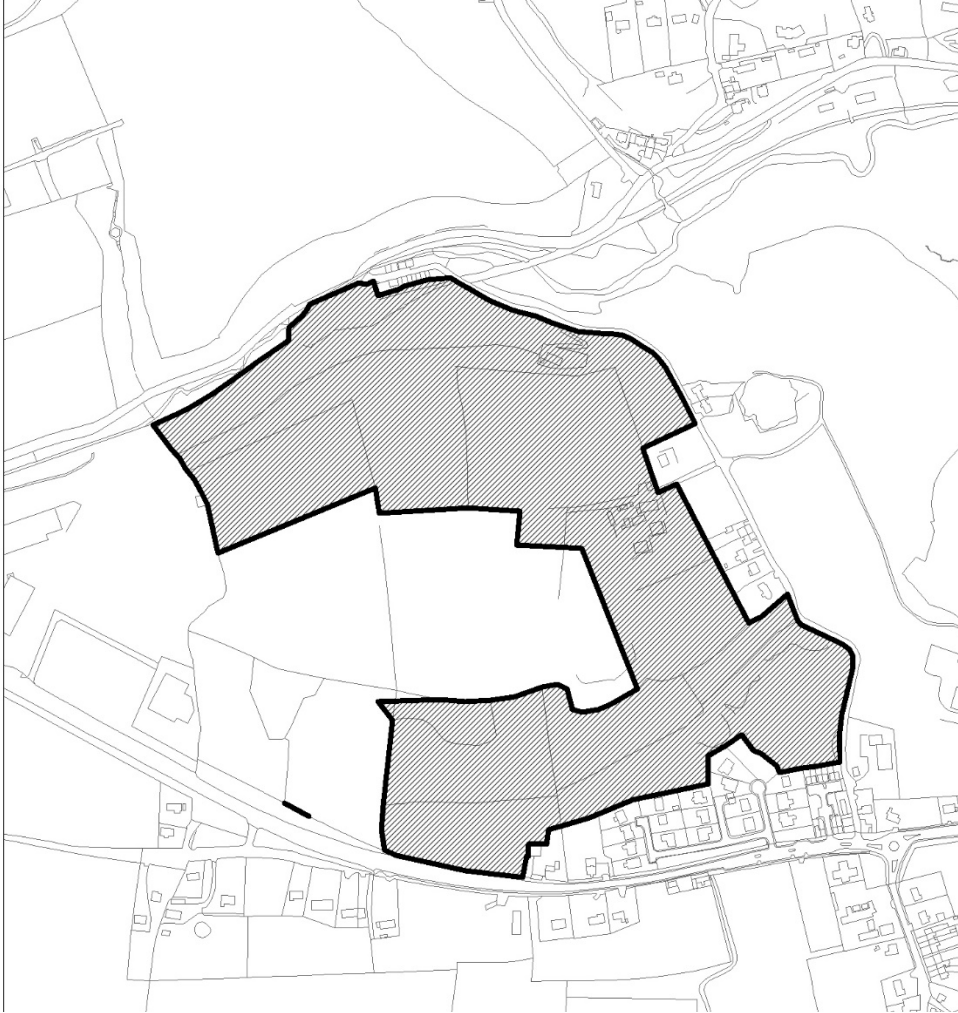
And replace with as following:

*RY-GC-01 Open space to comprise of a structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. \* 17.9*

Amendment No. 4.1.5.8.

**Cork County Development Plan  
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**Ringaskiddy**



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.5.9**

**EXTEND RY-T-01 AND UPDATE TEXT – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

Amend RY-T-01 to expand to the west and reflect the change in the objective in Table 4.1.16.

RY-T-01 This area denotes the existing built footprint of Shanbally and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas. Any future development should reflect the scale and character of the surrounding existing built up residential area. ~~15.3~~ [15.7](#)

**Amendment No. 4.1.5.9.**

**Cork County Development Plan  
Public Consultation Draft**

**Ringaskiddy**



**MAP AND TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.1.5.10**

**EXTEND RY-I-01 AND UPDATE TEXT – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Ecology Team.

**PROPOSED AMENDMENT**

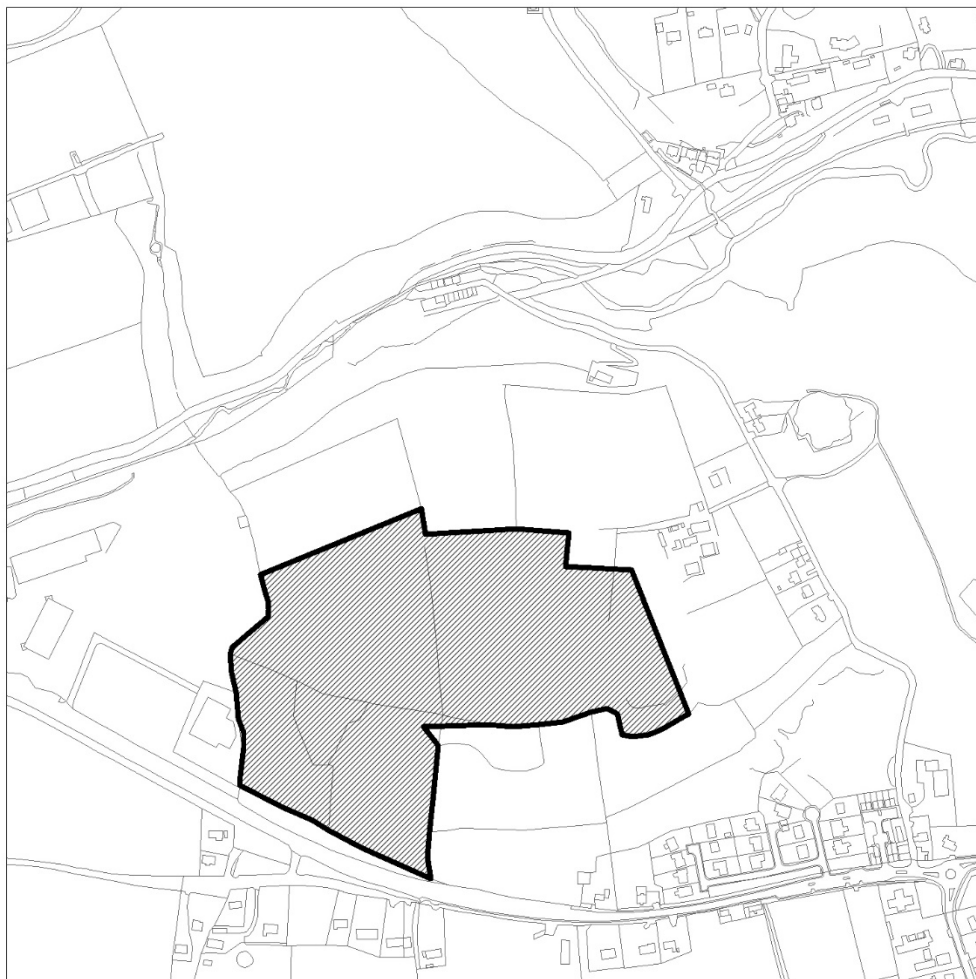
Ringaskiddy: Include additional text in Proposed Amendment 4.1.5.10 regarding objective RY-I-01 following AA commentary.

RY-I-01 Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. ~~The open space zonings in specific objectives RY-GC-01 and RY-GA-02 are to be provided as part of this development.~~ Any development on this site will need to take account of the biodiversity sensitivities of the site and area, *including the retention and integration of mature hedgerows habitat.* \* 11.34

**Amendment No. 4.1.5.10.**

**Cork County Development Plan  
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**Ringaskiddy**



**MAP AND TEXT CHANGE**

***PROPOSED AMENDMENT NO. 4.1. 5.11***

**AMEND GREEN INFRASTRUCTURE MAP – RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

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

Update the Green Infrastructure Diagram for Ringaskiddy to reflect changes to the zoning and flood maps proposed through other amendments. This is to be inserted at a later date.

**MAP CHANGE**

***PROPOSED AMENDMENT NO. 4.1. 5.12***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE RY-GC-11– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to RY-GC-11 in Ringaskiddy.

**TEXT CHANGE ONLY**



***PROPOSED AMENDMENT NO. 4.1. 5.13***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE RY-GC-12– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to RY-GC-12 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.14***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE RY-GC-13 – RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to RY-GC-13 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.15***

**REMOVE FLOOD RISK IN OBJECTIVE RY-I-01– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* to RY-I-01 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.16***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE RY-I-04 – RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* to RY-I-04 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.17***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE RY-I-06– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* to RY-I-06 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.18***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE RY-I-15– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* to RY-I-15 in Ringaskiddy.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 5.19***

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE RY-I-02– RINGASKIDDY**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Remove \* to RY-I-02 in Ringaskiddy.

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 5.20**

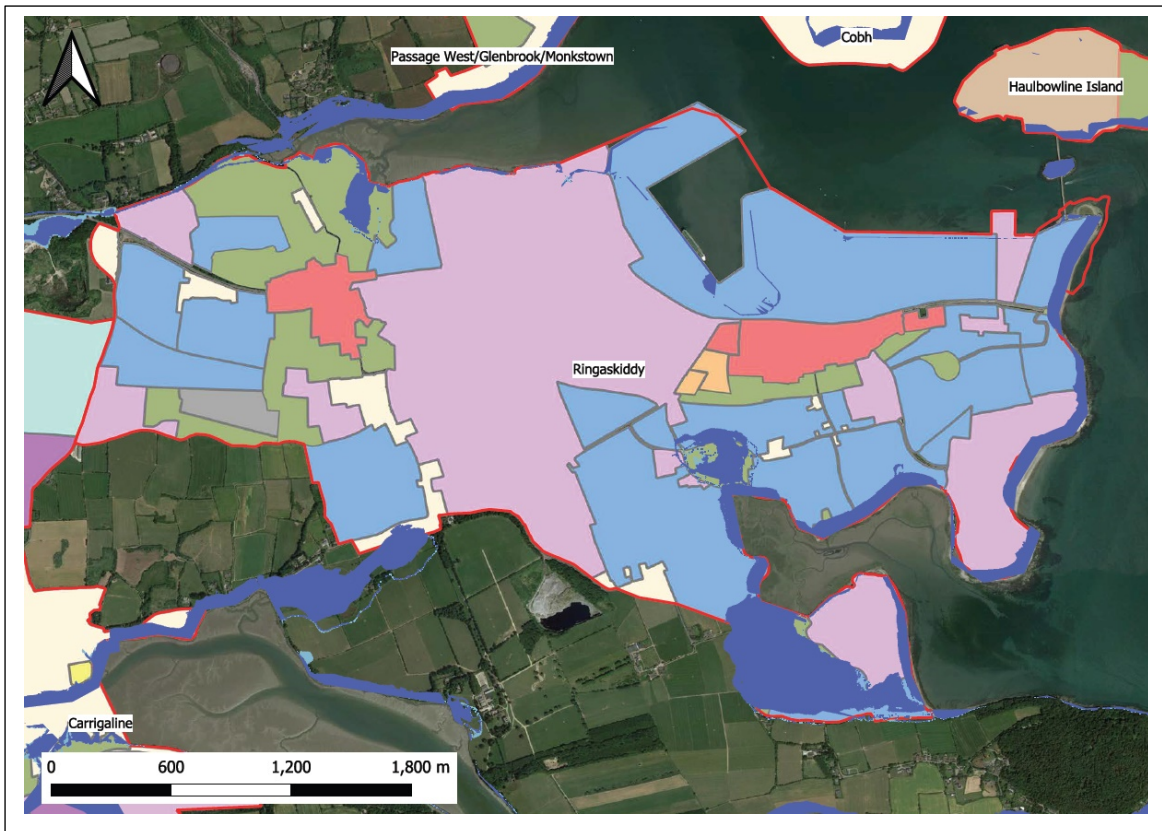
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA - RINGASKIDDY**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Ringaskiddy.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 5.21**

**AMEND ZONING FROM MIXED/GENERAL BUSINESS/INDUSTRIAL USES TO EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES ZONING– RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address consequential issues.

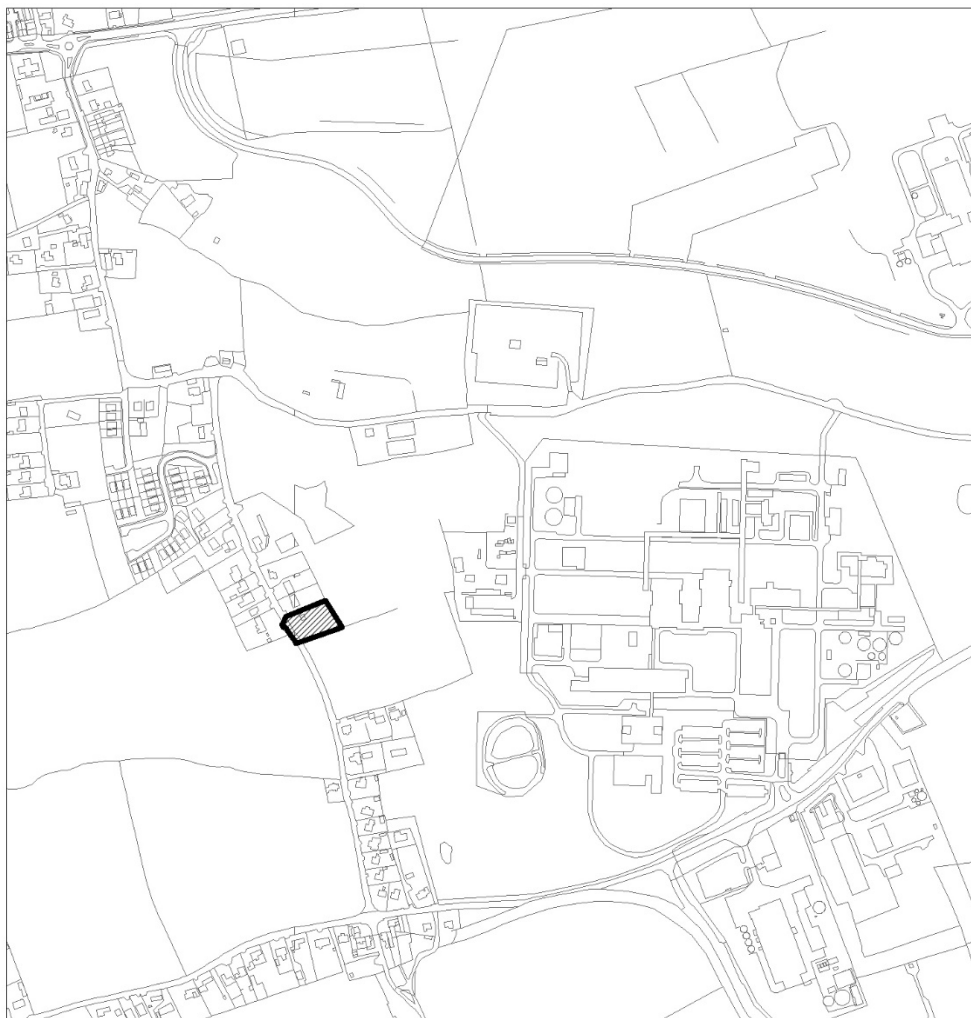
**PROPOSED AMENDMENT**

Amend zoning from Mixed/General Business/Industrial Uses to Existing Residential/ Mixed Residential and Other Uses.

**Amendment No. 4.1.5.21.**

**Cork County Development Plan  
Public Consultation Draft**

**Ringaskiddy**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 5.22**

**AMEND PARAGRAPH 1.5.51 IN RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

Amend paragraph 1.5.51 to update changes to the amount of zoned industrial land in Ringaskiddy.

~~1.5.51 There is currently 353ha of land zoned for business use in Ringaskiddy of which approximately 234ha of this remained undeveloped, part of which is set aside for large stand alone development.~~

And replace with as following:

*1.5.51 There is currently approximately 340ha of land zoned for business use in Ringaskiddy of which approximately 234ha of this remained undeveloped, part of which is set aside for large stand-alone development.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.23**

**NEW GREEN INFRASTRUCTURE ZONING RY-GC-15– RINGASKIDDY**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend zoning RY-I-16 to be zoned as RY-GC-15. Remove objective RY-I-16 and include new zoning objective RY-GC-15.

~~RY-I-16 Suitable for limited extension of adjacent stand alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA. \* 16.05~~

And replace with as follows:

***RY-GC-15 Open space site at risk of flooding. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. \* 16.05***

**Cork County Development Plan  
Public Consultation Draft**

**Ringaskiddy  
Amendment No. 4.1.5.23.**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.1. 5.24**

**AMEND AS A RESULT OF CORE STRATEGY FIGURES – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy. (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Amend Section Population and Housing in Ringaskiddy.

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

Delete text:

1.5.16 ~~In the absence of a 2028 target population figure it is envisaged that Ringaskiddy’s population will remain relatively static.~~ **Ringaskiddy has a 2028 population target of 698.** There is potential for limited residential development within the town centre areas of Ringaskiddy and Shanbally villages. The land which was zoned for residential development in previous plans has now been included within the overall town centre zonings of Ringaskiddy and Shanbally villages.

Table 4.1.14: Housing Growth Key Village Ringaskiddy 2010 -2020				
Year	2010	2015	2020	Growth 2010-2020
No of dwellings	447	n/a	442	-5
Source – Geo Directory				

**TEXT AND FIGURE CHANGE**

**PROPOSED AMENDMENT NO. 4.1.5.25**

**AMEND TEXT IN OBJECTIVE RY-T-03 – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November, and was also raised at the 23<sup>rd</sup> of November meeting.

**PROPOSED AMENDMENT**

Include the following wording in objective RY-T-03.

RY-T-03 ~~Town centre expansion including provision for community facilities.~~ *Community facilities and town centre expansion.*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1.5.26**

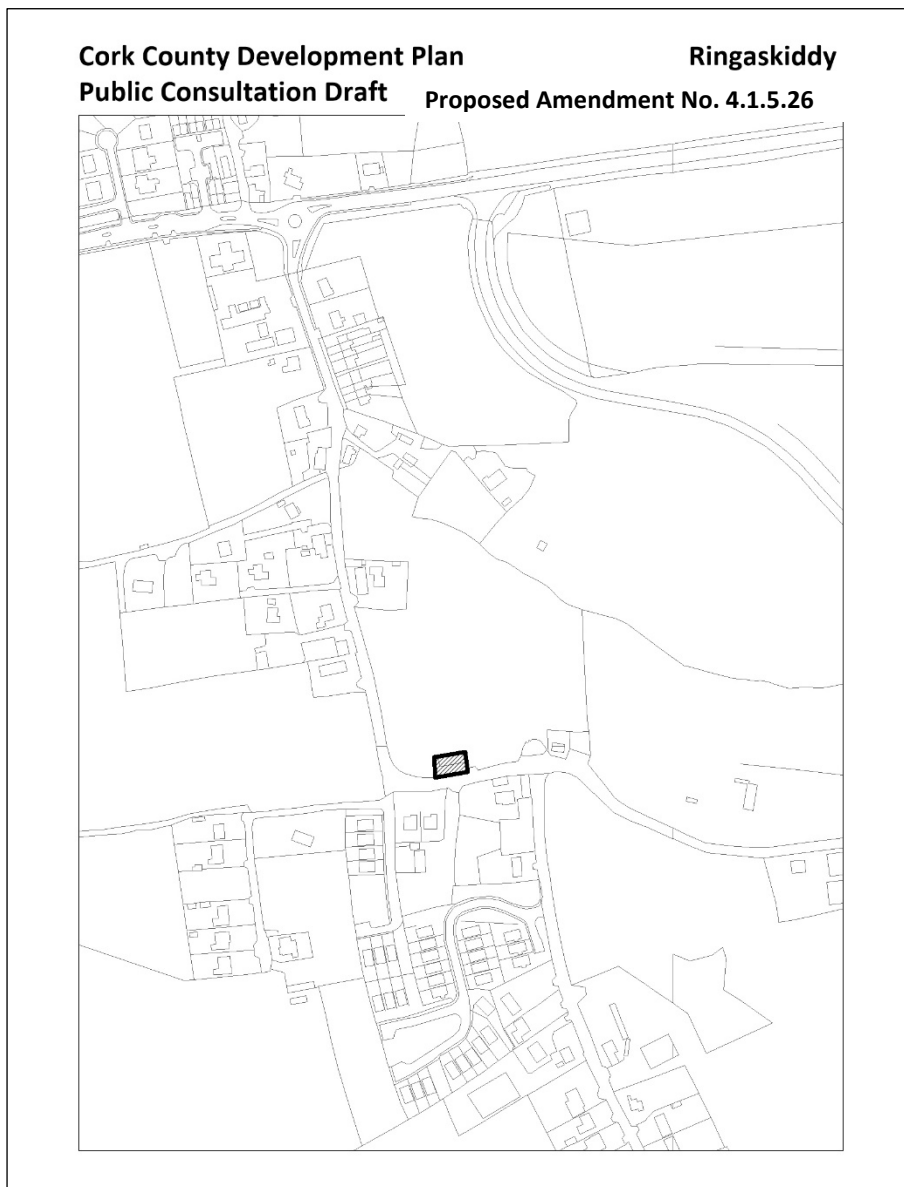
**AMEND RY-GC-04 TO INCLUDE LANDS WITHIN EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

**PROPOSED AMENDMENT**

Remove the following site from RY-GC-04 and include the site within Existing Residential/Mixed Residential and Other Uses in Ringaskiddy.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.27**

**NEW WORDING REGARDING THE TOBAR LIC WELL IN RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

**PROPOSED AMENDMENT**

It is proposed to add additional wording to RY-GC-11 regarding the Tobar Lic well which is located within the site.

RY-GC-11 Protect this area which lies within Lough Beg pNHA and close to the Cork Harbour SPA **and includes Tobar Lic Well which is of historic significance** and **the overall site** is not suitable for development.

Insert new paragraph as follows:

1.5.43 **Tobar Lic, the well of the Flagstones, is located adjacent to the roadway from Barnahely Cross to Ringaskiddy Primary School, and is of both historic and cultural significance to the area and is used as a place of reflection and of worship.**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.28**

**AMEND TEXT IN OBJECTIVE RY-I-10– RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required as a consequential change.

**PROPOSED AMENDMENT**

Amend wording in RY-I-10 as follows:

RY-I-10 Industry, with provision for appropriate landscaping along the ~~Eastern~~ **northern** boundary with green infrastructure (RY-GC-06) and to the residential areas to the south and ~~western~~ **eastern** boundaries of site. \*

18

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.29**

**ADDITIONAL TEXT UNDER POPULATION AND HOUSING SECTION IN RINGASKIDDY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Development Committee Meeting regarding Carrigaline MD on the 23<sup>rd</sup> of November and was raised in the meeting on the 3<sup>rd</sup> of December.

**PROPOSED AMENDMENT**

Include the following text as a new paragraph under the Population and Housing Section in Ringaskiddy. (See also Proposed Amendment 4.1.5.6 in relation to this).

*Access to lands to the east of the soccer pitches and south of the village of Shanbally zoned as Existing Residential/Mixed Residential and Other Uses will need to be given careful consideration to protect the residential amenities of existing properties. One option to consider for access is through lands adjacent to the M28 once constructed.*

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.1.5.30

#### **ADDITIONAL TEXT REGARDING FLOOD RISK ASSESSMENT – RINGASKIDDY**

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

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

##### **PROPOSED AMENDMENT**

It is proposed to update paragraph 1.5.59 and 1.5.60 by including additional text as follows:

- 1.5.59 There have been a number of flooding events in Ringaskiddy over the last decade. ~~The last recorded~~ **A** flood event occurred in 2014 and was caused by surface water due to extremely heavy rainfall. This resulted in the low lying areas close to Ringaskiddy village and the NMCI being impassable. Minor flood events have also been recorded at Coolmore Crossroads and Raffin Bridge.
- 1.5.60 Parts of Ringaskiddy have been identified as being at risk of flooding. The areas at risk are mainly the areas affected by tidal flooding along the coastline as illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management,’ issued by the Minister of the Environment, Heritage and Local Government in 2009.~~ ***The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.***

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.5.31**

**ADD FLOOD RISK REFERENCE IN OBJECTIVE RY-GC-14 – RINGASKIDDY**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update Amendment No. 4.1.5.2 of the Chief Executives Report which introduced new zoning objective RY-GC-14 include an \* which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

RY-GC-14            Protect this area which lies within Monkstown Creek pNHA and Cork Harbour SPA. This area is not suitable for development. \*

**TEXT CHANGE ONLY**

**Crosshaven and Bays**

**PROPOSED AMENDMENT NO. 4.1. 6.1**

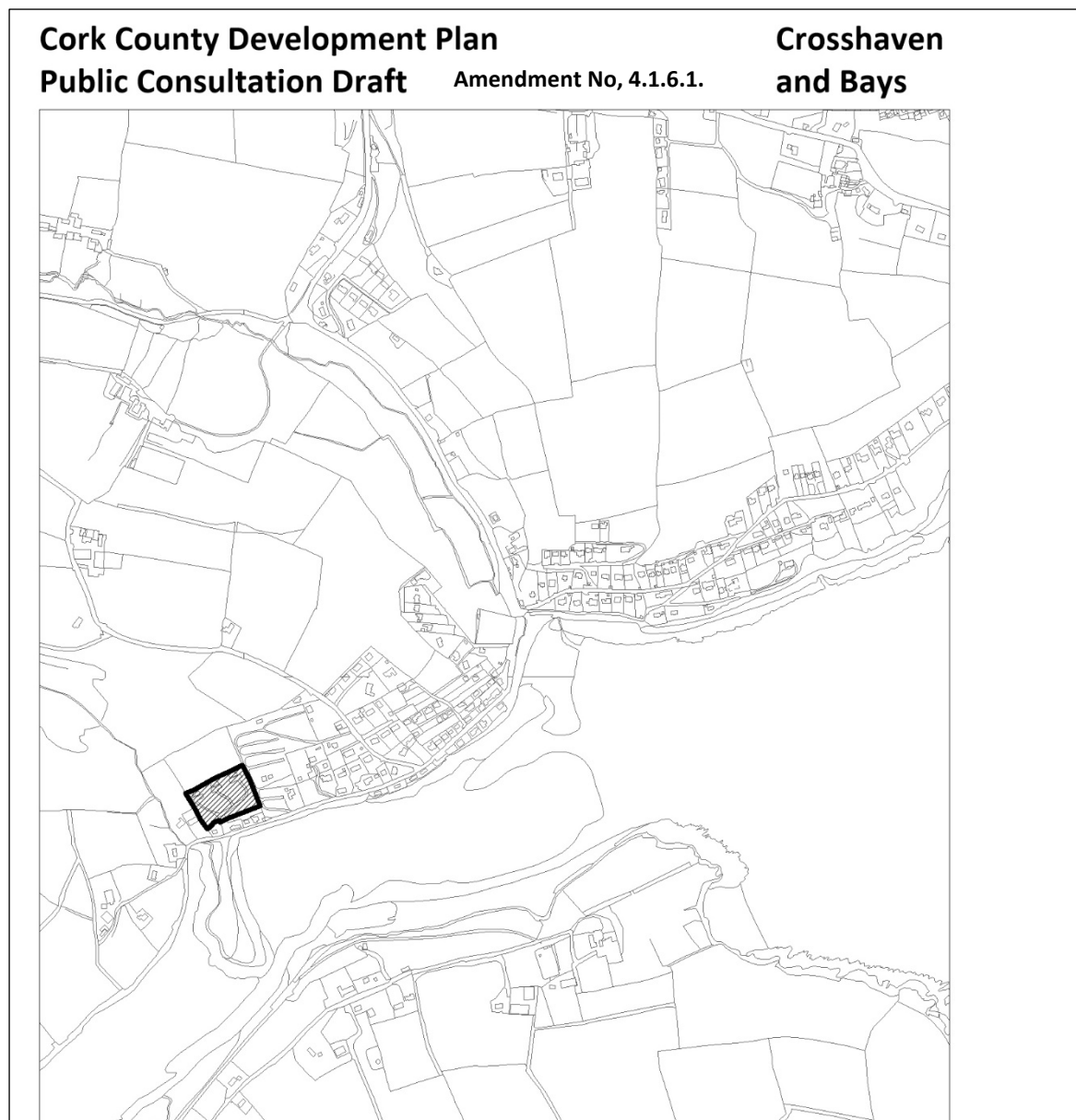
**EXTEND THE DEVELOPMENT BOUNDARY OF CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submission

**PROPOSED AMENDMENT**

*Extend the development boundary of Crosshaven and Bays to include three existing dwellings in Fountainstown Bay.*



**MAP CHANGE ONLY**



***PROPOSED AMENDMENT NO. 4.1. 6.2***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE CS-X-02 – CROSSHAVEN AND BAYS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* in CS-X-02

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.1.6.3

#### **ADDITIONAL TEXT IN RELATION TO FLOOD RISK ASSESSMENT– CROSSHAVEN AND BAYS**

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

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

##### **PROPOSED AMENDMENT**

It is proposed to update paragraph 1.6.34 by including additional text and insert new paragraphs 1.6.35 and 1.6.36 as follows:

- 1.6.34 Parts of Crosshaven and Bays have been identified as being at risk of flooding as illustrated on the settlement map. Parts of the headland at Myrtleville are susceptible to coastal erosion which has impacted on intermittent sections of a coastal amenity walk around the Bay.
- 1.6.35 *Flood risk is tidal in nature and climate change impacts could be severe and as such the long term sustainability of the developments would be better achieved by applying the sequential approach and setting development back from the water's edge.*
- 1.6.36 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."*

##### **TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1.6.4***

**ADD FLOOD RISK REFERENCE TO OBJECTIVE CS-GC-09– CROSSHAVEN AND BAYS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to CS-GC-09 in Crosshaven and Bays.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 6.5***

**ADD FLOOD RISK REFERENCE TO OBJECTIVE CS-GC-10 – CROSSHAVEN AND BAYS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to CS-GC-10 in Crosshaven and Bays.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 6.6***

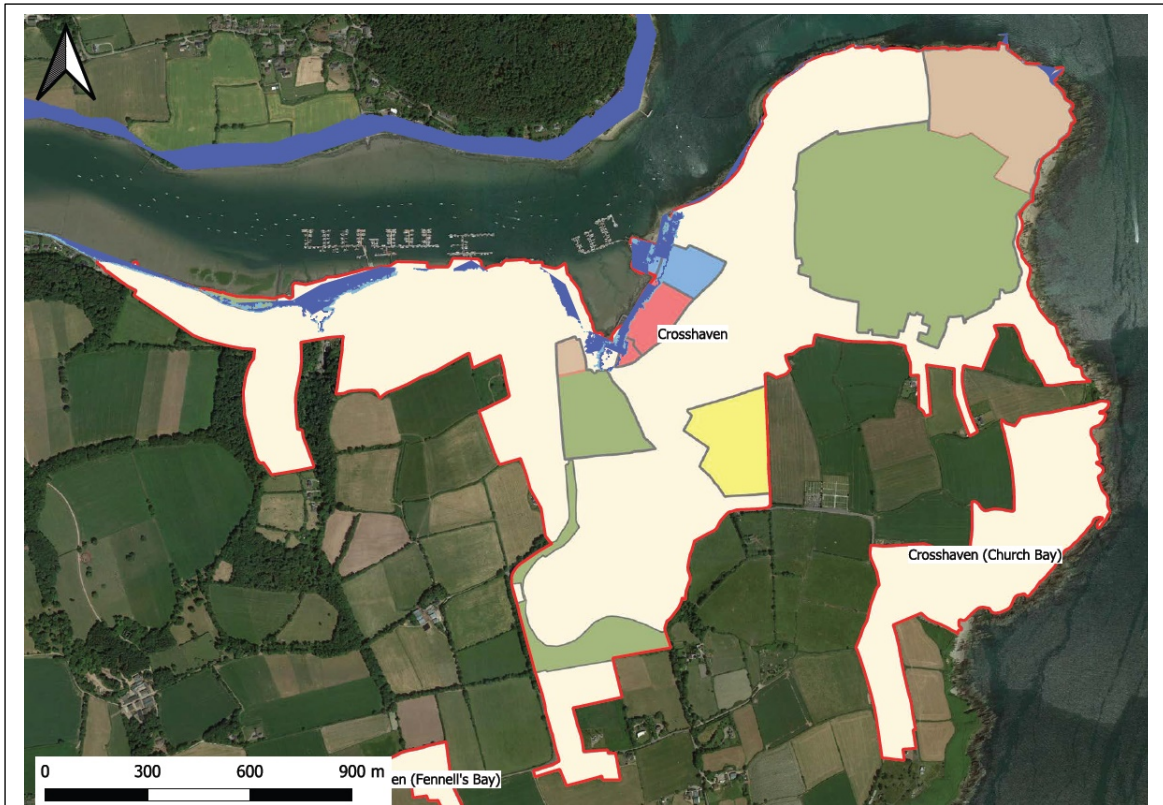
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA – CROSSHAVEN AND BAYS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Inclusion of Flood Map for Crosshaven and Bays.





