

**Variations to 1996  
County Development Plan**

**Development Plan Section  
Cork County Council**

**May 10 1999**

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# Textual Changes to the 1996 County Development Plan

### Density

In the 1996 County Development Plan the range of permissible densities is often specified for housing categories and for individual residential zones. As a result densities in excess of the specified levels would normally involve a material contravention of the plan. The Council's policy on housing densities has now been reviewed in the light of the Bacon Report. The Council believes that higher densities may now be justified in order to achieve the following objectives:

1. sustainable development patterns
2. greater use of public transport
3. housing choice suitable to the changing patterns of household formation
4. the need to achieve a more balanced housing mix within residential neighbourhoods
5. the need for a greater supply of affordable housing
6. more efficient use of infrastructural services
7. to achieve more energy efficient house design and estate layout.

Accordingly, the Council has now decided that the densities specified in the 1996 County Development Plan should be treated as indicative rather than mandatory. The appropriate density for any particular parcel of land will be decided when an application is made to develop the land. Densities in excess of the indicative levels would not involve a material contravention of the Plan but the Council must be satisfied that the proposed development would help to achieve the objectives listed above. Where higher densities are permitted the developments will have to meet each of the following performance related criteria.

- A good standard of architectural design with a particular emphasis on quality materials
- Quality housing layouts which promote a diverse range of unit types and avoid monotony

- Provision of layouts which provide privacy by avoiding overlooking and ensuring the amenity of individual residences. The design and location of individual units will be required to protect the privacy of adjoining land uses.
- Provision of sufficient on site parking with particular attention to surface treatment, detailing and landscaping.
- Open space to be well located, and designed to cater for a higher use specification. Existing trees and features of merit shall be retained. If a developer is unable to provide on site open space a contribution towards Council provided off-site public open space may be levied. Deviations below the normal minimum requirements for private open space may also be acceptable where design is of a sufficiently high standard.
- Storage for bicycles and refuse bins shall be clearly identified.

The Council's Development Committee will be consulted on any planning applications which significantly exceed the indicative densities identified in the County Development Plan.

### **Three Mile Zone**

In the 1996 County Development Plan the objection in principle to new housing proposals in the 3 Mile Zone around the main towns was relaxed for persons living outside the town and within 1.5 miles of the site for 7 years or more. The Council has now decided that the relaxation will also apply to persons living outside the town and **anywhere** within the 3 mile zone for 7 years or more. In addition, the facility to consider exceptional cases as set out in paragraph 4.29 of the County at Large Volume will apply in the context of all control zones.

### **Rural Housing Control Zone**

In the 1996 County Development Plan, the objection in principle to new housing proposals in the Rural Housing Control Zone was relaxed for persons living outside the town and within 1.5 miles of the site for 7 years or more. The Council has now decided that the relaxation will apply to persons living outside the town and within 3 miles of the site for 7 years or more.

## South West Transitional Zone

In the 1996 County Development Plan the objection in principle to new housing proposals in the South West Transitional Zone was relaxed for persons living outside the town and within 1.5 miles of the site for 7 years or more. The Council has now decided that the relaxation will apply to persons living outside the town and **anywhere** within the South West Transitional Zone for 7 years or more.

## Development within Rural Villages

The 1996 County Development Plan recognised the need to encourage housing in rural villages. In some settlements, land was zoned specifically for housing, in other cases only a development boundary was shown. While it was made clear in the Plan that housing could be permitted on unzoned land this only applied to sites within the development boundaries. The Council is concerned that sufficient housing land has not yet become available within the villages and a greater degree of flexibility is required. There is also a need to clarify the position with regard to small rural settlements which are not specifically mentioned in the Plan.

The Council has decided that

1. Development boundaries and stop lines around rural villages are indicative rather than mandatory.
2. Suitable housing developments may be permitted outside the development boundaries provided the site adjoins the village, adequate services can be provided and the scale and character of the development is appropriate to the village setting. (This relaxation may also apply to settlement clusters which are identified in the 1996 County Development Plan as "Areas for further study").
3. The rural housing controls will not apply to one-off houses within or immediately adjoining a small settlement which provides basic rural services ( e.g. a shop, school or church).

## The Green Belt

The following textual changes apply to the South Cork Volume of the County Development Plan and to the "Zoning Proposals-City and Urban Edge" map (Figure 5.2), and the "Agriculture/Green Belt Zone" map (Figure 5.5), attached to that Plan.

### A1 Zoning

The Council has decided to modify the wording for A1 areas as described in the "note" attached to paragraph 5.53, page 33, so that siblings (brothers or sisters) of the working farmer may also be considered. In addition, the restriction on the number of units which can be provided within a 5 year period shall no longer apply.

The specific modifications to paragraph 5.53, page 33 are as follows (new text in bold and other changes in bold italic):

(note: Where the entire landholding of a working farmer is within the A1 zone, a house for a direct ancestor/descendent **or a sibling of the working farmer**, maybe considered ,where this is possible without adversely affecting the zone purpose as outlined above. [***The restriction on the number of units which can be provided within a 5 year period is omitted***].)

### A2 Zoning

The Council has decided to modify the A2 area wording so that the restriction to two or more permissions in the previous 10 years will not apply to family members.

The specific textual modification to paragraph 5.53 is to the second bullet point on page 34. This is as follows (new text in bold):

- **With the exception of permissions to immediate family members (i.e. ancestors/descendants, siblings of the farmer of the lands)**, the original holding has not been already been subject of 2 or more permissions in the previous 10 years.



In addition, the A2 text attached to figures 5.2 and 5.5 is similarly modified (changed text in bold):

Agriculture: House for direct ancestor/descendent of farmer or person who has lived in this zone for 7 years+ acceptable in principle **(With the exception of permissions to immediate family members a maximum of 2 permissions within a 10 year period shall apply).**

### **A3 Zoning**

The purpose and method behind the A3 zoning are described in paragraph 5.53, page 34 of the South Cork Volume of the County Development Plan. In order to bring the distance restrictions attached to the A3 zoning provision in line with other control mechanisms, it has been decided that the requirement to be within 1.5 miles of a site be increased to 3 miles.

The specific textual modifications required are to paragraph 3.25, page 15 of the South Cork Volume of the County Development Plan and to figures 5.2 and 5.5.

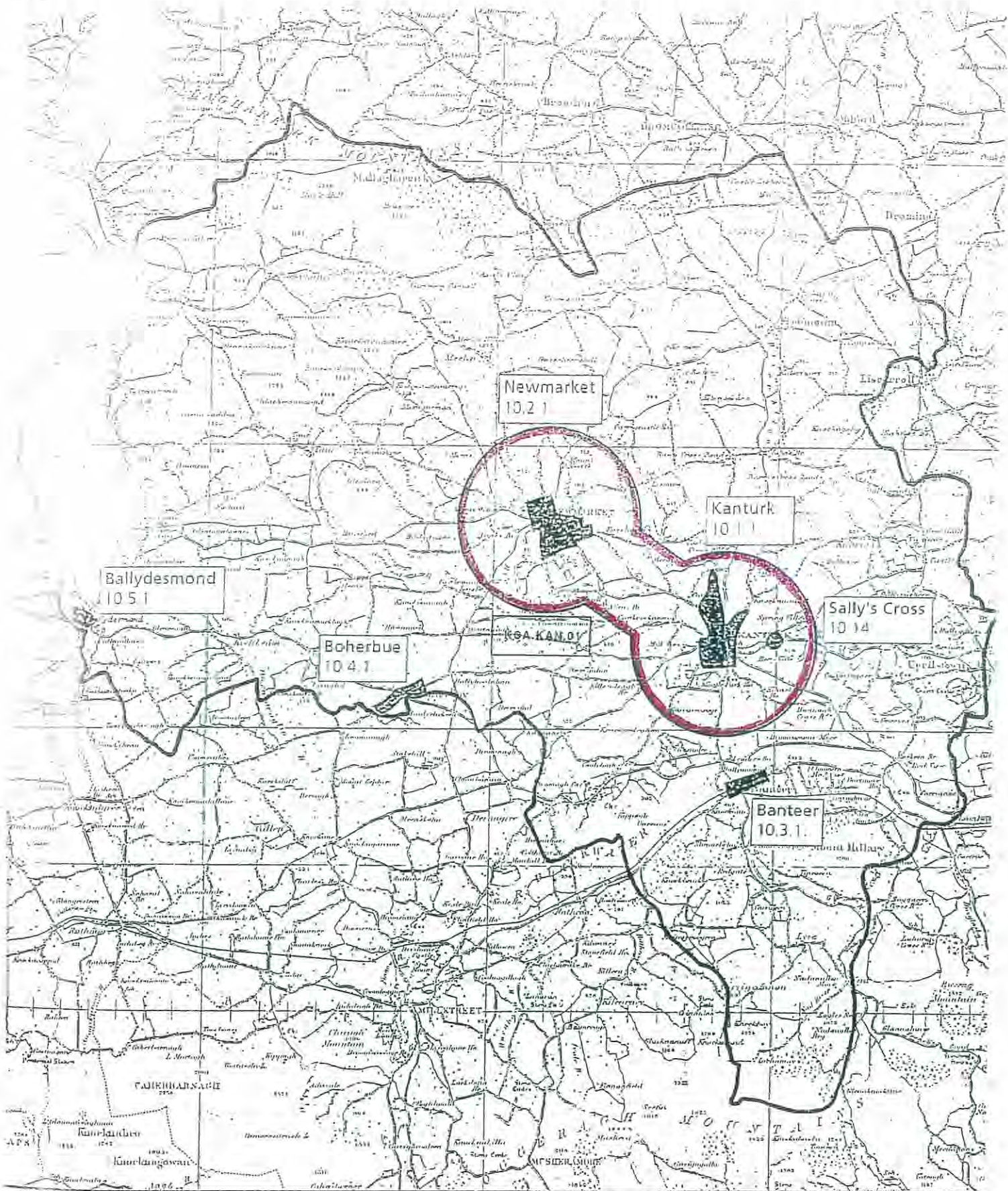
Paragraph 3.25 is modified as follows (changed text in bold):

The policy is intended to maintain agricultural uses, and there is an objection in principle to new housing proposals, which will be relaxed in cases where the County Council is satisfied that a proposal for an individual house is made by a farmer, his direct descendant or ancestor, or a person who has lived outside the town and within 3 miles of the site for 7 years or more, for his/her own use.


