
Cork County Council
1996 Development Plan



Residential Land Variation

November 2001

1996 County Development Plan – Residential Land Variation

RESIDENTIAL LAND VARIATION – November 2001

In the 'Joint Housing Strategy for Cork Planning Authorities' it is stated that there is ample zoned residential land to cater for demand until the next County Development Plan is adopted in January 2003. However, it is also recognised that while the overall quantity of undeveloped, zoned land is sufficient to meet housing needs until the Plan is adopted, some consideration should be given to the rate at which land is coming on stream for development at different locations. It is estimated that in any settlement approximately half of the undeveloped, zoned lands could be developed at relatively short notice but the market demand for housing in certain areas may exceed the immediate supply in a limited number of cases.

In order to reduce the risk of any scarcity emerging, this variation to the 1996 County Development Plan is made as an interim measure until the new County Development Plan is adopted in 2003. This rezoning will:

- *Accelerate the release of serviceable development lands within or directly adjacent to existing town centres*
- *Facilitate the development of other opportunity sites that accord with the principles of proper planning and sustainable development*
- *Promote the principles of sustainable development by supporting public transport initiatives and the improvement of town centre functions. (This may also include tackling local traffic congestion).*

The variation was approved by the Council on 26 November 2001 and came into effect on that day. The variation covers residential land in the following towns and consists of a zoning map and associated text.

- *Ballincollig*
- *Ballymacoda*
- *Blarney*
- *Carrigaline*
- *Mallow*
- *Midleton*
- *North City Environs (Fair Hill)*
- *South City Environs (Harty's Quay)*
- *Watergrasshill*

BALLINCOLLIG

The lands at Murphy Barracks were rezoned in the Variations to 1996 County Development Plan document, May 10th, 1999. As the Integrated Area Plan is now complete it is proposed to modify the latter zoning to facilitate the development of the Barracks land. The modification replaces the existing text in paragraph R 6.2.20 [Ref. page 25, Variations to 1996 County Development Plan document, May 10th, 1999] with a new paragraph N 6.2.20.

This new text includes a general zoning objective for mixed development on the Department of Defence lands.

South Cork Volume - Delete existing text:

~~**R 6.2.20** In view of the closure of Murphy Barracks and the Department of Defence proposals for sale of the land for development, the Council has decided that before any individual planning applications are considered an Integrated Area Action Plan will be formally adopted by the Council. This Integrated Plan will include provision for commercial, residential and employment uses.~~

South Cork Volume - Insert new text:

N 6.2.20 The development of Murphy Barracks (as shown on the attached Map 1) presents a unique opportunity to secure balanced and sustainable long-term expansion to the town by providing a variety of locally accessible employment and a new image for Ballincollig. It will also facilitate a major up grading of public transport services between the town and Cork City. Development involving mixed commercial, residential, employment, community and open space uses will be considered with the spatial distribution in line the integrated action plan prepared by Messrs. Brady Shipman Martin on behalf of the present owners of the land- the Department of Defence.

However, the final spatial distribution of the uses specified will have regard to and take into account the recommendations of the Cork Strategic Plan in relation to the future growth and development of Ballincollig.

The Council will ensure the orderly and phased development of the site.

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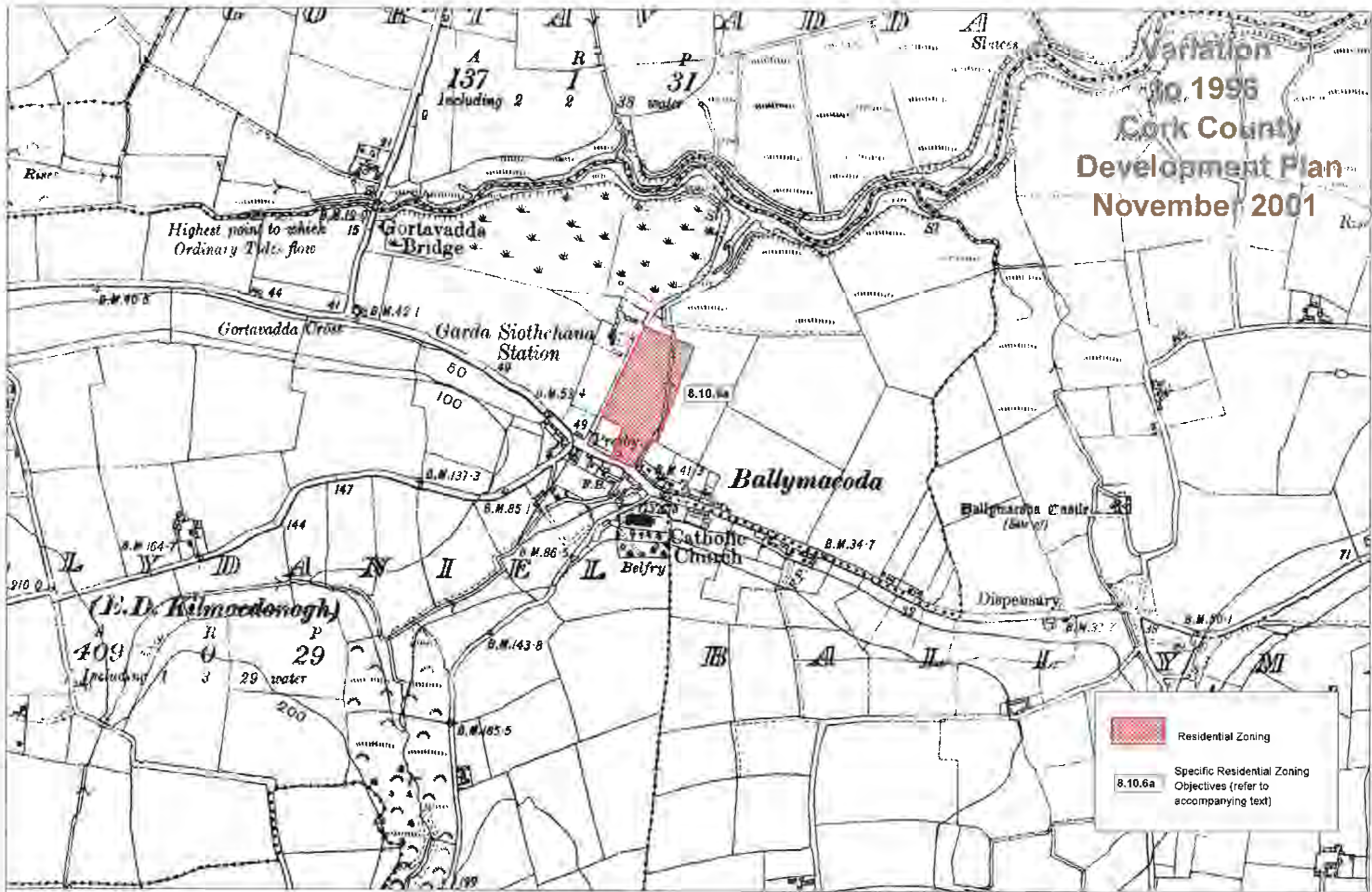