**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1.6.7**

**ADDITIONAL TEXT IN PARAGRAPH 1.6.22 IN CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions

**PROPOSED AMENDMENT**

Include additional text to paragraph 1.6.22 in Volume 4, Carrigaline Municipal District.

1.6.22 It is also important to maintain and enhance the village's built and natural heritage. Infill development and sensitive alterations to facades in the older village core will be encouraged. In this plan the CS-T-01 area has been extended to accommodate the potential of Crosshaven to attract niche retail/commercial uses in the village centre as part of its coastal location and association with yachting and other marine activities. This area has also potential for sensitive, compact residential development incorporating a design which sits comfortably in its village setting. *This zoning reflects the long-term vision for the village centre of Crosshaven and Bays but recognising the current uses on the site. The maritime activity to the north of the site can continue under the town centre zoning.* This area adjoins the existing village core which has been zoned as CS-T-02.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT 4.1.6.8**

**ADDITIONAL WORDING PROPOSED IN OBJECTIVE CS-X-01 – CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November, and was also raised at the 23<sup>rd</sup> of November meeting.

**PROPOSED AMENDMENT**

The following wording should be amended in Objective CS-X-01:

CS-X-01 Allow for the provision of a hotel, ~~located on the eastern part of the site~~ and a limited amount of sensitively designed residential development **responding to site specific visual amenity, natural and architectural heritage, specific site characteristics and surrounding context.** ~~located on the western boundary of the site with the public road.~~ All development on the site is subject to a landscaping scheme and the retention of the existing tree belt.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.6.9**

**NEW PARAGRAPH UNDER MOVEMENT SECTION IN CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November.

**PROPOSED AMENDMENT**

The following paragraph should be included under the Movement Section in Crosshaven and Bays:

*1.6.40 The Plan has continued to include nine objectives relating to walkways and pedestrian network throughout Crosshaven and Bays however, it should be noted that such lines are indicative only and are subject to agreement with landowners and other considerations as appropriate.*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1. 6.10***

**ADD FLOOD RISK REFERENCE IN OBJECTIVE CS-I-02 - CROSSHAVEN AND BAYS**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* in CS-I-02.

**TEXT CHANGE ONLY**

## PROPOSED AMENDMENT NO. 4.1. 6.11

### AMEND AS A RESULT OF CORE STRATEGY FIGURES– CROSSHAVEN AND BAYS

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by Core Strategy (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

#### PROPOSED AMENDMENT

Update and Amend table 4.1.17 Crosshaven and Bays Population, Housing Supply and Residential Land Area, amend table 4.1.18 Crosshaven and Bays 2006-2028, to reflect changes to the Core Strategy

Update and Amend paragraphs and CS-GO-01 to reflect changes to the Core Strategy

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

#### Population and Housing

~~2.2.28 The 2016 Census recorded a population in Crosshaven was 2,577 people, an increase of 23% on 2011 Census figures. The bays area have a further 993 persons recorded in Census 2016 bringing the total population to 3,570 persons. This figure relates to a total of 1,236 housing units in Crosshaven by 2028, which is an increase of 103 housing units from 2020 to 2028. An examination of Geo-directory figures for the number of houses in the settlement show that there was an increase of 34 dwellings between 2010 and 2015. It should be noted that the geo-directory represents registered postal address and is not indicative of year round residential occupation as there is a high level of holiday homes located in the Bays area. There is an outstanding permission within Crosshaven for 73 units which is yet to commence.~~

And replace with as follows:

*2.2.28 The 2016 Census recorded a population in Crosshaven was 2,577 people, an increase of 23% on 2011 Census figures. The bays area have a further 993 persons recorded in Census 2016 bringing the total population to 3,570 persons. This figure relates to a total of 1,236 housing units in Crosshaven by 2028, which is an increase of 103 housing units from 2020 to 2028. An examination of Geo-directory figures for the number of houses in the settlement show that there was an increase of 34 dwellings between 2010 and 2015. It should be noted that the geo-directory represents registered postal address and is not indicative of year round residential occupation as there is a high level of holiday homes located in the Bays area. There is an outstanding permission within Crosshaven for 73 units which is yet to commence.*

#### TEXT CHANGE ONLY

**PROPOSED AMENDMENT NO. 4.1.6.12**

**EXTENSION OF THE DEVELOPMENT BOUNDARY – CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November, and was also raised at the 23<sup>rd</sup> of November meeting.

**PROPOSED AMENDMENT**

It is proposed to extend development boundary of Crosshaven and Bays to include the following lands and zone as Existing Residential/Mixed Residential and Other Uses.

Include the following wording regarding the proposed development boundary extension in Crosshaven and Bays as seen in Proposed Amendment No. 4.1.6.12.

*Development in relation to lands in Fennels Bay adjacent to the RTE Broadcasting Station Compound should be of a scale appropriate to that of existing residential development in the area with provision for individual units only.*



**Proposed Amendment No. 4.1.6.12**

**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.1.6.13**

**EXTENSION OF THE DEVELOPMENT BOUNDARY – CROSSHAVEN AND BAYS**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Carrigaline MD on the 12<sup>th</sup> of November and was also raised at the 23<sup>rd</sup> of November meeting.

**PROPOSED AMENDMENT**

It is proposed to extend development boundary of Crosshaven and Bays to include existing dwellings and recent planning permissions and zone as Existing Residential/Mixed Residential and Other Uses. Include the following text: *Any further development along the laneway adjacent to Water Meadow should retain and protect the existing trees where possible.*



**TEXT AND MAP CHANGE**



## **Other Settlements**

### **PROPOSED AMENDMENT NO. 4.1. 7.1**

#### **UPDATE REGARDING SCALE OF DEVELOPMENT IN VILLAGES**

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

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan and following the Special Development Committee Meeting on the 23<sup>rd</sup> of November. (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

##### **PROPOSED AMENDMENT**

Include the following text and tables as an introduction to Villages in Carrigaline Municipal District.

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

#### ***Villages of the Carrigaline 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 Carrigaline Municipal District as follows; Ballinhassig, Ballygarvan. Halfway, Minane Bridge and Waterfall.

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. The transfer of housing units from a specific settlement cannot exceed 50% of that settlements allocation as 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](#).

Table 4.17 Scale of Development for Villages Carrigaline Municipal District				
Villages	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q2 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)
Ballinhassig	26	67	41	15* (45 units in total split between Carrigaline Municipal District and Bandon Kinsale Municipal District.)
Ballygarvan	171	178	7	45
Minane Bridge	58	58	0	10
Halfway	74	111	37	10
Waterfall	88	110	22	22
Total Villages	417	524	107	102

**TEXT AND FIGURE CHANGE**

**Ballinhassig**

**PROPOSED AMENDMENT NO. 4.1. 7.2**

**REMOVE FLOOD RISK REFERENCE IN OBJECTIVE GR-01- BALLINHASSIG**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

GR-01 remove \*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1.7.3***

**ADD FLOOD RISK REFERENCE TO OBJECTIVE T-01 - BALLINHASSIG**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

T-01 add \* in Ballinhassig

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.7.4**

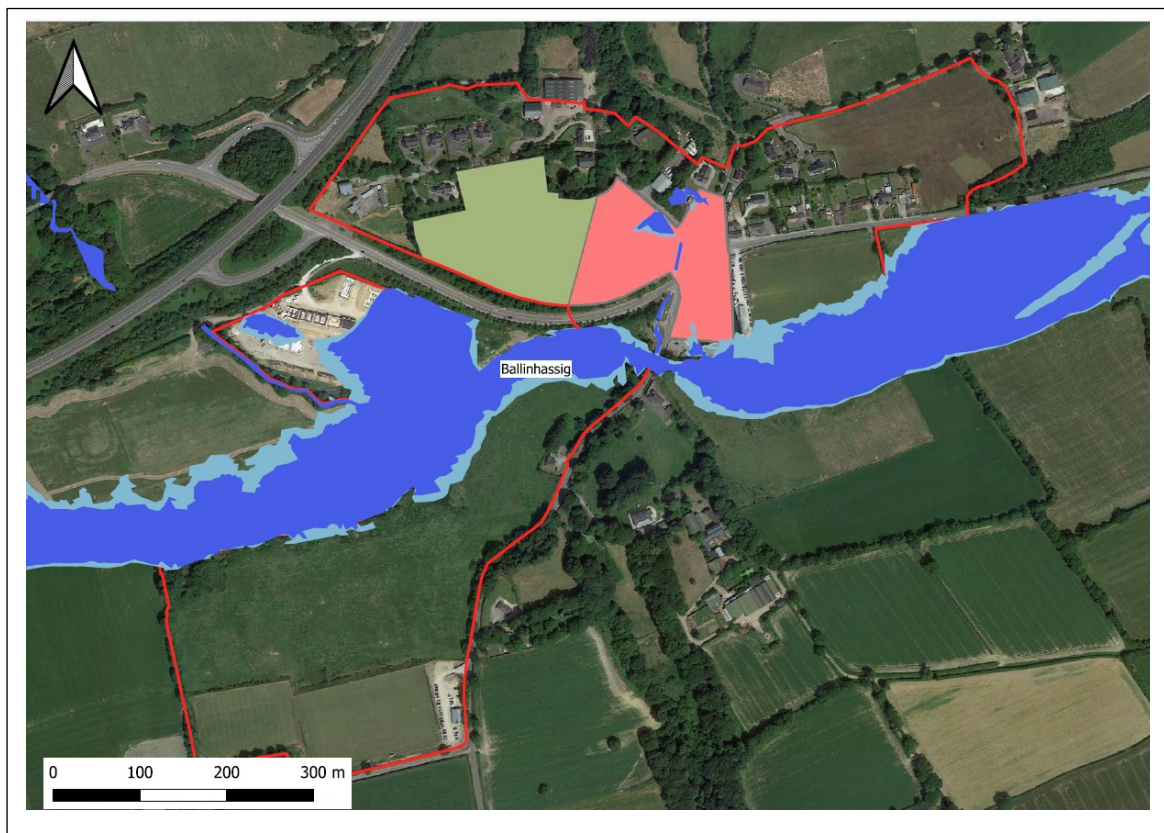
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA - BALLINHASSIG**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Ballinhassig.



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.7.5**

**AMEND AS A RESULT OF CORE STRATEGY FIGURES – BALLINHASSIG**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Core Strategy. (See proposed amendments to Volume One of the Plan for details re changes to the Core Strategy including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Update Table 4.1.21 as a result of the revised Core Strategy figures.

The figures within the text and tables will be updated as per the final Core Strategy figures prior to when the plan is adopted.

*And replace with as follows:*

<i>Table 4.1.21: Development Boundary Objectives for Ballinhassig</i>	
<i>Objective No.</i>	
<i>DBO1</i>	<i>Within the development boundary, encourage the development of up to 15* additional dwellings during the Plan period within the section of the village within Carrigaline Municipal District. (*45 within the entire village)</i>

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 7.6**

**REMOVE OBJECTIVE U-01 IN BALLINHASSIG**

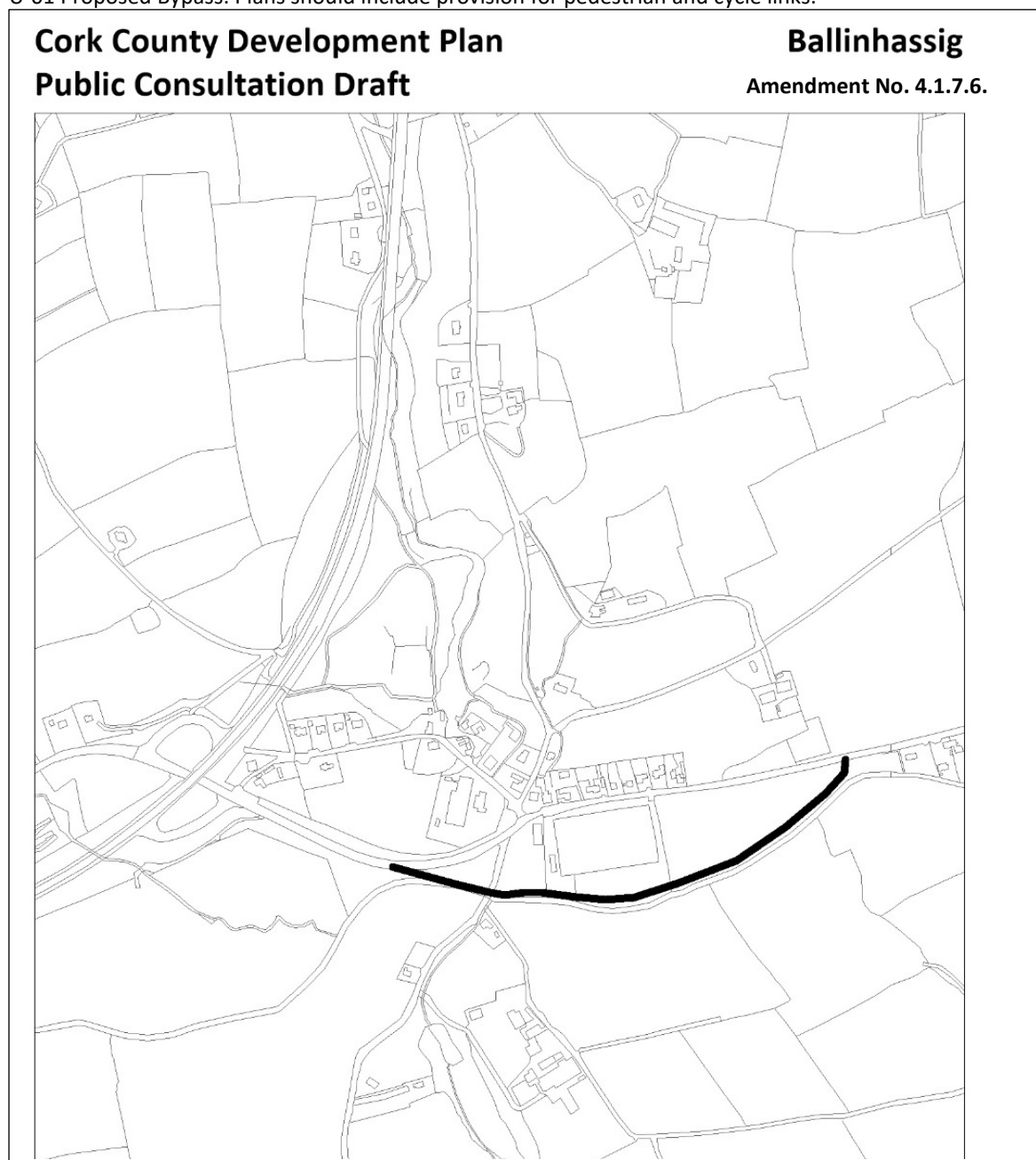
**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Roads Directorate

**PROPOSED AMENDMENT**

Remove bypass (U-01) in Ballinhassig on Zoning map and the objective in Table 4.1.22.

~~U-01 Proposed Bypass. Plans should include provision for pedestrian and cycle links.~~



**MAP AND TEXT CHANGE**

**Ballygarvan**

**PROPOSED AMENDMENT NO. 4.1.8.1**

**REMOVE OBJECTIVE U-02 IN BALLYGARVAN**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Road Department

**PROPOSED AMENDMENT**

Remove bypass (U-02) in Ballygarvan in the zoning map and the objective in Table 4.1.24.

~~U-02 Proposed bypass~~



**MAP AND TEXT CHANGE**



***PROPOSED AMENDMENT NO. 4.1.8.2***

**ADD FLOOD RISK REFERENCE IN GR-01 – BALLYGARVAN**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

GR-01 add a \* in Ballygarvan.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1. 8.3**

**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA - BALLYGARVAN**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Ballygarvan.



**MAP CHANGE ONLY**

**Halfway**

**PROPOSED AMENDMENT NO. 4.1. 9.1**

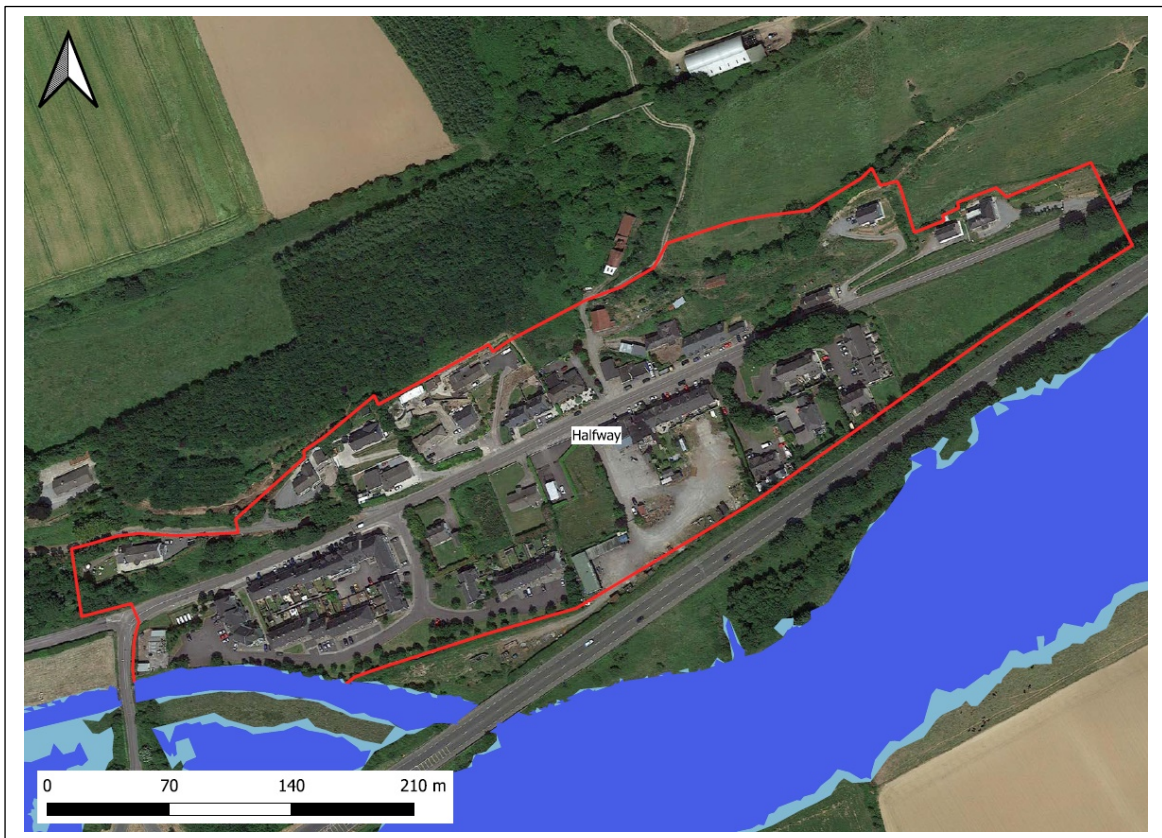
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA – HALFWAY**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Halfway.



**MAP CHANGE ONLY**

**Minane Bridge**

**PROPOSED AMENDMENT NO. 4.1.10.1**

**ADDITIONAL TEXT PROPOSED IN TABLE 4.1.26 – MINANE BRIDGE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

Include text in Volume 4, Table 4.1.26 of Carrigaline MD as follows:

*The boundary of Minane Bridge adjoins the Minane Bridge Marsh pNHA. New development should be sensitively designed and planned to provide for the protection of this wetland and will only be permitted where it is shown that it is compatible with the requirements of with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.1.10.2**

**ADDITIONAL TEXT AND ALIGNMENT OF OBJECTIVE U-01- MINANE BRIDGE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by Submissions.

**PROPOSED AMENDMENT**

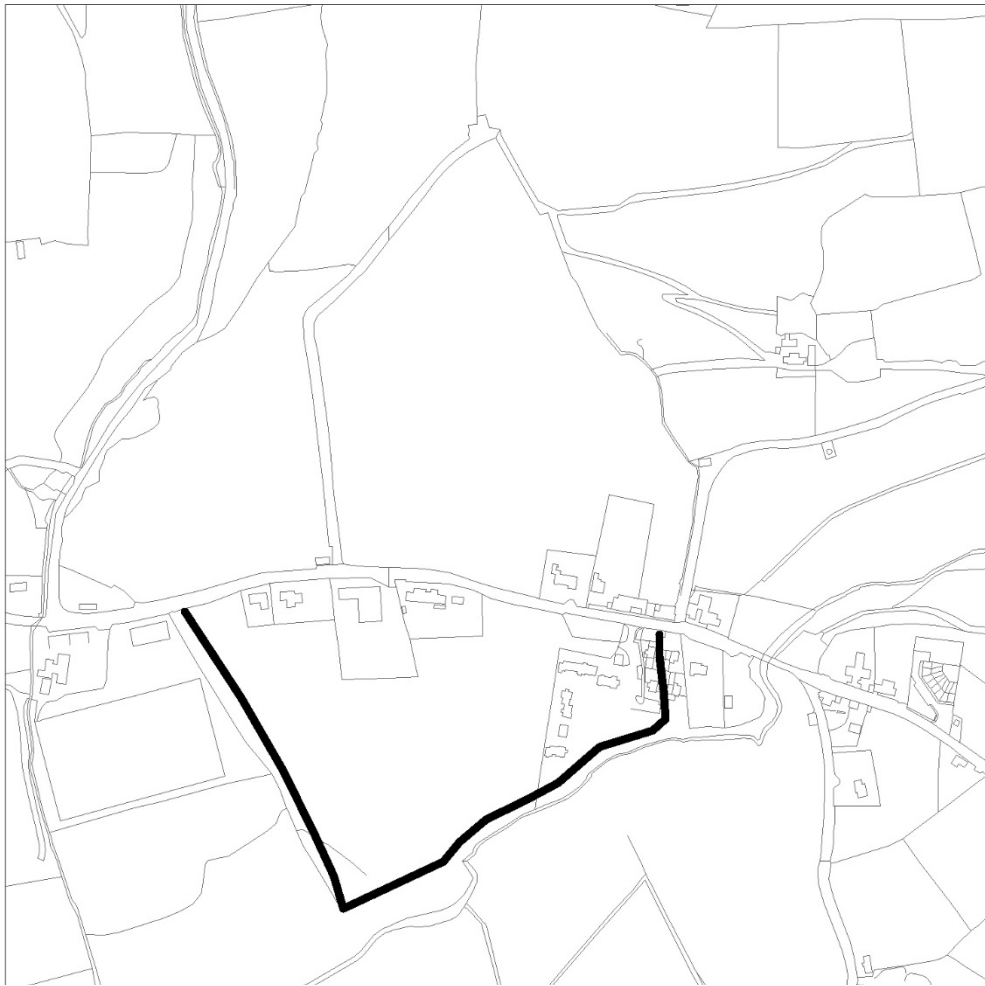
Amend the route of U-01 and include text in Volume 4, Table 4.1.27 Zoning U-01 of Carrigaline MD as follows:

Develop and maintain amenity walk which connects to the existing GAA grounds. *A nature-based approach will be required to the design and construction of this walk to ensure that it does not impact negatively on the Minane Bridge Marsh proposed Natural Heritage Area and takes account of flood risk. The design of the walk will be subject to ecological impact assessment.*

**Amendment No. 4.1.10.2.**

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**Minane Bridge**



**TEXT AND MAP CHANGE**

***PROPOSED AMENDMENT NO. 4.1.10.3***

**ADD FLOOD RISK REFERENCE TO GC-01 - MINANE BRIDGE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to GC-01 in Minane Bridge.

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.1.10.4***

**ADD FLOOD RISK REFERENCE TO GC-02 MINANE BRIDGE**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Add \* to GC-02 in Minane Bridge.

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.1. 10.5**

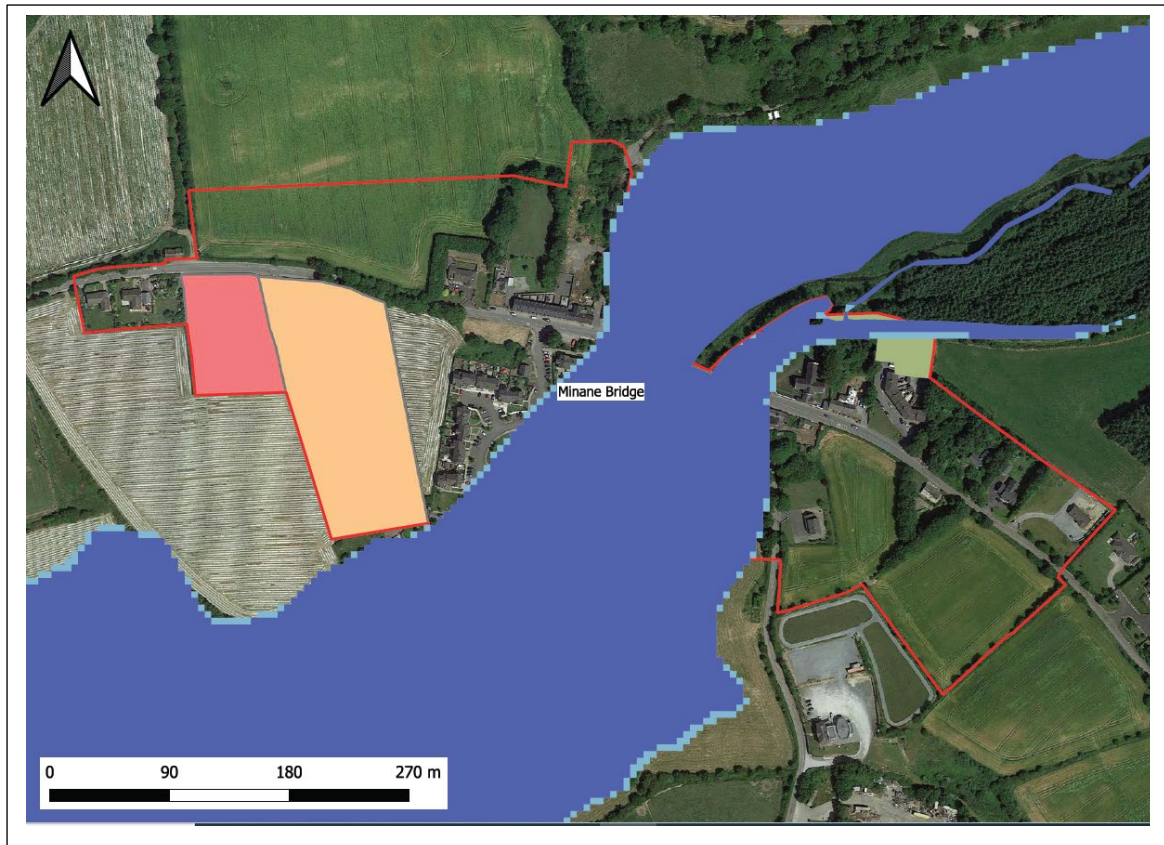
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA -MINANE BRIDGE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Minane Bridge.