The A3 text attached to figures 5.2 and 5.5 is similarly modified (changed text in bold):

Predominantly Agriculture: House for direct ancestor/descendant of farmer or rural resident who has lived within 3 miles or within specific zone for 7 years and acceptable in principle if 1 acre sites, with at least 0.25 acre deciduous woodland provided.

# Kankakee County Electoral Area



**Kanturk Area Reference Map**

 Refer to local plan (paragraph reference below town name)


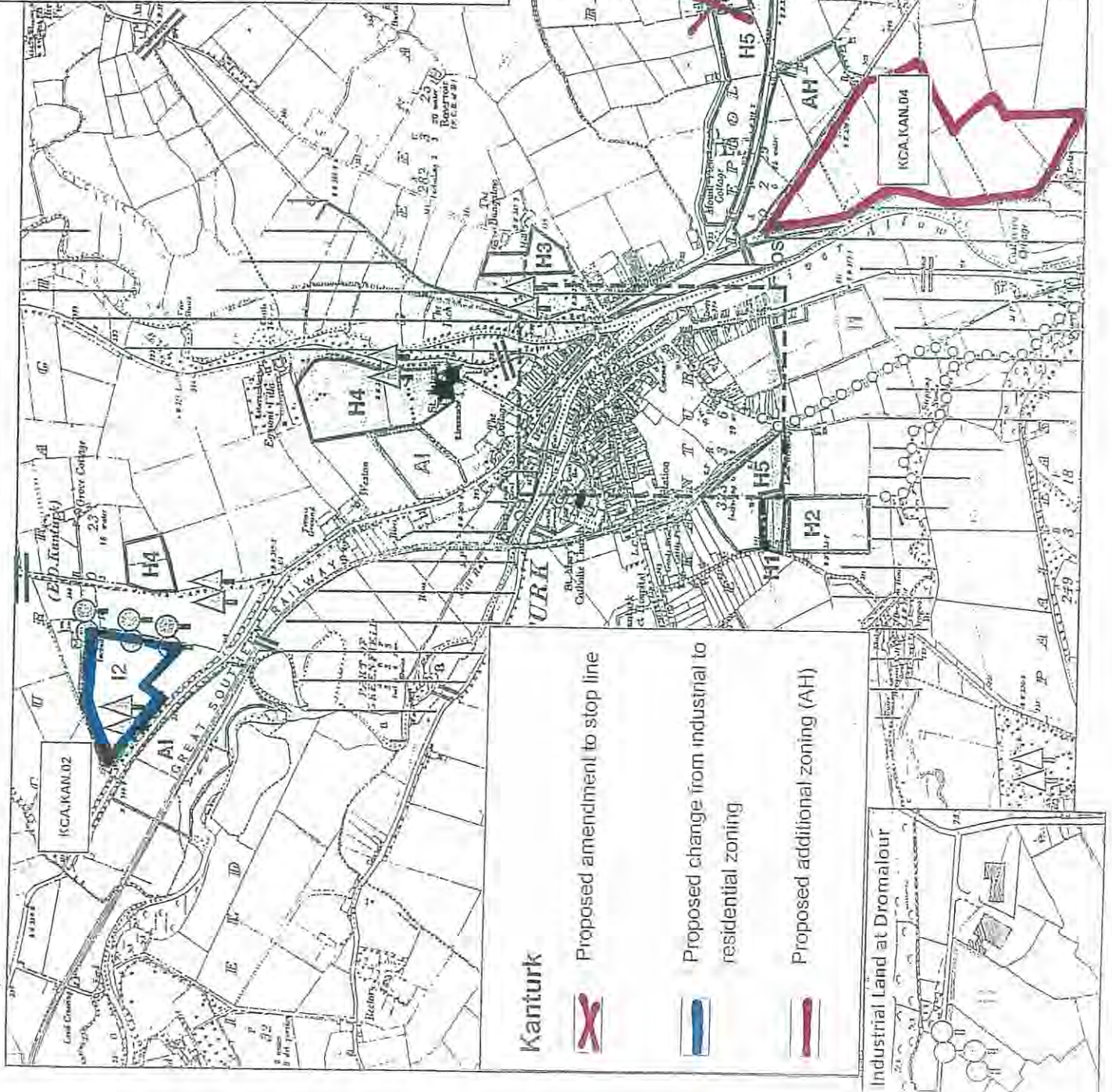
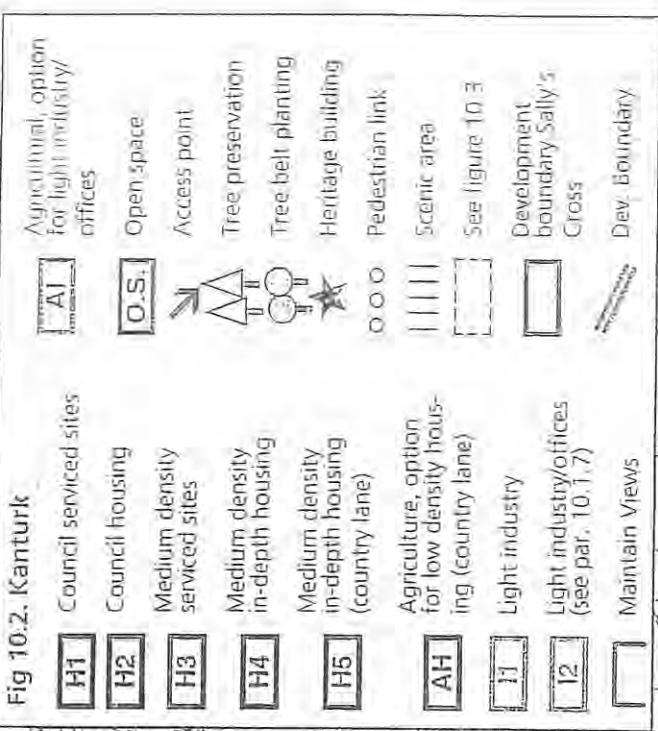
 Amendment to rural housing control area

Fig 10.2. Kanturk



**Kanturk**

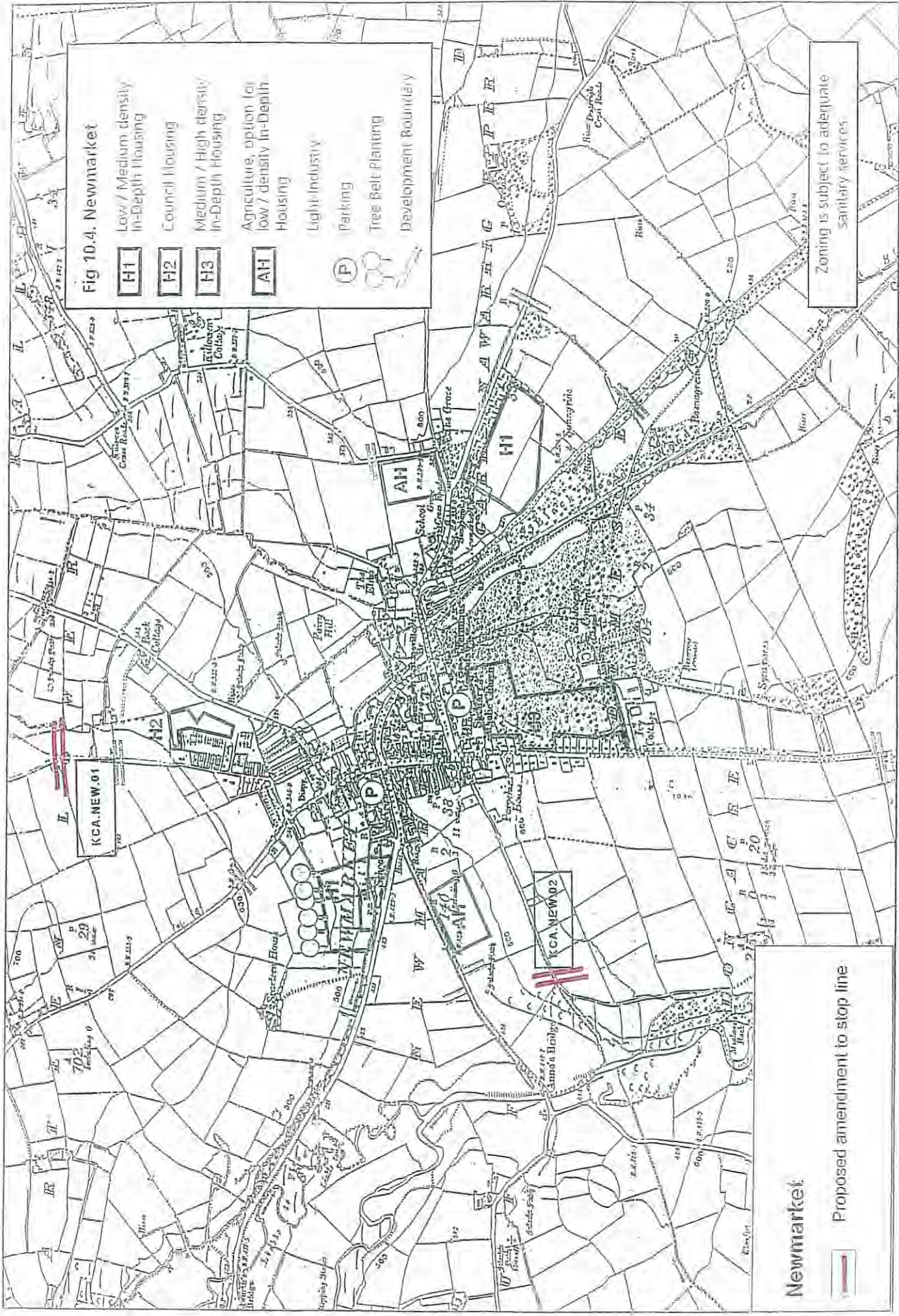
- Proposed amendment to stop line
- Proposed change from industrial to residential zoning
- Proposed additional zoning (AH)

