

# **BALLINCOLLIG DEVELOPMENT PLAN**



**Cork County Council**

**1973**

**BALLINCOLLIG  
DEVELOPMENT PLAN**

**Planning Department**

**Cork County Council**

**MARCH 1973**

## INTRODUCTION

The 1967 County Development Plan's housing policy stated in general that the Council "will seek to gather new houses into existing settlements" and that in particular in relation to the environs of Cork City, "the policy will be to induce new development away from the environs of the City into the villages and towns capable of growth in their own right".

The implementation of this policy has led to the development and growth of the "Satellite Towns" in the city environs such as Ballincollig, Carrigaline, Glanmire and Blarney (see Map I) and to the containment of suburban overspill outside the County Borough. The pace and scale of major speculative housing developments attracted to these towns has, however, created planning problems of its own in relation to the shaping of an efficient and pleasant overall physical environment to cater for the increasing population's social and economic needs. These problems have been accentuated by the absence to-date of an overall development plan for each town.

In addition, the complex inter-relationships of these towns with the City together with the implications of industrial expansion in the City environs and Harbour Area, calls for a better understanding of the inter-relatedness of different land uses and activities and of the varying infrastructural demands which operate particularly in regard to transportation, water and sewerage and social facilities. It is becoming increasingly clear that there is an urgent need for an overall land use - transportation strategy for the City and Harbour development area (see Map I) in which future population growth, associated economic activity and land use are incorporated in an appropriate planning policy related to a comprehensive transportation system which is based on consequent travel demand.

This development plan for Ballincollig has been drawn up in the absence of such a strategy and is the first of the "Satellite Towns" for which a development plan has been prepared. Similar plans are now in course of preparation for the remaining towns as part of the statutory review of the County Development Plan at present in progress. These development plans are based on an assessment of the capacity for growth of the individual towns and as such will form an essential input into the evaluation stage of a land use - transportation study if and when it is carried out. The absence of an overall strategy at this point in time does not, therefore, invalidate these plans.

The first part of this report is mainly involved with surveying and analysing the existing land uses and activities and future potential and capacity for growth in Ballincollig. The second part is concerned with formulating a development policy, zoning and specific objectives together with a comment on feasibility.

The contents of the development plan are based on information available at January, 1972. This plan was formally adopted by the Council at its meeting on the 19th day of March, 1973.

# CORK CITY & HARBOUR DEVELOPMENT AREA



**MAP 1**  
**LOCATIONAL CONTEXT**

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PART I. SURVEY AND ANALYSIS.

A / GENERAL BACKGROUND

GENERAL

1.1 Situated  $5\frac{1}{4}$  miles west of Cork City in the picturesque Valley of the Lee, Ballincollig straddles the Cork - Macroom section of the National Primary Route N.22. It is not an administrative unit in itself, all its Local Government undertakings being the responsibility of the County Council. Proximity to Cork City is perhaps the most significant factor to be considered when analysing future prospects for the development of Ballincollig. Accessibility to the City and Harbour area render it an attractive location for continued residential, and possibly, industrial expansion. The future growth of Ballincollig will depend largely on the part it is designated to play in the overall development of the Greater Cork Area\* and to a lesser extent on the internal problems associated with formulating a viable physical, economic and social structure for the town.

HISTORICAL  
BACKGROUND

1.2 Ballincollig is a former British Artillery Depot. It also once served as the main police training depot for the province of Munster. One mile to the south-west, on a high limestone shelf lie the ruins of Ballincollig Castle, 14th century home of the Barrett family which was garrisoned both by Cromwell and James II. Its massive keep is a prominent feature in the local landscape. Other prominent sites on limestone outcrops include Carrigrohane Castle and Abbey, an old McCarthy stronghold, to the east.

PHYSICAL  
FEATURES

1.3 To the north and south lie the old red sandstone Armorican ridges, running east-west, and part of the very distinctive ridge and valley formation of the south west. The valley itself consists of carboniferous limestone overlain by alluvium with traces of boulder clay deposited by the greater Cork / Kerry glaciation. The sand and gravel quarries around Ovens are the result of fluvial outwash from the lesser Cork / Kerry glaciation. The most significant physical feature is the imposing backdrop of Temple Hill lying across the River Lee to the north and forming part of the old red sandstone ridge which continues eastwards to the north of the City and Glounthaune. Between the town and the river, a localised limestone ridge runs east - west through the Department of Defence property, outcropping again at Carrigrohane Castle. Other localised ridges occur between the West Village and the confluence of the Lee and

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\* including the City, its Environs and Harbour Area.



Leemount cross roads

Leemount Bridge

Carrigrohane



Poulavone

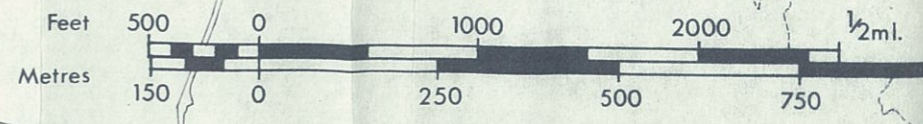
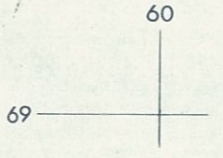
Army Barracks

Ballincollig

West Village

**Map 2**  
**PHYSICAL FEATURES**

- Rock outcrop
- Land liable to flood
- Marsh
- Slope 1:10
- Slope 1:5
- Ridge / escarpment



Mar. 1971

Curraheen

Based on the Ordnance Survey by permission of the Ordnance Survey



Bride and across the National Primary Route south of Inniscarra Bridge - (see Physical Features map).