**MAP CHANGE ONLY**



**Waterfall**

**PROPOSED AMENDMENT NO. 4.1. 11.1**

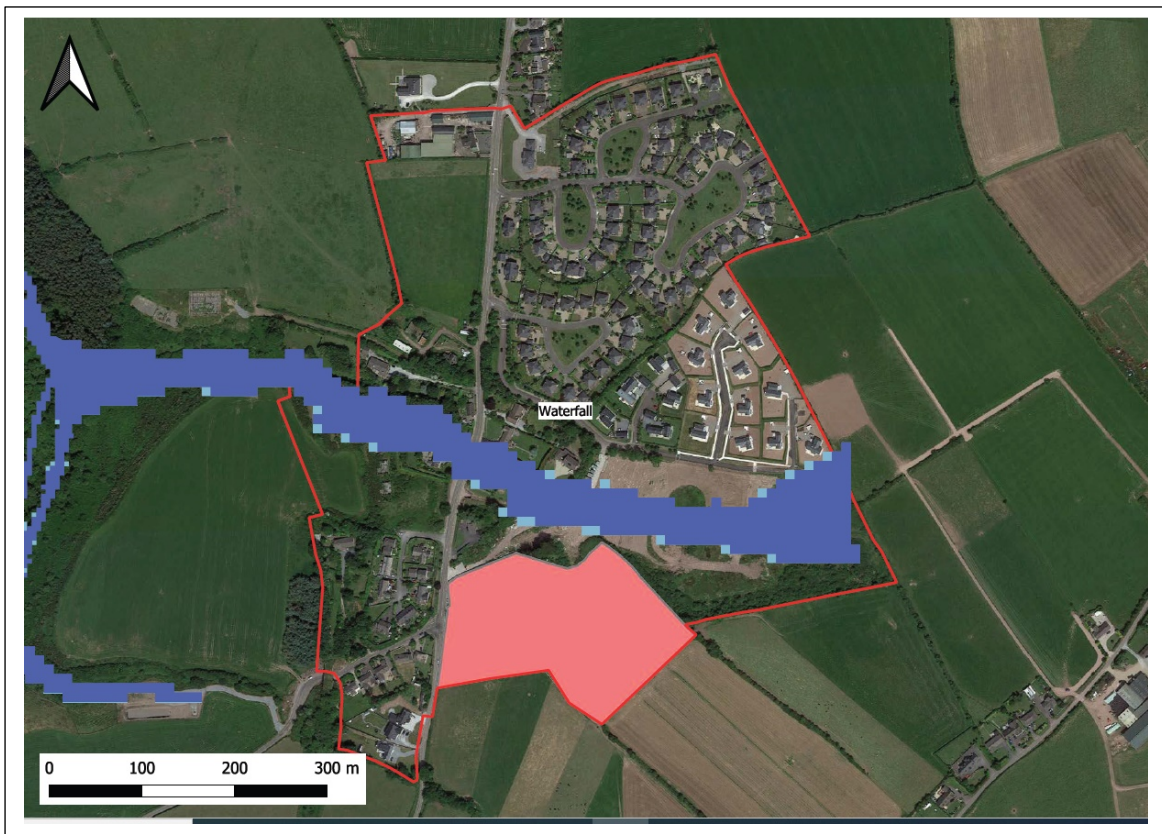
**AMEND FLOOD MAP TO INCLUDE MOST UP TO DATE FLOOD DATA – WATERFALL**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Inclusion of Flood Map for Waterfall.



**MAP CHANGE ONLY**



### 3 Cobh MD

**PROPOSED AMENDMENT NO. 4.2.2.1.**

**CONSEQUENTIAL AMENDMENTS TO SCALE OF DEVELOPMENT ARISING FROM AMENDMENTS TO THE CORE STRATEGY**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

It is proposed to amend table 4.2.2 Cobh Municipal District – Proposed Scale of Development to reflect changes to the Core Strategy as follows:

Table 4.2.2: Cobh Municipal District – Proposed Scale of Development			
Settlement Name	Scale of Development	Drinking Water Status - August 2019 Assessment	Waste Water Status - August 2019 Assessment
<b>Main Towns</b>			
Carrigtwohill	<del>3445</del> 1,784		
Cobh	<del>1604</del> 1,160		
Little Island	500		
Monard	-		
Total Main Towns	<del>5,549</del> 3,444		
<b>Key Villages</b>			
Carrignavar	<del>10</del> 32*		
Glounthaune	<del>420</del> 379		
Watergrasshill ~	<del>100</del> 149		
Total Key Villages	<del>530</del> 560*		
<b>Specialist Employment Centre</b>			
Marino Point	-		
<b>Villages</b>			
Knockraha	10		
Whitechurch	50		
Total Villages	60		
<b>Overall Total</b>	<del>6,139</del> 4,064*		

<b>Table 4.2.2: Cobh Municipal District – Proposed Scale of Development</b>			
<b>Settlement Name</b>	<b>Scale of Development</b>	<b>Drinking Water Status - August 2019 Assessment</b>	<b>Waste Water Status - August 2019 Assessment</b>
<b>Other Locations</b>			
Fota Island	-		
Haulbowline Island	-		
Spike Island	-		
<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 that the figure for Carrignavar is consequential to PROPOSED AMENDMENT 4.2.7.7. It is also reflected in the relevant sub total and total.</p>			

**TEXT CHANGE ONLY**

**Main Towns**

**Carrigtwohill**

**PROPOSED AMENDMENT NO. 4.2.3.1.**

**CARRIGTWOHILL: REDUCE AREA OF CT-1-01**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions and by the Council's Traffic and Transport and Housing Infrastructure Implementation teams.

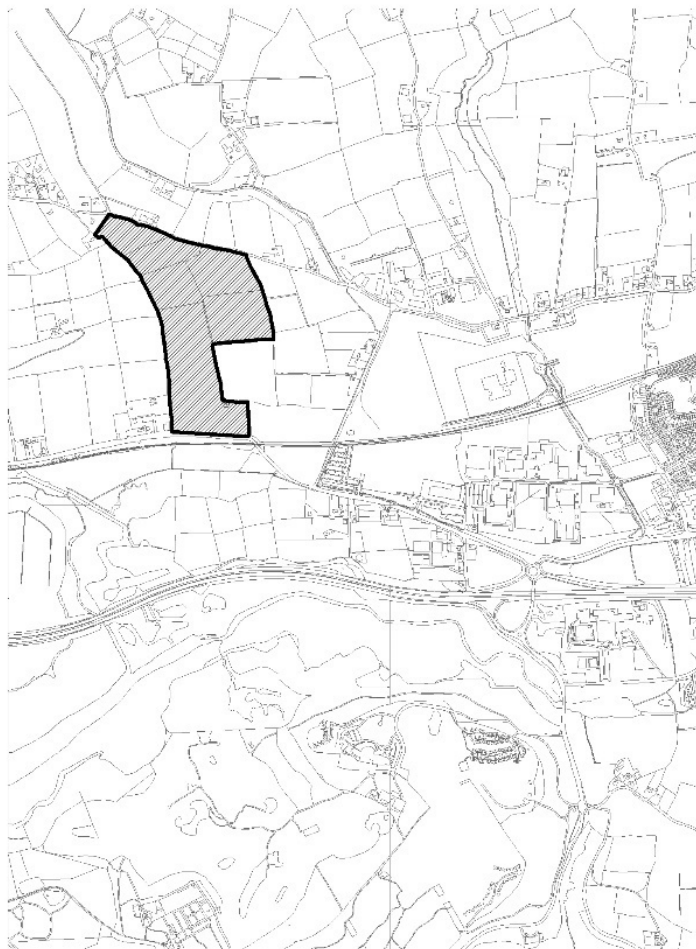
**PROPOSED AMENDMENT**

It is proposed to amend the area of CT-I-01, and consequently the development boundary of Carrigtwohill also, so that the area shown below is excluded from CT-I-01 and from the development boundary of Carrigtwohill and returned to the green belt.

See also PROPOSED AMENDMENT NO. 4.2.3.2.

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**Carrigtwohill**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.2.**

**CARRIGTWOHILL: AMEND TEXT OF CT-I-01 OBJECTIVE**

**ORIGIN OF AMENDMENT**

This amendment is consequent to a map change required to address issues raised by submissions and by the Council's Traffic and Transport and Housing Infrastructure Implementation teams.

**PROPOSED AMENDMENT**

It is proposed to amend the text of objective CT-I-01 as below.

CT-I-01 ~~Large scale industrial development.~~ ***Industrial type activities including warehousing and distribution.***

~~This land is proximate to Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. Appropriate buffering and screening will also be required between this site and existing adjoining development to its west.~~ ***along the western boundary of the site adjoining the greenbelt and also at the eastern boundary to minimise the impact on adjoining existing residential properties.*** \* ^

See also PROPOSED AMENDMENT NO. 4.2.3.1.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.3.**

**CARRIGTWOHILL: CORRECT TEXT IN CT-R-11 REGARDING REQUIREMENT FOR BUFFER**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by PPU.

**PROPOSED AMENDMENT**

It is proposed to amend the text of CT-R-11 to delete text as follows:

CT-R-11 Medium A density residential development. Proposals should include a tree planted buffer, of suitable depth, to the eastern and southern boundary of the site and screening to protect views from the N25. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.4.**

**CARRIGTWOHILL: ADD TEXT REGARDING ECCLESIASTICAL REMAINS**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Council's Heritage Section.

**PROPOSED AMENDMENT**

Include additional paragraph after paragraph 2.3.81 as follows:

*Carrigtwohill has an interesting collection of ecclesiastical remains, immediately north of CT-T-01, consisting of unusual remains of the medieval parish church (CO075-01702) with an associate graveyard (CO075-01701). The church is unusual – larger than most and has a tower. It warrants further investigation (survey and research) and preparation and implementation of conservation plans for the medieval Ecclesiastical remains including the Medieval Parish church and (RMP CO075-017-02/RPS 854) and associated graveyard (CO075-01701).*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.3.5.**

**CARRIGTWOHILL: DELETE REFERENCE TO CATTLE IN CT-U-07 AND TABLE 4.2.8**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend objective CT-U-07 and Table 4.2.8 to delete reference to cattle as follows:

CT-U-07 Existing ~~cattle~~ underpass for provision of Pedestrian/Cycling Link to Interurban Greenway (CT-U-03).

Table 4.2.8 Carrigtwohill North Urban Expansion Area Core Off-Site Infrastructure Programme:

Off-site Infrastructure Project

Existing ~~cattle~~ underpass for provision of Pedestrian/Cycling Link to Interurban Greenway CT-U-03 (CT-U-07)

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.6.**

**CARRIGTWOHILL: AMEND TEXT IN TABLE 4.2.7 TO CLARIFY THAT ASTERISK APPLIES TO VEHICULAR ACCESS**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend Table 4.2.7 to include an additional single asterisk after a key project and to include additional text in table footnote, associated with single asterisk, as follows:

Completion of the Northern Spine Link Road (CT-U-12) linking the Western Spine Link Road via the underpass to lands south of the railway. \*

*Vehicular* Access to serve individual dwellings will not be permitted. New *vehicular* access will be to estate roads only.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.7**

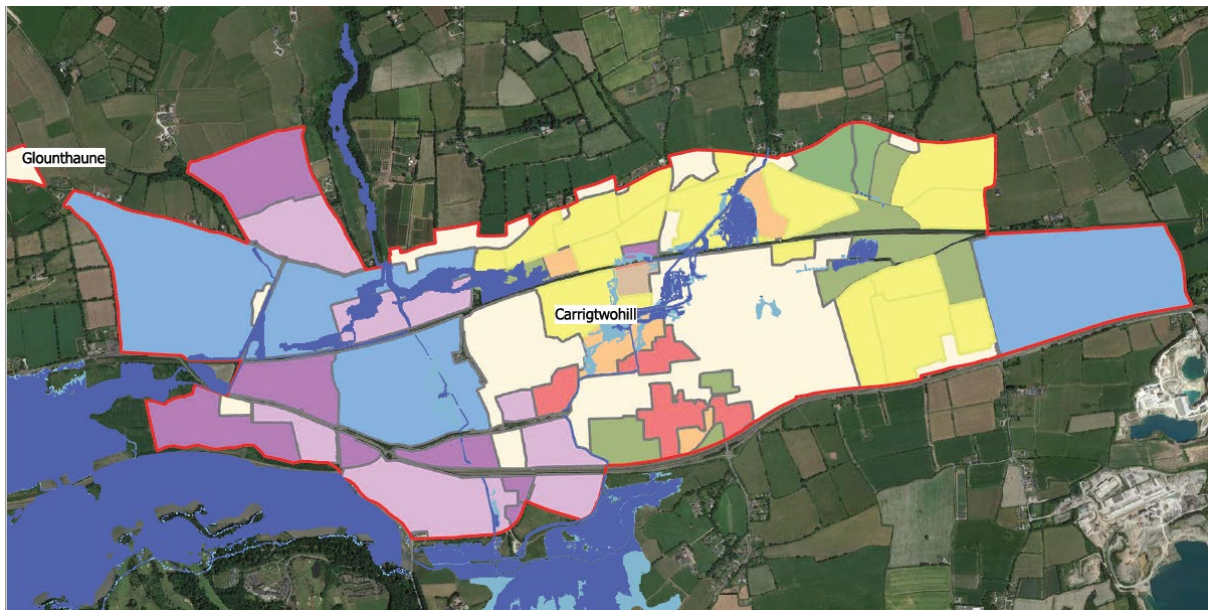
**CARRIGTWOHILL: AMEND ZONING MAP TO INCLUDE UPDATED FLOOD ZONES**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map to include updated flood zones as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.8**

**CARRIGTWOHILL: REPRESENT CT-R-18 AS AN ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

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

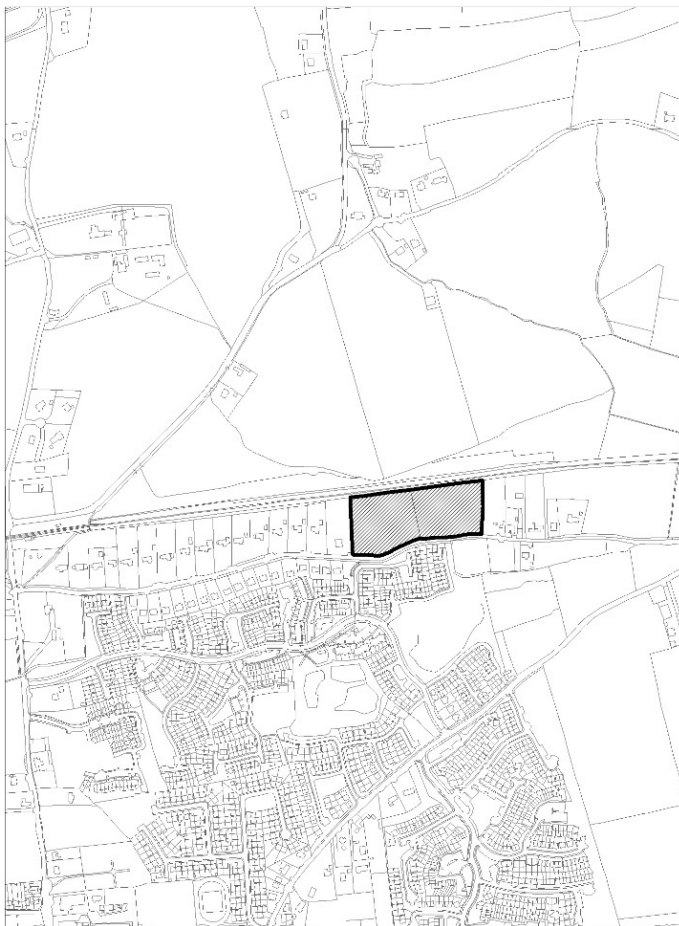
**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-18 is represented as an 'Additional Provision' site – CT-RAP-18.

See also PROPOSED AMENDMENT NO. 4.2.3.41

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.9**

**CARRIGTWOHILL: REPRESENT CT-R-14 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

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

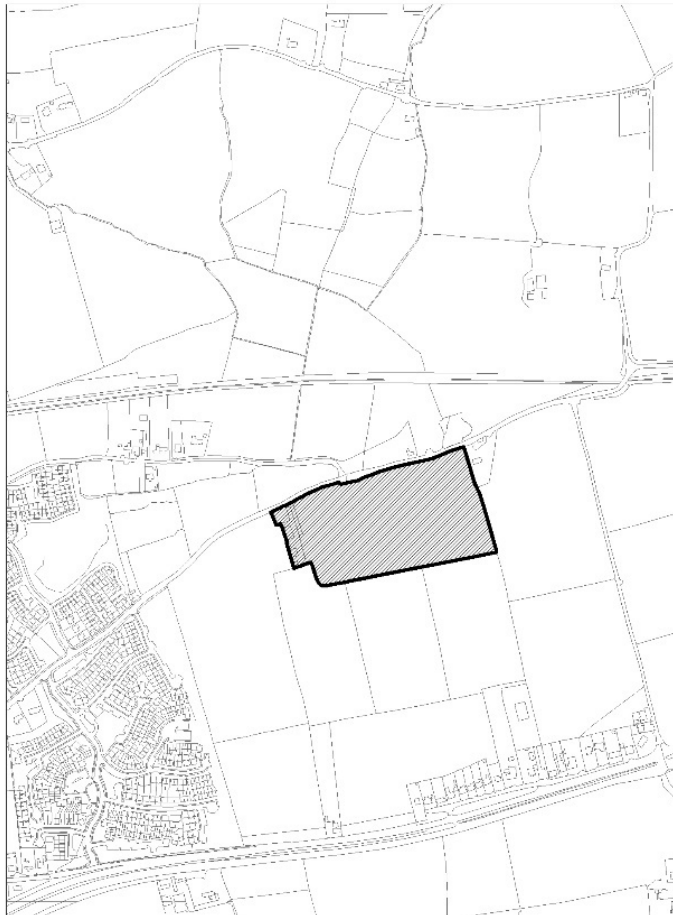
**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-14 is represented as a 'Further Additional Provision' site – CT-RFAP-14.

Note: This proposed amendment will give rise to consequential amendments to the Core Strategy tables (Table B1, Appendix B and Table 2.x of Proposed Amendment 1.2.13).

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.10**

**CARRIGTWOHILL: REPRESENT CT-R-08 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

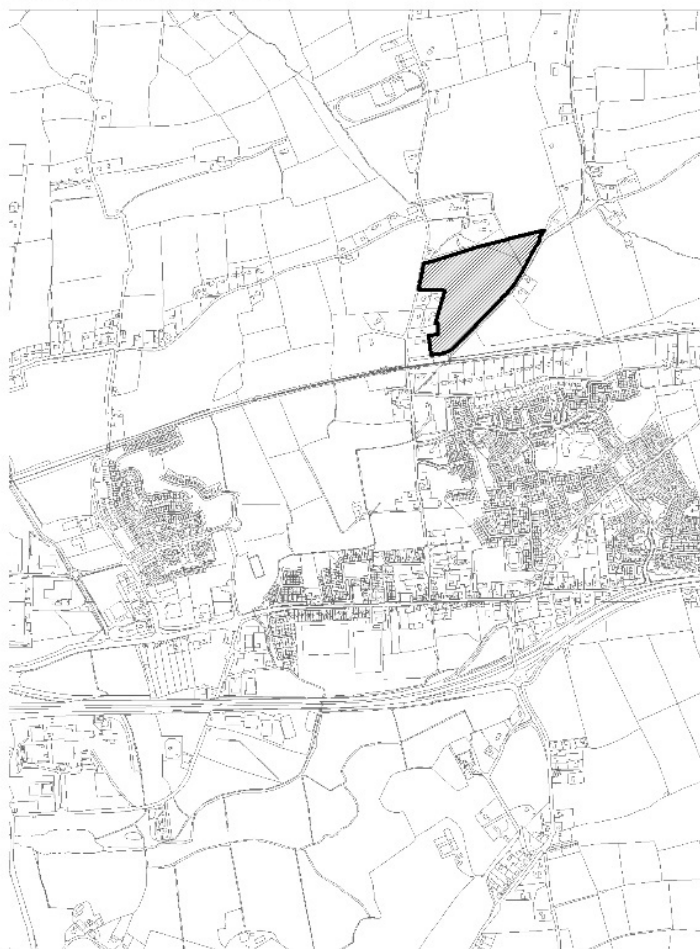
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-08 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-08.

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.11**

**CARRIGTWOHILL: REPRESENT CT-R-05 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

This amendment is required to give effect to a Notice of Motion passed by Members at the Full Council Meeting on the 13<sup>th</sup> of December 2021 and, as a consequence, the need to reflect changes to the Core Strategy arising from Carrigtwohill residential zoning re-categorisations.

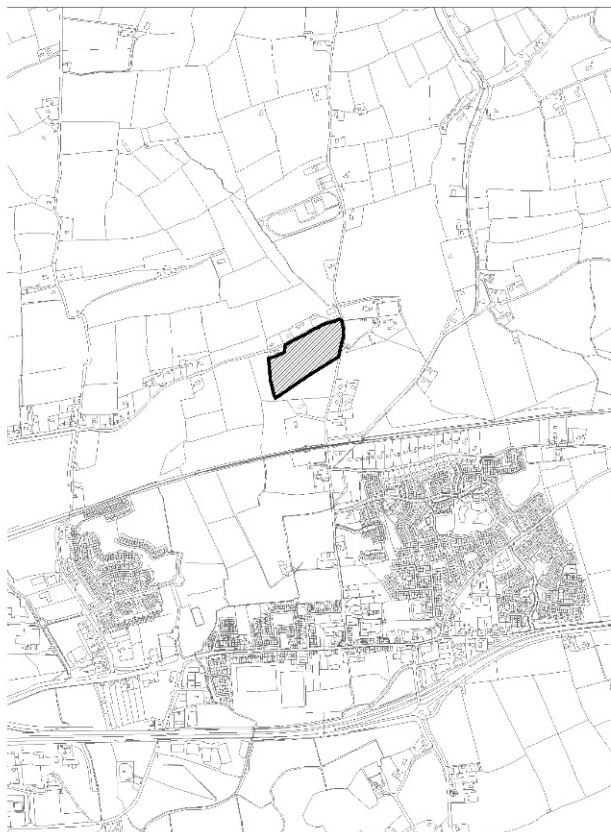
**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-05 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site.

Note: this will result in a consequential amendment to table 4.2.3 of Volume 4 and to Core Strategy tables (Table B1, Appendix B and Table 2.x of Proposed Amendment 1.2.13).

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**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.3.12**

**CARRIGTWOHILL: EXCLUDE CT-R-09 ZONING AND ZONE SITE AS CT-GC-10**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map so that CT-R-09 is represented as CT-GC-10 Green Infrastructure and exclude Objective CT-R-09 from the Specific Residential Development Objectives for Carrigtwohill and rezone as CT-GC-10 Green Infrastructure as follows:

~~CT-R-09 Carrigtwohill North UEA. High density residential development with public open space. This site contains an important semi natural grassland habitat of biodiversity value. Development of the site is to retain and protect the biodiversity value of the site as far as possible.\*~~

*CT-GC-10 This area supports habitats of biodiversity value.\**

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**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.3.13**

**CARRIGTWOHILL: REPRESENT CT-R-10 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-10 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-10.

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.14**

**CARRIGTWOHILL: REPRESENT CT-R-13 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

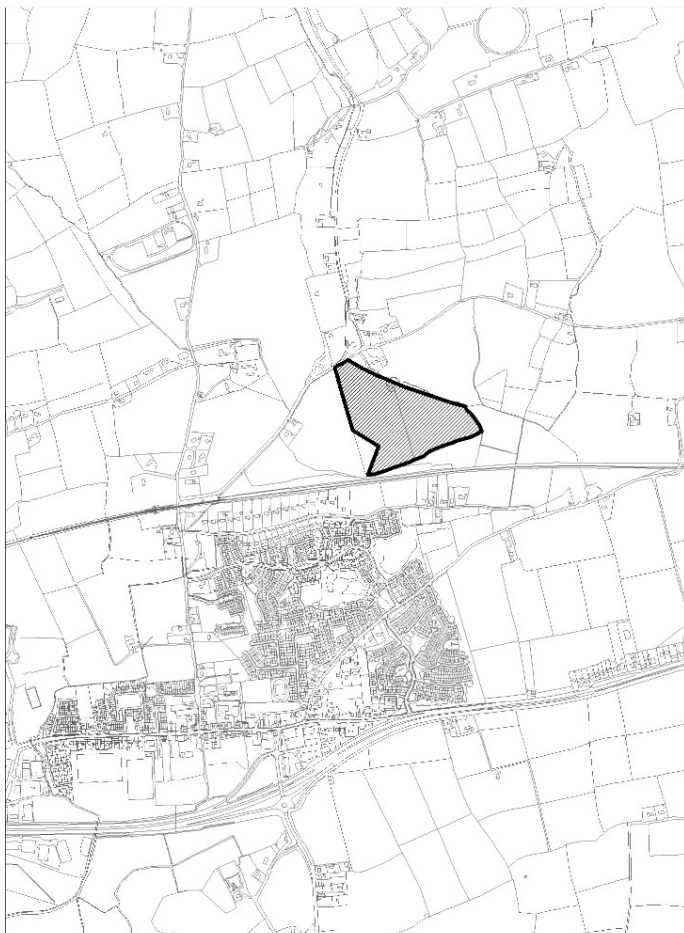
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-13 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-13.

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.15**

**CARRIGTWOHILL: REPRESENT CT-R-16 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

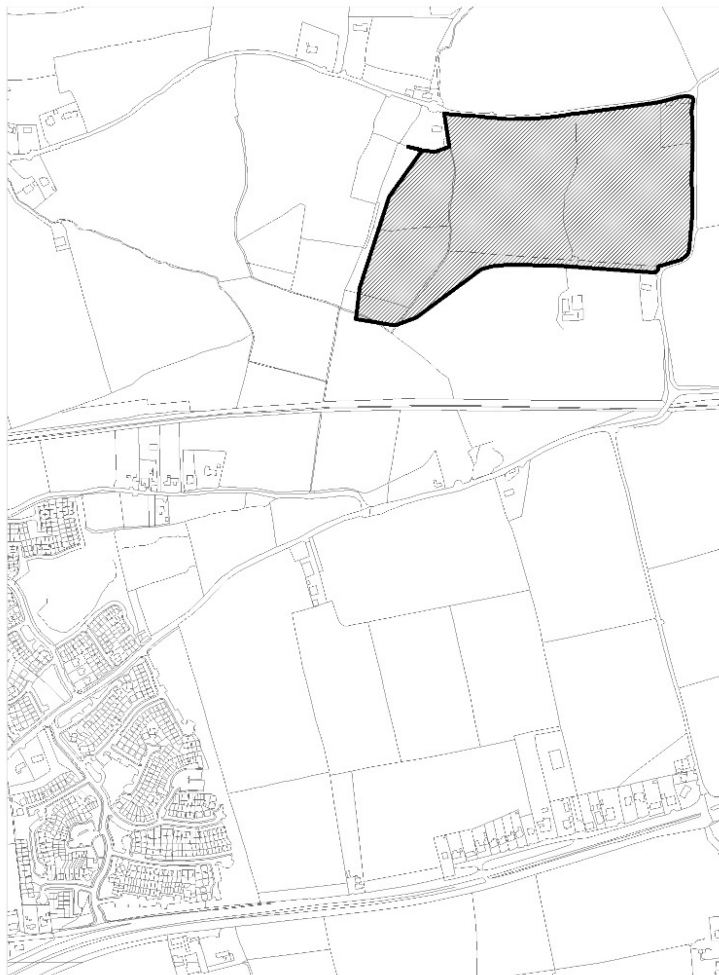
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-16 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-16.

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.16**

**CARRIGTWOHILL: REPRESENT CT-R-17 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

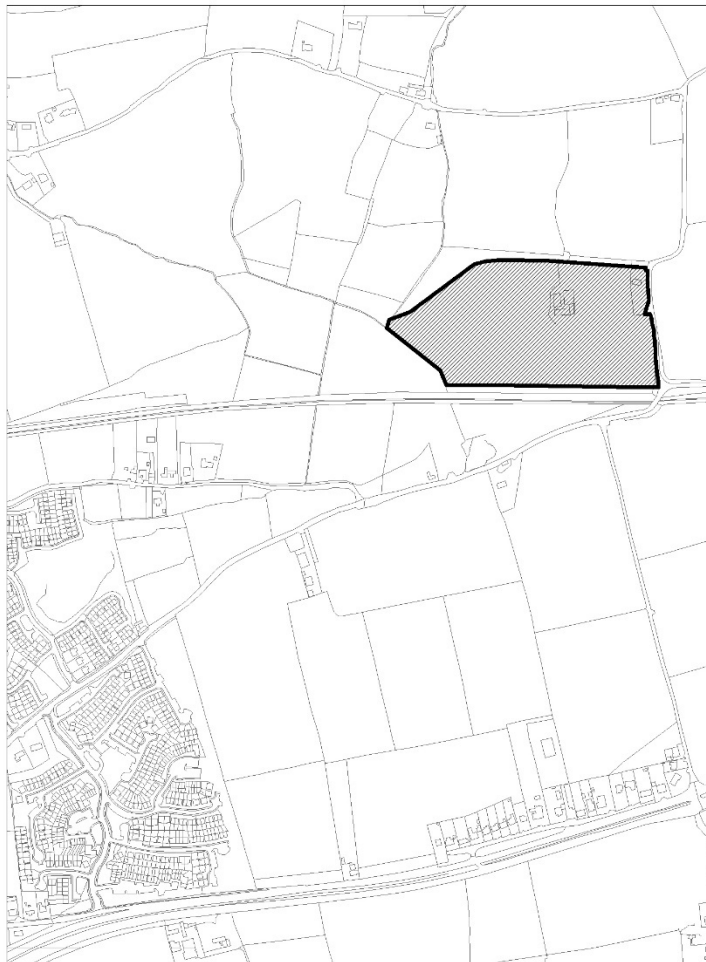
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-R-17 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-17.