 Mixed Development

 Specific Residential Zoning
Objectives (refer to
accompanying text)

N.6.2.20

Ballymacoda
 to 1996
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BALLYMACODA

The following text shall be added after paragraph 8.10.5, page 165, South Cork Volume, 1996 County Development Plan. This new text includes a specific zoning objective for residential development on the indicated lands.

South Cork Volume -Additional text:

8.10.6a There has been limited demand for "Holiday Homes" on lands previously zoned "T" [Ref. attached Map 2 and Figure 8.12, page 164, South Cork Volume, 1996 County Development Plan]. In order to support the function of Ballymacoda as a village centre and to provide an alternative to one-off houses in the surrounding countryside, the zoning objective for these lands is now medium density residential development with an integral street frontage component to be included in the design of any scheme.

BLARNEY

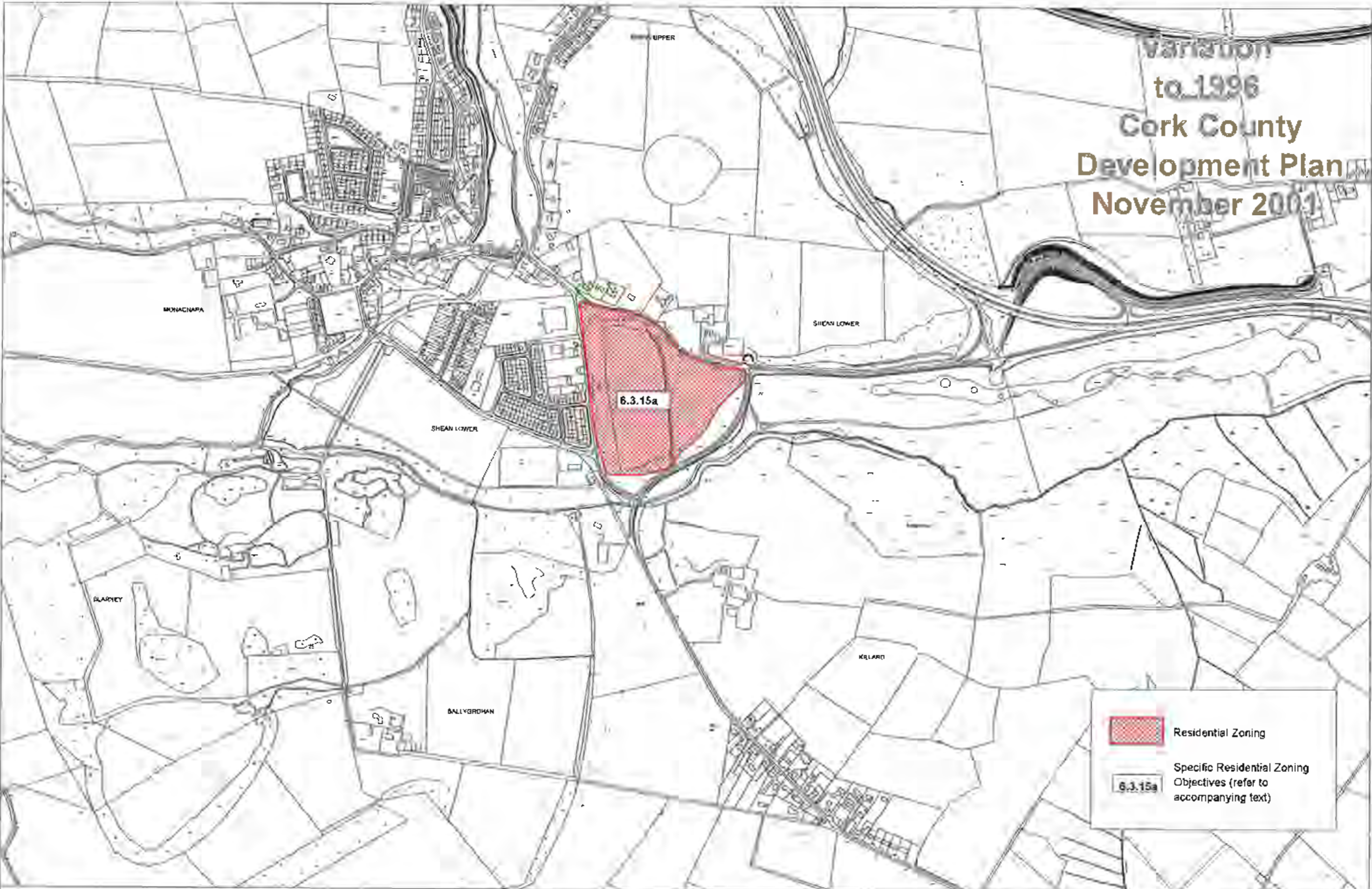
The following text shall be added after paragraph 6.3.15, page 84, South Cork Volume of the 1996 County Development Plan. This new text includes a specific zoning objective for residential development on the indicated lands.