EXISTING  
TOWN  
STRUCTURE

1.4 The former artillery depot is now owned by the Department of Defence. It occupies 376 acres in extent, and is centrally situated between the through route and the River Lee. This special ownership of such a large tract of land had distorted the pattern of development and produced an unbalanced land usage. The town structure is exceptionally linear in character and is an extreme example of uncontrolled ribboning which straddles the through route for a distance of 1.75 miles. Much of this ribboning, while mainly a product of the large Department of Defence ownership, reflects also Ballincollig's growing popularity as a dormitory settlement for Cork City and of a reluctance to develop in depth. Its proximity to and ease of communications with the City, its pleasant and quiet rural setting in the landscape of the Lee Valley and the (hitherto) relatively lower cost of suitable sites for residential development, have been important factors in this respect. Its attraction for residential development is demonstrated by a present commitment to approximately 600 houses by way of planning permissions and land acquisition. Over a third of these houses have now been completed. At its present rate of growth, Ballincollig is likely to at least triple its present population in the next decade.

1.5 The above comments on the structure of the town are illustrated on the Land Use Map. The concentric circles (with their annotated distances) indicate clearly the extent of the linear sprawl along the National Primary Route. This sprawl will be seriously accentuated when proposed developments by way of planning permissions for residential and industrial projects to the west of the town are realised.

B / POPULATION

1.6 The estimated population at June, 1971, was 2,000. This is based on the estimated increase due to newly completed residential development since 1966, i.e., approximately 240 dwellings at an assumed average occupancy rate of four persons per dwelling. This represents an increase of almost 100% in the last intercensal period and is unprecedented in the town's history. Existing commitments by way of outstanding planning permissions for residential development will, when completed, result in an additional increase of 1,400.

1.7 If population growth in Ballincollig continues at its present rate, the estimated population of 2,000 in 1971 would



2.90 miles  
3.70 kms.

1.50 miles  
2.40 kms.

1.00 miles  
1.60 kms.

0.75 miles  
1.20 kms.

0.50 miles  
0.80 kms.

0.25 miles  
0.40 kms.

Lee River  
Thishcarra Bridge

West Village

RES. DEV.  
IN 1971 &  
1973

2 NO. HOUSE  
IN 1973

GP  
HOUSING DEV.  
1972

10 NO. HOUSES  
FULL PERMISSION  
TO MR. NOEL PAPAYES

4 NO. HOUSES  
1970 & 1973

2 NO. HOUSES  
1970

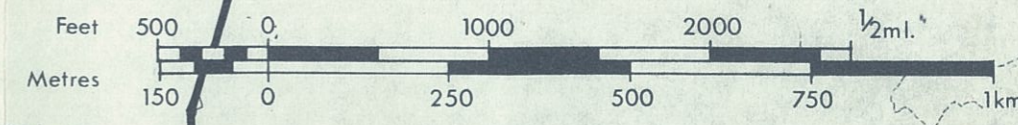
+ Sean  
add

Army



**Map 3  
LAND USE**

existing	proposed	
		Residential
		Commercial
		Industry
		Extractive Industry
		Community Facilities
		Public open space
		Special ownership
		National primary route
		Main road
		County road



Feb. 1971

Based on the Ordnance Survey by permission of the Government 108/70

*O.P. FOR  
100 3 NO. HOUSES*

*NEW HOUSES PLUS  
SOME EXISTING*

*RES. DEV  
IN 1971*

*S.O.P. RES. DEV  
1983*

*1 NO HOUSE  
1973*

*O.P. FOR  
A STORE IN  
1969*

*+ Sean  
add*

*2 NO. HOUSE  
IN 1973*

*O.P.  
HOUSING DEV  
1972*

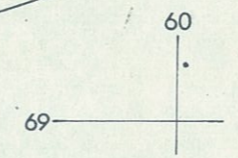
*RES. DEV.  
IN 1971 &  
1973*

*2 NO. HOUSE  
1973*

*0.25 miles  
0.20 kms.*

*0.50 miles  
0.40 kms.*

*0.25 miles  
0.40 kms.*



Leemount  
cross roads

Leemount  
Bridge

Carrigrohane

Army Barracks

Post Office

Ballinacraig

West Village

Currabeen

expand to 4,000 in 1976. While it is, as yet, impossible to predict to what extent present growth rates will continue in future years, it appears likely that the present scale of growth will at least be maintained and as such requires detailed planning in order to direct, through appropriate policies, the maximisation of opportunities for work, residence and leisure.

1.8 Of the 1966 population of 1030 in Ballincollig, 541 were males and 489 females giving a percentage distribution of 52.5% males and 47.5% females. This preponderance of males, while falling, is above the national average as given by a distribution of 50.2% males and 49.8% females.