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.17**

**CARRIGTWOHILL: REPRESENT CT-RR-01 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

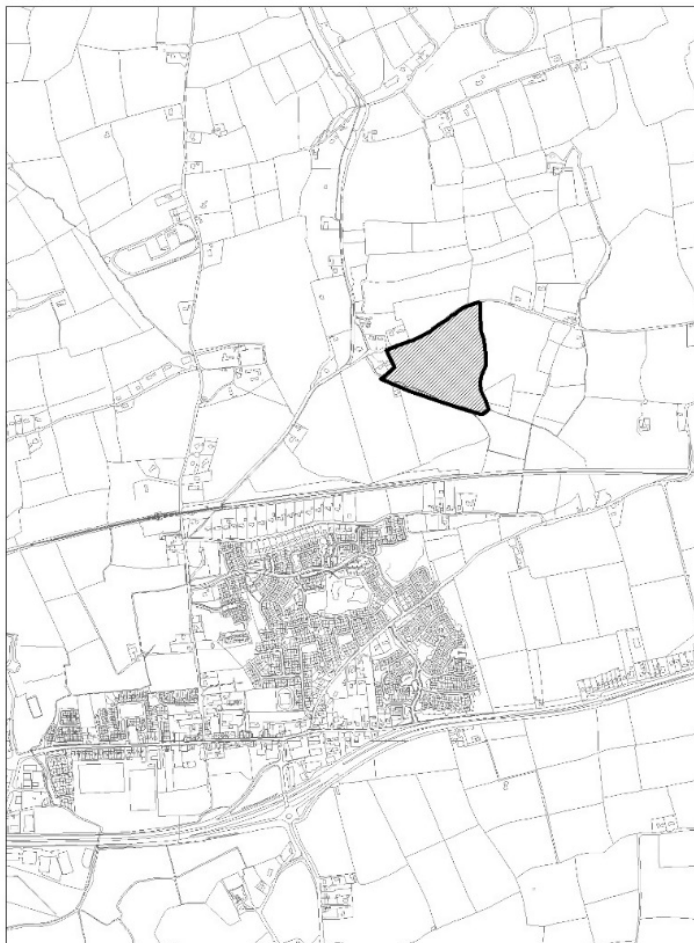
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-RR-01 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site , CT-RFAP-19, and amend Table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme accordingly.

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**TEXT AND MAP CHANGE**





**PROPOSED AMENDMENT NO. 4.2.3.18**

**CARRIGTWOHILL: REPRESENT CT-RR-02 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

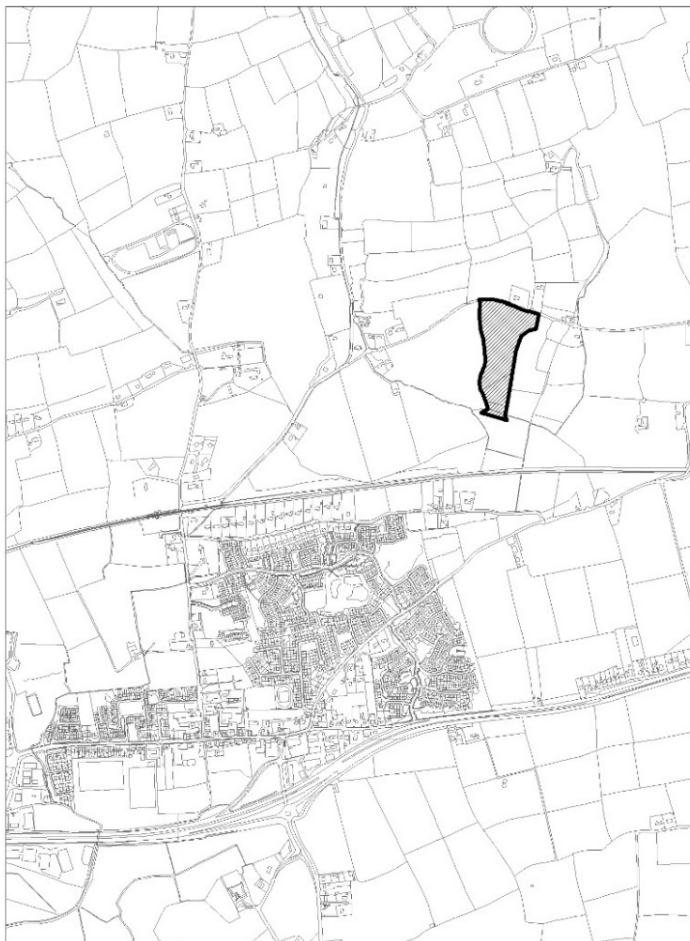
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that CT-RR-02 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site, CT-RFAP-20, and amend Table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme accordingly.

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**TEXT AND MAP CHANGE**





**PROPOSED AMENDMENT NO. 4.2.3.19**

**CARRIGTWOHILL: REPRESENT A PORTION OF CT-R-12 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

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

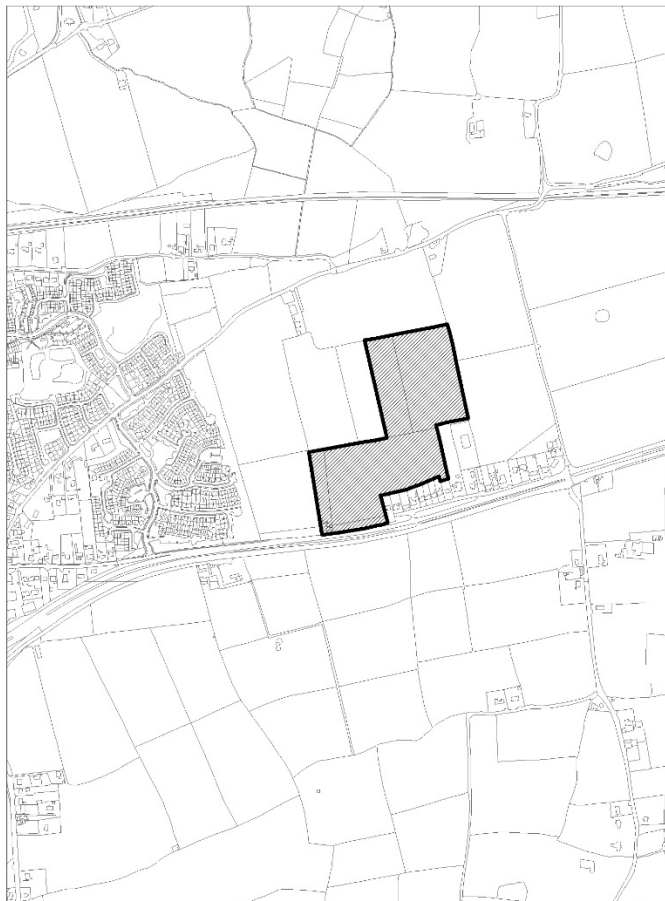
**PROPOSED AMENDMENT**

Amend the Carrigtwohill zoning map and specific objective reference so that a portion of CT-R-12 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CT-RFAP-12.

Note: See also PROPOSED AMENDMENT NO. 4.2.3.44 relating to the balance of the CT-R-12 site.

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**Carrigtwohill**



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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.20**

**CARRIGTWOHILL: INCLUDE ADDITIONAL WORDING IN TABLE 4.2.7 REGARDING DELIVERY OF CT-GR-01**

**ORIGIN OF AMENDMENT**

This amendment follows discussion with an Elected Member after the Development Committee Meeting on the 23<sup>rd</sup> November 2021.

**PROPOSED AMENDMENT**

Include additional wording in Table 4.2.7 as shown below:

<p align="center"><b>Table 4.2.7 Carrigtwohill North Urban Expansion Area</b>  <b>Core On-Site Infrastructure Programme</b>  <b>Delivery Agency: Cork County Council</b>  <i>(Wastewater and Drinking Water Services are the responsibility of Irish Water)</i></p>			
On-Site Infrastructure Bundle	Key Projects	Notes	Delivery Programme
A	Western Spine Link Road A* (Wyses Road to Leamlara Road)	To include water and waste water networks and surface water disposal network**	Proposed initial infrastructure bundle Delivery of Bundle 'A' will facilitate development on the following zones:  CT-R-02 CT-R-03 CT-R-04 CT-R-05 CT-R-06 CT-R-07 CT-R-08 CT-R-09  CT-C-03 CT-B-06
	Completion of the Northern Spine Link Road (CT-U-12) linking the Western Spine Link Road via the underpass to lands south of the railway.		
	Upgrade of Station Road North (CT-U-15)		
	Upgrade Leamlara Road (CT-U-05)		
	Waste Water pumping station and rising main to existing Irish Water Infrastructure		
	Drinking water connection to IW infrastructure		
	Delivery of phase 1 of surface water management system		
	Delivery of Small Park West (CT-GR-01)		
B	Eastern Spine Link Road B* (Leamlara Road to Ballyadam Road)	To include water and waste water networks and surface water disposal network**	Delivery of this infrastructure bundle is not proposed to commence until after

<p align="center"><b>Table 4.2.7 Carrigtwohill North Urban Expansion Area</b>  <b>Core On-Site Infrastructure Programme</b>  <b>Delivery Agency: Cork County Council</b>  <b>(Wastewater and Drinking Water Services are the responsibility of Irish Water)</b></p>			
On-Site Infrastructure Bundle	Key Projects	Notes	Delivery Programme
	Waste Water pumping station and rising main to existing Irish Water Infrastructure		the delivery of Bundle 'A'
	Drinking Water connection to IW infrastructure		Delivery of Bundle 'B' will facilitate development on the following zones:
	Delivery of phase 2 of surface water management system		CT-R -10 CT-R -13 CT-R -16
	Delivery of Linear Park East (CT-GC-06, CT-GC-07 and CT-GC-08)		CT-R -17 CT-C-04 CT-RR-01 CT-RR-02  This infrastructure will facilitate the development of residential reserve land in a future plan period.
<p>* Access to serve individual dwellings will not be permitted. New access will be to estate roads only.</p> <p>** Individual developers will be required to provide surface water attenuation on site.</p> <p>Note no 1. Development of zones linked to Infrastructure Bundle B may commence in parallel with the delivery of infrastructure Bundle A if the following can be secured:</p> <ul style="list-style-type: none"> <li>• Appropriate connections to water services infrastructure and surface management systems; and</li> <li>• Relevant on/off site road infrastructure.</li> </ul> <p>Note no 2. Individual Developers will be required to provide UEA internal roads as part of their planning applications to the appropriate standards in agreement with Cork County Council.</p> <p>Note no 3. Appropriate densities for each particular zone is set out in the 'Carrigtwohill Specific Policy Objectives' of this Chapter, further detail for which is available in <b>Chapter 4 Housing</b> of Volume 1.</p> <p><i>Note no 4. Beyond the development of 560 residential development units, further Bundle A residential development within the Urban Expansion Area shall not occur until CT-GR-01 has been delivered.</i></p>			

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.21**

**CARRIGTWOHILL: CORRECT TEXT OF OBJECTIVE CT-B-02 WITH REGARD TO ECOLOGICAL HABITAT**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend the text of objective CT-B-02 so that the reference to existing scrub woodland habitat in the eastern area of the site is amended to refer to existing ecological habitat in the northern area of the site as follows:

~~The existing scrub woodland habitat in the eastern area of the site creates a buffer to the SAC and SPA and should be retained.~~ *Treelines and hedgerows on the northern boundary of this zone create a visual screen to*

*the estuary and shall be retained and protected.* \*^

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.22**

**CARRIGTWOHILL: UPDATE FIGURE 4.2.2 CARRIGTWOHILL GREEN INFRASTRUCTURE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update figure 4.2.2 Carrigtwohill Green Infrastructure arising from changes to the zoning and flood zone maps.

**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.23**

**CARRIGTWOHILL: UPDATE POPULATION AND HOUSING FIGURES, CONSEQUENTIAL TO CHANGES TO CORE STRATEGY**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Update and amend table 4.2.3 Carrigtwohill Population, Housing Supply and Residential Land Area, amend table 4.2.4 Carrigtwohill Population Residential Land Area, and amend Table 4.2.5 Carrigtwohill Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend relevant paragraphs of 2.3 Carrigtwohill and CT-GO-01 to reflect the updated population and housing figures.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.24**

**CARRIGTWOHILL: UPDATE TABLE 4.2.7 CARRIGTWOHILL NORTH URBAN EXPANSION AREA CORE ON-SITE INFRASTRUCTURE PROGRAMME TO DELETE CT-R-09**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan as a result of the updated Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend table 4.2.7 Carrigtwohill North Urban Expansion Area Core On-Site Infrastructure Programme to delete CT-R-09 as follows:

Proposed initial infrastructure bundle

Delivery of Bundle 'A' will

facilitate development on

the following zones:

CT-R-02

CT-R-03

CT-R-04

CT-R-05

CT-R-06

CT-R-07

CT-R-08

~~CT-R-09~~

CT-C-03

CT-B-06

Note that there will be other consequential changes to this table arising from other amendments. See also PROPOSED AMENDMENT NO. 4.2.3.25

**TEXT CHANGE**

**PROPOSED AMENDMENT NO. 4.2.3.25**

**CARRIGTWOHILL: UPDATE TABLE 4.2.8, CARRIGTWOHILL NORTH URBAN EXPANSION AREA CORE OFF-SITE INFRASTRUCTURE PROGRAMME, TO REFLECT CHANGES TO THE CORE STRATEGY**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update and amend table 4.2.8 Carrigtwohill North Urban Expansion Area Core Off-Site Infrastructure Programme to amend the No. of Housing Units in phase 1 and 2.

See also PROPOSED AMENDMENT NO. 4.2.3.24.

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.3.26**

**CARRIGTWOHILL: EXCLUDE PORTION OF LAND FROM CT-GC-06**

**ORIGIN OF AMENDMENT**

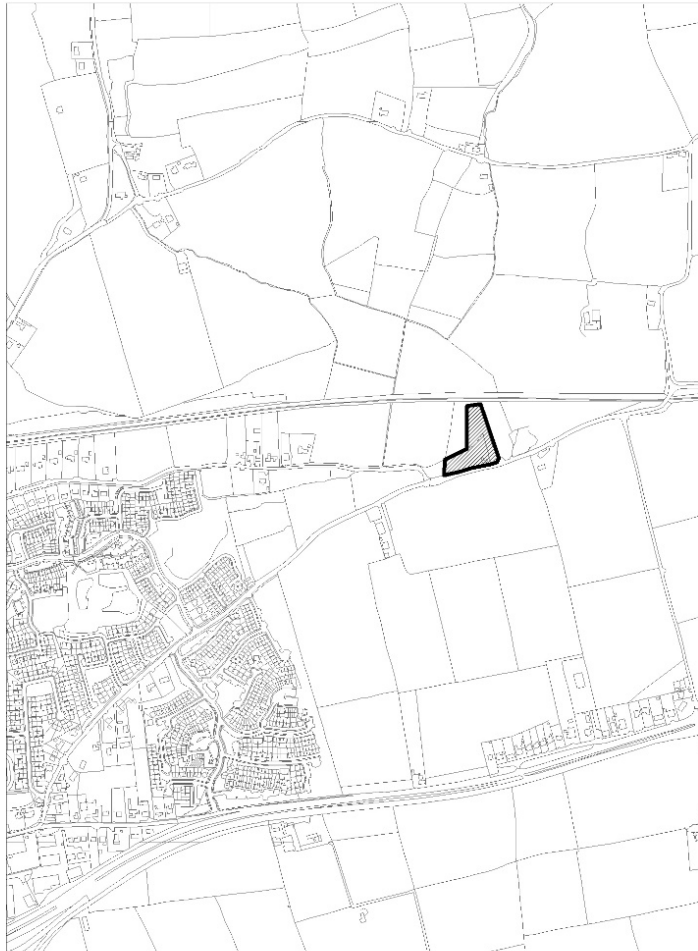
This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend CT-GC-06 to exclude a 0.8Ha area of land towards the centre of this site, featuring a dwelling house and a storage yard, and zone this as Existing Residential/Mixed Residential and Other Uses as shown:

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**Carrigtwohill**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.27**

**CARRIGTWOHILL: ADD FLOOD RISK REFERENCE TO CT-B-06**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-B-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Station Quarter including convenience retailing, professional services, leisure facilities and an element of residential development at both ground floor level and above.

Λ \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.28**

**CARRIGTWOHILL: EXCLUDE FLOOD RISK REFERENCE FROM CT-B-05**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-B-05 to exclude a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Business development. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.

The existing hedgerows should be retained. Asterisk ^

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.29**

**CARRIGTWOHILL: ADD TEXT TO CT-I-03 REGARDING GREEN INFRASTRUCTURE FEATURES**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Ecology section of the Council.

**PROPOSED AMENDMENT**

Amend CT-I-03 to take account of new data available in relation to the biodiversity value of the site as follows:

CT-I-03 Industrial development. The following criteria will need to be addressed in the development of the site:

Road improvements required to the National Primary network including a new grade separated interchange with the N25;

Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth;

The need to set aside land for a passenger station to serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann;

The need to provide safe, attractive and convenient pedestrian and cycle permeability and connectivity.

~~The need for sensitive design to protect the green infrastructure features and biodiversity value of the site as far as possible.~~

*The need for sensitive design providing for the retention and protection of the green infrastructure features (including protected species and habitats of high biodiversity value) which are known to occur on site.*

An appropriate landscaping and tree planting scheme will be implemented to enhance the setting of the development; and

A detailed Traffic Impact Assessment(TIA), Mobility Management plan and parking strategy that optimizes modal shift to public transport, cycling and walking will also be required.^

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.30**

**CARRIGTWOHILL: ADD NEW OBJECTIVE TO UPGRADE CARRIGANE RD.**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Council's Traffic and Transport and Housing Infrastructure Implementation teams.

**PROPOSED AMENDMENT**

Include new objective to upgrade Carrigane Rd to accommodate pedestrian and cycle facilities as follows:

*CT-U-21 Upgrade Carrigane Rd to accommodate pedestrian and cycle facilities.*

**TEXT AND MAP CHANGE**

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**Carrigtwohill**



**PROPOSED AMENDMENT NO. 4.2.3.31**

**CARRIGTWOHILL: ADD FLOOD RISK REFERENCE TO CT-U-06**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-U-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-06 Installation of segregated Pedestrian/Cycling Crossing at Wyse's Bridge. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.32**

**CARRIGTWOHILL: ADD FLOOD RISK REFERENCE TO CT-U-02**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-U-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-02 Provision of new East West Spine Link Roads to access development lands in the UEA \*

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT NO. 4.2.3.33

#### CARRIGTWOHILL: REMOVE FLOOD RISK REFERENCES FROM MULTIPLE OBJECTIVES

#### ORIGIN OF AMENDMENT

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

#### PROPOSED AMENDMENT

Amend the specific objective text of the following specific objectives to remove a reference to flood risk.

CT-B-03 Business development. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. The existing scrub woodland habitat in the south west of the zone creates a buffer to the SAC and SPA and should be retained. <sup>^</sup>~~asterisk~~

CT-R-11 Medium A density residential development. Proposals should include a tree planted buffer, of suitable depth, to the eastern and southern boundary of the site and screening to protect views from the N25. ~~asterisk~~

CT-R-12 Medium A density residential development. Proposals should include screening to protect views from the N25. Ecological corridor or buffer to be provided to protect the biodiversity of the site as much as possible ~~asterisk~~

CT-R-13 Carrigtwohill North UEA. Medium density A residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. A way leave for an existing high voltage powerline is in place on this site and prospective developers will need agreements with ESB networks regarding required separation distances for developments in proximity to the powerlines. ~~Asterisk~~

CT-R-16 Carrigtwohill North UEA. A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. ~~asterisk~~

CT-R-17 Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. ~~asterisk~~

CT-R-18 Medium A density residential development. ~~Asterisk~~



CT-RR-01 Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.~~asterisk~~

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.34**

**CARRIGTWOHILL: ADD FLOOD RISK REFERENCE TO CT-U-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-U-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-U-01 Provision of a new link road connecting Castle Lake to Station Road. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.35**  
**CORRECTION OF OMISSION FROM OBJECTIVE CT-R-16**

**ORIGIN OF AMENDMENT**

This amendment is to correct a typo/omission in the Draft Plan.

**PROPOSED AMENDMENT**

Amend the Carrigtwohill CT-R-16 specific objective to include the word 'medium' as shown below.

CT-R-16 Carrigtwohill North UEA. **Medium** A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8. \*

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.3.36**

#### **UPDATE FLOOD RISK MANAGEMENT TEXT - CARRIGTWOHILL**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

It is proposed to remove paragraphs 2.3.78, 2.3.79 and 2.3.80 and replace them with paragraph 2.3.78 as follows:

- ~~2.3.78 — The Lee CFRAMS report identified areas at risk of flooding in the south of the town and had recommended that there was a need for a more detailed flood risk assessment study for the whole town, including the urban expansion area.~~
- ~~2.3.79 — As a result of this a more detailed flood risk assessment was carried out by Cork County Council which identified a number of areas within the Carrigtwohill area which are considered at risk of flooding and are reflected in the zoning maps of this plan.~~
- ~~2.3.80 — It is important to note that the flood risks shown in this document refer to fluvial (river) and tidal flooding only. Some areas may also be at risk of groundwater flooding or pluvial flooding (intense periods of rainfall) but these are not shown on the flood zone maps included in this Plan. However, such risks still need to be assessed when planning a development.~~
- 2.3.78 *Parts of Carrigtwohill have been identified as being at risk of flooding. This risk refers to fluvial or tidal risk, however, some areas may also be at risk of groundwater or pluvial flooding and while not shown on the flood risk maps, such risks will still need to be assessed when planning a development. The areas at risk follow the path of the Tibbotstown River through the town and are illustrated on the settlement maps. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.37**

**CARRIGTWOHILL: REMOVE REFERENCE TO FLOOD RISK FROM CT-B-02 AND CT-B-07**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-B-02, and CT-B-07 to remove an \* which references flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

- CT-B-02 Business development. Proposals shall optimise connectivity with the proposed rail passenger station at Fota Business and Retail Park, particularly for pedestrians and cyclists, and to the Bury's bridge to Carrigtwohill cycleway. This land adjoins the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening between new development and the SPA and the SAC will be required. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. Buffering and screening will also be required to protect views from the N25. The existing scrub woodland habitat in the eastern area of the site creates a buffer to the SAC and SPA and should be retained. ^ asterisk
- CT-B-07 Fota Retail and Business Park. Business including retail warehousing. Provision to be made for Carrigtwohill West rail station, in consultation with Iarnród Éireann. asterisk

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.38**  
**CARRIGTWOHILL: ADD FLOOD RISK REFERENCE TO CT-R-06**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CT-R-06 to include an \* to reference flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

CT-R-06 Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.) \* ^

**TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.3.39**

#### **CARRIGTWOHILL: CORRECTION OF INACCURACIES IN TEXT REGARDING COMMUNITY FACILITIES**

#### **ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

#### **PROPOSED AMENDMENT**

Amend paragraph 2.3.27 and 2.3.28 as follows:

2.3.27 Carrigtwohill has a range of public services and community facilities including three primary schools, two secondary schools, a garda station and a church. The community centre, located in the heart of the settlement on the main street is a substantial building available for a wide variety of activities including sports, ~~drama~~ and meetings. Immediately south of the community centre is a relatively new community playground.

2.3.28 A survey of the town has identified a deficit in sports facilities for a town of this size. Notwithstanding this, there is a wide variety of sports clubs operating in the town including badminton, basketball, athletics, ~~tennis~~ and activities offered by the Community Games programme for young people. Carrigtwohill GAA is located south of the town's main street and the complex contains 3 pitches, a gymnasium and a handball alley. Carrigtwohill United Football Club recently relocated to new facilities at Ballyadam to the east of the town where they have 2 playing pitches, 2 training pitches and a clubhouse with dressing rooms. In 2010 the Community Council opened a new state of the art All-Weather facility accommodating four 5-a-side pitches or one full size pitch.

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.40**

**CARRIGTWOHILL: DELETION OF OBJECTIVE CT-R-15 AND ZONING OF THE SITE AS CT-B-08 BUSINESS**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

**PROPOSED AMENDMENT**

Delete objective CT-R-15, shown on map below, and zone the site as CT-B-08 Business as follows:

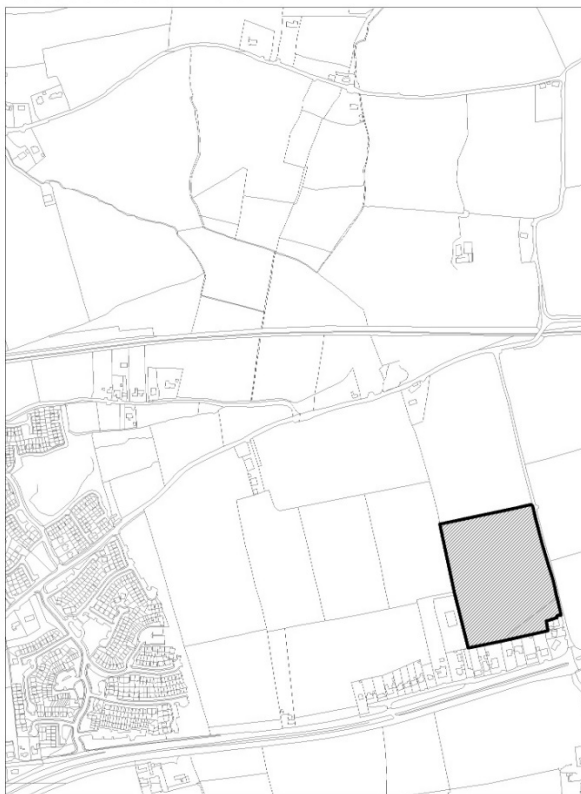
~~CT-R-15 Medium A density residential development.~~

**CT-B-08 Business**

Note: this will result in a consequential amendment to Core Strategy tables (Table B1, Appendix B and Table 2.x of Proposed Amendment 1.2.13).

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**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.3.41**

**CARRIGTWOHILL: CHANGE CT-R-18 FROM MEDIUM A DENSITY TO MEDIUM B DENSITY**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

**PROPOSED AMENDMENT**

Amend CT-R-18 from Medium A density to Medium B density as follows :

CT-R-18 Medium A **B** density residential development. \*

Note: this will result in a consequential amendment to table 4.2.3 of Volume 4 and to Core Strategy tables (Table B1, Appendix B and Table 2.x of Proposed Amendment 1.2.13).

See also PROPOSED AMENDMENT NO. 4.2.3.8

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.2.3.42***

**CARRIGTWOHILL: AMEND CT-RA-04 TO INCLUDE REFERENCE TO A CULTURAL CENTRE AMONG APPROPRIATE USES**

***ORIGIN OF AMENDMENT***

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

***PROPOSED AMENDMENT***

Amend CT-RA-04 as follows:

These buildings should be retained for their character and good quality architecture and can be upgraded and refurbished for re-use as locations for a range of appropriate uses such as community uses / adult education centre / business start up hubs / remote working hub / *cultural centre*.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.43**

**CARRIGTWOHILL: CHANGE DENSITY OF CT-R-04 FROM HIGH TO MEDIUM A.**

**ORIGIN OF AMENDMENT**

This amendment arises following discussion at the Development Committee Meeting on the 23<sup>rd</sup> November 2021.

**PROPOSED AMENDMENT**

It is proposed to amend objective CT-R-04 as follows:

CT-R-04 Carrigtwohill North UEA. High **Medium A** density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.7 and 4.2.8.

Note: this will result in a consequential amendment to table 4.2.3 of Volume 4 and to Core Strategy tables (Table B1, Appendix B and Table 2.x of Proposed Amendment 1.2.13).

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.3.44**

**CARRIGTWOHILL: EXCLUDE AN AREA OF LAND FROM CT-R-12 TO RECATEGORISE THAT EXCLUDED AREA AS RESIDENTIAL ADDITIONAL PROVISION**

**ORIGIN OF AMENDMENT**

This amendment follows discussion with an elected member after the Development Committee Meeting on the 23<sup>rd</sup> November 2021

**PROPOSED AMENDMENT**

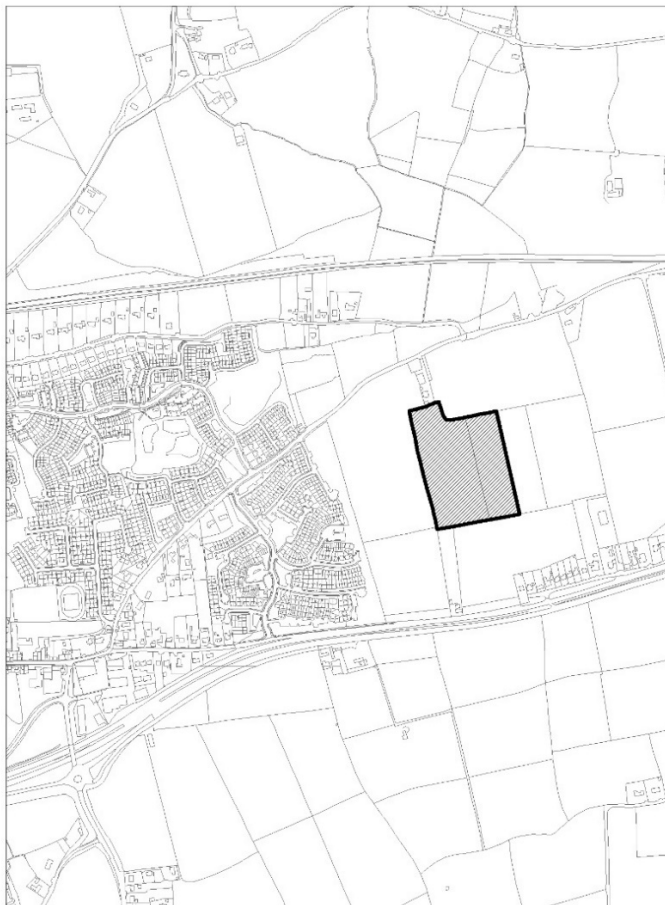
It is proposed to exclude an area of land from CT-R-12 and to zone the excluded area as Medium A density residential development and categorise it as Residential Additional Provision as follows and as shown below:

***CT-RAP-15: Medium A density residential development.***

Note: See also PROPOSED AMENDMENT NO. 4.2.3.19, consequential to which the remaining area of CT-R-12 is to be categorised as residential further additional provision.