South Cork Volume -Additional text:

6.3.15a The area previously zoned "I" (Industry) to the south east of Blarney town, as indicated in the Blarney zoning map [Ref. Figure 6.8, page 82, South Cork Volume of the 1996 County Development Plan] is no longer needed for industrial development in view of the major industrial development under construction to the north east of the town. The site's proximity to the town centre makes it suitable for residential development. The zoning objective for these lands (as shown on the attached Map 3) is residential with specific provision for the following:

- Playing and recreation facilities
- Extension of the amenity walk network
- Retention of the trees of merit along the northern site boundary
- A retail component to facilitate the relief of town centre traffic congestion and to support the residential development.

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CARRIGALINE

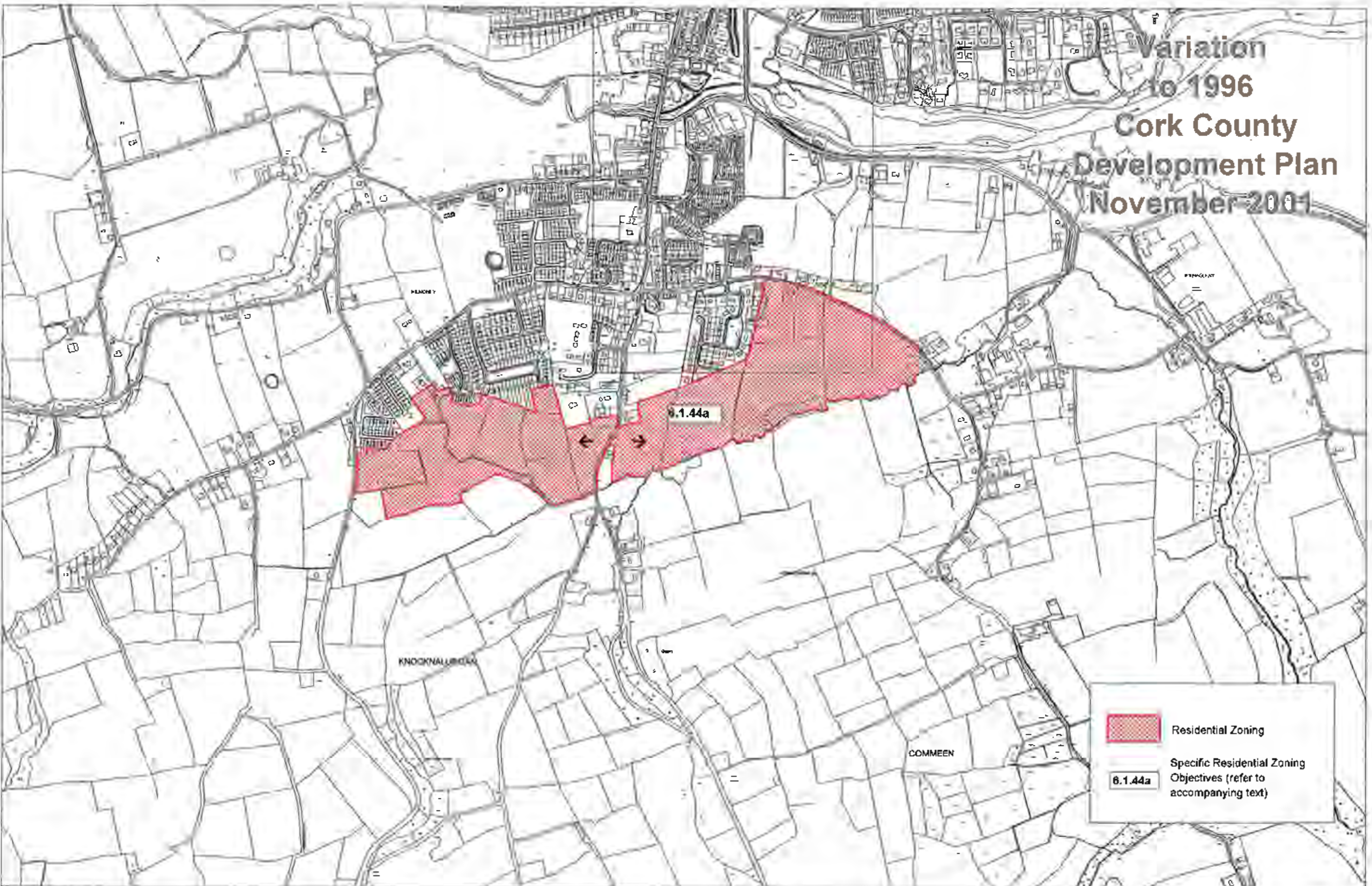
The following text shall be added after paragraph 6.1.44, page 70, South Cork Volume of the 1996 County Development Plan. This new text includes a specific zoning objective for residential development on the indicated lands.

South Cork Volume -Additional text:

6.1.44a The area previously zoned "A" (Agriculture) to the south of the development boundary, as indicated in the Carrigaline zoning map [Ref. Figure 6.1, page 64, South Cork Volume of the 1996 County Development Plan and on the attached Map 4] is suitable for residential use. The zoning objective for these lands is residential with specific provision for the following:

- Playing pitches;
- Extension of the amenity walk network with particular attention to the area along the Dandy stream;
- An inner relief roadway linking the Kilnagleary Road to the R 611 near Piper's Cross at Kilmoney.