Industrial Land at Dromalour

Fig 10.4. Newmarket

- H1** Low / Medium density In-Depth Housing
- H2** Council Housing
- H3** Medium / High density In-Depth Housing
- AH** Agriculture, option for low / density In-Depth Housing
- P** Light Industry
- (P)** Parking
- (T)** Tree Belt Planting
- Development Boundary

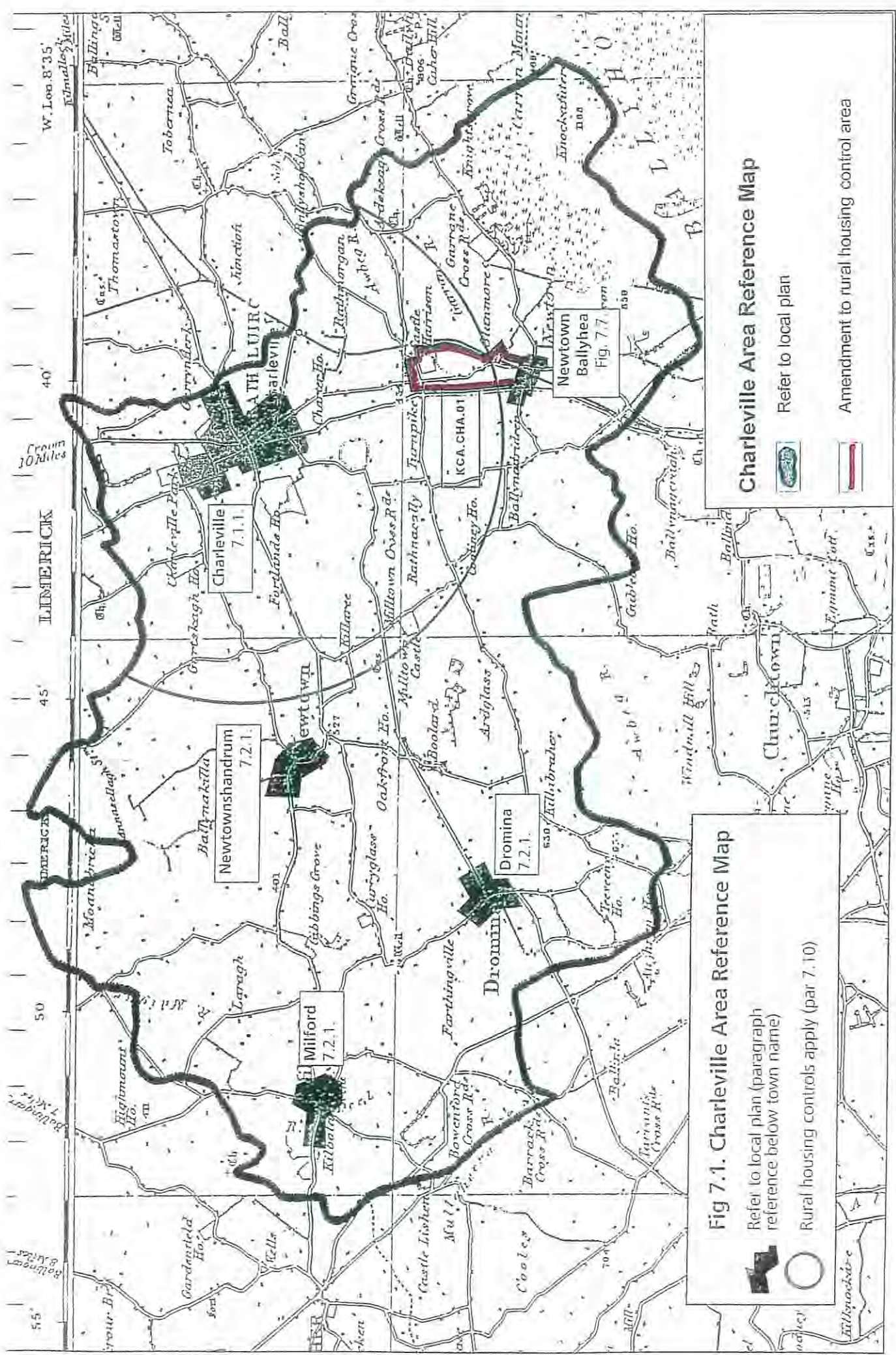
Zoning is subject to adequate sanitary services



**Newmarket**

Proposed amendment to stop line





**Fig 7.1. Charleville Area Reference Map**

Refer to local plan (paragraph reference below town name)

Rural housing controls apply (par 7.10)

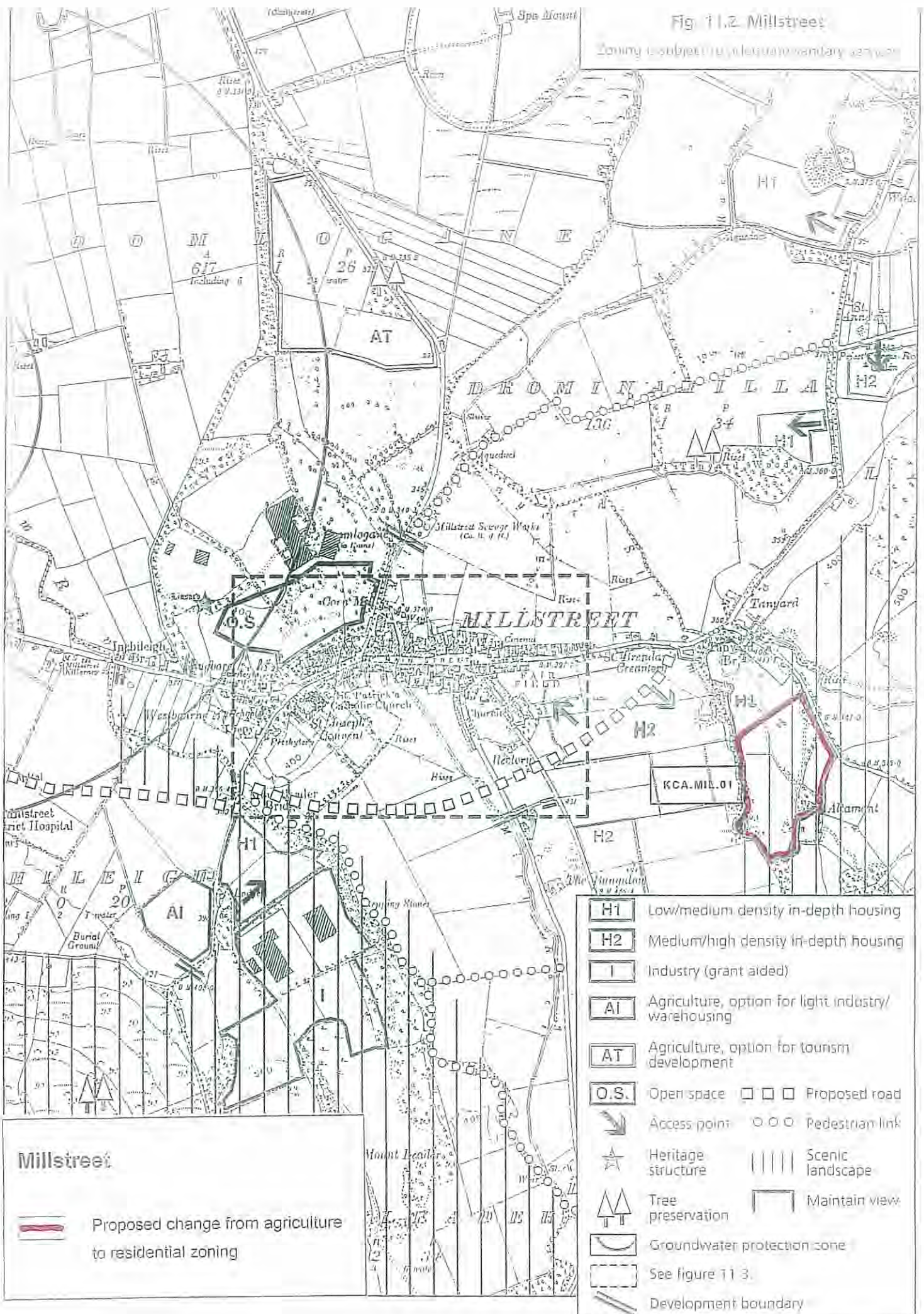
**Charleville Area Reference Map**

Refer to local plan

Amendment to rural housing control area

Fig 11.2 Millstreet

Zoning (subject to planning boundary set out)