C / EMPLOYMENT AND INDUSTRY

MAIN  
EMPLOYMENT  
OUTLETS

1.9 Notable features with regard to the present employment structure in Ballincollig are the preponderance of male employment and the low activity rate. Existing employment is based largely on the extractive and bacon processing industries, which together account for 91% of the main employment recorded in the town. A considerable environmental problem exists at present with regard to the blighting effects of extractive and, to a lesser extent, manufacturing industry. It is evident that greater environmental consideration should be given to the future expansion and location of these industries.

1.10 Because of limitations in the existing sewage treatment works and due to the location of Cork City's Waterworks downstream of the outfall, only light industry with low effluent and pollution characteristics should desirably locate in Ballincollig. The availability of suitable land and good accessibility to the labour and market outlets of Cork City and Harbour area, are the main factors which render Ballincollig an attractive location for industry.

SERVICE  
EMPLOYMENT

1.11 The individual employment content of the 20 commercial establishments in the town ranges from 1 - 5 persons, while professional services provide employment for an additional 21 people. The construction industry in the town currently employs approximately 200 personnel from Cork City and surrounding area. These are mainly employed in large scale residential estate developments. The Military Barracks having a garrison of 80 personnel is an obvious asset to the commercial and social life of the area.

1.12 It is evident that service employment will grow with

TABLE I : MAIN EMPLOYMENT OUTLETS.

NAME OF FIRM	ADDRESS	PRODUCTS	WHERE SOLD	NO. OF EMPLOYEES	
				Male	Female
O'Regan & Son	Currabeg, Ovens.	Sand, Gravel, Concrete blocks.	Locally	49	1
O'Regan Precast Limited.	Currabeg, Ovens.	Precast Paving, Concrete products.	Locally	49	1
Malting Co. of Ir. Ltd.	Station Road.	Malt	30% Export 70% Home	13	2
Moremiles Limited.	Ballin-collig.	Tyre Remoulds	26 Cos.	18	4
C.F.U. Meats Limited	Ballin-collig.	Bacon & Pork Products	40% Export 60% Home	164	34
Cork Glass Co.	Ballin-collig.	Quality Cut & Engraved Glass products.	U.S.A., Great Britain, Home.	5	1
John A. Wood.	Classis, Ovens.	Sand, Gravel, Concrete products, Tarmac.	Locally.	100	0
John A. Wood.	Ballin-collig.	Maintenance Depot.	Locally	60	0
TOTAL				450	43
				493	

further industrial expansion and population growth. The Cork Sub-Regional Study has estimated that one manufacturing job creates 1.35 jobs in services and one agricultural job creates 0.78 service jobs. Because of the dormitory nature of Ballincollig, however, such factors are likely to indicate maximum assessment of potential employment in services. Service employment will, in fact, depend largely on population growth and the extent to which private commercial establishments will locate in the town.

D / SERVICES

WATER  
SUPPLY

1.13 The existing serviced areas are shown on the Services Map. The existing water supply system is adequate to cater for present and committed population growth. A total supply of 1,000,000 gallons per day can be made available without any extensions to the existing works but this supply serves an area of 26 square miles, including Blarney. Such a supply is adequate to cater for 25,000 population assuming industrial usage is minimal (currently 2,000 g.p.d.). Present demand in the area of supply is equivalent to 40% of the capacity of the existing works. The proposed City and Harbour scheme, for which plans have been prepared, will serve Ballincollig and should, when implemented, provide a satisfactory water supply to meet the town's future needs.

1.14 The existing sewerage treatment works is now at 83% of its total capacity with existing industry accounting for 39% of this. The balance of the total capacity is already absorbed by existing housing commitments at present under construction. It is evident that this situation presents a major constraint on future development. Augmentation of the existing treatment works is urgently required and in addition, the existing trunk sewer network will require extension to serve the future development areas. Particular measures may have to be taken in relation to any proposals for new projects or expansion of existing outlets and which would generate large quantities of industrial waste. It must again be emphasised that only light industry generating a low volume and high quality effluent, should desirably locate in Ballincollig.

REFUSE  
DISPOSAL

1.15 A weekly collection is undertaken and the refuse is disposed of by dumping in a disused sand-pit to the east of the Army Barracks. The inadequacies of this method in the light of the expansion of Ballincollig will necessitate either the acquisition of a more suitably located dump, or of a change in the method of disposal.

ELECTRICITY

1.16 The electricity supply is at present obtained via a



500

500

400

300

200

100

50

50

100

50

50

50

71

55

300

200

100

100

100

100

100

100

100

100

100

100

100

100

70






Ovens

Inishcarra Bridge

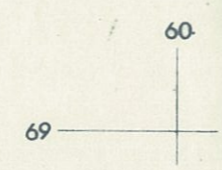
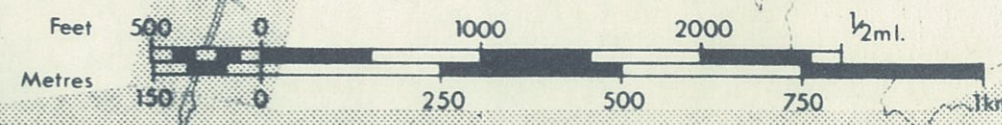
West Village



**Map 4**  
**SERVICES**

-  Existing water supply
-  Existing sewered area
-  Proposed extension of sewered area
-  Sewerage installation
-  Water supply installation

Note: areas A and B are drained separately to River Lee without treatment  
Feb. 1971





number of substations in the City's western suburbs which transform the 38KV supply to a 10KV high tension single or three phase supply for domestic and other requirements. The generation and distribution capacities are at present ahead of requirements and no major difficulty is envisaged in catering for future population expansion and its concomitant industrial, commercial and residential requirements.