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	Residential Zoning
	Specific Residential Zoning Objectives (refer to accompanying text)
	

MALLOW

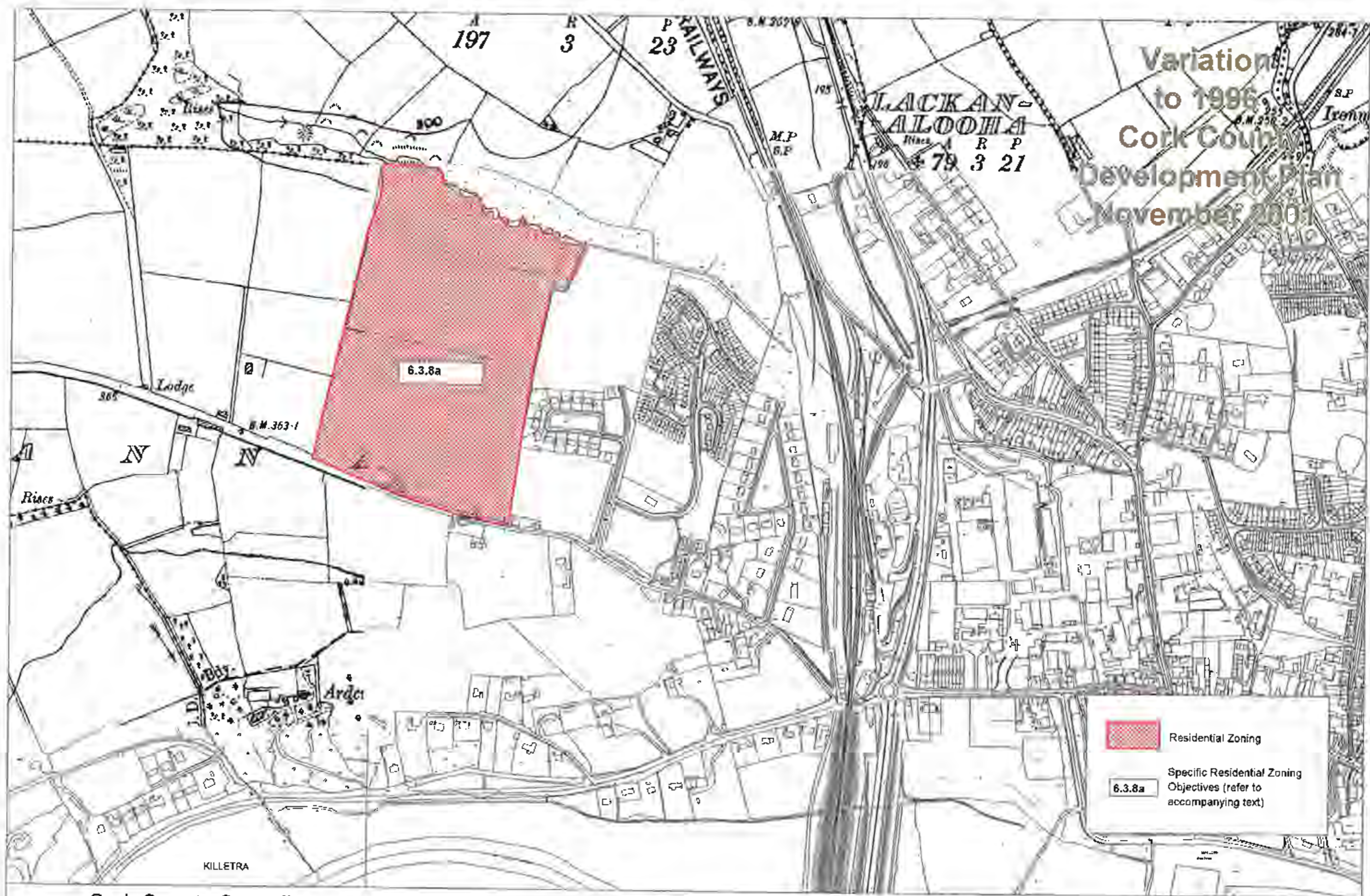
The following text shall be added after paragraph 6.3.8, page 39 of the North Cork Volume of the 1996 County Development Plan. This new text includes a specific zoning objective for residential development on lands at Annabella.

North Cork Volume -Additional text:

Annabella

6.3.8a The Council will continue to support residential development on serviceable land in appropriate locations adjacent to existing and proposed public transport nodes and corridors. The lands on the northern side of Kennel Hill road, and directly adjacent to the Urban District Boundary, as indicated on the Mallow zoning map [Ref. page 15, Variations to 1996 County Development Plan document, May 10th, 1999 and on the attached Map 5] are suitable for residential development due to their proximity to an existing public transport node and to Mallow town centre. The zoning objective for these lands is medium density residential development.