# Mallow County Electoral Area



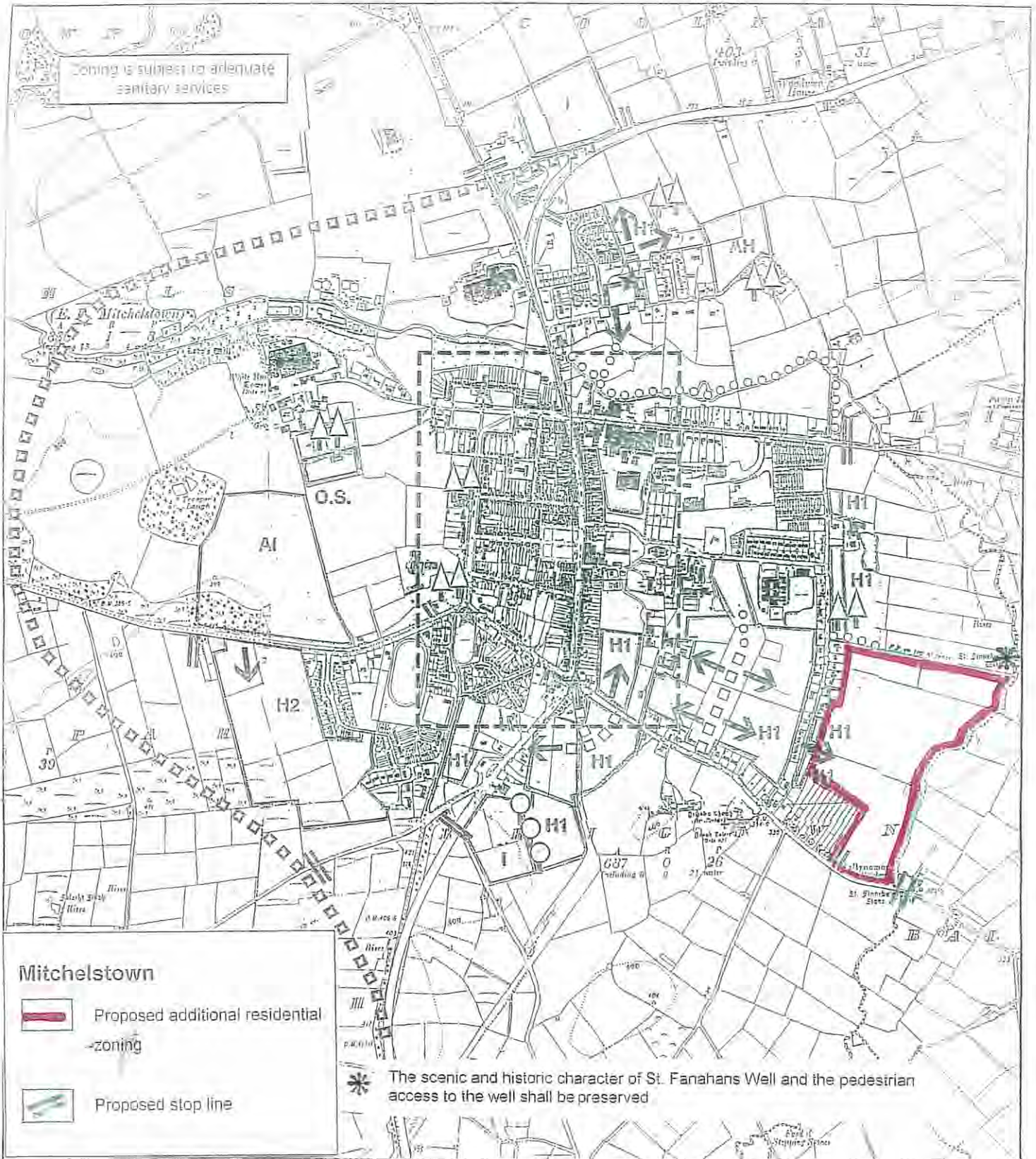
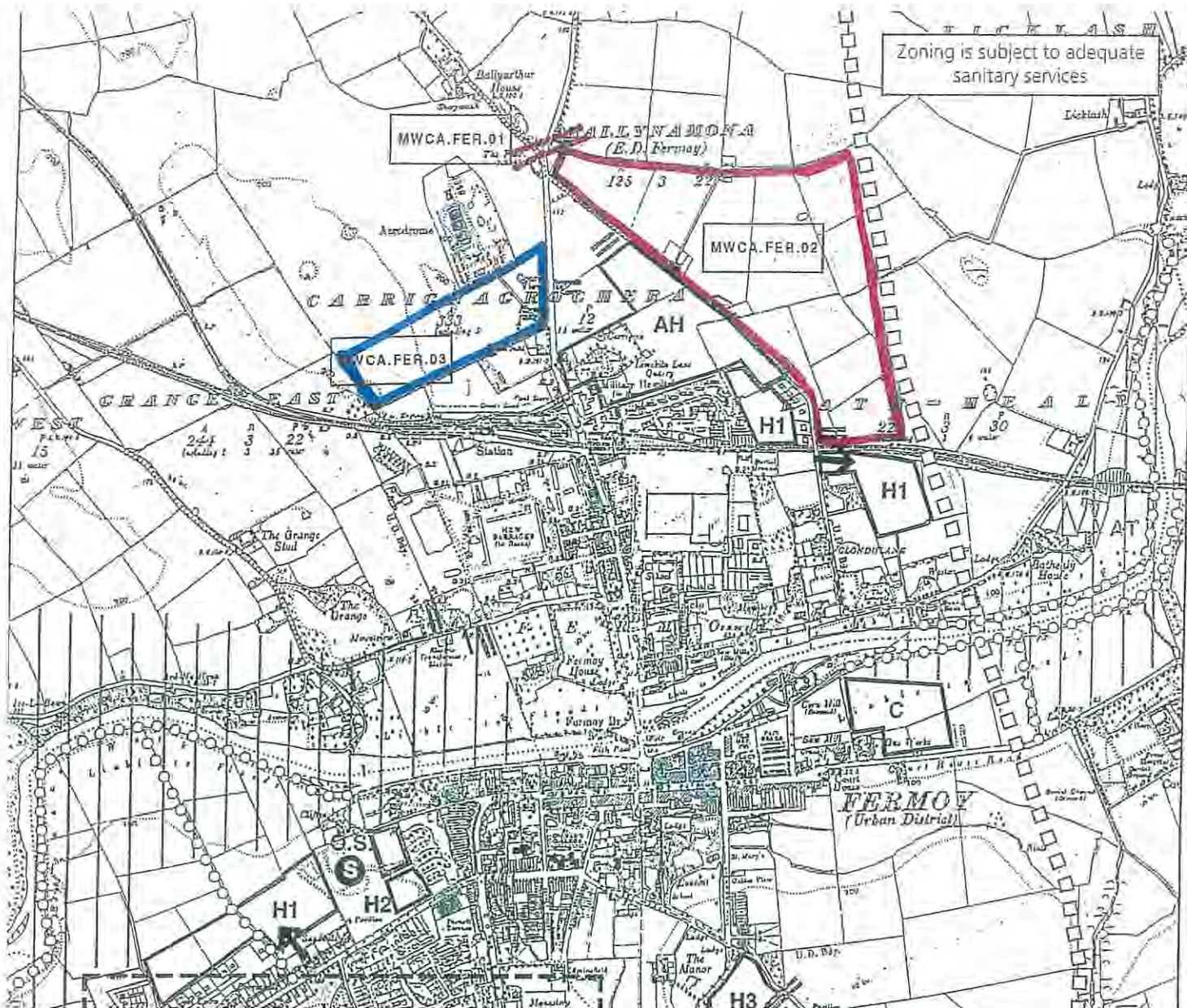


Fig 9.2. Mitchelstown




- H1 Medium/high density housing
- H2 Medium/high density housing (long term)
- AH Agriculture, option for medium density housing
- I Industry
- AI Agriculture, option for industry

- O.S. Open space
- P Parking
- ↘ Access point
- Proposed bypass (see par. 9.1.21 - 9.1.25)
- Proposed Roads
- ★ Junction improvement






- ▲ Tree preservation
- Tree Planting
- ★ Heritage building
- ★ Amenity scheme
- ○ ○ Pedestrian link
- See figure 9.3
- Development boundary















**Fermoy**

-  Proposed additional residential zoning
-  Proposed additional industrial zoning
-  Proposed stop line

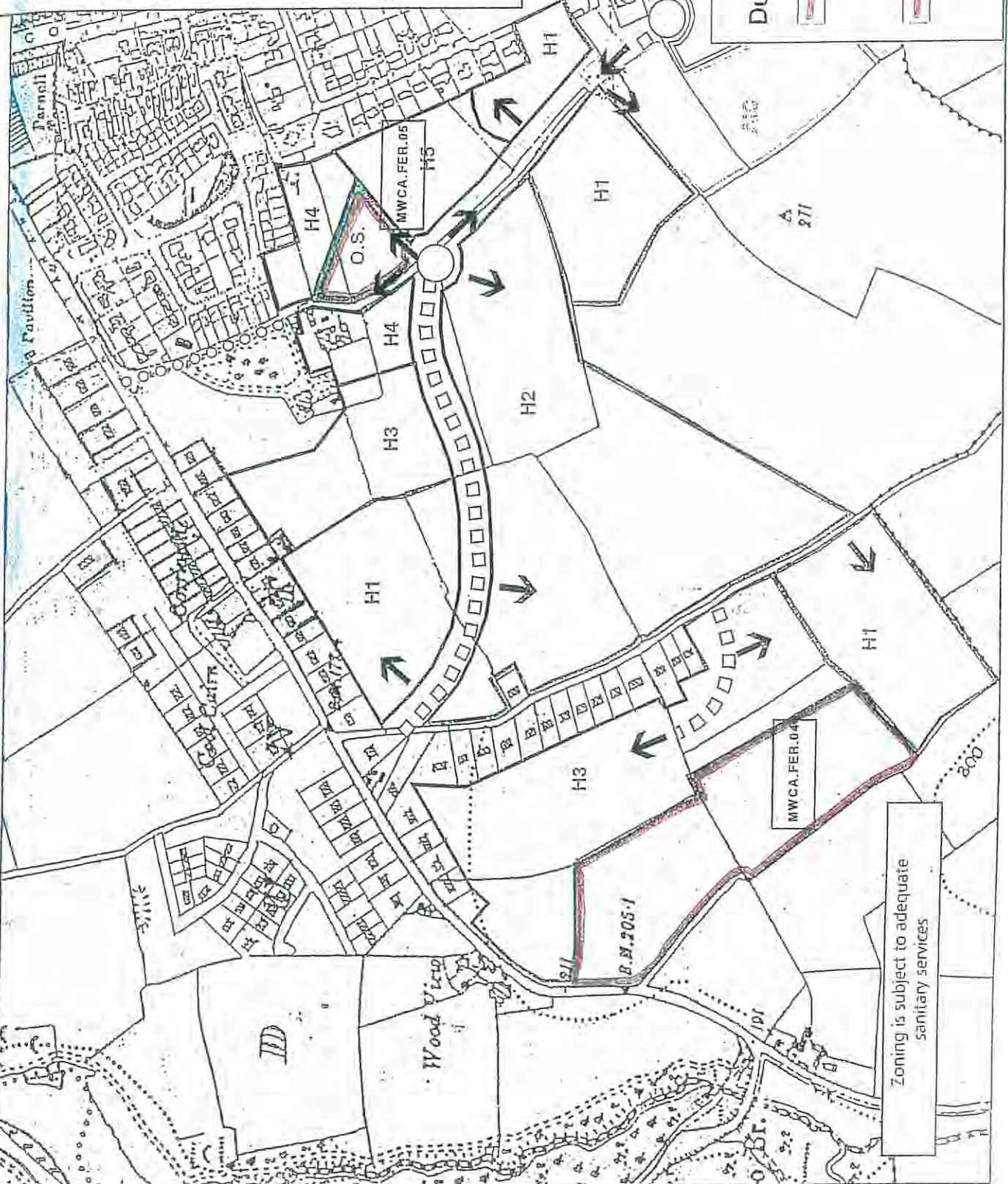
**Fig 8.2. Fermoy Environs**

-  Medium density in-depth housing
-  Sheltered housing
-  Medium/High density housing
-  Agriculture, option for medium density housing
-  School

-  Industry
-  Commercial (retail)
-  Agriculture, option for tourism
-  Open space
-  Access point
-  Pedestrian link
-  Tree preservation
-  Maintain view
-  Scenic landscape
-  Development boundary
-  Road reservation
-  See figure 8.3.