TELECOMMUNICATIONS

1.17 An existing automatic exchange has a capacity of 400 lines which is not capable of coping with the growing demand for facilities. The Department of Post and Telegraphs are at present planning the construction of a new building to house an automatic exchange with an initial capacity of 500 lines and with provision for accommodation for additional equipment to cater for a further 500 lines. The initial stage is expected to be operational by the end of 1972.

E / COMMUNICATIONS

GENERAL

1.18 Because of the town's location on a national primary route and the through traffic problems associated with its unduly linear form, the long term provision of a relief route appears necessary. The existing road network, with appropriate modifications, can be adapted as an internal distribution system while a relief road to the south of the town would solve the problem of through traffic.

PARKING

1.19 Through traffic apart, there are no apparent problems with circulation and parking in Ballincollig in the town centre. There is provision in the town centre for a limited amount of on-street car parking. This appears adequate at present due to the limited amount of services available there but future expansion of facilities will require commensurate provision of off-street parking accommodation.

PUBLIC  
TRANSPORT

1.20 C.I.E. has an average daily through-town service of 17 buses each way. In addition, two buses are also used for bringing workers to and from the town each day.

F / HOUSING

HOUSING  
CONSTRUCTION  
(1966 - 1971)

1.21 Since 1966, approximately 240 new dwelling units have been constructed in Ballincollig. Of these, 16 have been constructed by the Local Authority (1968) and the remainder by private enterprise. The present commitment to private residential development by way of outstanding

planning permissions accounts for a further estimated 350 dwelling units. Land acquired by the Local Authority and occupying 15 acres near the centre of the town, represents a further commitment of 166 dwelling units. Ministerial approval is now being sought for the construction of the first 50 of these. It is obvious that such a scale of overall housing construction demands careful control and co-ordination from the planning point of view. The above figures relate to occupied dwellings as at June, 1971.

ESTATE  
DEVELOPMENT

1.22 The bulk of new housing construction has taken place mainly through the development of large private residential estates. Estate development has occurred in a rather dispersed and unrelated manner and a more integrated form of such development is clearly desirable. An obvious need exists to diversify house sizes and types, layout etc. in order to reduce visual monotony and produce a more balanced social structure in the town.

BLIGHT

1.23 The problem of blight in the central area and the Powder Mill Town will need to be considered when formulating development objectives for the town and both areas will later be the subject of detailed action area studies.

G / SOCIAL FACILITIES

GENERAL

1.24 Because of its proximity to Cork City, Ballincollig avails of, and is served by, many of the facilities of the City. Hospitals, secondary and higher education facilities and many urban recreational outlets are within 15 - 20 mins. travel time.

EXTENT

1.25 The location of the principal facilities are shown on the Amenity and Social Facilities Map. The town does not appear to have a very comprehensive range of facilities appropriate to its size and commensurate with its present growth rate. It appears that while the population of Ballincollig remained more or less static, as was the case prior to 1966, the facilities were then sufficient to meet the town's needs. However, with the present rapidly expanding population, it is clear that additional facilities are urgently required.

ADEQUACY

1.26 An expanding population demands additional provision of schools, churches, shops and other community services. Significant demands are now being made in Ballincollig for an expansion of these services together with the evolution of additional community organisations and an extension of recreational facilities. It is evident that such facilities