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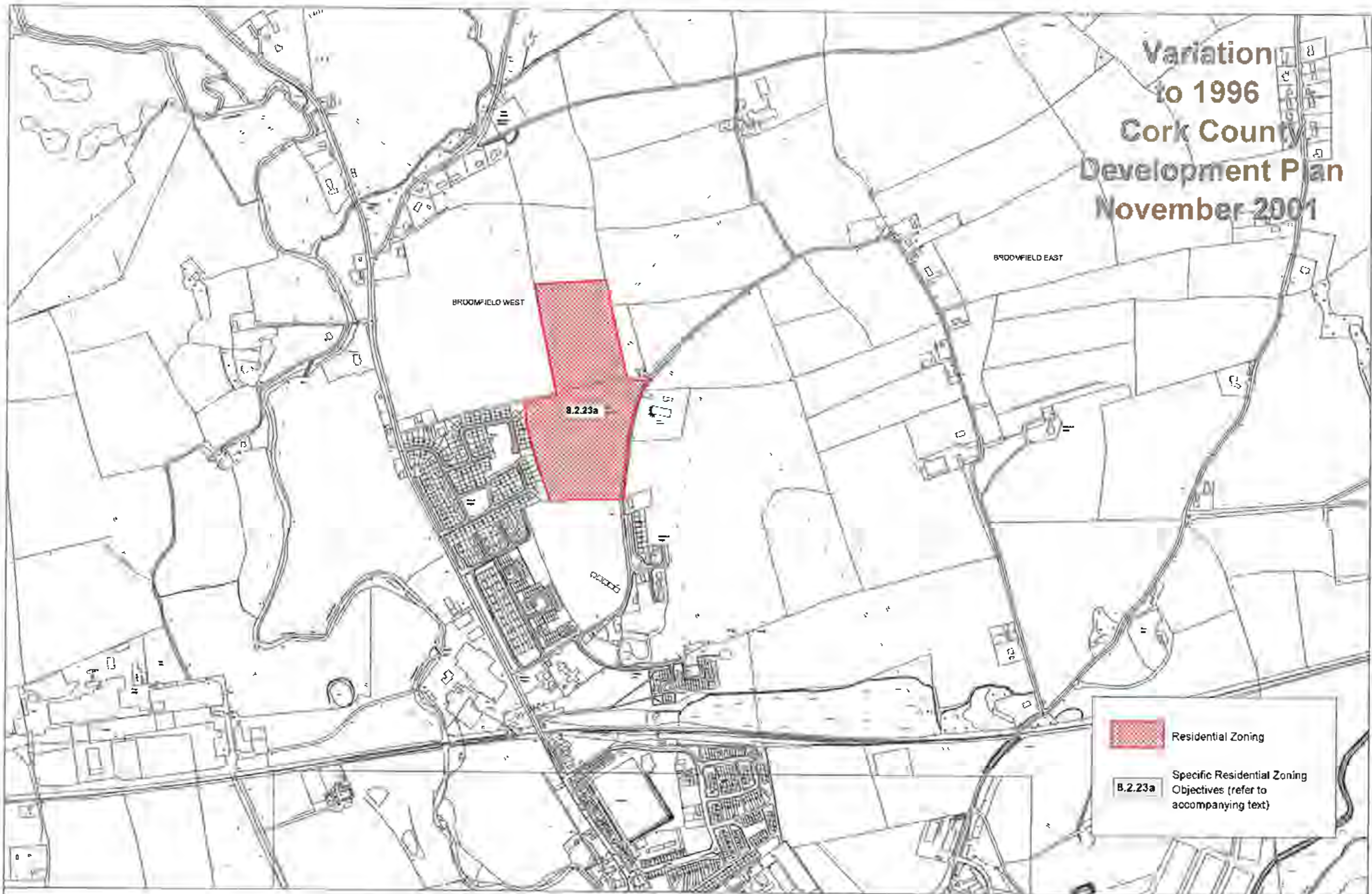
MIDLETON


The following text shall be added after paragraph 8.2.23, page 141, Chapter 8, South Cork Volume of the 1996 County Development Plan. This new text includes a specific zoning objective for residential development on the indicated lands.

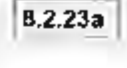
South Cork Volume -Additional text:

8.2.23a The Council will continue to support residential development on serviceable land in appropriate locations adjacent to existing and proposed public transport nodes and corridors. The lands previously zoned 'F' Urban Forestry, and the lands to the south of this parcel, and within the town development boundary (as indicated in Figure 8.4 Middleton Environs, page 141, South Cork Volume of the 1996 County Development Plan and on the attached Map 6) are suitable for housing development. The zoning objective on these lands is for medium density residential development.

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 Residential Zoning

 Specific Residential Zoning Objectives (refer to accompanying text)