**Fig 6.3. Duntahane**

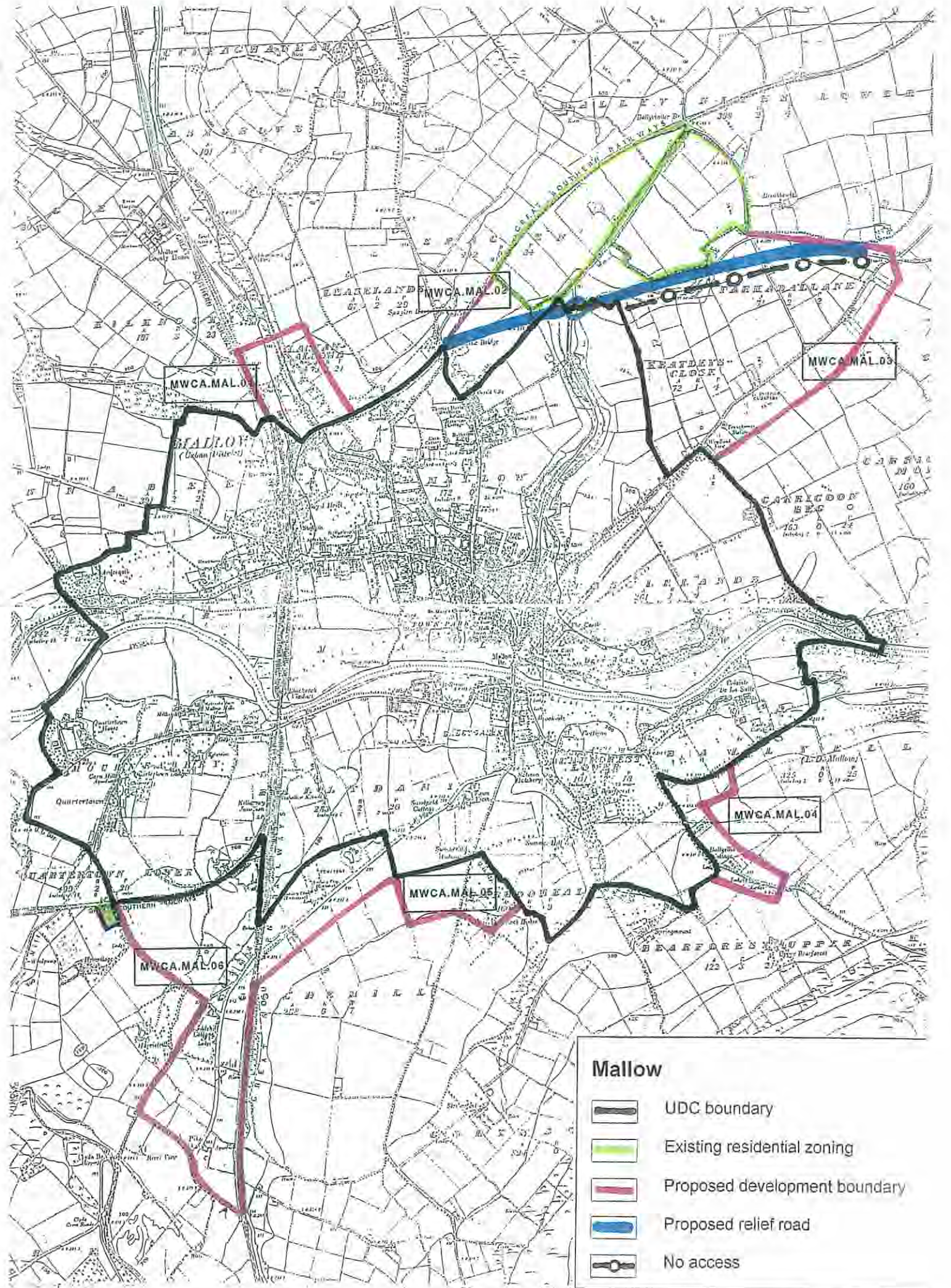
- H1 Low Density Housing
- H2 Low Density Housing including serviced sites
- H3 Medium Density Housing
- H4 High Density Housing including terraced component
- H5 High Density Terraced Housing including local shops
- O.S. Open Space
- AT Agriculture, option for grant aided industry and offices
- Local Distributor Road
- Access Point
- Tree Preservation
- Development Boundary








**Duntahane**

- Proposed change from open space to residential
- Proposed additional residential zoning

Zoning is subject to adequate sanitary services



**Mallow**

-  UDC boundary
-  Existing residential zoning
-  Proposed development boundary
-  Proposed relief road
-  No access

# Skibbereen County Electoral Area

# ZONING MAP

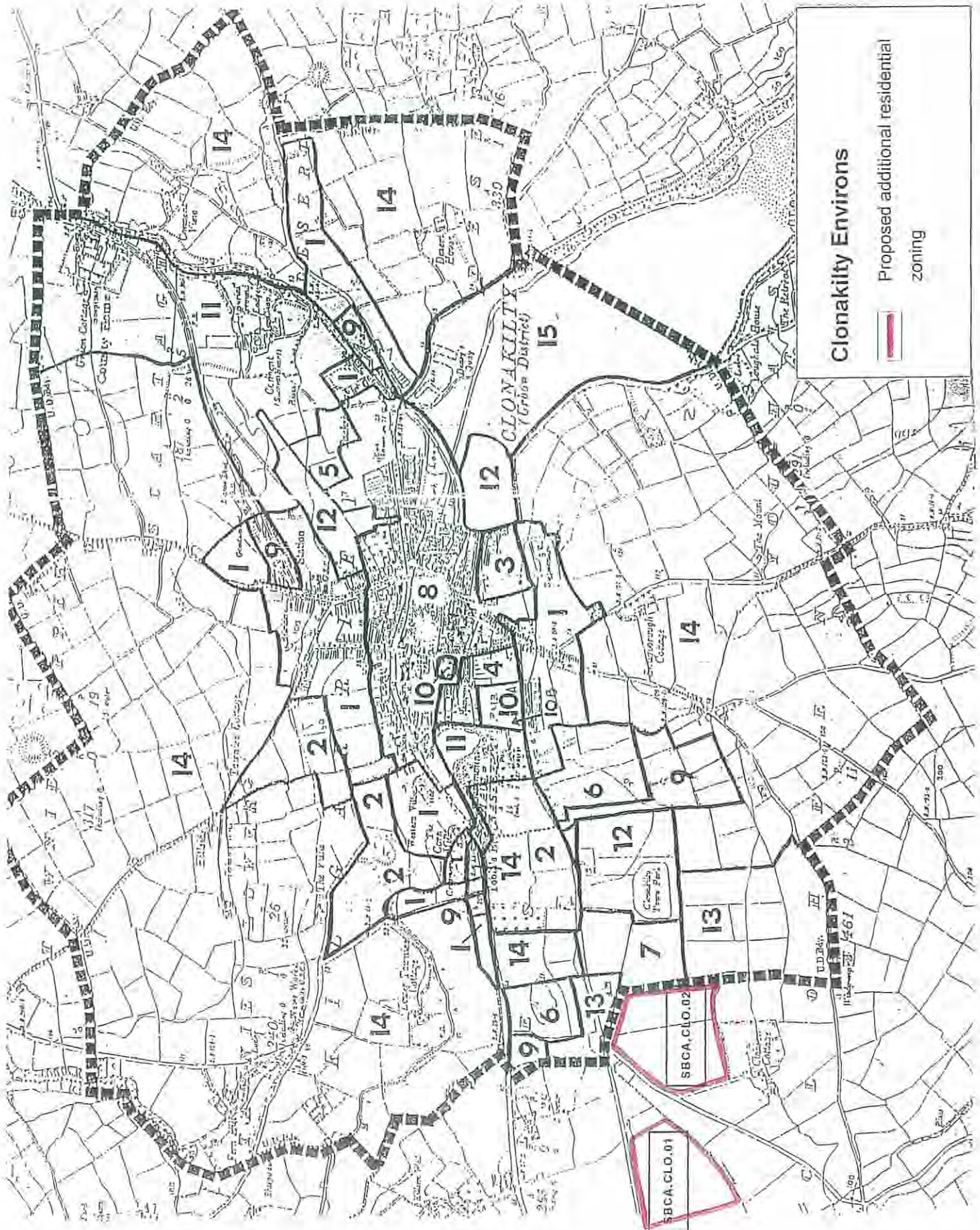
## LAND USE ZONES

1-4	Primarily Residential
5-7	Primarily Industrial
8-9	Primarily Commercial
10-10A	Primarily Open Space
11-12	Primarily Community Facility
13-14	Primarily Agricultural
15	Bay - Coastal

Note: Land Use Zones must be in conjunction with the written statement as outlined in Section of this Development Plan.