71

55

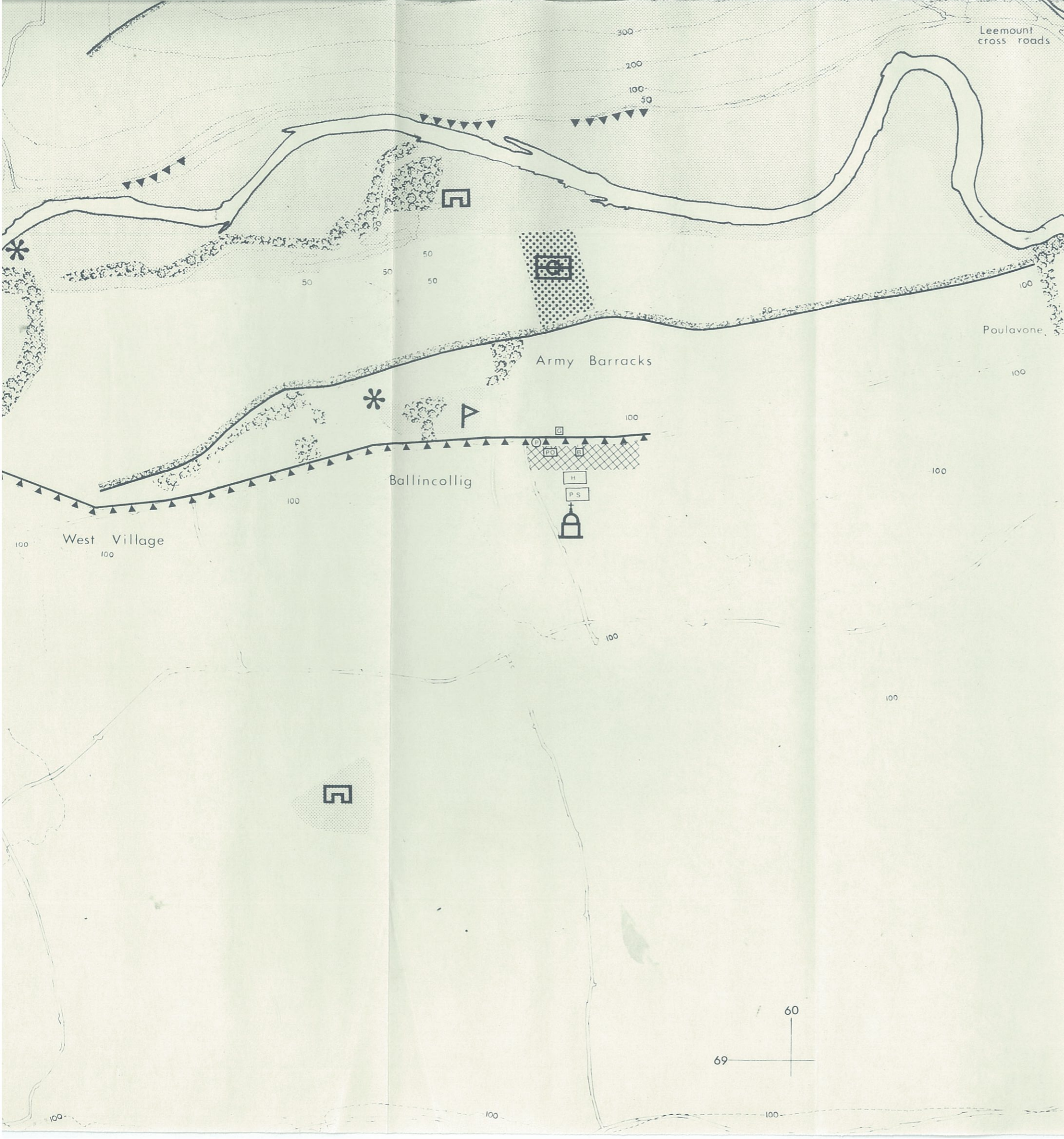
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Ovens















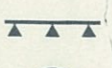




Inishcorra Bridge

West Village

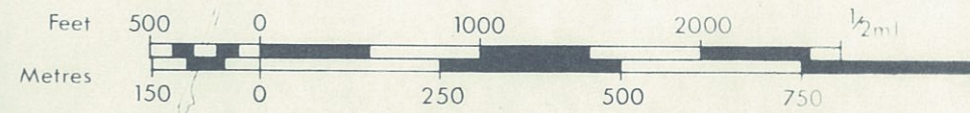
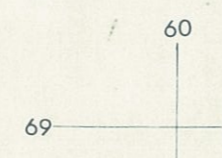
Ballincollig



### Map 5 AMENITIES AND SOCIAL FACILITIES

- |   |  |   |                    |
|---|--|---|--------------------|
|    | Public open space                            |    | Church             |
|    | Areas of landscape & recreational value      |    | Primary school     |
|  | Shrubs, trees & woodland of scenic value     |  | Hall               |
|  | Playing field                                |  | Garda station      |
|  | Pitch & putt course                          |  | Parking            |
|  | Scenic route                                 |  | Main shopping area |
|  | Scenic viewpoint                             |  | Post office        |
|  | Visual barrier                               |  | Bank               |
|  | Discordant use                               |   |                    |
|  | Buildings of historic/architectural interest |   |                    |
|  | Ridge line                                   |   |                    |

Feb. 1971



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will need to be conveniently located with regard to future residential areas, while also contributing to the formation of a distinct central area and associated residential district centres.

## H / AMENITIES

### GENERAL

1.27 The existing amenities are shown on the Amenities and Social Facilities Map. The most significant feature with regard to amenity in the town, is the present under utilisation of the River Lee as a recreational outlet. The recreational demands of a growing population would suggest that such a resource can no longer be neglected and must find expression in the preparation of a detailed structure plan for the town, and in the evolution of an overall policy for developing the amenity and recreational resources of the Lee Valley.

1.28 The acquisition by the Council of part of the Department of Defence lands in the town provides an ideal opportunity to develop appropriate parts of these lands for recreational use while associated residential development would contribute towards the integration of such development within an overall town structure. Ballincollig Castle is an additional amenity which could form a useful link with the recreational development of the river.

## I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS.

1.29 From the preceding analysis, certain factors emerge which will clearly act as constraints and determinants in the formation of a viable structure plan for the town. The more important of these are : -

(1) Physical Features i.e., constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, marsh, land liable to flood etc.). In Ballincollig, however, none of these will act as serious constraints and are significant only with regard to isolated areas of land (see Physical Features Map).

(2) Areas already developed and committed to development i.e. the existing built-up area and areas committed to development in the future by way of outstanding planning permissions (see Land Use Map).

(3) The present level and location of services has a decisive role to play in determining the extent and pattern of future growth. The economic provision of services in otherwise suitable and conveniently servicable areas, constitutes a major determinant in attracting development to these areas. Because, however, of the general topographical homogeneity obtaining in Ballincollig, this factor is not significantly relevant with regard to any particular area, and the future direction of growth is largely "footloose" in the sense that services can generally be equally provided on an economic basis in any particular area adjoining the existing network.