NORTH CITY ENVIRONS

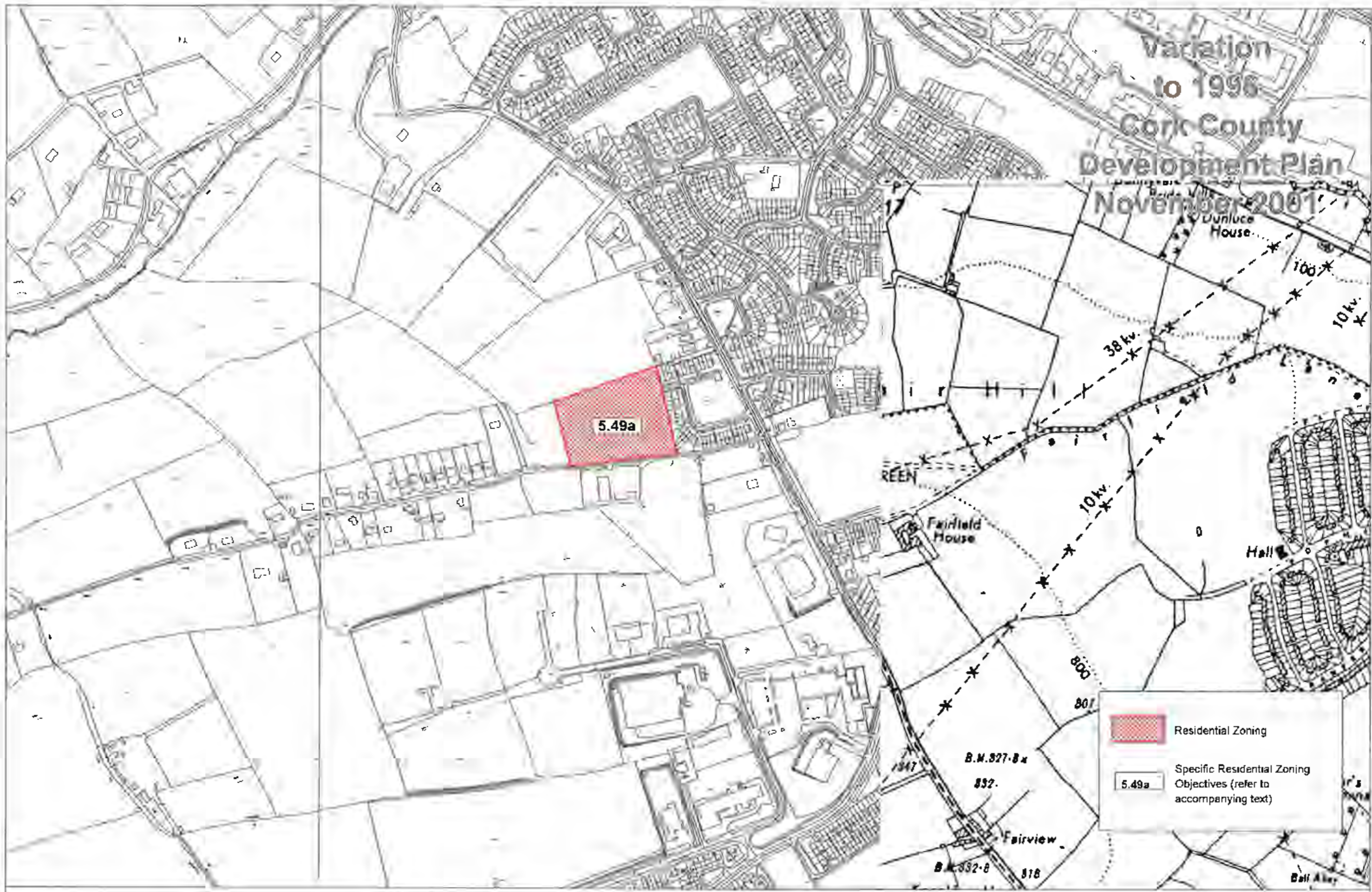
The following text shall be added after paragraph 5.49, page 33, Chapter 5, of the South Cork Volume of the 1996 County Development Plan. This new text includes a specific zoning objective for residential development on lands at Fair Hill.

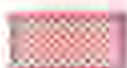
South Cork Volume -Additional text:

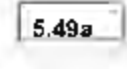
Fair Hill

5.49a Part of the area previously zoned "S" (Sports) to the north of Nash's Boreen, as indicated in the City Suburbs and Urban Edge [Ref. Figure 5.2, Zoning Proposals- City Suburbs and Urban Edge, South Cork Volume of the 1996 County Development Plan and on the attached Map 7] is suitable for residential use. The specific zoning objective for these lands is now residential.

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 Specific Residential Zoning Objectives (refer to accompanying text)