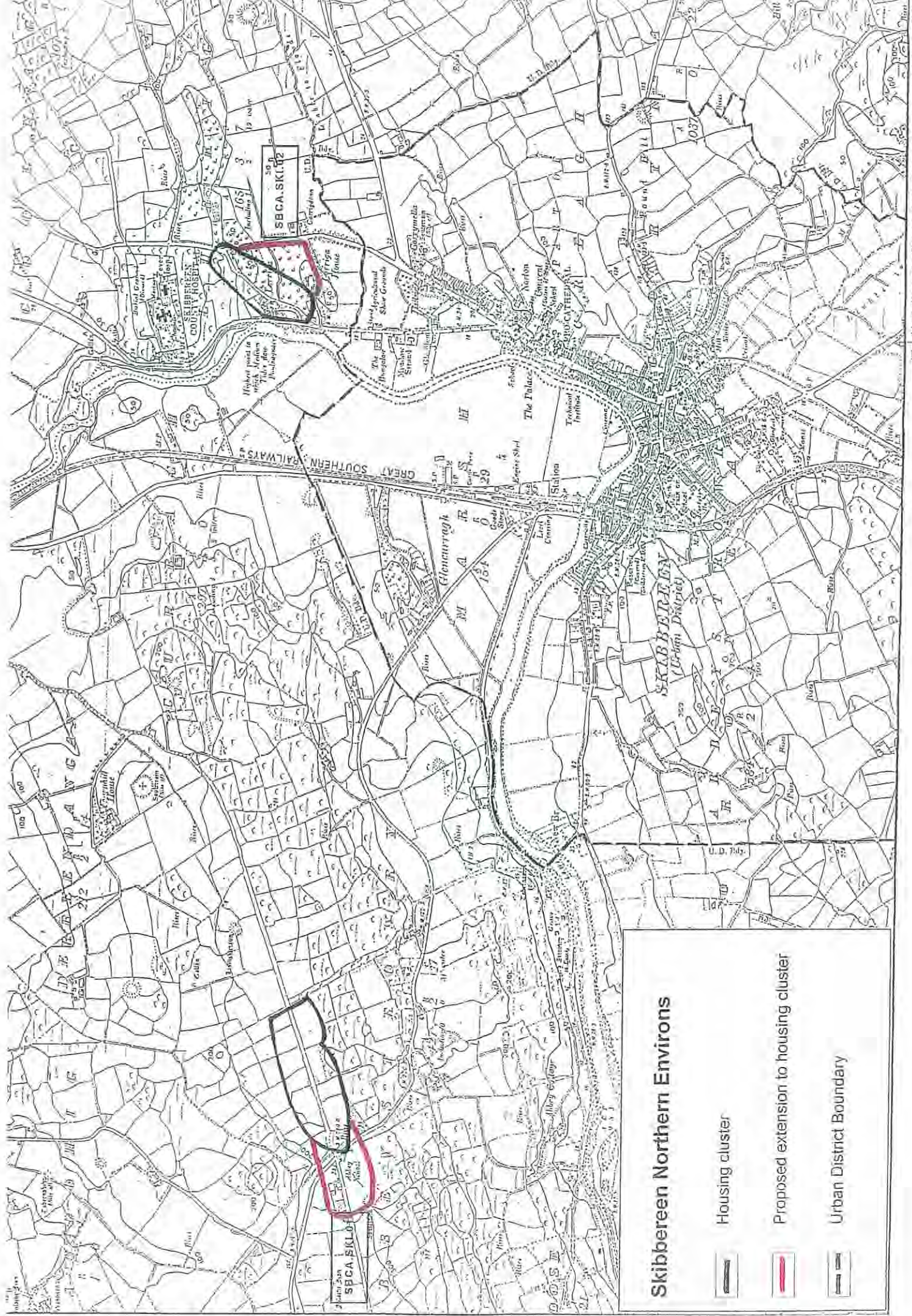
Town Boundary

CLONAKILTY DEVELOPMENT PLAN






### Clonakilty Environs

Proposed additional residential zoning



### Skibbereen Northern Environs

-  Housing cluster
-  Proposed extension to housing cluster
-  Urban District Boundary

**Skull County Electoral Area**

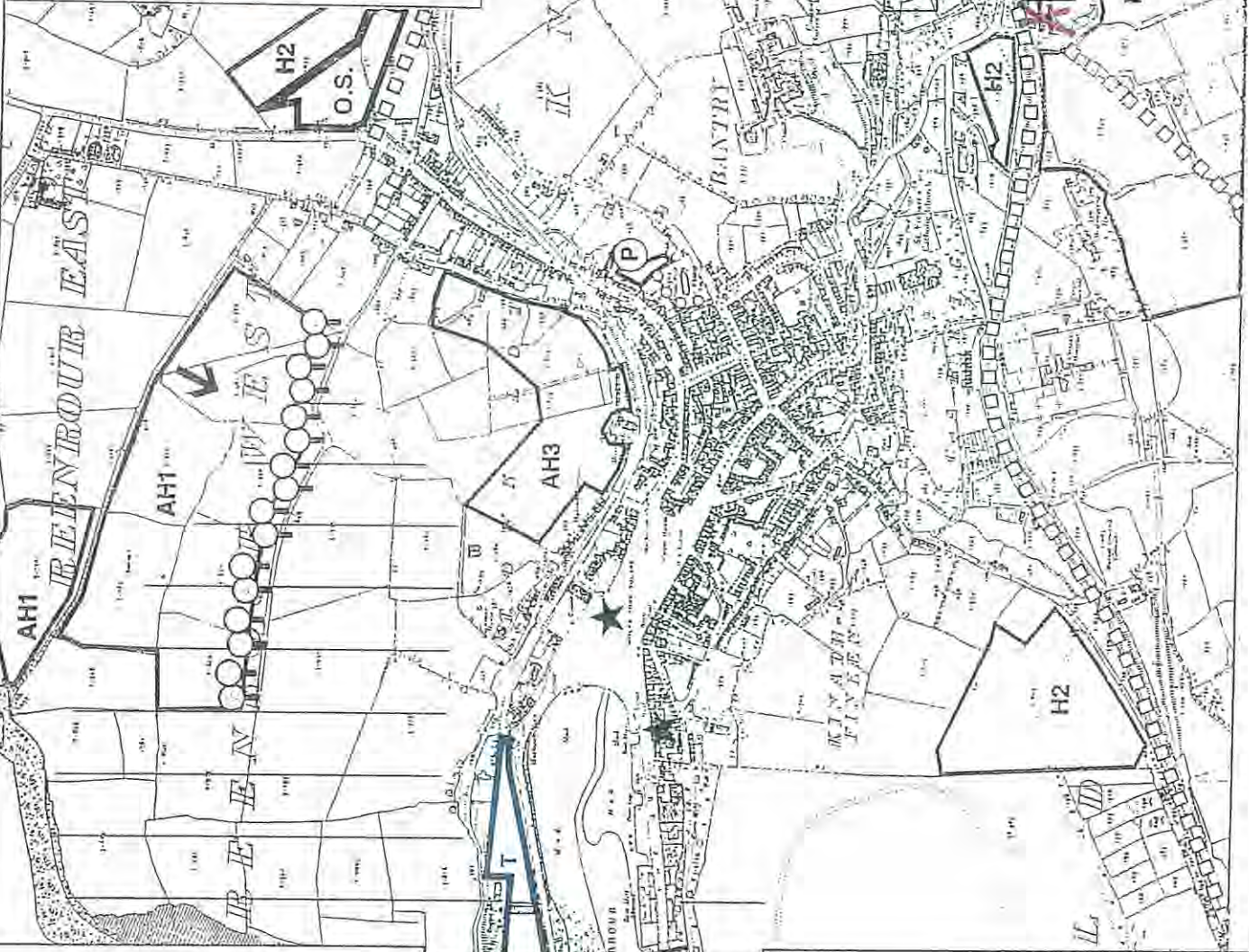


Map 9.2. Bantý

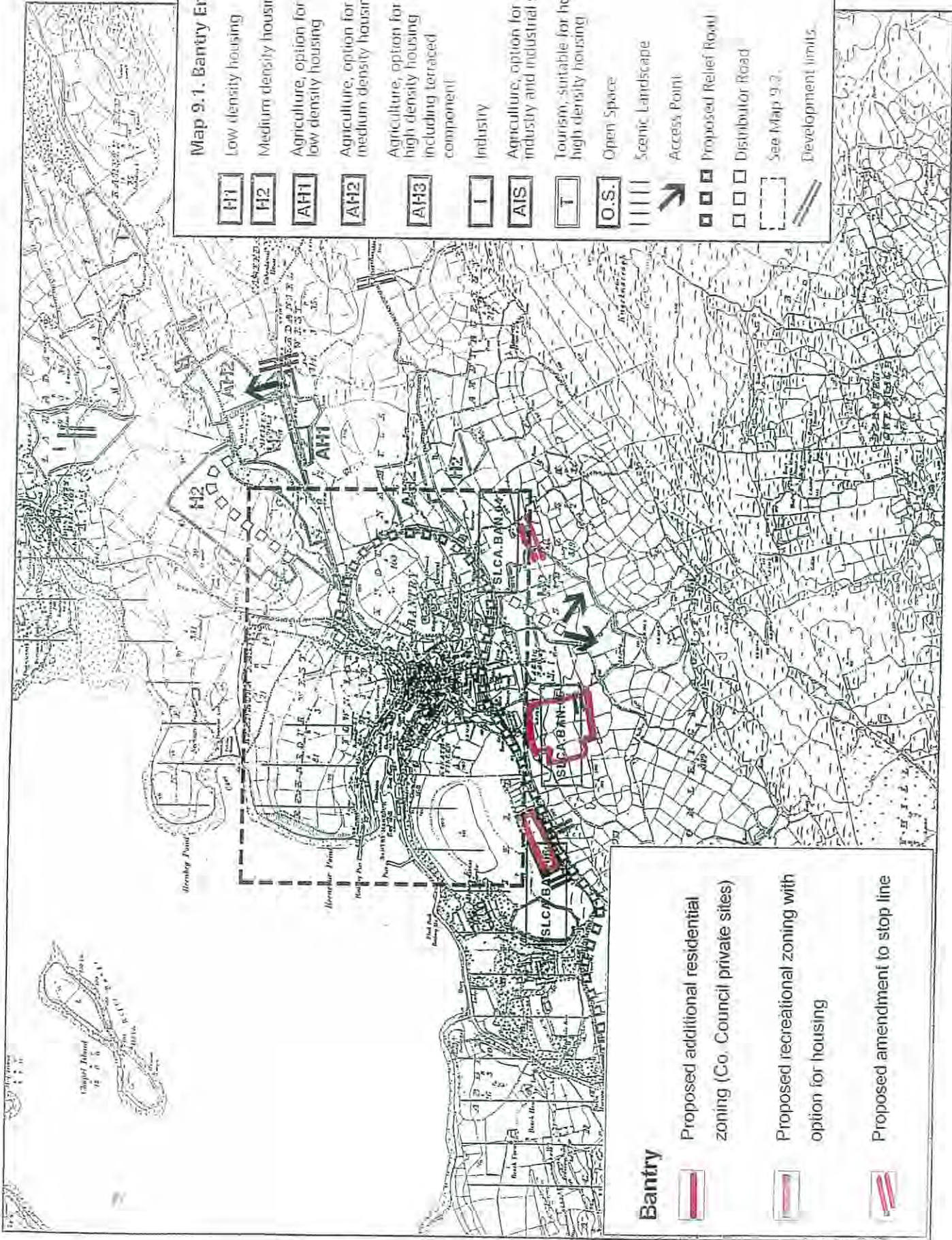
- H1 Low density housing
- H2 Medium density housing
- AH1 Agriculture, option for low density housing
- AH2 Agriculture, option for medium density housing
- AH3 Agriculture, option for high density housing including terraced component
- T Tourism, suitable for hotel
- AIS Agriculture, option for industry and industrial services