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**TEXT AND MAP CHANGE**

**Cobh**

**PROPOSED AMENDMENT NO. 4.2.4.1.**

**COBH: CHANGE CH-C-01 OBJECTIVE REFERENCE TO CH-U-12**

**ORIGIN OF AMENDMENT**

This amendment is required to address an objective labelling error.

**PROPOSED AMENDMENT**

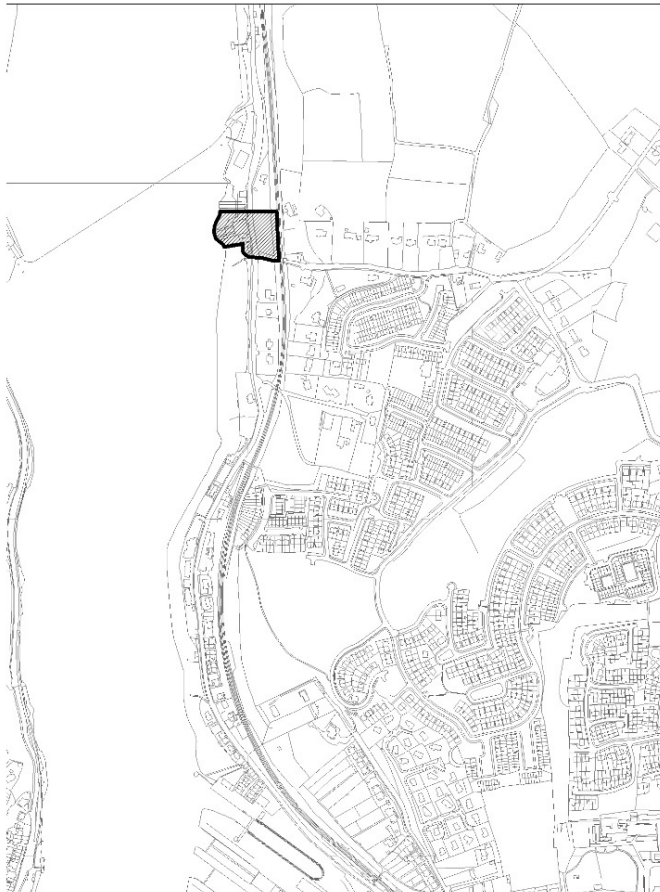
Amend Objective CH-C-01 and associated map label as follows:

CH-C-01 **CH-U-12**

New rail station including provision of park and ride on seaward side of road. \*

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**Cobh**



**TEXT AND MAP CHANGE**

#### **PROPOSED AMENDMENT NO. 4.2.4.2.**

#### **COBH: UPDATE TEXT RELATING TO SECOND CRUISE LINER BERTH**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address an issue raised in submissions.

#### **PROPOSED AMENDMENT**

Amend paragraph 2.4.50 as follows:

The Port of Cork has taken a strategic decision to develop a second berth for cruise liners at Lynch's Quay to complement existing facilities and maximise benefits from the location-specific advantages evident in Cobh.

*It intends to undertake a detailed appraisal of alternatives to determine the most suitable location for the additional facility in Cobh.*

This Plan recognises the potential benefits that would accrue from the delivery of an integrated tourism product in Cobh *its delivery, particularly as part of an integrated tourism product.* In this regard, the Plan supports the further enhancement and development of the tourism offer *in Cobh* including the provision of a second cruise liner terminal, Spike Island Ferry Terminal, retail services, cafe/restaurants and accommodation as well as the required parking and mooring facilities. It is intended that the plan-led expansion of the tourism offering will allow for significant economic opportunities for Cobh and an improved quality of life for the community it serves.

See also PROPOSED AMENDMENT NO. 4.2.4.3

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.3.**  
**COBH: UPDATE TEXT OF CH-X-02**

**ORIGIN OF AMENDMENT**

This amendment is required to address an issue raised in submissions.

**PROPOSED AMENDMENT**

Amend the text of objective CH-X-02 as follows:

*Appropriate and sensitively designed town centre use. May provide* ~~Provision of~~ integrated tourism product including new cruise liner berth, ferry terminal, ~~car park~~ *car parking* and associated commercial services at Lynch's Quay. <sup>^\*</sup>.

See also PROPOSED AMENDMENT NO. 4.2.4.2

**TEXT CHANGE ONLY**

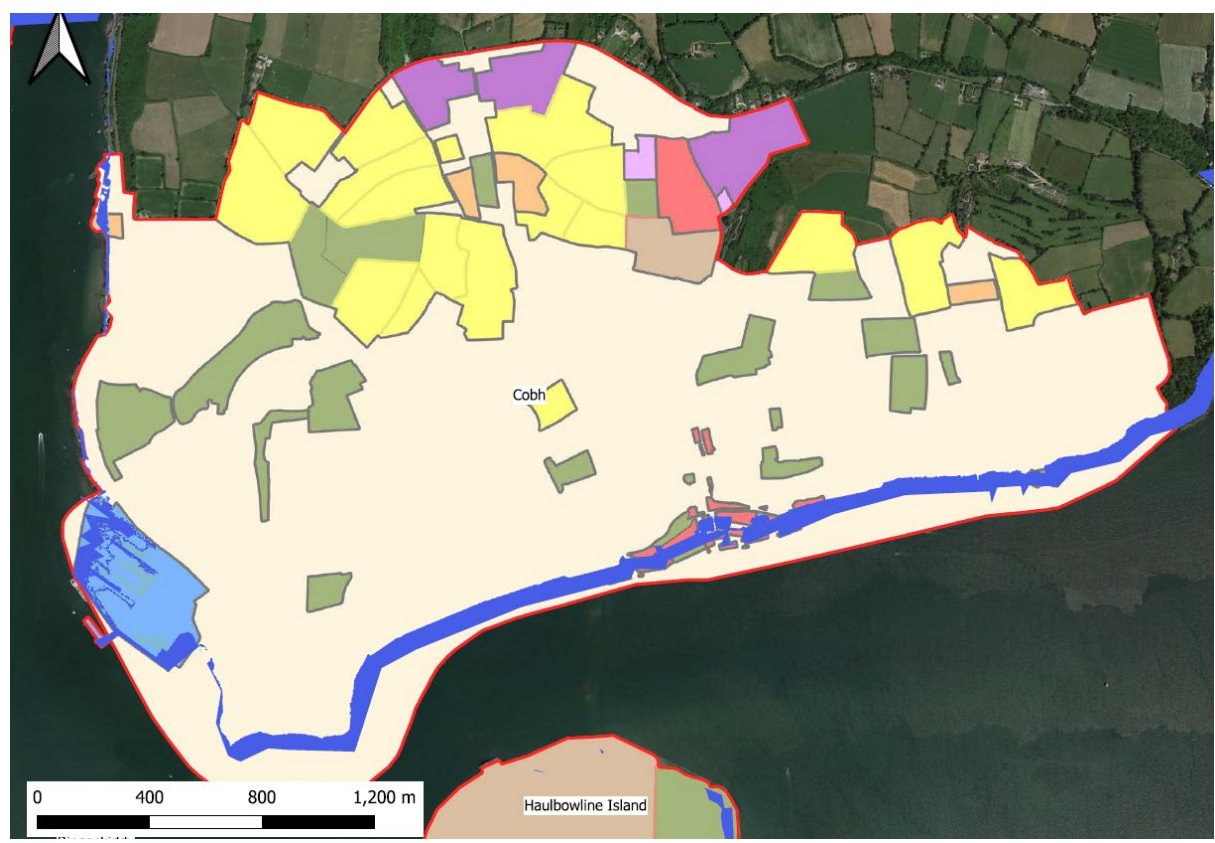
**PROPOSED AMENDMENT NO. 4.2.4.4**  
**COBH: UPDATE FLOOD ZONES ON ZONING MAP**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Cobh zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.4.5**

**COBH: REPRESENT CH-R-06 AS A RESIDENTIAL ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

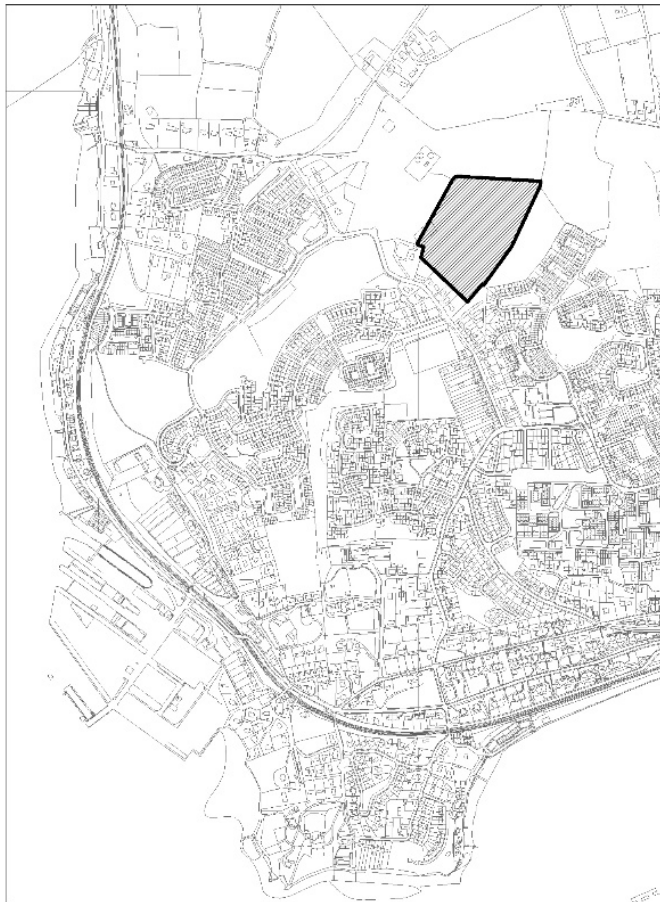
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-06 is represented as an ‘Residential Additional Provision’ site – CH-RAP-06.

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**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.6**

**COBH: REPRESENT CH-R-01 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

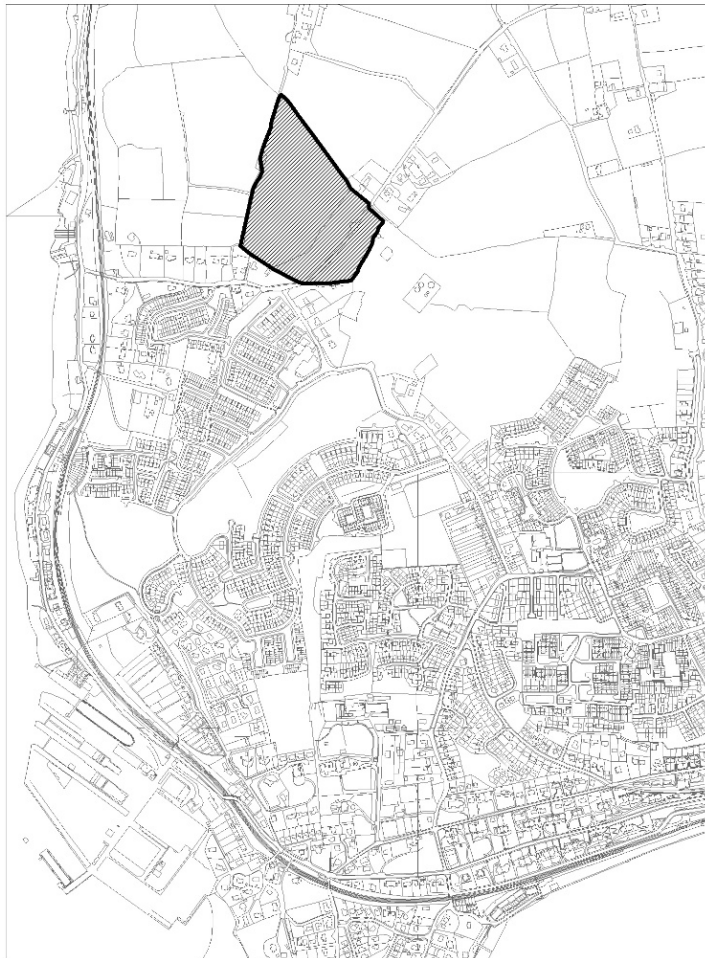
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-01 is represented as an ‘Long Term Strategic and Sustainable Development (Further Additional Provision)’ site – CH-RFAP-01.

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**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.7**

**COBH: REPRESENT CH-R-02 AS AN ADDITIONAL PROVISION SITE AND AMEND DENSITY**

**ORIGIN OF AMENDMENT**

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

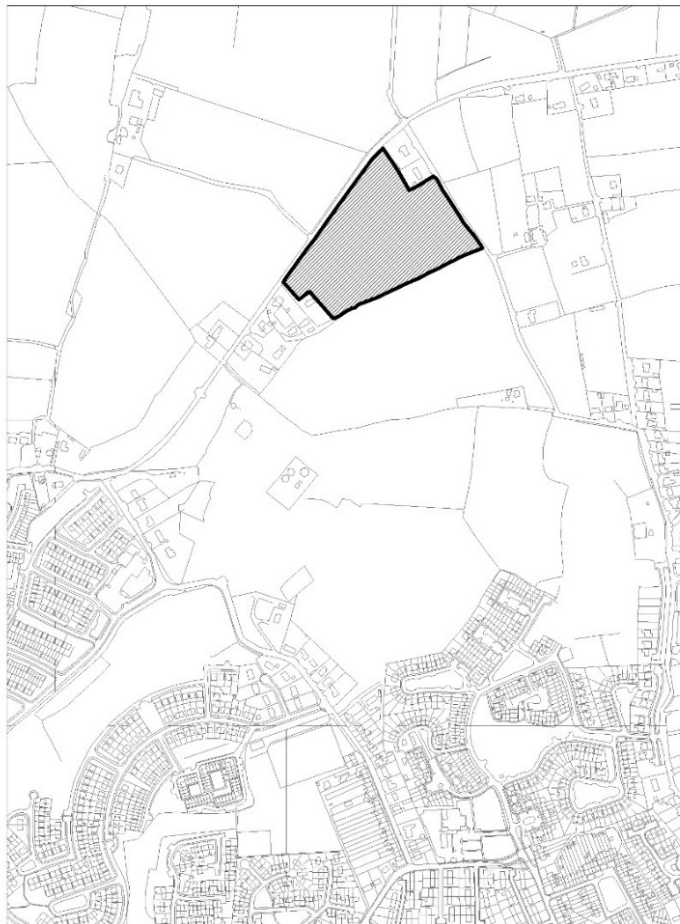
**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-02 is represented as an 'Additional Provision' site and amend the specific objective so that the density is changed from Medium A to High as follows:

CH-R~~AP~~-02 Ballynoe UEA. ~~Medium A~~ **High** density residential development.

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**Cobh**



**TEXT AND MAP CHANGE**

***PROPOSED AMENDMENT NO. 4.2.4.8***

**COBH: CONSEQUENTIAL TO CORE STRATEGY CHANGES, AMEND TABLE 4.2.13**

***ORIGIN OF AMENDMENT***

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

***PROPOSED AMENDMENT***

Amend table 4.2.13 Phased Development Programme for Ballynoe Urban Expansion Area to amend the No. of Housing Units in Phase 1 and Phase 2 to reflect changes to the Core Strategy.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.9**

**COBH: INCLUDE ADDITIONAL TEXT REGARDING PROVISION OF A DIGITAL HUB.**

**ORIGIN OF AMENDMENT**

This amendment arises following discussion at the Development Committee Meeting on the 23<sup>rd</sup> November 2021.

**PROPOSED AMENDMENT**

Include additional text after paragraph 2.4.53 as follows:

*There are a number of areas in the town where the provision of a digital hub may be considered, including within the town centre, such as on a regeneration site, or, subject to compatibility with adjoining uses, on land zoned for business use.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.10**

**COBH: REPRESENT CH-R-05 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

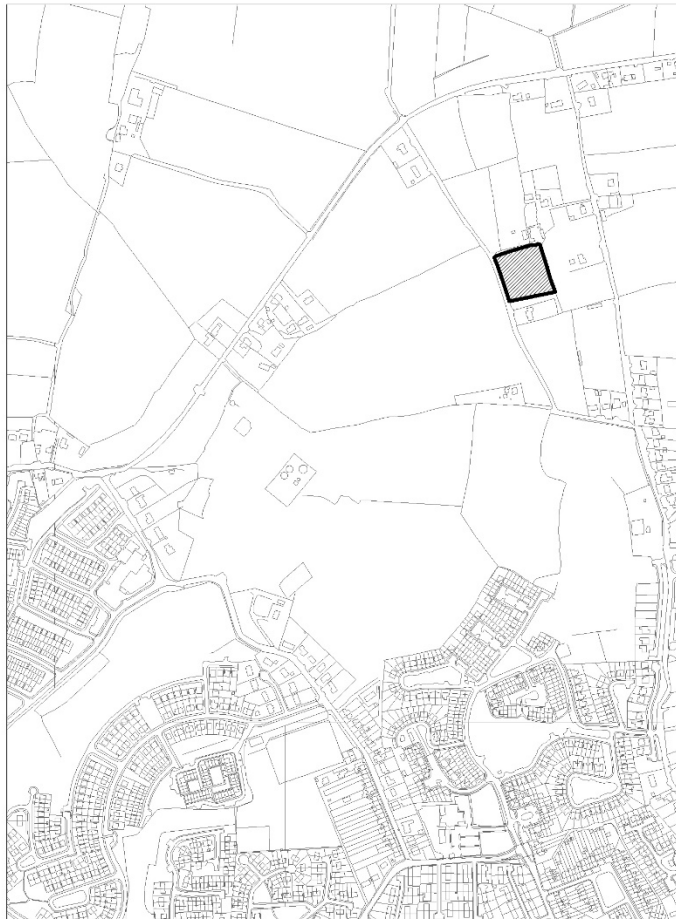
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-05 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-05.

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Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.4.11**

**COBH: REPRESENT CH-R-14 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

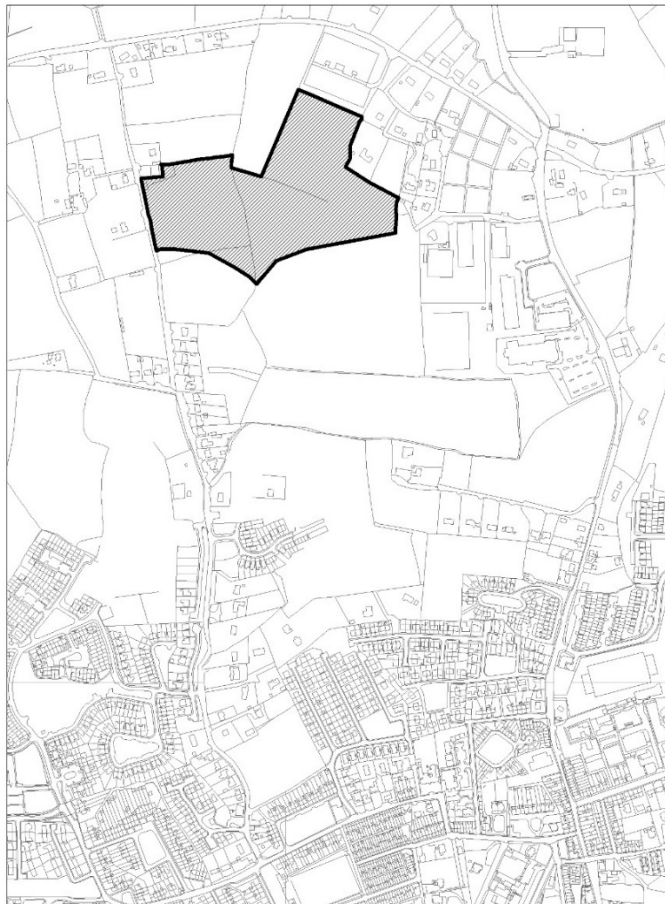
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-14 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-14.

**Cork County Development Plan  
Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.12**

**COBH: REPRESENT CH-R-15 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

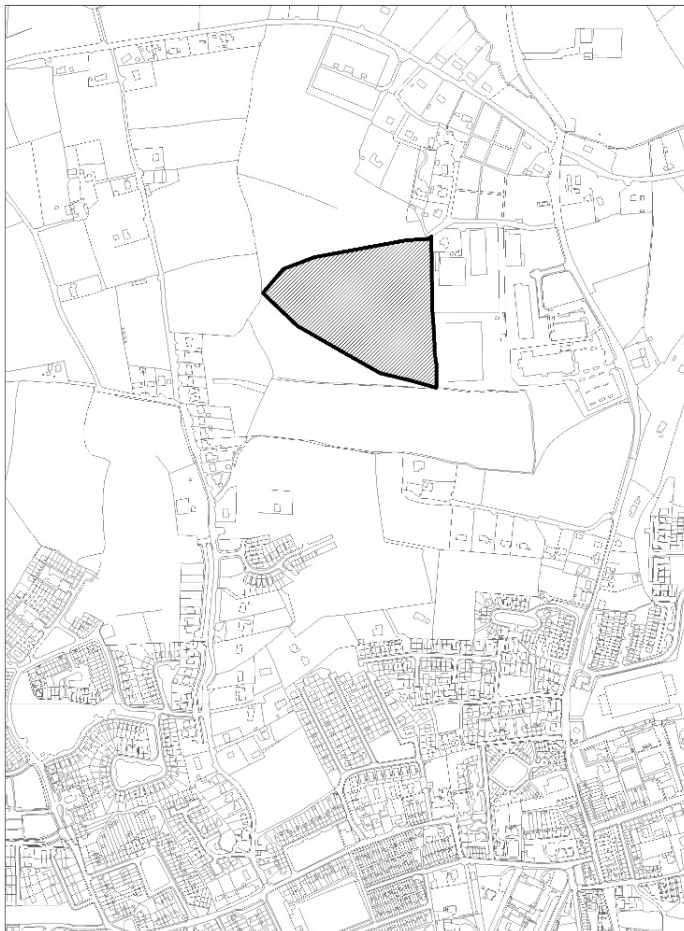
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-15 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-15.

**Cork County Development Plan  
Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.4.13**

**COBH: REPRESENT CH-R-16 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

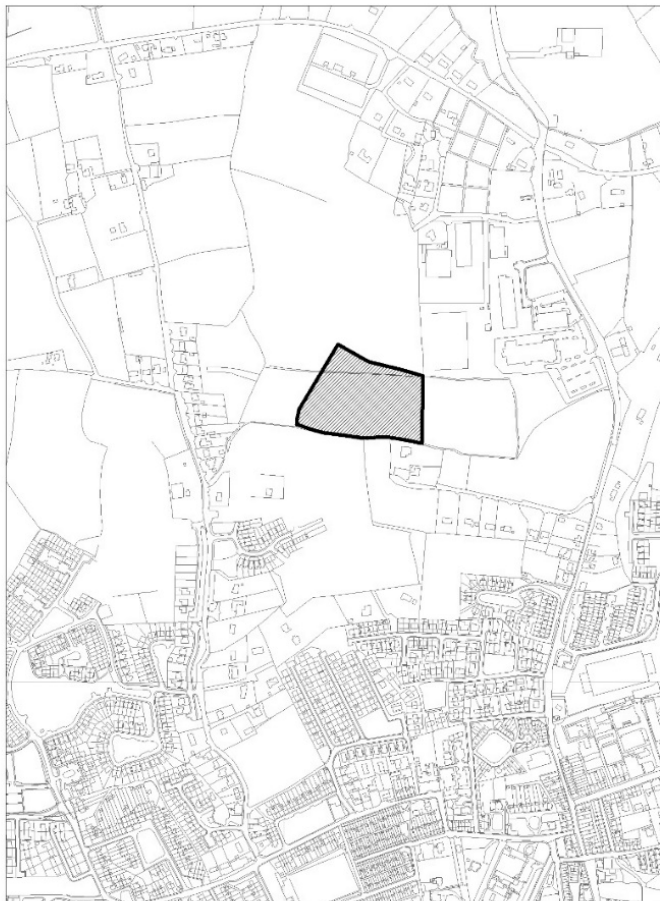
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-16 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-16.

**Cork County Development Plan  
Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.14**

**COBH: REPRESENT CH-R-17 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

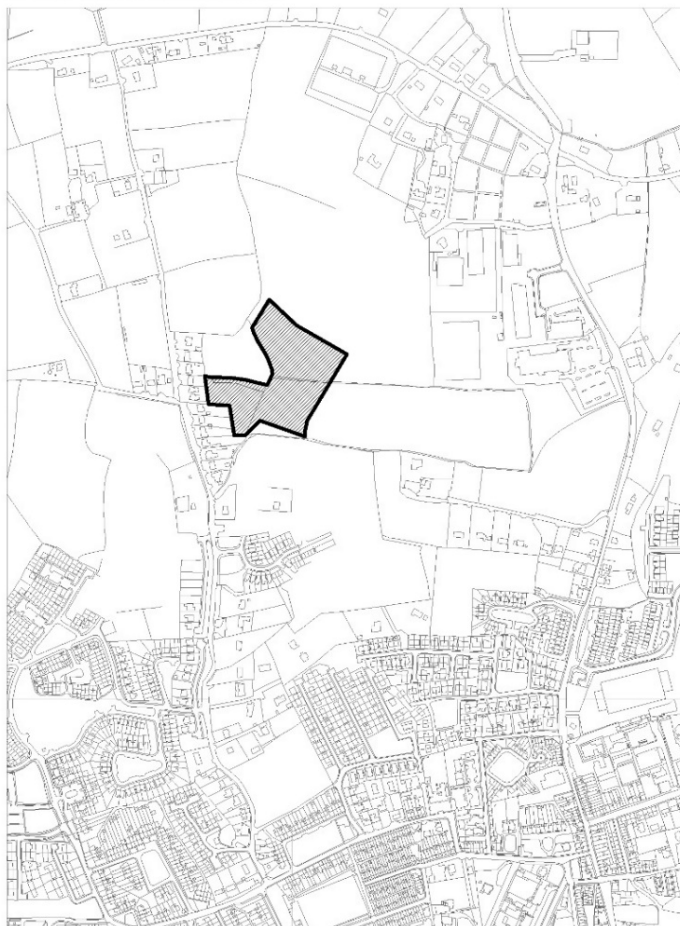
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-17 is represented as a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-17.

**Cork County Development Plan  
Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.15**

**COBH: REPRESENT CH-R-18 AS A FURTHER ADDITIONAL PROVISION SITE**

**ORIGIN OF AMENDMENT**

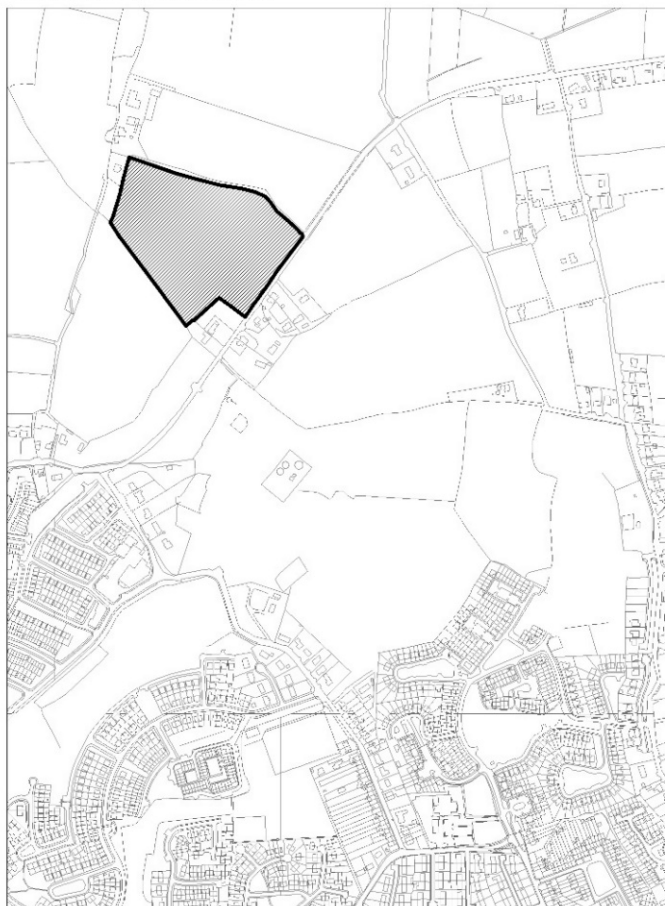
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-18 is represented as a 'a 'Long Term Strategic and Sustainable Development (Further Additional Provision)' site – CH-RFAP-18.

**Cork County Development Plan  
Public Consultation Draft**

**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.16**

**COBH: UPDATE FIGURE 4.2.3 GREEN INFRASTRUCTURE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Update figure 4.2.3 Cobh Green Infrastructure to reflect changes to the zoning and flood maps proposed through other amendments

**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.17**

**COBH: DELETE REFERENCE TO NURSING HOME REQUIREMENT FROM CH-R-12**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend the text of specific objective CH-R-12 to exclude the requirement for the provision of a nursing home as follows:

CH-R-12 Medium A density residential development to include a mix of house types and sizes ~~with provision for a nursing home.~~

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.18**

**COBH: AMEND AREA OF CH-B-01 TO CREATE NEW ZONING FOR NURSING HOME**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions and the Ecology section of the Council.