The provision of services would, however, have to be phased in accordance with the requirements of a selected development strategy. The restricted capacity of the sewage works will shortly act as a major constraint on development generally and requires immediate resolution through expansion of the existing works and concomitant servicing of particular areas designated for development.

The proposed pipeline for the City and Harbour Water Supply Scheme will pass to the east and south of the town and will require a wayleave of 100 feet, thus entailing its preservation free from building development.

(4) The heavy volume of through traffic, paralleled by a substantial growth in local traffic, will, in the future, present a major communications and environmental constraint in the town. This can only be resolved by the provision of a relief road to the south of the town to siphon off extraneous traffic and a corresponding development of an internal distribution system to cater for local traffic.

(5) The problem of Department of Defence ownership of the extensive lands of the Military Barracks, has, until now, been a major constraint on development at the northern side of the town. Acquisition of these lands by the Local Authority, will contribute greatly to providing a more balanced town structure through the development of these lands for residential and recreational use.

1.30 Numerous other factors will play varied parts in dictating the extent and pattern of future growth in the town. The attractiveness of the area itself, the availability of land, housing and community facilities, the extent of public and private investment etc. will all function as factors which will ultimately determine the Ballincollig of the future.

PART II. DEVELOPMENT POLICY, ZONING AND SPECIFIC  
OBJECTIVES, FEASIBILITY.

A / DEVELOPMENT POLICY

GENERAL

2.1 The basic aim of this development plan is to provide a framework for the guidance of future development so as to produce a living, working and recreating environment of high quality and to ensure a future urban structure in which all its various parts will play their roles as interrelated elements of a single system.

ELEMENTS

2.2 The broad elements of the development policy can be summarised as follows. It is the policy of the Council to -

- (i) promote the growth of the town as a light industrial, service and social centre consistent with its role in the overall development of the city environs and Harbour Area and to endeavour to provide the necessary services required;
- (ii) settle the pattern of future growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas;
- (iii) make proposals for the improvement of central area facilities to serve as the hub of the expanded town;
- (iv) make proposals for dealing with future traffic, taking into account the need to secure a high standard of accessibility for those using motor vehicles, and a pleasant, safe and convenient system for those on foot and using bicycles;
- (v) indicate the pattern of districts, or environmental areas, which appear to be more or less self-contained as a basis for both the distribution of community facilities and the location of the road network;
- (vi) generally improve the physical character and environment of the town with particular regard to the preservation, extension and improvement of its amenities where appropriate.

B / DEVELOPMENT AREA

GENERAL

2.3 In determining the proposed development area, physical features, present development, future commitment, serviced and economically servicable areas as well as general planning

principles were taken into account. The constraints and determinants imposed by lack of these factors have been outlined in Part I.

2.4 The development area basically includes the land bounded by the river to the south and the proposed national primary relief road to the south.

C / ZONING AND SPECIFIC OBJECTIVES.

(i) SPECIFIC OBJECTIVES

GENERAL

2.5 The statutory map of the Development Plan (Map No. 6) for Ballincollig is self explanatory and illustrates the Council's objectives relating to zoning, utility services, roads, amenities, renewal and other matters. The clauses relating to general policy (as provided for in the Act) and objectives set out in the written statement of the Development Plan for the county, shall have application to the Development Plan for Ballincollig.

2.6 Map No. 6 indicates policy rather than detail and should not, therefore, be used to take measurements. Approximate geographical location is indicated rather than site detail. If any conflict should exist between the written statement and the plan, the written statement shall prevail.