- H1 Low density housing
- H2 Medium density housing
- AH1 Agriculture, option for low density housing
- AH2 Agriculture, option for medium density housing
- AH3 Agriculture, option for high density housing including terraced component
- T Tourism, suitable for hotel
- AIS Agriculture, option for industry and industrial services

- Bantry**
- Proposed change from agriculture with option for industry to housing
  - Proposed change from Tourism, suitable for hotel to harbour, marine and leisure development
  - X Proposed amendment to stop line



- O.S. Open Space
- Scenic Landscape
- ➔ Access Point
- Relief Road or road improvements
- P Parking
- ○ ○ Tree Planting
- ○ ○ Pedestrian Link
- ★ Town Square improvements
- ★ Possible conversion into warehouse apartments
- ≡ Development limits

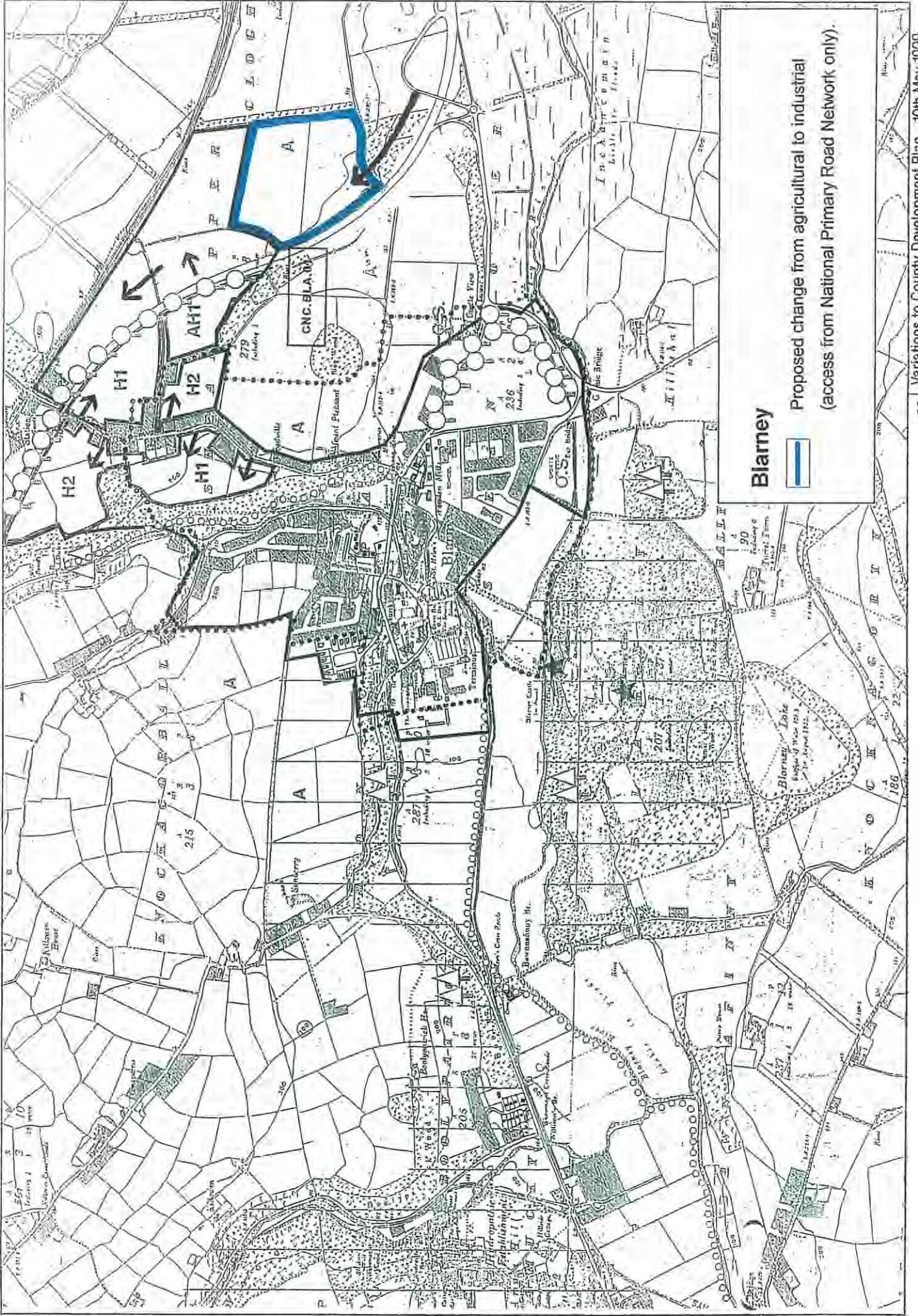


**Map 9.1. Bantley Environs**

- H1** Low density housing
- H2** Medium density housing
- AH1** Agriculture, option for low density housing
- AH2** Agriculture, option for medium density housing
- AH3** Agriculture, option for high density housing including terraced component
- I** Industry
- AIS** Agriculture, option for industry and industrial services
- T** Tourism, suitable for hotel or high density housing
- O.S.** Open Space
- ||||| Scenic Landscape
- ➔ Access Point
- ▣ Proposed Relief Road
- ▣ Distributor Road
- See Map 9.2.
- Development limits.

- Bantley**
- ▣ Proposed additional residential zoning (Co. Council private sites)
  - ▣ Proposed recreational zoning with option for housing
  - ▣ Proposed amendment to stop line

## Cork North County Electoral Area




**Blarney**



Proposed change from agricultural to industrial  
(access from National Primary Road Network only).