**PROPOSED AMENDMENT**

Amend the specific objective CH-B-01 to exclude an area of land and zone that excluded area for a nursing home as follows:

*CH-C-05 Nursing home and possible sheltered housing. Field boundaries on the site support habitat of biodiversity value and are to be retained.*

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**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.19**

**COBH: ADD FLOOD RISK REFERENCE TO CH-GR-03**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CH-GR-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Cove Fort / Bishop Roche Park / Titanic Memorial Garden. Maintain existing park. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.20**  
**COBH: ADD FLOOD RISK REFERENCE TO CH-GR-04**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by SFRA.

**PROPOSED AMENDMENT**

Amend the specific objective text of CH-GR-04 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Kennedy Park. Maintain quayside park. \*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.4.21**

**COBH: UPDATE TABLES AND TEXT WITH REGARD TO POPULATION AND HOUSING**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Update and amend table 4.2.9 Cobh Population, Housing Supply and Residential Land Area, amend table 4.2.10 Cobh Population Residential Land Area, and Table 4.2.11 Cobh Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend paragraphs of 2.4 Cobh and CH-GO-01 to reflect the updated population and housing figures.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.22**  
**COBH: ADD FLOOD RISK REFERENCE TO CH-GR-06**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CH-GR-06 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

Maintain open space. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.23**

**COBH: AMEND CH-GO-09 TO CROSS REFERENCE TO TEXT REGARDING ENVIRONMENTAL SENSITIVITY OF AREA OF N25 UPGRADE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the Ecology Section of the Council.

**PROPOSED AMENDMENT**

Amend the specific objective text of CH-GO-09 as follows:

CH-GO-09 Seek to improve access from the N25 to Cobh, subject to ecological assessment.

*See also objective [TM 12-12 footnote, Chapter 12, Transport and Mobility, Volume 1.](#)*

Note: see PROPOSED AMENDMENT NO. 1.12.45 (to Chapter 12 Transport and Mobility, Volume 1).

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.24**

**COBH: AMEND TEXT OF CH-I-01 SO THAT SERVICE HUB DEVELOPMENT IS SUBJECT TO CAPACITY OF R624 RATHER THAN UPGRADE OF R624.**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of CH-I-01 as follows:

Retain and develop this site as a dockyard in view of the strategic and specialised nature of its infrastructure and to facilitate the development of complementary marine related industrial uses. Part of this site is also considered suitable for the provision of park and ride facility to serve Rushbrooke train station. This site may have potential as a service hub for the offshore marine energy sector subject to environmental assessment and ~~upgrade~~ **capacity** of R624. This land adjoins an Annex 1 Estuaries habitat. Account will be taken of this habitat of ecological value when considering development proposals in this area. <sup>^\*</sup>

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.4.25**

**COBH: REPRESENT CH-R-11 AS A RESIDENTIAL RESERVE SITE**

**ORIGIN OF AMENDMENT**

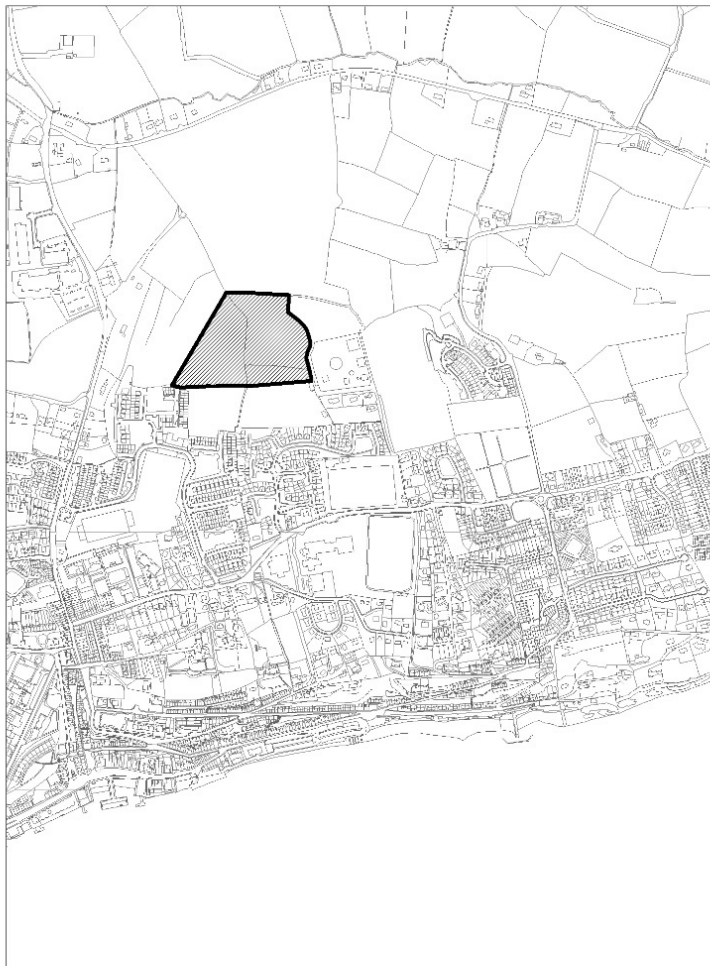
This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan.

**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-11 is represented as a 'Residential Reserve' site – CH-RR-01.

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**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.26**

**COBH: REPRESENT CH-R-13 AS A RESIDENTIAL RESERVE SITE**

**ORIGIN OF AMENDMENT**

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

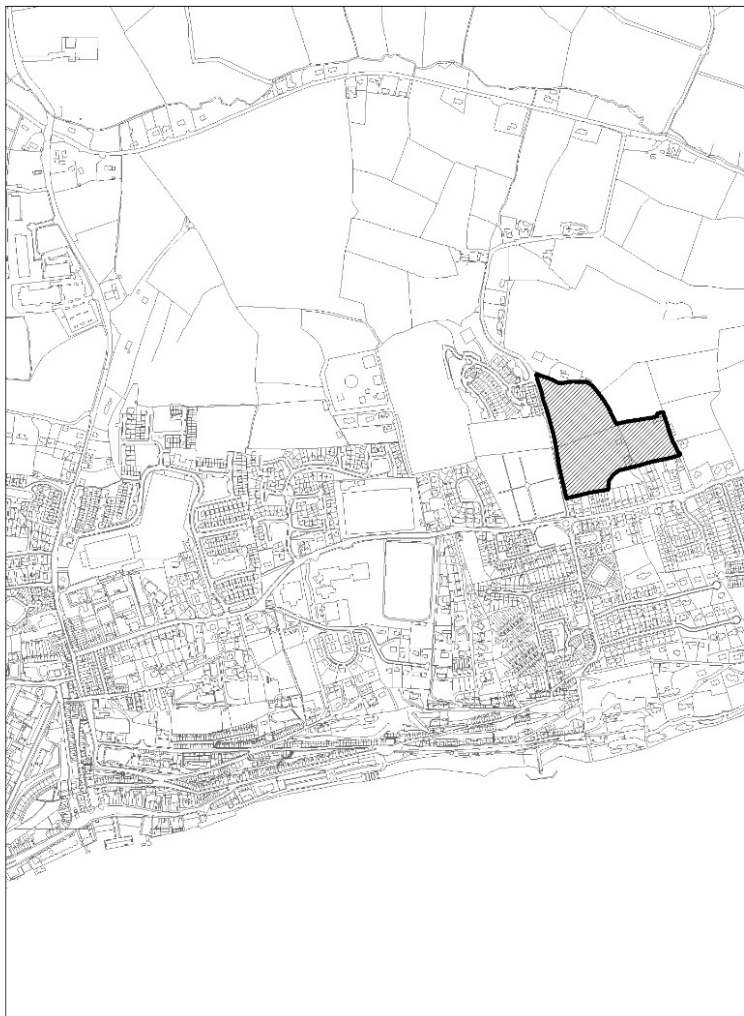
**PROPOSED AMENDMENT**

Amend the Cobh zoning map and specific objective reference so that CH-R-13 is represented as a 'Residential Reserve' site – CH-RR-02.

**TEXT AND MAP CHANGE**

**Cork County Development Plan  
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**Cobh**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.4.27**  
**UPDATE FLOOD RISK MANAGEMENT TEXT - COBH**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.4.87 by including additional text as follows:

Flood risk is not a significant issue for Cobh apart from an element of *some* coastal flooding *including* at Rushbrook dockyard *and is illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.2.4.28***  
**ADD REFERENCE TO FLOOD RISK TO CH-U-11**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Amend the specific objective text of CH-U-11 to include an \* to reference flood risk and the need to refer to objectives in Volume One, Chapter 11 Water Management as follows as follows:

CH-U-11 Multi Storey Car Park. Subject to high specification design approach. \*

**TEXT CHANGE ONLY**



**Little Island**

***PROPOSED AMENDMENT NO. 4.2.5.1***

**LITTLE ISLAND: AMEND BOUNDARIES OF LI-B-01 AND LI-B-02**

***ORIGIN OF AMENDMENT***

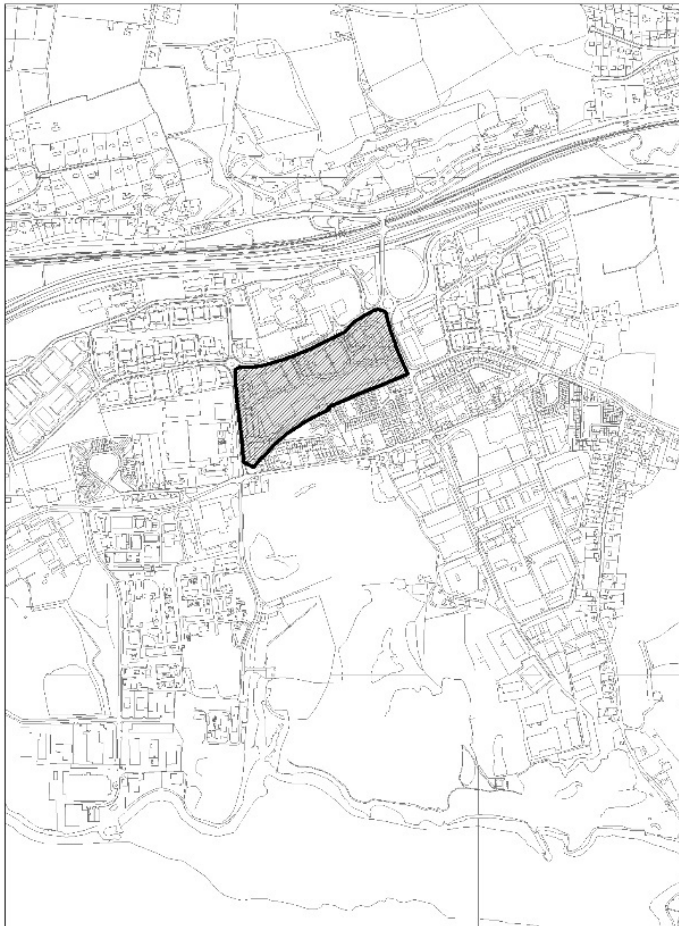
This amendment is required to address a mapping error.

***PROPOSED AMENDMENT***

Amend the boundaries of LI-B-01 and LI-B-02 so that part of LI-B-02 is incorporated into LI-B-01 and the remaining area of LI-B-02 is as shown below:

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**Little Island**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.2**

**LITTLE ISLAND: DELETE TEXT FROM LI-I-05 TO REFLECT CURRENT STATUS OF SITE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submission and by the Ecology section of the Council.

**PROPOSED AMENDMENT**

Amend objective LI-I-05 to delete text as follows:

~~Industry. Development of this site will need to protect and, where possible, enhance the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi Natural Grassland and Scrub/Transitional Woodland).~~

This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.3**  
**LITTLE ISLAND: AMEND AREA OF LI-GC-06**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submission.

**PROPOSED AMENDMENT**

Amend area of LI-GC-06 to retain the area of woodland and exclude other land. Excluded land is to be included within the adjoining Existing Mixed Business & Other Uses zoning and remaining area is to be retained as LI-GC-06 as shown below:

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**Little Island**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.4**

**LITTLE ISLAND: AMEND AREA OF LI-GC-02 TO INCLUDE ADDITIONAL GREEN INFRASTRUCTURE AREA**

**ORIGIN OF AMENDMENT**

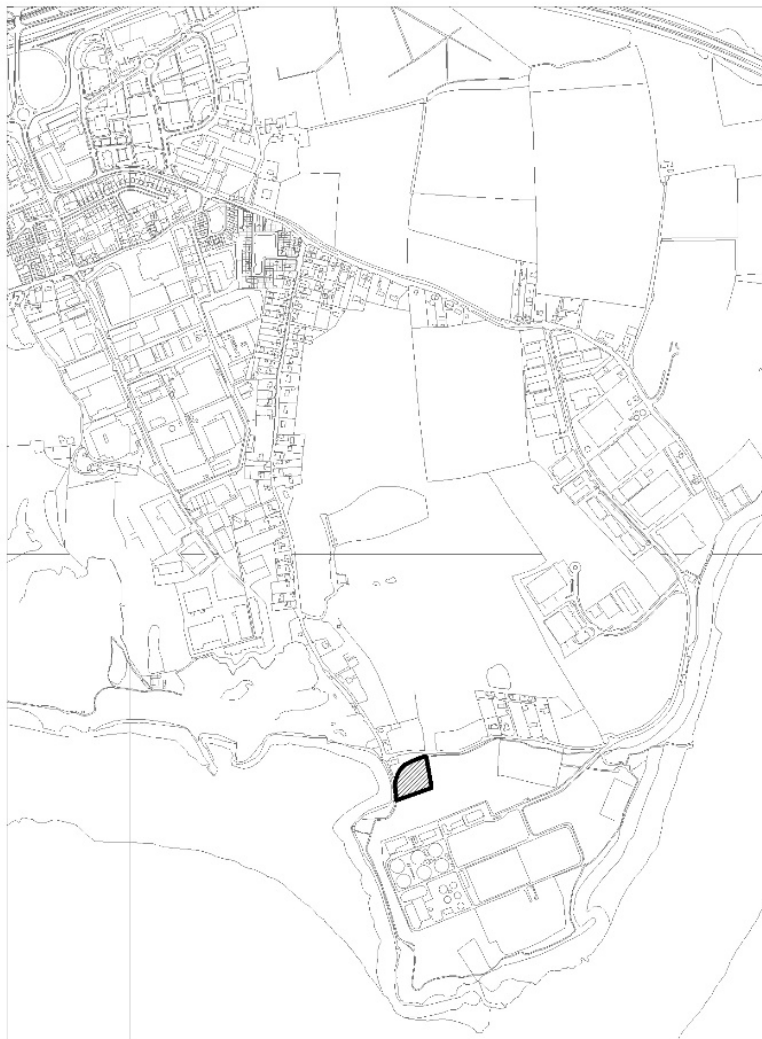
This amendment is required to address issues raised by the ecology section of the Council.

**PROPOSED AMENDMENT**

Amend area of LI-GC-02 to include additional area of green infrastructure shown below:

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**Little Island**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.5**

**LITTLE ISLAND: AMEND AREA OF LI-GC-01 TO EXCLUDE EXISTING DEVELOPMENT**

**ORIGIN OF AMENDMENT**

This amendment is required to correct a mapping error.

**PROPOSED AMENDMENT**

Amend area of LI-I-01 and LI-GC-01 slightly to exclude an area of existing development within LI-I-01 from LI-GC-01 as shown:

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**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.5.6**

#### **LITTLE ISLAND: ADD TEXT REGARDING ENVIRONMENTAL SENSITIVITY AND SUSTAINABLE TRANSPORT INTERVENTIONS**

#### **ORIGIN OF AMENDMENT**

This amendment is required to diagrammatically represent planned active travel interventions in Little Island and to address issues raised by the Ecology section of the Council.

#### **PROPOSED AMENDMENT**

Insert new diagram, 4.2.7, after paragraph 2.5.26 as shown below and insert the following text after paragraph 2.5.26 as follows:

Given geographical constraints, vehicular access to Little Island is limited to the N25 interchange and slip roads off the Dunkettle Interchange, with most travel to and from the island during peak period by car. The road network within Little Island itself is also restricted. Whilst a frequent rail service provides access to Kent Station and Midleton, the public transport offering on the island is very limited. As such, Little Island suffers from severe peak hour traffic congestion. A Little Island Transport Study (LITS) was completed in 2018 to determine what transport infrastructure improvements and policy measures are needed to alleviate peak hour traffic congestion on the road network within Little Island and to explore the potential to reduce dependency on single occupier car journeys and look at ways of increasing active travel and public transport use. The study makes recommendations on what interventions are required to improve the environment for general traffic, cyclists, pedestrians and public transport vehicles to allow Little Island to fulfil its strategic function as an employment location, logistics hub and residential community.

*Some sustainable transport interventions are proposed to be sited close to the shoreline adjoining the Cork Harbour SPA. Sensitive design and integration into the landscape will be essential to ensure the avoidance of impacts on the SPA. These developments will be subject to Appropriate Assessment at project stage.*



Little Island Sustainable Transport Interventions. Light green represents network with recently received Part 8 planning approval.

#### **TEXT CHANGE ONLY (AND DIAGRAM WITHIN TEXT)**



**PROPOSED AMENDMENT NO. 4.2.5.7**

**LITTLE ISLAND: AMEND TEXT TO CLARIFY SCALE OF NEIGHBOURHOOD CENTRE AT LI-X-01**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

Amend paragraphs 2.5.25 and 2.5.49 to include additional text as follows:

2.5.25 The LI-X-01 special policy area, which is subject to a framework plan to guide development, will include a *small scale, local* neighbourhood centre with high quality public realm.

2.5.49 The objective for the site is to deliver compact residential development in tandem with a high quality, *small scale, local* neighbourhood centre, school, public realm and open space. The development is to facilitate excellent quality of life and establish a strong and attractive sense of place.

Note: See also PROPOSED AMENDMENT NO. 4.2.5.8

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.8**

**LITTLE ISLAND: AMEND LI-X-01 TEXT TO CLARIFY SCALE OF NEIGHBOURHOOD CENTRE**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

Amend the text of objective LI-X-01 to include additional text as follows:

Medium A density residential development, *small scale, local* neighbourhood centre, provision of school, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

Note: See also PROPOSED AMENDMENT NOS. 4.2.5.7 and 4.2.5.9 and 4.2.5.12

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.5.9**

**LITTLE ISLAND: AMEND TEXT OF LI-X-01 TO DELETE REFERENCE TO SCHOOL**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in submissions.

**PROPOSED AMENDMENT**

Amend the text of objective LI-X-01 to exclude text as follows:

Medium A density residential development, neighbourhood centre, ~~provision of school~~, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

Note: See also PROPOSED AMENDMENT NO. 4.2.5.8 and 4.2.5.12

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.10**

**LITTLE ISLAND: EXCLUDE AREA AT RISK OF FLOODING FROM LI-C-01**

**ORIGIN OF AMENDMENT**

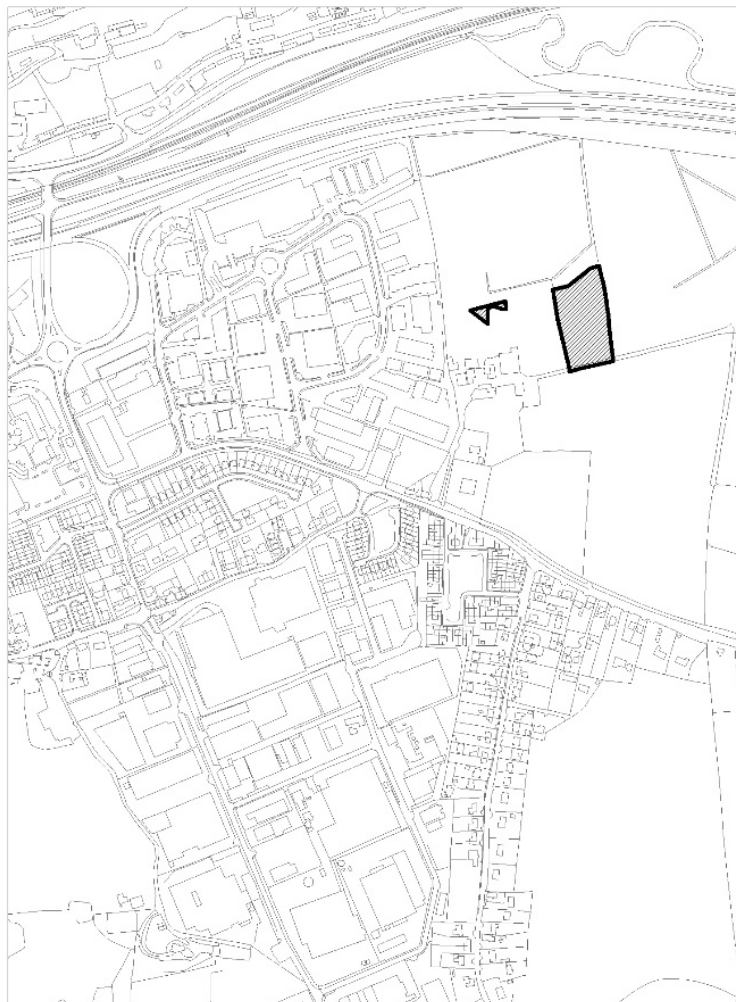
This amendment is required to address issues raised by the updated Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend area of LI-C-01 to exclude area identified as being at risk of flooding and amend development boundary accordingly as shown:

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**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.11**

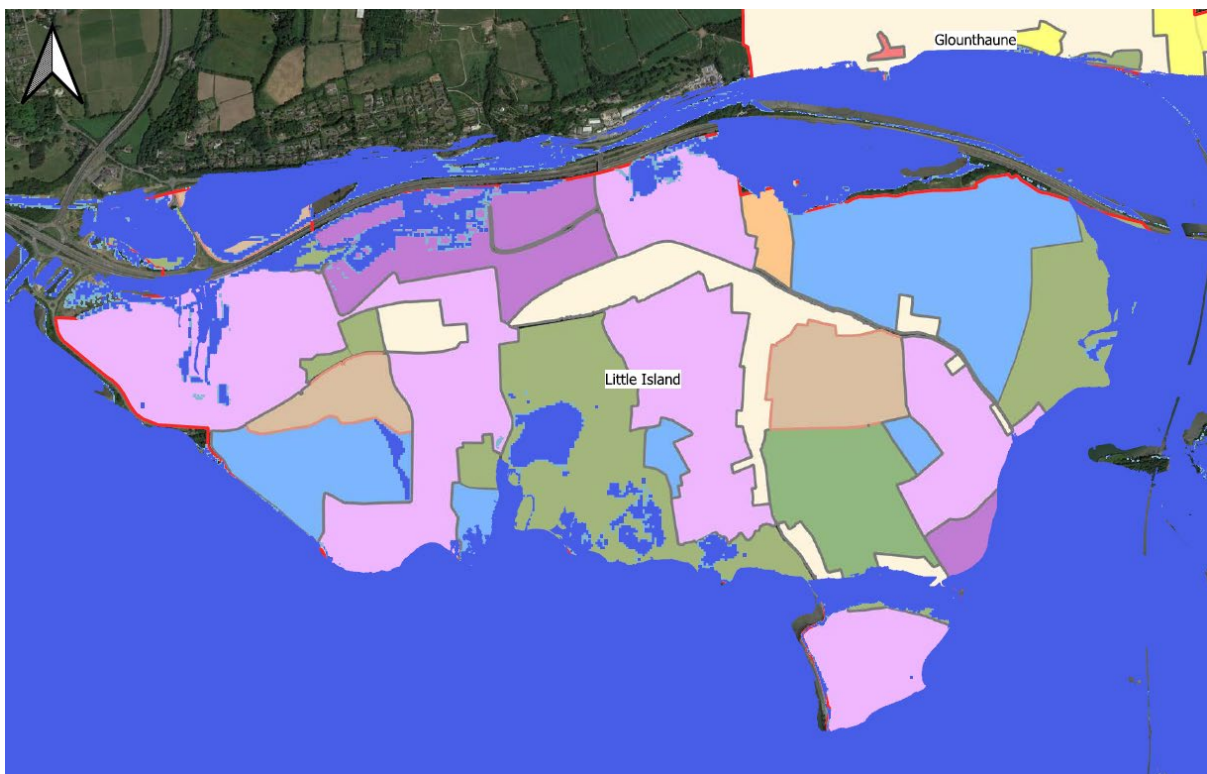
**LITTLE ISLAND: AMEND ZONING MAP TO INCLUDE UPDATED FLOOD ZONES**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Little Island zoning map to include updated flood zones as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.12**

**LITTLE ISLAND: CORRECT TEXT IN OBJECTIVE LI-X-01 REGARDING CORK HARBOUR SPA**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submission and PPU.

**PROPOSED AMENDMENT**

Amend objective LI-X-01 so that text in relation to the nearby SPA is more accurate and is consistent with that of similarly located sites as follows:

LI-X-01 Medium A density residential development, neighbourhood centre, provision of school, high quality public open space (including buffer between development and adjoining industrial use) and public realm. To provide for future high quality pedestrian and cycle connectivity with LI- RR-01. Development of this area will be subject to an approved framework plan for its overall development. ~~Part of this area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black-tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.~~ *This zone is located in close proximity to the Cork Harbour SPA. Areas within this zone may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.*

Note: See also PROPOSED AMENDMENT NOs. 4.2.5.9. and 4.2.5.8

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.2.5.13***

***LITTLE ISLAND: UPDATE GREEN INFRASTRUCTURE FIGURE 4.2.5***

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Update figure 4.2.5 Little Island Green Infrastructure to reflect changes to the zoning and flood zone maps proposed through other amendments

***MAP CHANGE ONLY***

**PROPOSED AMENDMENT NO. 4.2.5.14**

**LITTLE ISLAND: INCLUDE NEW OBJECTIVE REGARDING AMENITY WALK**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions.

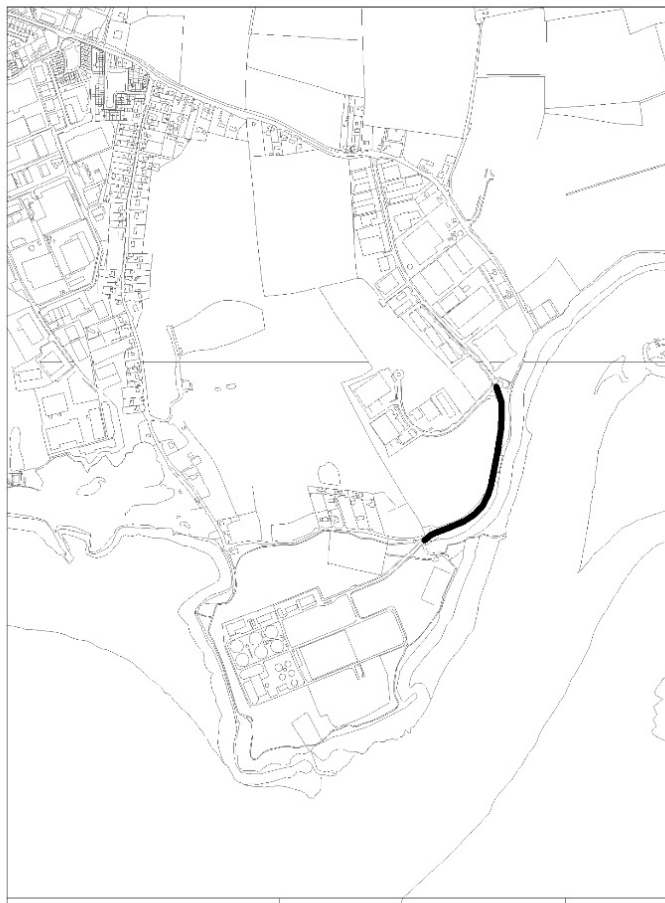
**PROPOSED AMENDMENT**

Include new objective, LI-U-07, for the maintenance of an amenity walk as follows:

*LI-U-07 Maintain existing amenity walk. This walk adjoins both the Great Island Channel SAC and the Cork Harbour SPA. Consideration of implications for the SAC and SPA will be integral to the assessment of any future proposed upgrades to this walk. Any such upgrades would need to be designed sensitively to ensure the avoidance of impacts on the SPA and the SAC.\**

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.5.15**

**LITTLE ISLAND: EXCLUDE LAND FROM LI-I-04 AND INCLUDE IT IN NEW LI-GC-09 ZONING**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

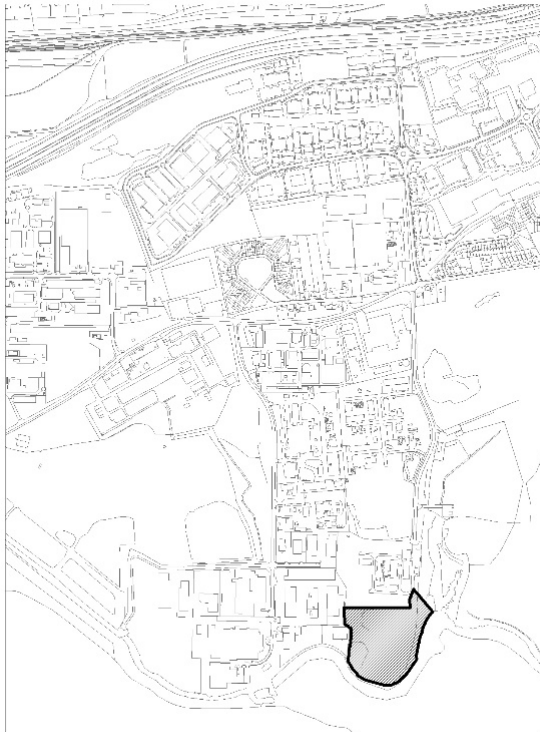
Amend the area of LI-I-04 to exclude an area of scrub habitat and flood risk and include this area within a new green infrastructure zoning, LI-GC-09 as shown. Exclude text from objective LI-I-04 and include additional objective LI-GC-09 as follows:

~~LI-I-04 Industry. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible habitats of high natural value within the site should be integrated into areas to be retained as open space.\*~~

*LI-GC-09 Protect habitats of biodiversity value which form part of the Green Infrastructure resource of Little Island and serve as a buffer between the industrial zone and the estuary.\**

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**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.5.16**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-B-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-B-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-B-01 Business and general employment use. \*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.5.17**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-B-02**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-B-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-B-02 Business and general employment use including retail warehousing. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.18**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-GA-07 AND UPDATE TEXT REGARDING ECOLOGY**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the updated Strategic Flood Risk Assessment and the Ecology Section of the Council.