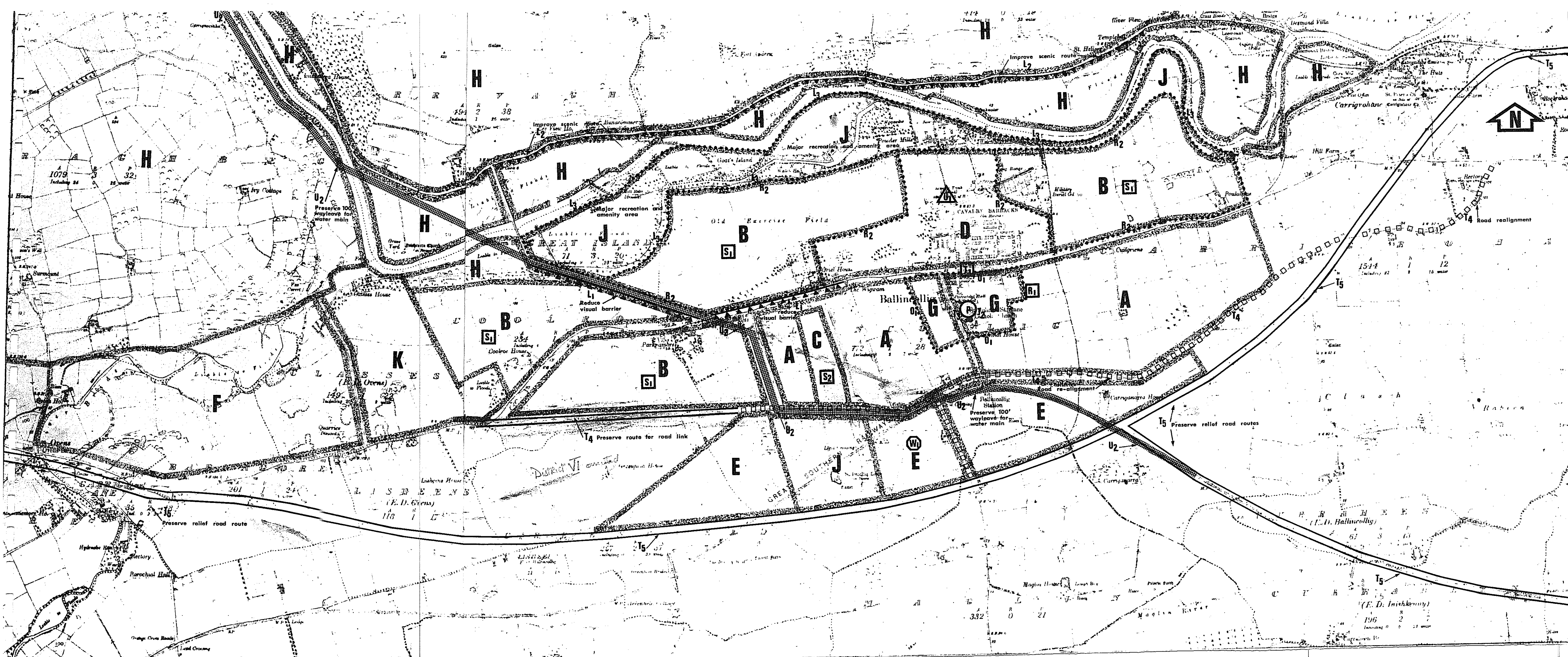
LAND USE

2.7 The use zoning states the purpose for which particular areas of land may be used. Development applications will be considered having regard to the proper planning and development of the area as prescribed in the development plan, and to the general provisions of Section 26 of the Act.

PRIMARY OR  
SOLE USE

2.8 Where a primary use for an area is stated, this use will be the principal land use within that area. Where a sole use for an area is stated, such use will be strictly limited in order to provide essential supporting uses for the primary use areas. The sole use areas must be protected from intrusion of uses which could lead to an under provision of supporting uses. Unless land use in a particular area is stated to be solely one use, applications for uses which would not inhibit the primary use may be considered. Such permissions may be granted if the Planning Authority considers that the proposed use or development would not be detrimental to the primary use objective for the area and that it would conform with proper planning and development. In planning primary use objectives in this way, it is hoped to encourage and facilitate development in a positive manner.





**ZONING OBJECTIVES**

symbol	purpose of zone
A	to provide for residential development and to preserve and improve residential amenity
B	to provide for the development of a residential district and district centre
C	to provide for educational and related facilities in open lands
D	to provide for institutional development
E	to provide for light industry warehousing and wholesaling
F	to provide for extractive and associated manufacturing industrial uses
G	to provide for shopping, commercial and community development
H	to preserve an area of high amenity
J	to provide for recreational open space and ancillary structures
K	to preserve open space amenity

**SPECIFIC OBJECTIVES**

	Zone boundary		T4 Road re-alignment
	R2, O1, L3 action area boundaries		R1 Public housing
	U1 Sewage works		W1 Industry
	U2 Water main		S1, S2 Social facilities
	T1 Traffic lanes and parking bays		L1 Visual barrier
	P T2, T3 Car park and access		L2 Scenic route
	T4, T5 Roads		

**BALLINCOLLIG DEVELOPMENT PLAN**

Scale: 6" to 1 mile

Map 6

TABLE 2 - SCHEDULE OF USE ZONING OBJECTIVES

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for Residential Development and to preserve and improve residential amenity.	Primarily Residential Use	A
Residential	To provide for the development of a residential district and district centre.	Primarily Residential Use	B
Educational	To provide for educational and related facilities in open lands.	Primarily Educational	C
Institutional	To provide for Institutional development.	Primarily Institutional	D
Industrial	To provide for light industrial, warehousing and wholesaling	Primarily light industrial and related uses.	E
Industrial	To provide for extractive and associated manufacturing industrial uses.	Solely Extractive and Associated manufacturing industrial use.	F
Central Area	To provide for shopping, commercial and community development.	Primarily central area uses.	G
Open Space	To preserve an area of high amenity.	Primarily Agriculture	H
Open Space	To provide for Recreational Open Space and ancillary development.	Solely Recreational	J
Open Space	To preserve open space amenity.	Primarily Agriculture	K

PURPOSES  
OF ZONING

2.9 The purpose of each use zoning is denoted on the Zoning and Specific Objectives Map No. 6. The primary or sole uses for which use zones are reserved, are set out in the schedule of use zoning (Table 2) overleaf.

2.10 Indicated on Map 6 are the development areas where it is an objective of the Council to make major drainage available in order to promote the proper planning and development of the area. The provision of this infrastructure over so large an area will necessarily take many years and it should not be assumed that because an area is indicated as a development area and indicated for a use purpose that development applications will receive immediate permission because they appear to comply with the various requirements of the Plan. The introduction of drainage into these areas will be on a phased basis and until such time as drainage is available in any area, the Council will normally refuse permissions for development.