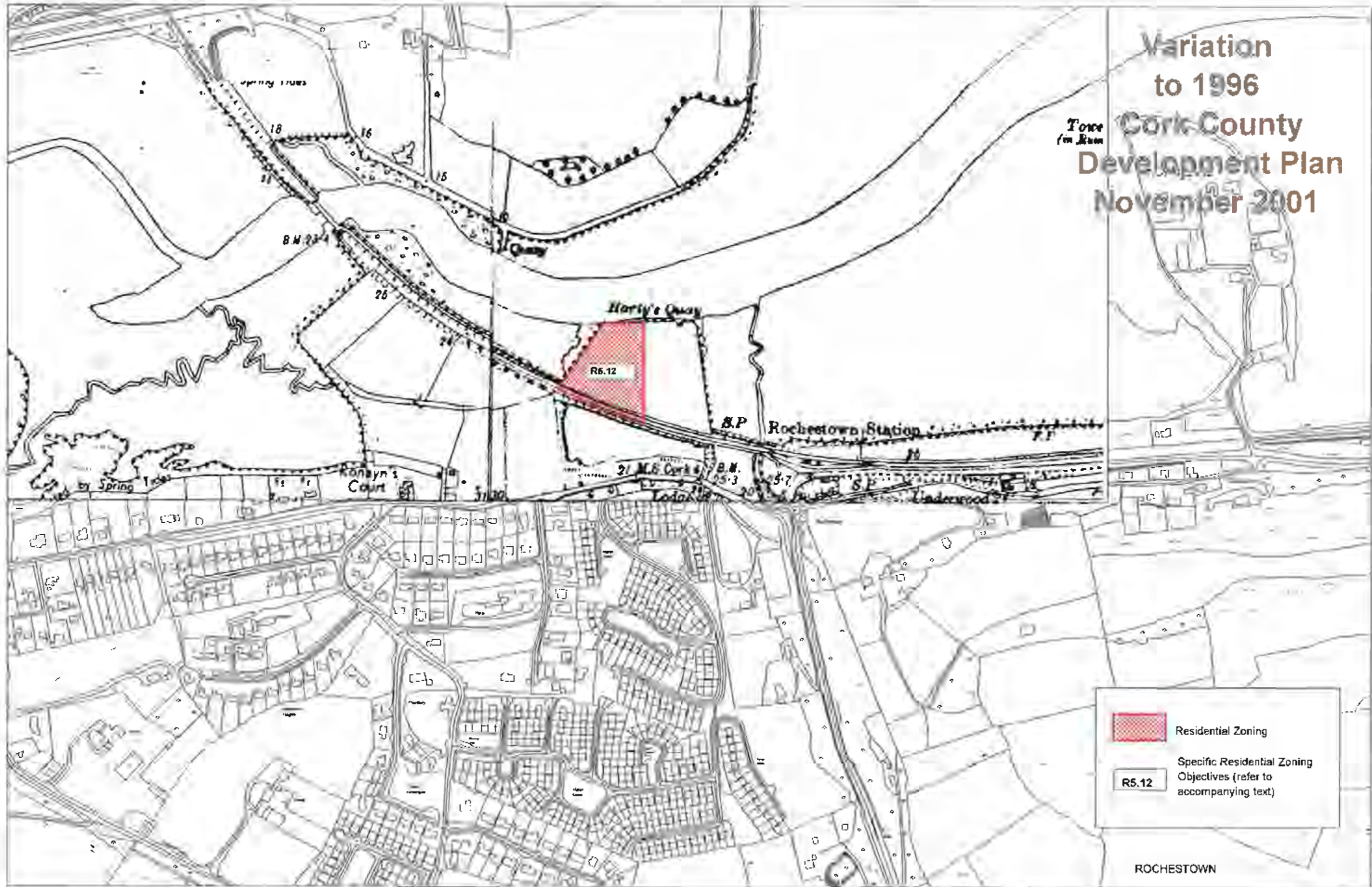
SOUTH CITY ENVIRONS


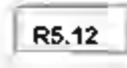
Paragraphs 5.10 to 5.15 on page 27 Chapter 5, of the South Cork Volume of the 1996 County Development Plan were deleted and replaced by paragraphs R5.10 and R5.11 of the 1999 Material Variations document [Ref. page 24, Variations to 1996 County Development Plan document, May 10th, 1999]. The following text shall be added after the amended text paragraph R 5.11. This new text includes a specific zoning objective for residential development on lands at Harty's Quay.

South Cork Volume -Additional text:

R 5.12 The remaining previously unzoned piece of land at Harty's Quay, as indicated in the City Suburbs and Urban Edge [Ref. Figure 5.2, Zoning Proposals- City Suburbs and Urban Edge, South Cork Volume of the 1996 County Development Plan and the attached Map 8] is suitable for residential use. The zoning objective for these lands is residential with a specific requirement for apartment development.

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 Residential Zoning
 Specific Residential Zoning Objectives (refer to accompanying text)

ROCHESTOWN
 Cork City - South Environs
Harty's Quay
 November 2001 Map 8

Cork County Council
 Planning Policy Unit

WATERGRASSHILL

The following text shall be added after paragraph 8.15.7, page 179, South Cork Volume, 1996 County Development Plan and shall also be added after paragraph 8.7.7, page 93, North Cork Volume, 1996 County Development Plan. (Watergrasshill is located on the boundary between South Cork and North Cork and is dealt with in both volumes). The new text includes a specific zoning objective for residential development on the indicated lands.

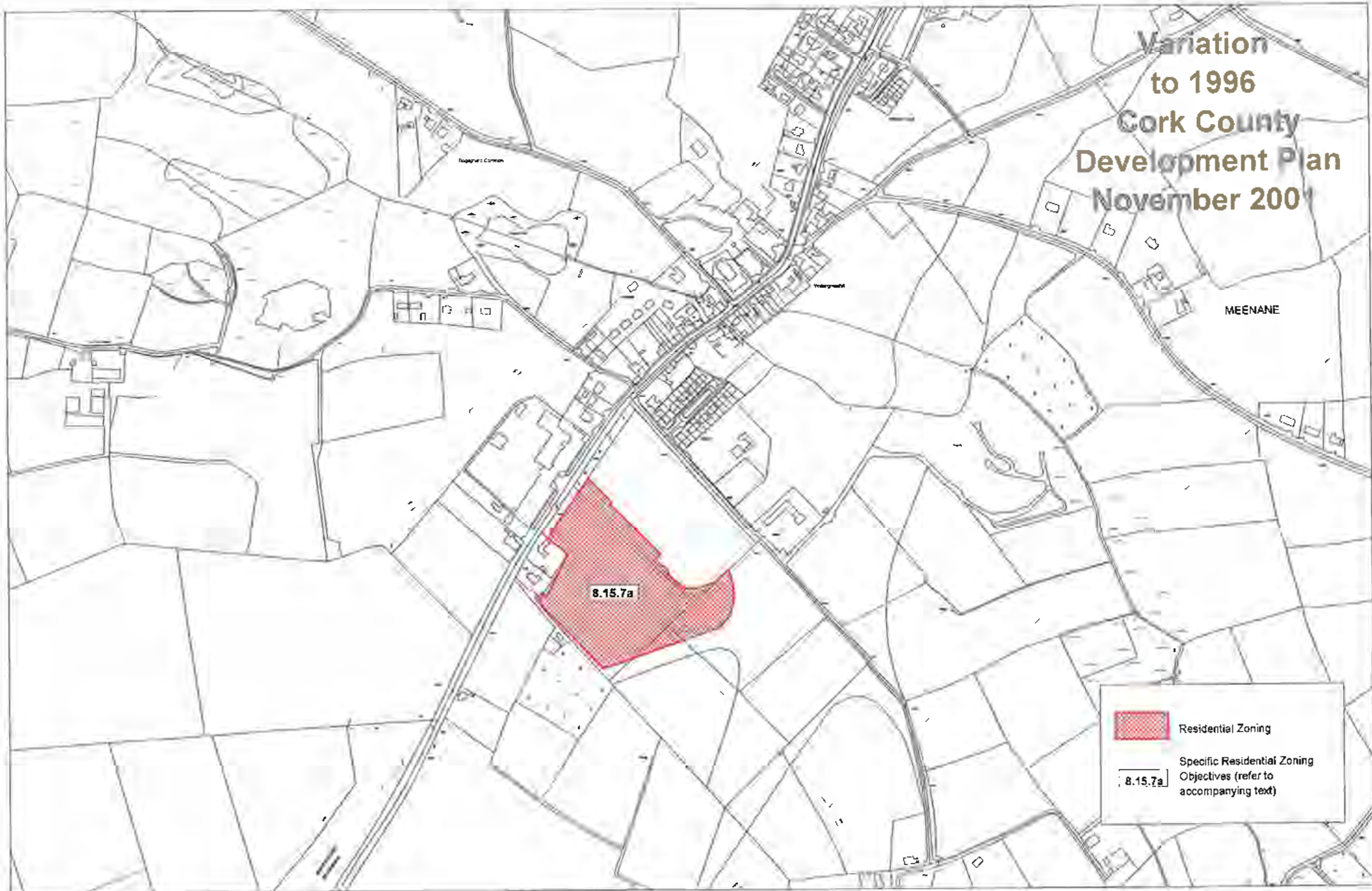
South Cork Volume-Additional text:

8.15.7a There has been limited demand for Industrial development on lands previously zoned "I" [Ref. Figure 8.17, page 178, South Cork Volume, 1996 County Development Plan and the attached Map 9a]. In order to meet demand for residential development in this area and to provide an alternative to one-off houses in the surrounding countryside, the zoning objective for these lands is medium density residential development.

North Cork Volume-Additional text:


8.7.7a There has been limited demand for Industrial development on lands previously zoned "I" [Ref. Figure 8.14, page 92, North Cork Volume, 1996 County Development Plan and the attached Map 9b]. In order to meet demand for residential development in this area and to provide an alternative to one-off houses in the surrounding countryside, the zoning objective for these lands is medium density residential development.

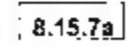
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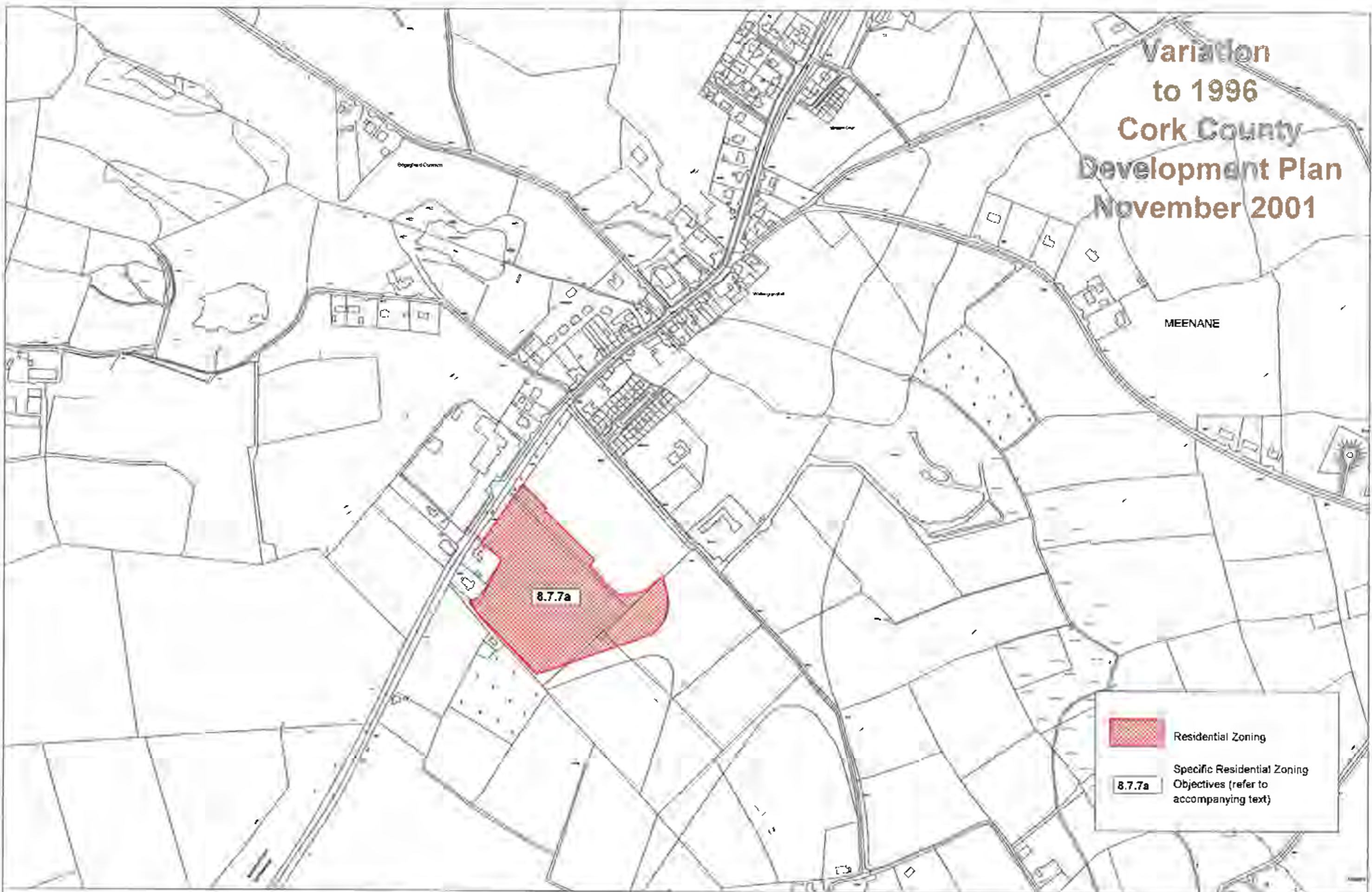
MEENANE

8.15.7a

 Residential Zoning

 Specific Residential Zoning Objectives (refer to accompanying text)

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MEENANE

8.7.7a

 Residential Zoning

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