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-GA-07 to update text regarding ecology and to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-GA-07 Open Space - Protect the setting of Cork Golf Club. *and protect the Rock Farm Quarry proposed Natural Heritage Area which lies within this zone.*

~~This site contains part of a pNHA and an Annex 1 Estuaries habitat and adjoins an SPA. The ecological value of these habitats is to be retained and protected in so far as possible.~~ \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.19**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE AND REFERENCE TO CORK HARBOUR SPA TO LI-GC-02**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the updated Strategic Flood Risk Assessment and the Ecology section of the Council.

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-GC-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management and to include additional text in relation to natura sites.

LI-GC-02 ~~Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area.~~ *This land forms part of the Great Island Channel SAC and the Cork Harbour SPA and supports high natural value wetland habitats and associated species. Retain and protect. \**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.20**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-GC-03**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-GC-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-GC-03 Retain as open space. Protect and, where possible and appropriate, seek to enhance the ecological value of this area. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.21**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-I-05**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-I-05 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-I-05 Industry. Development of this site will need to protect and, where possible, enhance the biodiversity value of habitat types of County Importance that are within this zoning (Lakes and Ponds, Semi Natural Grassland and Scrub/Transitional Woodland).

This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area. \*

Note: See also PROPOSED AMENDMENT 4.2.5.2

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.22**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-RR-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-RR-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management.

LI-RR-01 Medium A density residential development combined with business development and a substantial area of high quality, public open space for recreation. It will be important that high quality pedestrian and cycle connectivity between this land and the LI-X-01 site be provided. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.23**

**LITTLE ISLAND: AMEND ZONING MAP TO REPRESENT DUNKETTLE UPGRADE SCHEME**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by TII.

**PROPOSED AMENDMENT**

Amend the Little Island zoning map to represent the Dunkettle Upgrade Scheme, shown below, that is underway.



**UPDATING OF MAP ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.24**

**LITTLE ISLAND: ADD TEXT REGARDING LI-X-03 AND CONSULTATION WITH TII**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by TII.

**PROPOSED AMENDMENT**

Include additional text in paragraph 2.5.35 as follows:

With its favourable topography and proximity to a high quality public transport corridor Little Island has the potential to achieve significant modal shift to sustainable transport modes. A special Policy area, LI- X-03, has been zoned in this plan at North Esk for a multi modal transport hub which may include railway fleet depot, railway sidings, railway station, bus depot, park & ride including EV charge points, bike sharing systems and bike maintenance station. *Consultation and collaboration with TII will be undertaken to ensure that the Dunkettle Interchange is not unduly impacted.*

**TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.5.25**

**LITTLE ISLAND: ADD FLOOD RISK REFERENCE TO LI-B-03**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of LI-B-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

LI-B-03 Business and general employment use. This site contains habitats of ecological value including an area of scrub. New development should be planned to provide for the retention and protection of these habitats in so far as possible. Habitats of high natural value on boundaries should be retained and, where possible

habitats of high natural value within the site should be integrated into areas to be retained as open space. \*

**TEXT CHANGE ONLY**

#### **PROPOSED AMENDMENT NO. 4.2.5.26**

#### **LITTLE ISLAND: AMEND TEXT OF LI-I-01 TO CLARIFY OBJECTIVE, TO EXCLUDE REPETITION AND TO INCLUDE A REFERENCE TO FLOOD RISK**

#### **ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by the updated Strategic Flood Risk Assessment and to give more clarity to existing text.

#### **PROPOSED AMENDMENT**

Amend the specific objective text of LI-I-01 to clarify objective, avoid repetition, and to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

~~LI-I-01 Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in relation to the Cork Harbour SPA and to protect views of Little Island from the N25. This site is located in close proximity to the Cork Harbour Special Protection Area. Screen planting and sensitive landscaping along the northern and eastern boundaries will be required to create a buffer between the SPA and the developed portion of the site and to protect views of Little Island from the N25. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.~~

The south western boundary contains the site of CO 077-025 Castle site.

This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle may be quite extensive. Any development at the south west quadrant of the site will require a detailed Archaeological Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing.

~~This site is located in close proximity to the Cork Harbour Special Protection Area. Appropriate buffering and screening between new development and the SPA may be required. Areas within this site may be used by Special Conservation Interest bird species for which the Cork Harbour SPA is designated. Account will be taken of same when considering new development proposals in this area.~~

\*

#### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.5.27**  
**UPDATE FLOOD RISK MANAGEMENT TEXT – LITTLE ISLAND**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.5.40 by including additional text as follows:

- 2.5.40 ~~Flood maps have been prepared in association with the OPW and~~ Parts of Little Island have been identified as being at risk of flooding. *The areas at risk follow the path of the Tibbotstown River, Glashaboy River and Lough Mahon.* The areas at risk are illustrated on the settlement map. ~~These areas most directly affected include lands to the east and west of the settlement.~~ *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

**Monard**

**PROPOSED AMENDMENT NO. 4.2.6.1**

**MONARD: ADD FLOOD RISK REFERENCE TO MN-X-01**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised in strategic flood risk assessment.

**PROPOSED AMENDMENT**

Amend objective MN-X-01 to highlight flood risk and that the objectives of Chapter 11 Water Management apply as follows:

MN-X-01 To facilitate the development of a new rail based settlement in Monard consistent with the Monard SDZ Planning Scheme 2015 and accompanying documents as approved by An Bord Pleanala in May 2016.

\*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.6.2**

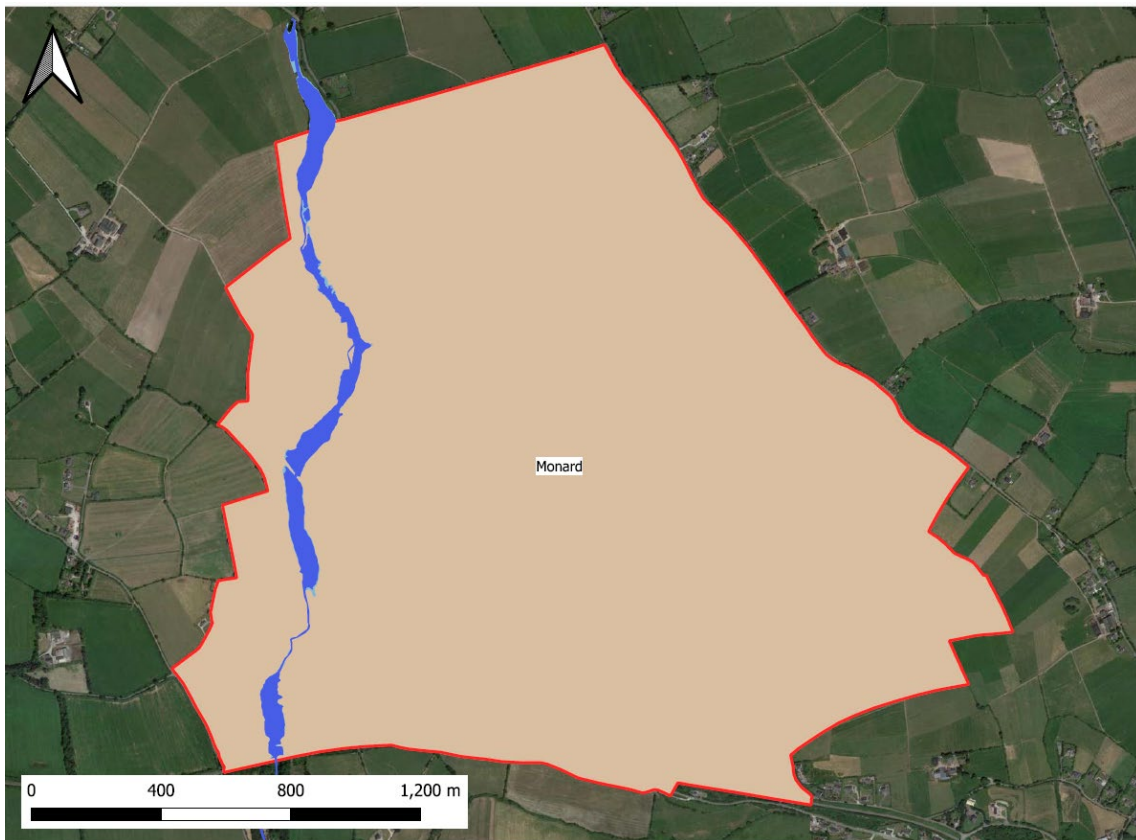
**MONARD: AMEND ZONING MAP TO INCLUDE UPDATED FLOOD ZONES**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Monard zoning map to include updated flood zones as follows:



**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.6.3**

#### **MONARD - UPDATE FLOOD RISK MANAGEMENT TEXT**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

It is proposed to include a new paragraph after paragraph 2.6.40 as follows:

- 2.6.40 It is a requirement of the SEA directive and the Planning and Development (SEA) Regulations 2004 to include an Environmental report with a Draft Planning Scheme for an SDZ. The Environmental Report accompanies the 2015 Planning Scheme, it is the main output of the SEA process. The primary aim of the SEA process is to integrate environmental and sustainability considerations into strategic decision making. The SEA process has been an iterative one which has taken place in tandem with the formulation of the Draft Planning Scheme. The Strategic Flood Risk Assessment completed for the site is contained in Appendix 2 of the Environmental Report.
- 2.6.41 *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

#### **TEXT CHANGE ONLY**

## Key Villages

### PROPOSED AMENDMENT NO. 4.2.6.4

#### KEY VILLAGES: UPDATE TEXT AND TABLE REGARDING OVERALL SCALE OF DEVELOPMENT

#### ORIGIN OF AMENDMENT

This amendment arises from a PPU suggestion of additional text and also as a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

#### PROPOSED AMENDMENT

Include additional text between Key Villages heading and section 2.7 Carrignavar, as follows:

#### *Key Villages in the Cobh MD*

*There are 3 Key Villages in the Cobh Municipal District.*

*In this plan, Glounthaune and Watergrasshill are projected to grow to over 1,500 people during the lifetime of the plan so they are 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 Village in this Municipal District, all land within the development boundaries of Glounthaune and Watergrasshill will have a specific land use zoning.*

*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 having been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as 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>4.2.x 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>

<i>Carrignavar</i>	<i>178</i>	<i>175</i>	<i>174</i>	<i>32*</i>
<i>Glounthaune</i>	<i>445</i>	<i>506</i>	<i>631</i>	<i>379</i>
<i>Watergrasshill</i>	<i>434</i>	<i>463</i>	<i>571</i>	<i>149</i>
<i>Total Key Villages</i>	<i>1057</i>	<i>1144</i>	<i>1376</i>	<i>560*</i>

\*Note the figure for Carrignavar is consequential to PROPOSED AMENDMENT 4.2.7.7 and is also reflected in the total Key Villages figure.

**TEXT CHANGE ONLY**



## **Carrignavar**

### **PROPOSED AMENDMENT NO. 4.2.7.1**

#### **CARRIGNAVAR: UPDATE TEXT REGARDING WATER SERVICES**

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

This amendment is required to clarify text relating to water services.

##### **PROPOSED AMENDMENT**

Amend paragraphs 2.7.8 and 2.7.17 as follows:

2.7.8 As the village lacks adequate ~~water supply and~~ wastewater treatment infrastructure it is considered growth of ~~10~~ **32\*** units, each providing its own waste water infrastructure, within this plan period would represent a more balanced approach to growth within this key village.

2.7.17 ~~While~~ the village has drinking water capacity **with which there are operational issues. However,** there is no capacity available in WWTP and IW has no plans to upgrade the WWTP.

\*Note the growth figure for Carrignavar is consequential to PROPOSED AMENDMENT 4.2.7.7

##### **TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.7.2**  
**CARRIGNAVAR: UPDATE FLOOD ZONES ON MAP**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Carrignavar zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.7.3**

**CARRIGNAVAR: EXTEND GC-03 TO INCLUDE FLOOD RISK AREA**

**ORIGIN OF AMENDMENT**

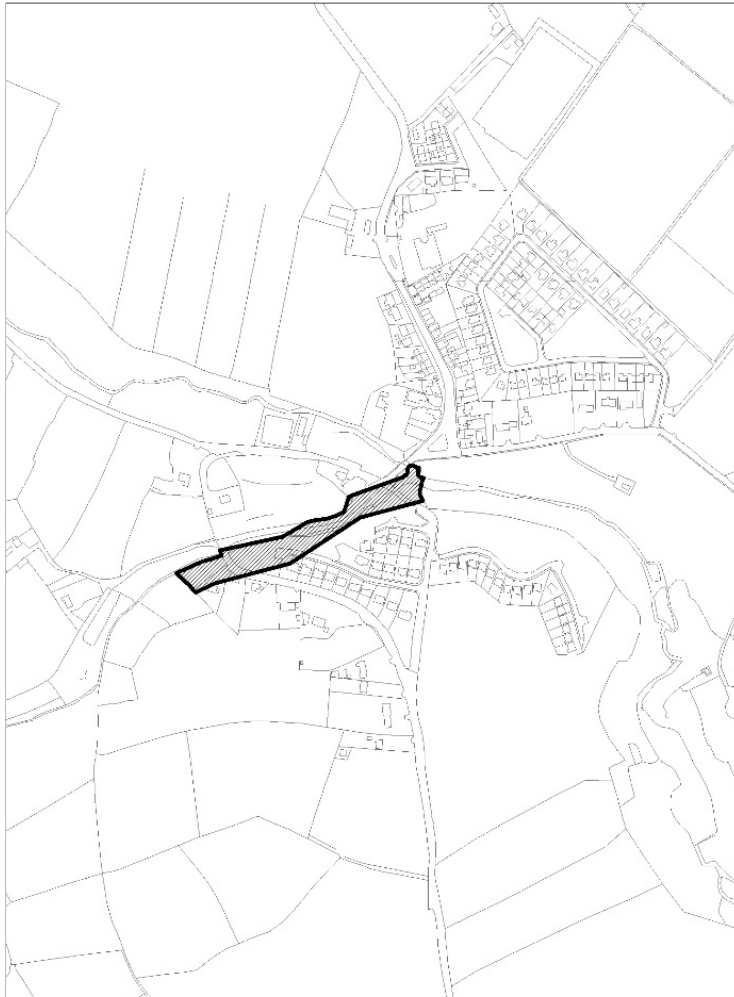
This amendment is required to address issues raised by the updated Strategic Flood Risk Assessment.

**PROPOSED AMENDMENT**

Amend the area of GC-03 so that it is extended to include area at risk of flooding as shown:

**Cork County Development Plan  
Public Consultation Draft**

**Carrignavar**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.7.4**

**CARRIGNAVAR: ADD FLOOD RISK REFERENCE TO OBJECTIVE GC-02**

**ORIGIN OF AMENDMENT**

This amendment is required to add reference to flood risk.

**PROPOSED AMENDMENT**

Amend the specific objective text of GC-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GC-02 Part of larger ecological corridor and rocky outcrop. Protect woodland/scrub area adjoining Cloghnagashee river. \*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.2.7.5***

**CARRIGNAVAR: AMEND MAP BROWSER SO THAT IT REFLECTS CARRIGNAVAR ZONING MAP IN VOLUME 4 OF PLAN**

***ORIGIN OF AMENDMENT***

This amendment is required to correct an error on the map browser.

***PROPOSED AMENDMENT***

Amend the map browser of the plan so that the zoning map for Carrignavar is as per that of Volume 4 South Cork – Part 1 Carrigaline MD & Cobh MD.

**MAP CHANGE TO BROWSER ONLY**

**PROPOSED AMENDMENT NO. 4.2.7.6**  
**UPDATE FLOOD RISK MANAGEMENT TEXT - CARRIGNAVAR**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to include a new paragraph after paragraph 2.7.17 as follows:

*Parts of Carrignavar have been identified as being at risk of flooding. The areas at risk follow the path of the Glashaboy River and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

#### **PROPOSED AMENDMENT 4.2.7.7**

#### **CARRIGNAVAR: AMEND GROWTH TARGET FOR CARRIGNAVAR**

#### **ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

#### **PROPOSED AMENDMENT**

Amend objective GO-03 of Carrignavar so that the growth target of the village is 32 and include additional text as follows:

GO-03 Within the development boundary of Carrignavar encourage the development of up to ~~10~~ 32 dwellings during the plan period. *In the absence of the delivery by Irish Water of appropriate water services a lower growth target of 10 units will apply over the lifetime of the plan.*

There will also be consequential amendments to table 4.2.x (see PROPOSED AMENDMENT NO. 4.2.6.4), to table 4.2.2 (see PROPOSED AMENDMENT NO. 4.2.2.1) and to the Core Strategy, to reflect this.

#### **TEXT CHANGE ONLY**

## Glounthaune

### PROPOSED AMENDMENT NO. 4.2.8.1

#### **GLOUNTHAUNE: INCLUDE ADDITIONAL TEXT REGARDING THE SIGNIFICANCE OF TREES AT ASHBOURNE HOUSE**

#### ORIGIN OF AMENDMENT

This amendment is required to address issues raised by submissions and the availability of additional information in relation to Ashbourne House gardens.

#### PROPOSED AMENDMENT

Amend the text of paragraph 2.8.16 as follows:

Glounthaune adjoins the shoreline of the North Channel of Cork Harbour. The habitats and species associated with the estuary are the key biodiversity features of value associated with this settlement. The estuary forms part of the Cork Harbour SPA and the Great Island Channel SAC. Harpers Island which forms part of the SAC and the SPA adjoins the settlement and is being managed for nature conservation and nature education by Cork County Council in association with representatives from Glounthaune community organisations and the Cork branch of BirdWatch Ireland. Other features of biodiversity value within the settlement include *a significant number of* mature trees ~~(including around Ashbourne House where mature trees comprise at least one Champion Tree (a Katsura),~~ woodland and hedgerows. *The area around Ashbourne House contains an unusually large collection of significant trees - the largest concentration nationally, in any single location, of champion trees and trees of special heritage value. Champion trees are the largest or tallest example nationally of their species.*

#### **TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.8.2**

**GLOUNTHAUNE: AMEND GN-R-01 TO INCLUDE ADDITIONAL TEXT AND TO CHANGE DENSITY FROM MEDIUM TO HIGH**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by submissions and the availability of additional information in relation to Ashbourne House gardens.

**PROPOSED AMENDMENT**

Amend the text of objective GN-R-01 as follows:

~~Medium~~ **A High** density residential development *to be sensitively designed to complement* significant existing woodland setting and habitat. Development is to protect site character and biodiversity value as much as possible, particularly through retention of trees. *The site contains a high concentration of champion trees and trees of special heritage value which are to be protected. Development of the site is to include recreation or small scale community use.*

(approximate) Net Site Area (Ha): ~~2.0~~ **1.0**

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.3**  
**GLOUNTHAUNE: INCLUDE ADDITIONAL LAND WITHIN GN-R-01**

**ORIGIN OF AMENDMENT**

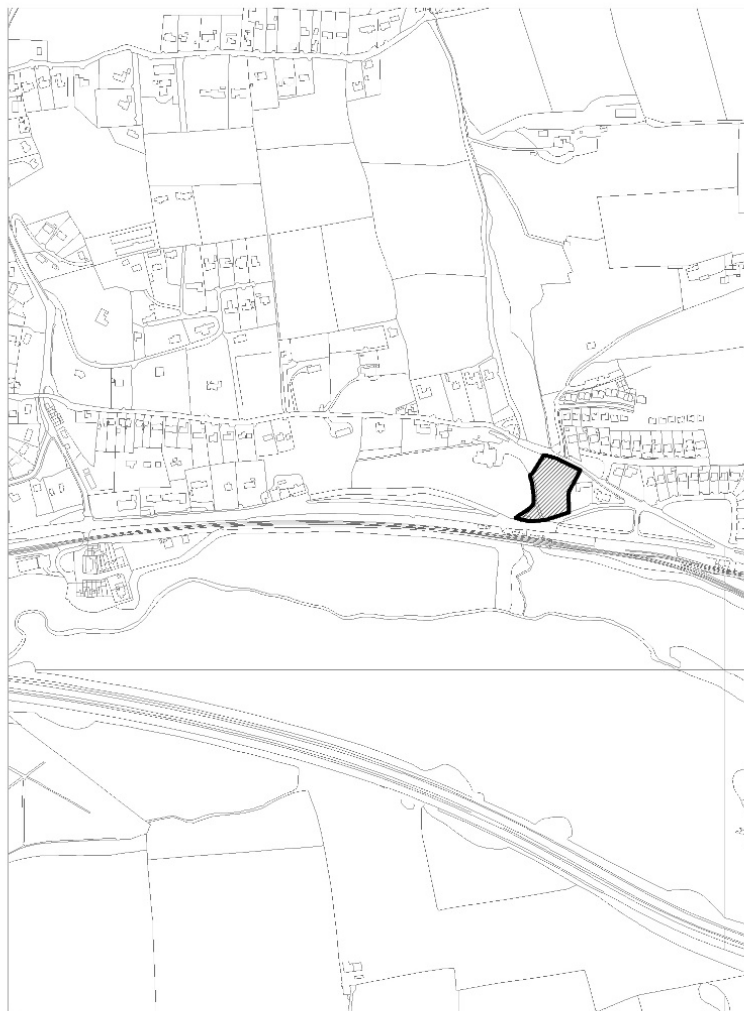
This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend the area of objective GN-R-01 as shown below so that it includes the entire Ashbourne House landholding to retain the integrity of the site and facilitate an integrated approach to the protection of the trees as shown.

**Cork County Development Plan  
Public Consultation Draft**

**Glounthaune**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.4**

**GLOUNTHAUNE: CORRECT TEXT IN RELATION TO GN-U-01 SO THAT IT REFLECTS GN-U-01 SPECIFIC OBJECTIVE TEXT**

**ORIGIN OF AMENDMENT**

This amendment is required to address an error in the text of the plan.

**PROPOSED AMENDMENT**

Amend paragraph 2.8.20 regarding GN-U-01 so that the text reflects the objective for pedestrian/cycle connectivity as follows:

A new ~~road~~ **pedestrian/cycle** connection (U-01) is proposed to link existing development with new developments on lands to the east. This will ultimately connect to the old N25/**new Bury's Bridge to Carrigtwohill cycleway** through the Harper's Creek development. The provision of this ~~road~~ **pedestrian/cycle connection** is a key piece of infrastructure that will allow for a more integrated and coordinated form of development in the eastern part of Glounthaune. Enhancing **pedestrian/cycle** connections between existing and proposed developments will serve to avoid the development of isolated and car dependent estates.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.5**

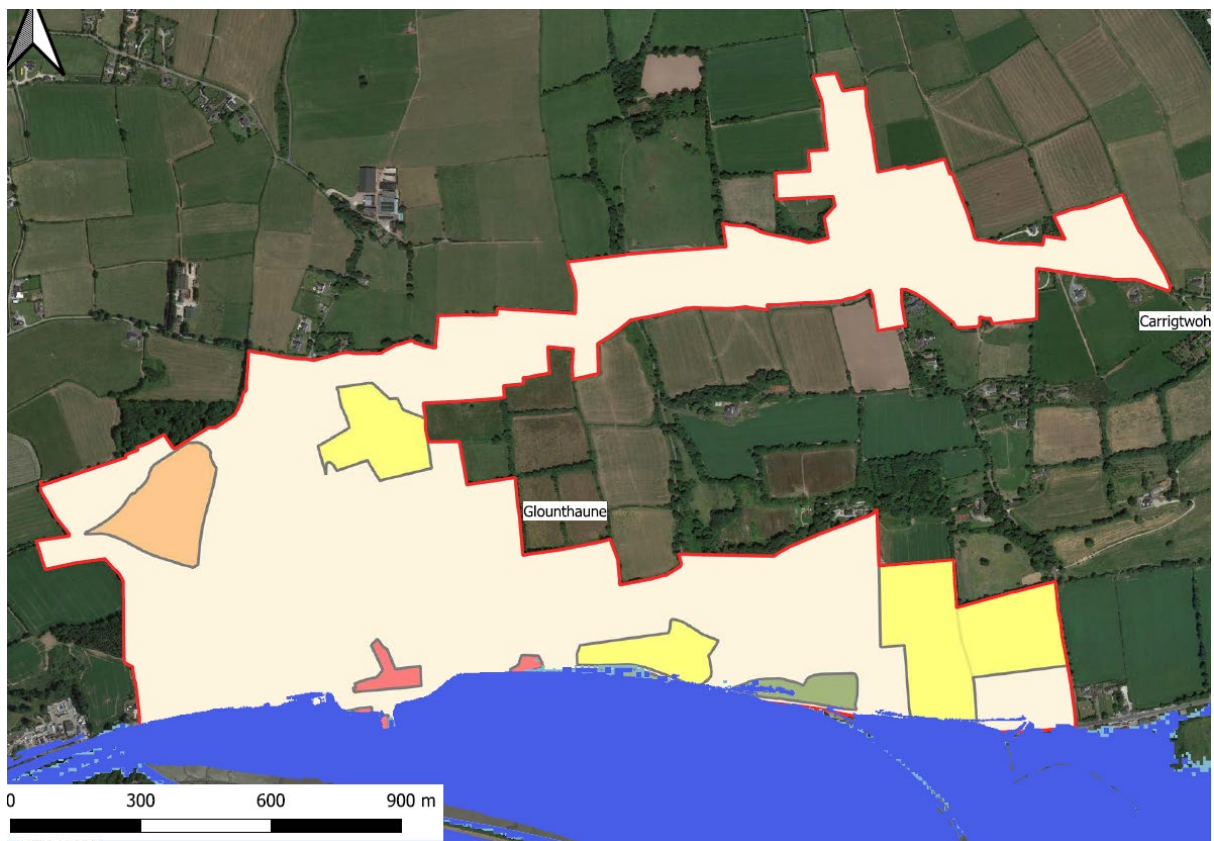
**GLOUNTHAUNE: UPDATE ZONING MAP IN RELATION TO FLOOD ZONES**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Glounthaune zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.6**

**GLOUNTHAUNE: ADD FLOOD RISK REFERENCE TO GN-GC-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of GN-GC-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GC-01 Woodland/transitional scrub habitat to be protected. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.7**

**GLOUNTHAUNE: ADD FLOOD RISK REFERENCE TO GN-GR-02**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of GN-GR-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GR-02 Grassland habitat and public open space to be protected. \*

**TEXT CHANGE ONLY**

***PROPOSED AMENDMENT NO. 4.2.8.8***  
**GLOUNTHAUNE: ADD FLOOD RISK REFERENCE TO GN-T-02**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Amend the specific objective text of GN-T-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-T-02 Village/neighbourhood centre. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.9**

**GLOUNTHAUNE: CONSEQUENTIAL TO CORE STRATEGY CHANGES, UPDATE POPULATION/HOUSING TABLES AND REFERENCES AS APPROPRIATE**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Update and amend table 4.2.18 Glounthaune Population, Housing Supply and Residential Land Area, amend table 4.2.19 Glounthaune Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend GN-GO-01 to reflect the updated population and housing figures.

**TEXT CHANGE ONLY**



***PROPOSED AMENDMENT NO. 4.2.8.10***  
**GLOUNTHAUNE: ADD FLOOD RISK REFERENCE TO GN-R-02**

***ORIGIN OF AMENDMENT***

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

***PROPOSED AMENDMENT***

Amend the specific objective text of GN-R-02 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-R-02 Medium A density residential development. Connectivity, including high quality pedestrian and cycle connectivity, with adjoining lands to the east and to the rail station is to be provided. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.11**

**GLOUNTHAUNE: ADD FLOOD RISK REFERENCE TO GN-R-03**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of GN-GR-03 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GN-GR-03 Grassland habitat and public open space to be protected. This area overlaps and adjoins the Cork Harbour SPA and the Great Island Channel SAC and pNHA. The ecological value of these habitats is to be protected. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.12**

**GLOUNTHAUNE: UPDATE FLOOD RISK MANAGEMENT TEXT**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to include a new paragraph after paragraph 2.8.25 as follows:

*Parts of Glounthaune have been identified as being at risk of flooding. The areas at risk follow the path of the Tibbotstown River and Lough Mahon and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT 4.2.8.13**

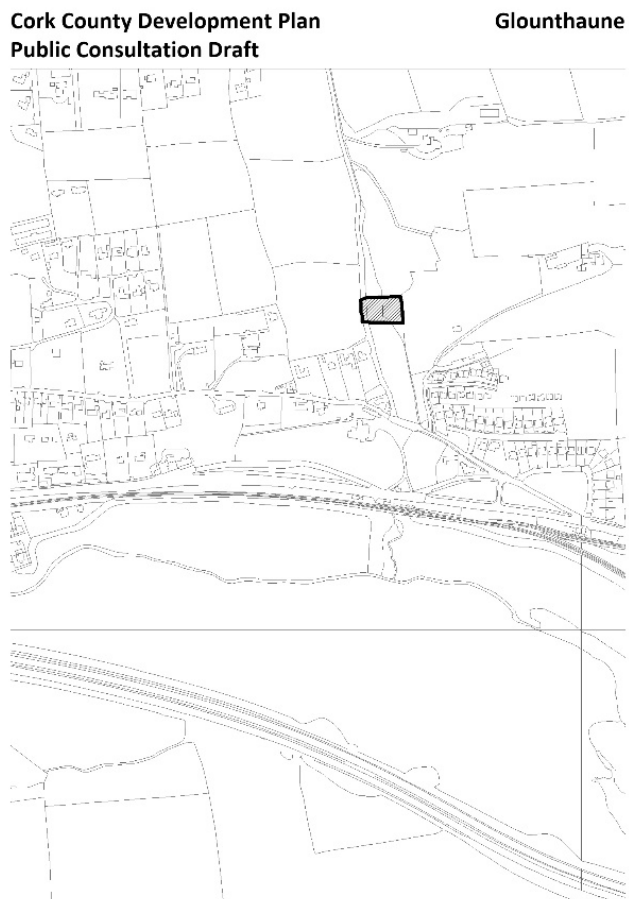
**GLOUNTHAUNE: AMEND DEVELOPMENT BOUNDARY OF GLOUNTHAUNE TO INCLUDE ADDITIONAL LAND**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

**PROPOSED AMENDMENT**

Extend the development boundary of Glounthaune to include an additional c0.5HA, to be identified as Existing Residential/Mixed Residential and Other Uses as shown below:



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.8.14**

**GLOUNTHAUNE: AMEND DEVELOPMENT BOUNDARY OF GLOUNTHAUNE TO INCLUDE ADDITIONAL LAND**

**ORIGIN OF AMENDMENT**

This amendment arises following discussion at the Development Committee Meeting on the 23<sup>rd</sup> November 2021.