2.11 Where lands have been or are in the future made capable of development through the provision of drainage and other infrastructure by the Council and are not being so developed, it will be the policy of the Council to secure the initiation of such development by agreement and if necessary compulsorily to acquire such lands and develop or make arrangements for their development under Section 77 of the Act.

LAND NOT  
INDICATED  
FOR ANY USE

2.12 Where an area of land is not indicated for any purpose on the zoning and specific objectives Map no. 6, the use of such land shall be deemed to be primarily agricultural.

NON-  
CONFORMING  
USES

2.13 All uses established before 1st October, 1964, conflicting with the use zoning provisions of this Development Plan, shall be non-conforming uses. While the continuation of such uses will be generally discouraged, it is appreciated that continuity of use may from time to time require minor building extensions on or in land on which the use existed on 1st October, 1964. Such works may be permitted provided the continued use does not prejudice the proper planning and development of the area and the preservation and improvement of the amenities thereof.

(i) SPECIFIC OBJECTIVES

2.14 Specific development objectives for the town are also shown on Map No. 6 and are listed hereunder. In the absence of any specific statement to the contrary the period of this plan should be taken as being 5 years from its adoption.

UTILITY  
SERVICES

U.1 Provide for the immediate preparation of an augmentation scheme for the expansion of the sewage treatment works and sewer network to accommodate future development. Initiate the implementation of a planned programme of works in parallel with a phased expansion of residential and industrial development, the first phase of which will cater for that section of the drainage catchment area to the immediate west of the Barracks.

U.2 Preserve a 100 ft. wayleave free of development for the laying and maintenance of the trunk main of the proposed Cork City and Harbour Water Supply Scheme.

COMMUNICATIONS

LINKS AND  
TRAFFIC

T.1 Delineate traffic lanes and parking bays in the town centre with a view to securing the more efficient utilisation of available road space.

T.2 Provide for the development of an off-street car park between the R.C. Church and the main shopping area directly to the north of the church.

T.3 Preserve routes for future vehicular access from the R.C. Church and main shopping area to the car park proposed in T.2 above.

T.4 Preserve route and investigate the feasibility of providing a new section of primary distributor linking County Road 1839 (to Crookstown) with the existing national primary route N.22 at a point  $\frac{3}{4}$  mile to the west of West Village. In addition, include an adequate reservation for the realignment of the remainder of this primary distributor route.

T.5 Preserve free from development the proposed relief route section of the national primary route to the south of the town, and investigate the construction and land acquisition costs involved.

\* T.6 Improve vision at dangerous junctions and corners as the need and opportunity arises.

\* T.7 Promote the development of an integrated pedestrian network within the development area.

\* T.8 Restrict multiple access on to the road network in accordance with the requirements of the proposed circulation system.

HOUSING

R.1 Proceed with public housing development on site in County Council's ownership to the east of central area.

R.2 Prepare action area plans for the residential districts adjoining the existing Military Barrack. In relation to these districts initiate the implementation of the action area plans in respect of lands in Council's ownership.

OBSOLESCENCE  
AND RE-  
DEVELOPMENT

O.I Prepare an action area plan providing for the renewal and (where necessary) redevelopment of the semi-derelict area to the rear of the main shopping centre and for an expanded central area extending as far as the R.C. Church and to the west of the Church Road.

INDUSTRY

W.I Seek to acquire and service approximately 10 acres of land for development as a light industrial estate within the area designated on Map No. 6.

SOCIAL  
FACILITIES

S.I Reserve areas in the district centres for primary schools and for other social facilities as required.

S.2 Provide for the reservation of an adequate site for a post-primary school including for related community facilities.

\* S.3 Examine the feasibility of providing a community centre in the town.

AMENITIES

L.I Where necessary, remove the high wall bounding the Council's property (acquired from the Department of Defence) in order to improve accessibility to the riverside area and generally enhance the visual amenity of the town. This objective must be implemented in accordance with the provisions of future action area plans.

L.2 Improve views of the riverside area from Main Road T.29 between Inniscarra Bridge and Leemount Cross Roads.

L.3 Prepare an action area plan for the Lee Riverside area and initiate its implementation, this plan to be prepared in the context of an overall strategy for the development of the amenity and recreational resources of the Lee Valley including provision for a linear park from the Inniscarra Dam to the City.

L.4 To provide for the preservation of trees and woodlands.

D / FEASIBILITYFINANCE

2.15 The implementation of the development objectives mentioned above are based on the assumption that the necessary capital moneys, permissions and approvals will be forthcoming from central government sources. Should such money not be available, or should compulsory acquisition of lands, etc. not be confirmed by the responsible Minister of Government, objectives so affected will be excluded from statutory implementation.

2.16 The Council, considering the capital expenditure necessary for the provision of infrastructure, in particular that for roads and sanitary services, to accommodate the estimated population growth, will require contributions towards expenditure as provided in the Local Government (Planning and Development) Act, 1963.

COST

2.17 Detailed cost estimates have not been included in this plan. Such costing is possible only at the stage where more detailed design for roads, services, housing layouts, social facilities etc. have been drawn up. While no such study has been carried out, it is clear that a well planned compact type structure offers opportunities for minimising development costs particularly in relation to provision of infrastructure, while also producing other social, economic and environmental benefits. The alternative is to allow a sprawling and unrelated settlement to develop, thus producing an unplanned, unattractive and inefficient environment.