**PROPOSED AMENDMENT**

Include an additional c0.8Ha of land within the development boundary of Glounthaune, to be identified as Existing Residential/Mixed Residential and Other Uses, as shown below.

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**Glounthaune**



**MAP CHANGE ONLY**

**Watergrasshill**

**PROPOSED AMENDMENT NO. 4.2.9.1**

**WATERGRASSHILL: CHANGE OBJECTIVE LABEL WT-GR-03 TO WT-C-02**

**ORIGIN OF AMENDMENT**

This amendment is required to address an objective labelling error.

**PROPOSED AMENDMENT**

Amend objective WT-GR-03 as follows:

~~WT-GR-03~~ **WT-C-02**: Existing Playground

**Cork County Development Plan  
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**Watergrasshill**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.9.2**

**WATERGRASSHILL: INCLUDE ADDITIONAL LAND WITHIN WT-GC-01**

**ORIGIN OF AMENDMENT**

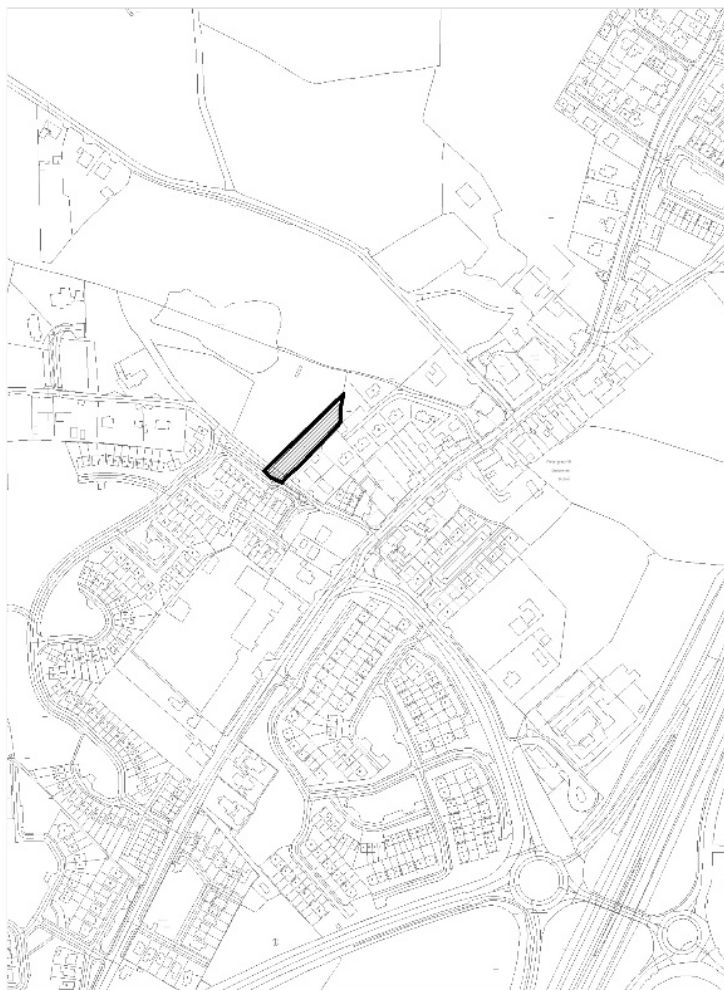
This amendment is required to address an issue raised in submissions.

**PROPOSED AMENDMENT**

Amend the area of WT-GC-01 to include additional land to the south east as shown:

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Public Consultation Draft**

**Watergrasshill**



**MAP CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.9.3**

**WATERGRASSHILL: EXTEND DEVELOPMENT BOUNDARY AND ADD NEW RESIDENTIAL ZONING**

**ORIGIN OF AMENDMENT**

This amendment is required to respond to issues raised by submissions.

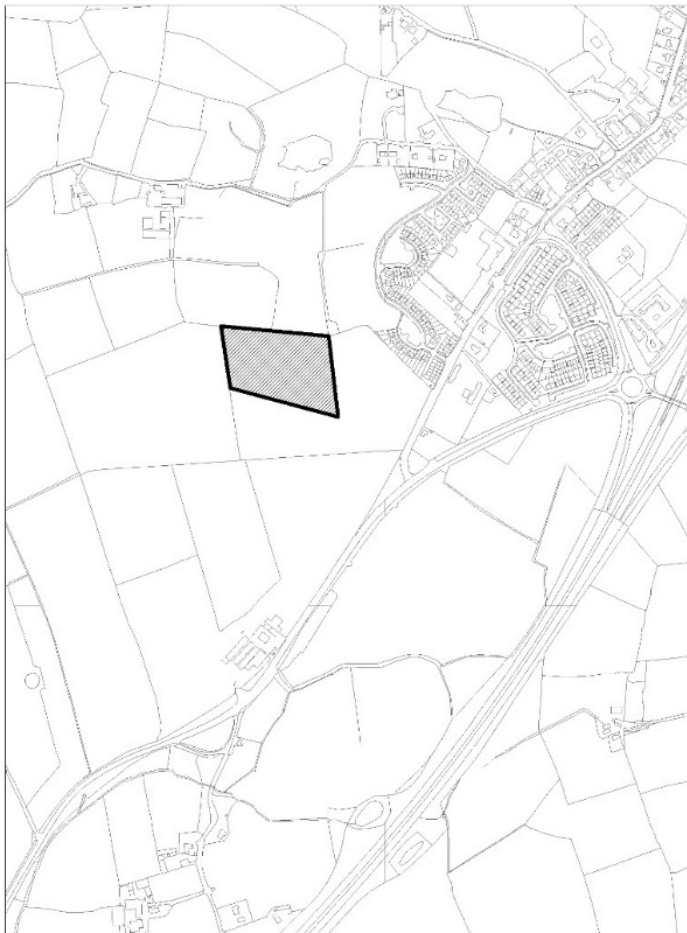
**PROPOSED AMENDMENT**

Extend the development boundary of Watergrasshill to include an additional c2.9 Ha site, shown below. The additional site is to be zoned residential with new residential zoning objective, WT-R-04 as follows:

*WT-R-04 Medium A density residential development. Access to be through the adjoining estate to the east.*

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**Watergrasshill**



**TEXT AND MAP CHANGE**



**PROPOSED AMENDMENT NO. 4.2.9.4**

**WATERGRASSHILL: CONSEQUENTIAL TO CORE STRATEGY CHANGES, UPDATE POPULATION/HOUSING TABLES AND REFERENCES AS APPROPRIATE**

**ORIGIN OF AMENDMENT**

This amendment is a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

**PROPOSED AMENDMENT**

Update and amend table 4.2.20 Watergrasshill Population, Housing Supply and Residential Land Area, and amend Table 4.2.21 Watergrasshill Population 2006-2028, to reflect changes to the Core Strategy.

Update and amend WT-GO-01 to reflect changes to the Core Strategy.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.9.5**

**WATERGRASSHILL: DELETE OBJECTIVE WT-R-03 AND REPRESENT LAND AS EXISTING RESIDENTIAL/MIXED RESIDENTIAL AND OTHER USES**

**ORIGIN OF AMENDMENT**

This amendment is required to address issues raised by PPU.

**PROPOSED AMENDMENT**

Amend WT-R-03 so that the specific objective is deleted and the site is included in the Existing Residential/Mixed Residential and Other Uses area.

~~WT-R-03 Medium A density residential development.~~

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Public Consultation Draft**

**Watergrasshill**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.9.6**  
**UPDATE FLOOD RISK MANAGEMENT TEXT - WATERGRASSHILL**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.9.28 by including additional text as follows:

There is no known significant risk of *fluvial* flooding in this settlement. A new storm holding tank was recently constructed. All new development will be required to demonstrate application of Sustainable Urban Drainage systems (SUDs) – see Ch11 Water Management (Incl. Surface Water and Flood Risk).

**TEXT CHANGE ONLY**

### PROPOSED AMENDMENT 4.2.9.7

#### **WATERGRASSHILL: EXCLUDE LAND FROM WT-X-01 AND INCLUDE IT WITHIN WT-C-01**

#### **ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

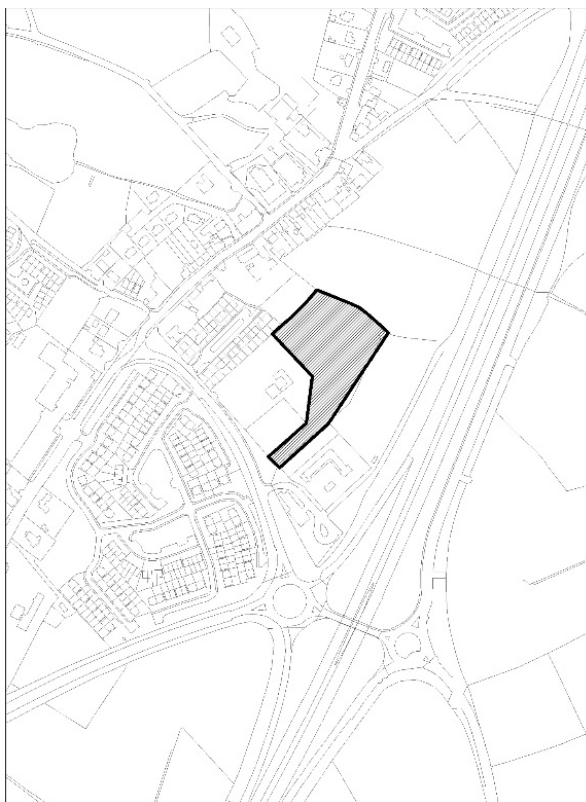
#### **PROPOSED AMENDMENT**

Amend WT-X-01 to exclude part of it and incorporate the excluded part of it (shown below) within the adjoining WT-C-01 zoning and amend the wording of WT-X-01 to ensure pedestrian/cycle connectivity from the main street through the WT-X-01 to the school as follows:

WT-X-01: Provision shall be made within this area for the development of a mixed use scheme comprising retail, residential and community uses and the provision of a public car park. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements. This site is visually prominent, and proposals shall therefore include a visual impact statement. *Pedestrian and cycle connectivity to the school from the main street is to be provided through the site.*

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Watergrasshill



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

**PROPOSED AMENDMENT NO. 4.2.9.8**

**WATERGRASSHILL: INCLUDE ADDITIONAL LAND WITHIN THE WT-B-02 ZONING**

**ORIGIN OF AMENDMENT**

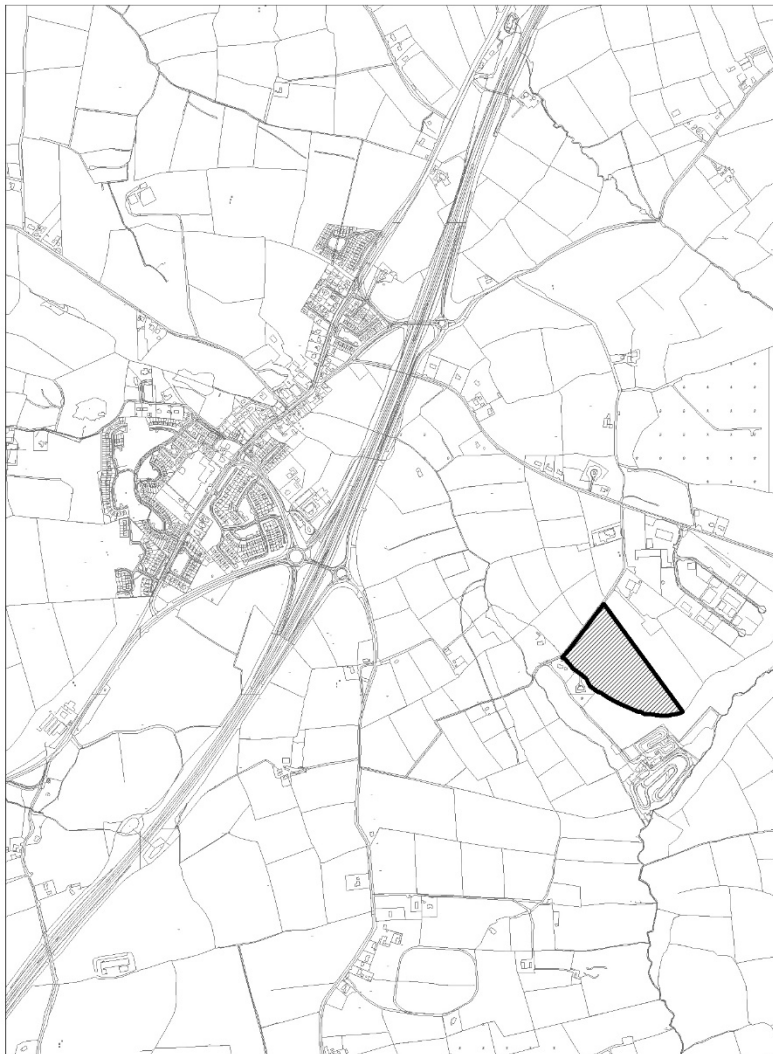
This amendment arises following discussion at the Development Committee Meeting on the 23<sup>rd</sup> November 2021.

**PROPOSED AMENDMENT**

Include additional land within the WT-B-02 business zoning at Watergrasshill, as shown below.

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Public Consultation Draft**

**Watergrasshill**



**MAP CHANGE ONLY**

**Marino Point**

**PROPOSED AMENDMENT NO. 4.2.10.1**

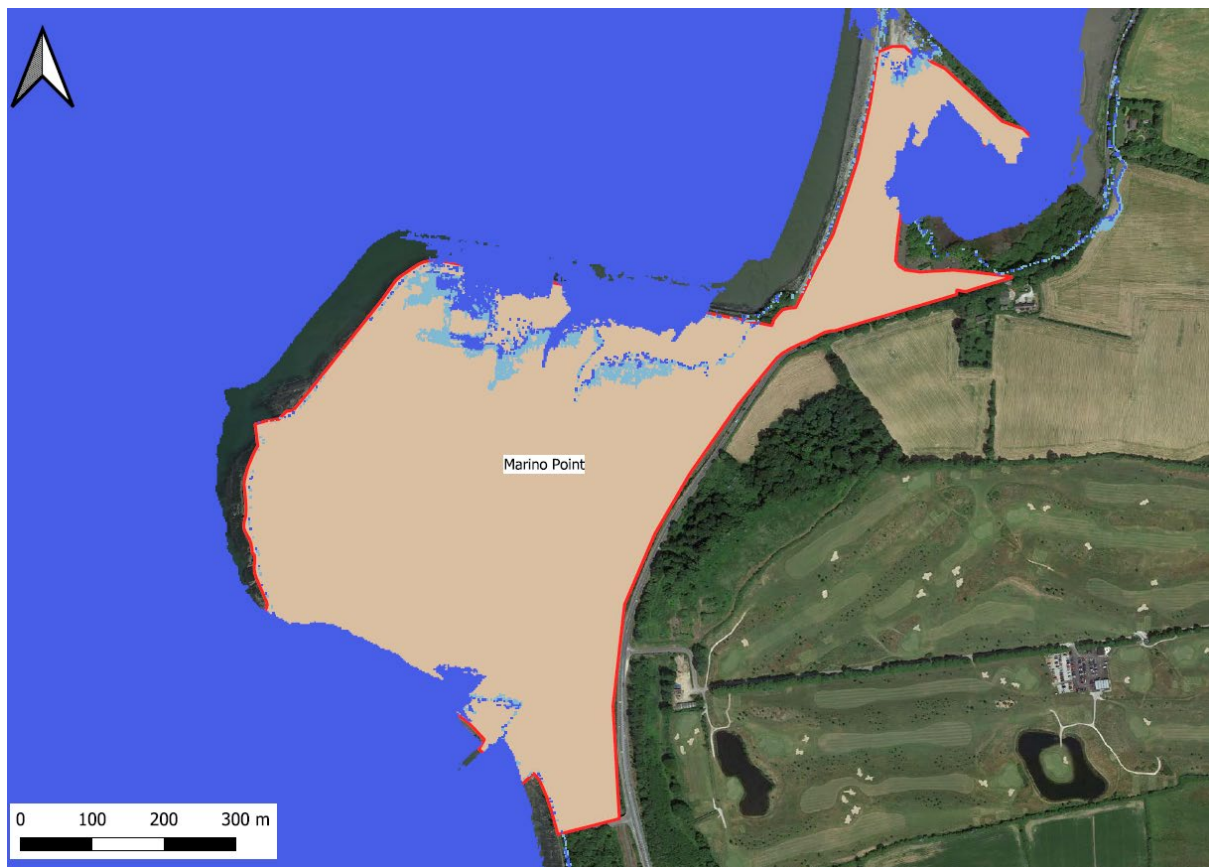
**MARINO POINT: UPDATE ZONING MAP IN RELATION TO FLOOD ZONES**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Marino Point zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.10.2**

#### **MARINO POINT: UPDATE FLOOD RISK REFERENCE IN X-01**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

Amend the specific objective text of Marino Point X-01 to represent the reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management with an asterisk as follows:

X-01 To facilitate the development of this site for port related industrial development. The following considerations will apply to any proposals for development:

- Development will be confined to the existing reclaimed area and to activities which are port-related or which use the existing industrial installations. Any new berthing /unloading facilities would be limited.
- A detailed Traffic Impact Assessment is required prior to any development to assess the impact on the existing road network.
- Improved road access between N25 and Cobh subject to full ecological assessment.
- Existing recorded monuments on site shall be protected.
- In permitting development, regard shall be had to mitigating potential adverse impacts, particularly for the adjacent residential settlement of Passage West.
- Marino Point is located immediately adjacent to the Great Island Channel SAC and Cork Harbour SPA and it contains Annex 1 habitats of large shallow inlets and bays. Development in this location will only be permitted where it is shown that it is compatible with the requirements of the Habitats and Birds Directive and with the protection of these sites.

~~Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan.~~ \*

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.10.3**

#### **MARINO POINT: UPDATE FLOOD RISK MANAGEMENT TEXT**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

It is proposed to update paragraph 2.10.7 by including additional text as follows:

- 2.10.7 Parts of Marino Point have been identified as being at risk of flooding. The areas at risk comprise the western and northern side of the peninsula and other lands to the north-east on the Great Island and are illustrated on the settlement map. Lands on the Northern edge were reclaimed during IFI's occupation. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at being at risk of flooding. ~~More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Chapter 11 Water Management, in this Plan, and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.~~ *The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.*

#### **TEXT CHANGE ONLY**



## Villages

### PROPOSED AMENDMENT NO. 4.2.11.1

#### **VILLAGES: UPDATE TEXT AND TABLE REGARDING OVERALL SCALE OF GROWTH IN VILLAGES**

#### ORIGIN OF AMENDMENT

This amendment arises from a PPU suggestion of additional text and also as a consequential amendment arising from the Amendments to the Core Strategy of the Plan. (See Proposed Amendments to Volume One of the Plan for details regarding changes to the Core Strategy, including Amendment No. 1.2.13).

#### PROPOSED AMENDMENT

Include additional text between Villages heading and section 2.12 Knockraha, as follows:

#### *Villages of the Cobh 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 2 villages in the Cobh Municipal District.*

*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 having been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as 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.*

<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>Knockraha</i>	<i>120</i>	<i>155</i>	<i>35</i>	<i>10</i>
<i>Whitechurch</i>	<i>195</i>	<i>211</i>	<i>16</i>	<i>50</i>
<i>Total Villages</i>	<i>315</i>	<i>366</i>	<i>51</i>	<i>60</i>

#### **TEXT CHANGE ONLY**

**Knockraha**

**PROPOSED AMENDMENT NO. 4.2.12.1**  
**KNOCKRAHA: CORRECT ERROR IN TEXT**

**ORIGIN OF AMENDMENT**

This amendment is required to correct a textual error.

**PROPOSED AMENDMENT**

Delete text from paragraph 2.12.13 as follows:

~~Given the scale of growth outlined above,~~ it is appropriate that a site has been identified specifically for the provision of recreation and community facilities, including a children’s playground, to address the deficit that exists at present in the village.

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.12.2**

**KNOCKRAHA: INCLUDE ADDITIONAL LAND WITHIN THE DEVELOPMENT BOUNDARY OF THE VILLAGE, HALF OF WHICH IS TO BE ZONED GA-02 TO PROVIDE FOR ACTIVE RECREATION USE**

**ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

**PROPOSED AMENDMENT**

Include additional land within the development boundary of Knockraha as per map A below and zone the eastern half of it for active open space, as per map B below, with an objective as follows:

**GA-02: Active open space.**

**Map A**



**Map B**



**TEXT AND MAP CHANGE**

**PROPOSED AMENDMENT NO. 4.2.12.3**  
**KNOCKRAHA: EXTEND U-01**

**ORIGIN OF AMENDMENT**

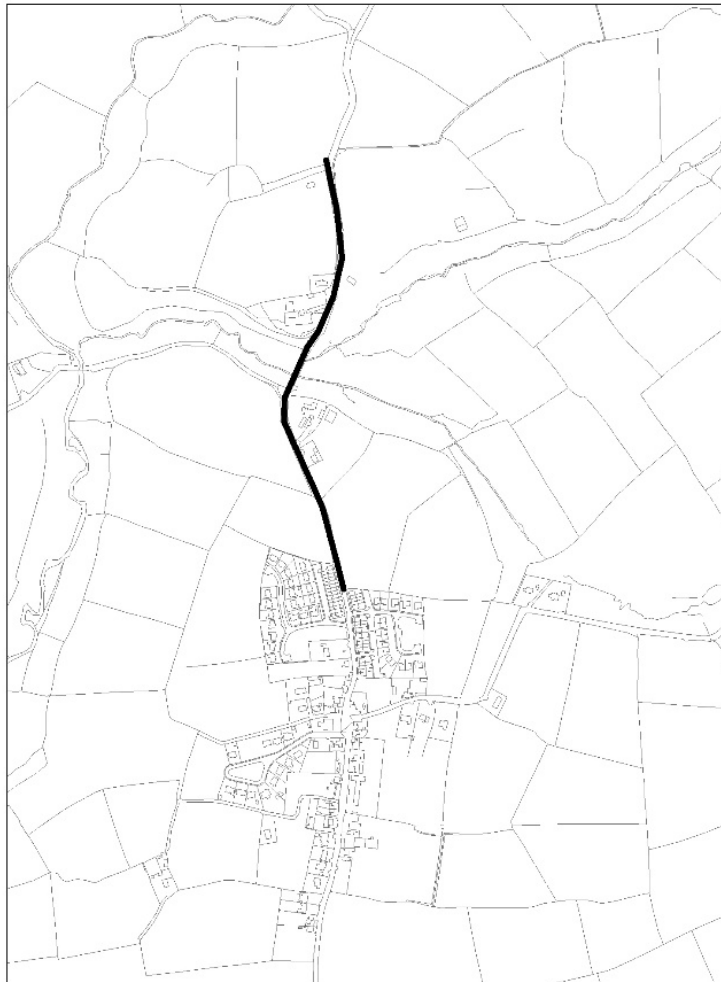
This amendment is required to address issues raised by submissions.

**PROPOSED AMENDMENT**

Amend the Knockraha zoning map to extend U-01 as follows:

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**Knockraha**



**MAP CHANGE ONLY**

## **Whitechurch**

### **PROPOSED AMENDMENT NO. 4.2.13.1**

#### **WHITECHURCH: ADD TEXT REGARDING EXTENSION OF PEDESTRIAN/CYCLEWAY**

#### **ORIGIN OF AMENDMENT**

This amendment is required to respond to issues raised by submissions.

#### **PROPOSED AMENDMENT**

Add text to paragraph 2.13.8 as follows:

The land in the village centre opposite the existing petrol forecourt and crossroads was zoned as Town Centre within the 2011 and 2017 Local Area Plans to allow for the provision of a wider range of services for the village and surrounding areas. In this plan, the site is zoned Village Centre, with an objective that allows for the provision of a crèche, community playground and street frontage development. Elsewhere in the village core, there is potential for some infill development, enhancement of cultural development, provision of additional cycle paths and a possible extension to the cemetery. *There may be potential to extend a pedestrian/cycleway from the north of the village to Dromgarriff Lane to facilitate the creation of a Slí na Sláinte Loop walk.*

#### **TEXT CHANGE ONLY**

### **PROPOSED AMENDMENT 4.2.13.2**

#### **WHITECHURCH: INCLUDE ADDITIONAL TEXT REGARDING COMMUNITY FACILITIES IN THE VILLAGE**

#### **ORIGIN OF AMENDMENT**

This amendment is required following discussion at the Special Municipal District Meeting for the Cobh MD on the 16<sup>th</sup> November 2021.

#### **PROPOSED AMENDMENT**

Include additional text in paragraph 2.13.8 as follows:

2.13.8 The land in the village centre opposite the existing petrol forecourt and crossroads was zoned as Town Centre within the 2011 and 2017 Local Area Plans to allow for the provision of a wider range of services for the village and surrounding areas. In this plan, the site is zoned Village Centre, with an objective that allows for the provision of a crèche, community playground and street frontage development. Elsewhere in the village core, there is potential for some infill development, enhancement of cultural development, provision of additional cycle paths and a possible extension to the cemetery. *There is a community centre west of the village, neighbouring the National School, which serves an extensive catchment area catering for basketball, soccer, tennis, GAA, etc. and also accommodating a preschool and playground.*

#### **TEXT CHANGE ONLY**

**Other Locations**

**Haulbowline**

**PROPOSED AMENDMENT NO. 4.2.16.1**

**HAULBOWLINE: UPDATE FLOOD ZONES ON ZONING MAP**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Haulbowline zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**

### **PROPOSED AMENDMENT NO. 4.2.16.2**

#### **HAULBOWLINE: ADD FLOOD RISK REFERENCE TO X-01**

#### **ORIGIN OF AMENDMENT**

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

#### **PROPOSED AMENDMENT**

Amend the specific objective text of Haulbowline X-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

X-01 The principle function of Haulbowline is to continue to provide a safe and well operating naval base. Therefore, it is essential that protection of the Irish naval service within a defined secure boundary to the west side of the island is preserved. Development of a secure naval promenade along the north-south axis, allowing for unbroken Naval Service access to the marine basin should be considered.

The existing vacant and partially derelict limestone warehouse buildings adjacent to the former ISPAT / Irish Steel site are of exceptional importance in terms of architectural heritage and present an opportunity to accommodate new uses. A range of uses could be considered in these buildings, such as research /cultural/civic uses, café, and other tourism related uses subject to normal planning considerations. The area surrounding the limestone buildings can be developed to accommodate a high quality accessible landscaped area.

The centre of the island containing the former ISPAT / Irish Steel site offers the opportunity to deliver a high quality civic space, subject to remediation, which would complement the newly opened Haulbowline Park.

Provision should be made for the expansion of IMERC facilities/uses on the island in conjunction with the campus at Ringaskiddy.

Any development should be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives of this plan. The Flood Risk Assessment should take account of potential rises in sea level and the future finished floor levels for development particularly on the reclaimed sections of the site.

This site contains Annex 1 habitats of large shallow inlets and bays. The ecological value of this habitat is to be protected. \*

#### **TEXT CHANGE ONLY**



**PROPOSED AMENDMENT NO. 4.2.16.3**

**HAULBOWLINE: ADD FLOOD RISK REFERENCE TO GR-01**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the specific objective text of Haulbowline GR-01 to include a reference to flood risk and to a need to refer to objectives in Volume One, Chapter 11 Water Management as follows:

GR-01 Maintain Public Park. \*

**TEXT CHANGE ONLY**

**PROPOSED AMENDMENT NO. 4.2.16.4**  
**UPDATE FLOOD RISK MANAGEMENT TEXT - HAULBOWLINE**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

It is proposed to update paragraph 2.16.11 by including additional text as follows:

- 2.16.11 The island is close to sea level at a number of locations however any risk of tidal flooding appears to be confined to the perimeter of the site. Therefore as a precaution, any development proposals on this site should be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in ~~objectives of this plan~~ *Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.* The Flood Risk Assessment should take account of potential rises in sea level and the finished floor levels for any development particularly on reclaimed land.

**TEXT CHANGE ONLY**

**Spike Island**

**PROPOSED AMENDMENT NO. 4.2.17.1**

**SPIKE ISLAND: UPDATE FLOOD ZONES ON ZONING MAP**

**ORIGIN OF AMENDMENT**

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

**PROPOSED AMENDMENT**

Amend the Spike Island zoning map to include most recent flood zones as follows:



**MAP CHANGE ONLY**





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Cork County Council