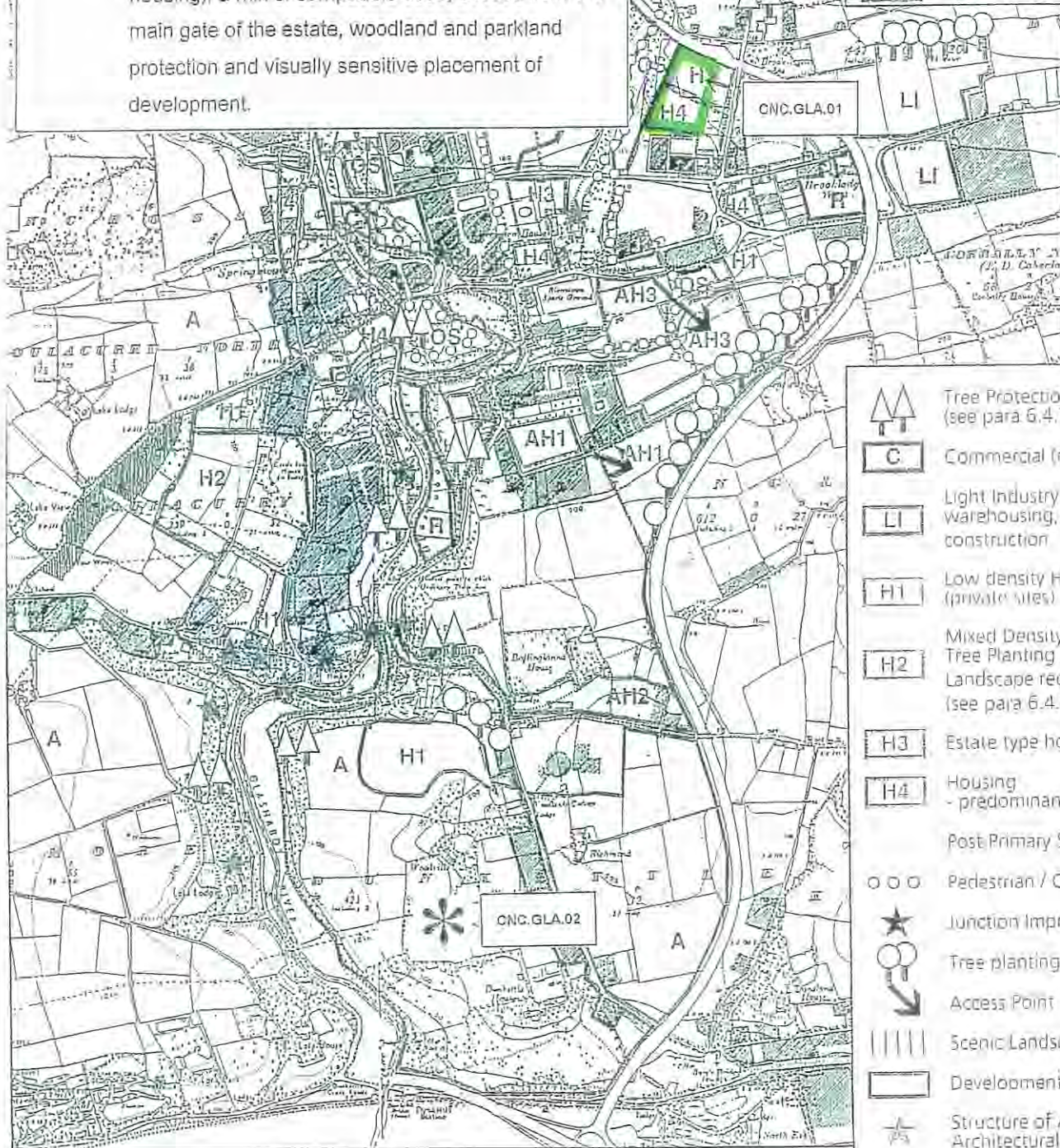
## Glanmire/Riverstown
















 Proposed change from residential zoning (H1 to H4) to recreational/sports use

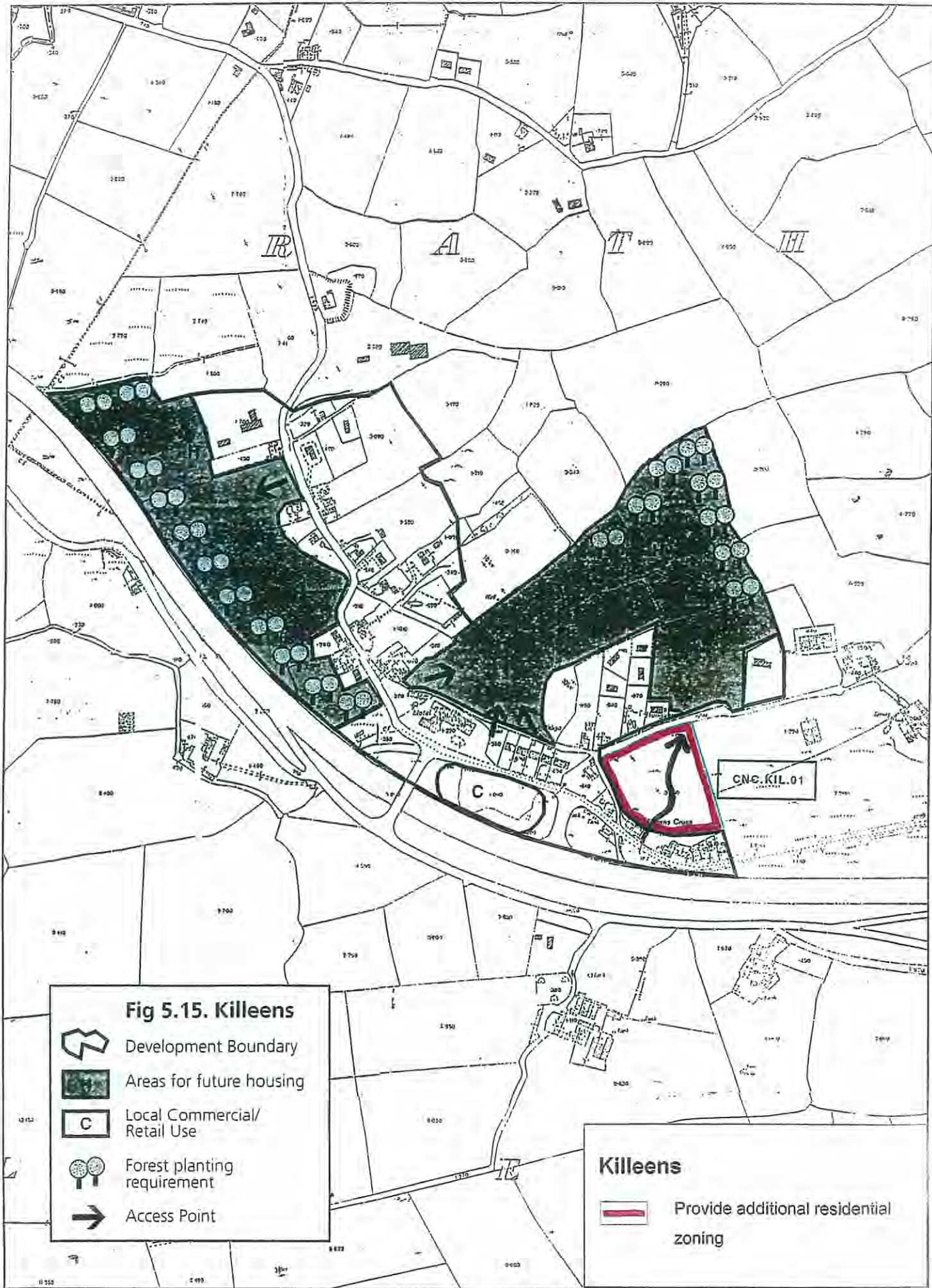
\* The Council seeks to protect and conserve Dunkettle House and grounds. A comprehensive development proposal which provides for the long term conservation and management of the house and grounds may be considered should such a scheme make provision for a high quality of design, a variety of house types (including a range of affordable housing), a mix of compatible uses, access from the main gate of the estate, woodland and parkland protection and visually sensitive placement of development.

Fig 6.13.  
Glanmire/Riverstown

-  Agriculture
-  Agriculture with option for in depth housing (± per acre) subject to adequate access
-  Agriculture with option for housing compatible with existing infrastructure (2 houses per acre or less)
-  Agriculture with option for estate type housing
-  Agriculture with option for commercial (retail town centre use)
-  Recreation / Sports
-  Open Space




-  Tree Protection (see para 6.4.7.)
-  Commercial (retail)
-  Light Industry excluding warehousing, commercial construction
-  Low density Housing (private sites)
-  Mixed Density Housing, Tree Planting and Landscape required (see para 6.4.21)
-  Estate type housing
-  Housing - predominantly terraced
-  Post Primary School
-  Pedestrian / Cycle Link
-  Junction Improvement
-  Tree planting requirement
-  Access Point
-  Scenic Landscape
-  Development Boundary
-  Structure of Archaeology / Architectural Importance



**Fig 5.15. Killeens**

-  Development Boundary
-  Areas for future housing
-  Local Commercial/  
Retail Use
-  Forest planting  
requirement
-  Access Point

**Killeens**

-  Provide additional residential  
zoning

Cork South County Electoral Area

**Cork South County Electoral Area**

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### Rochestown / Maryborough

It is proposed that the following text, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15, be deleted to be replaced by the revised text R 5.10, R 5.11.

#### **Existing Text**

**5.10** The function of this area is residential. It is predominantly medium density, and almost entirely owner occupied. The 1996 Plan zoned large areas for further residential development, approximately half of which has been subsequently used. The lands which have not been developed are largely those which were zoned at a restricted density in the 1986 Plan.

**5.11** The lands zoned in this way at Mount Oval, together with some additional lands at Belmont, will continue to be subject to an overall gross density of 4 houses per acre. However, the Mount Oval area contains a hilltop and steep slopes whose development would have a major visual impact, and is crossed by a major wayleave and some well treed hedgerows, while the land at Belmont will need buffer uses between housing and open countryside.

**5.12** Accordingly, the relatively low average density should be used to create a linear park system in Mount Oval, (incorporating existing hedgerows, wayleaves and prominent slopes), and a sports/ woodland buffer area at Belmont, rather than to allow development of all the available land at a standardised density. An outline layout for this is indicated on figure 5.2. contributions may be used to even out the share of the proposed park system between different development. Apartments are a good edge of park use, and to encourage these limited extra units there may be allowed.

**5.13** Clarke's Hill is not very satisfactory from a traffic point of view, and in the absence of remedial measures further development would make this worse. Housing estate roads in the Mount Oval block should be linked up to create a spine road which will redirect new a existing traffic away from much of Clarke's hill, and avoid the need for extensive improvements to it. Improvement of the junction of Clarke's Hill with Rochestown Road, so as to provide increased priority for traffic exiting there, is more urgent. Not more than one third of the currently undeveloped land Mount Oval/ Belmont lands should be developed prior to such an improvement.

**5.14** Some lands to the east of Clarke's Hill remain zoned, as in the 1986 Plan, for around 1 house per acre. A woodland component would adsorb new development on this hillside, particularly north of the Charlemont development.

**5.15** To increase variety in the type of housing provided, an option for reuse of previously industrial areas for apartment development has been allowed at Harty's Quay and on the actual site of a shed to the east of Woodville house. These sites would not be suitable for conventional housing.

#### **Revised text**

**R 5.10** The function of the area is residential. It is the policy of Cork County Council to improve access to and circulation within the Mount Oval / Belmont area. This improved access is diagrammatically set out in the amended zoning maps.

**R 5.11** It is the Council's policy that in the Rochestown / Maryborough area density restrictions as currently applied in the 1996 Cork Development Plan will be modified in line with the Bacon Report. These restrictions will be lifted subject to the provision of at least the same amount of open space as previously required, acceptable design and with due regard to established density of contiguous land. Developers of these lands will be expected to contribute substantially towards the capital costs of access and circulation improvements.

#### **Hill South of Douglas Village**

It is proposed that the following text paragraph 5.26 be replaced by the revised text R 5.26. It is also proposed that the additional text paragraph 5.31 (A) be added.

#### **Existing text**

**5.26** Development of the two areas zoned for housing is dependent on the provision of the zoned contiguous open space area (coloured green) as part of the overall development.

#### **Revised text**

**R 5.26** Development of the area zoned for housing is dependent on the provision of contiguous open space, to an area of at least equal in size to that previously zoned, as part of the overall development.

### **Proposed additional text**

**5.31(A)** The Council will make provision for additional land for residential development and Open Space at Cooney's Lane, Grange, subject to the following conditions

- (a) The provision of the playing pitches prior to occupation of the dwellings
- (b) the remedying of the existing surface water drainage deficiencies
- (c) the layout of the development shall be designed as to obviate any vehicular or developmental links to lands to the south
- (d) the achievement of satisfactory housing mix

### **Ballincollig**

It is proposed that that existing text paragraph 6.2.20 be deleted and replaced by revised text R 6.2.20 and additional text (indicated in bold) be added to paragraph 6.2.39.

**6.2.20** The barracks are an important service employer in Ballincollig. Their retention in the town is desirable, and there is no indication that the process of reviewing defence installations will affect them. If any major change in the status of the Department of Defence lands to the north of the Main Street were to occur, a special review of the development plan for Ballincollig would be needed.

**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.

**R 6.2.39** The proposed link road from the Poulavone Roundabout southwards will open up a substantial area of housing land. This land bank will require sensitive design and layout to provide both a presentable image on the approaches to Ballincollig and to ensure a satisfactory separation between the link road and the housing itself. It is possible the area to the west of St. Olivers cemetery may be needed for a cemetery extension and the zoning should not be seen as precluding this. **A small portion of this land zoned for "Community Use" may also be considered for residential development subject to confirmation of the road line and adequate provision being made for extension to the cemetery.** A 15 metre planting strip will be required along the frontages of the lands to separate housing from the new road.

### Ringaskiddy

It is proposed that additional text (indicated in bold) be added to paragraph 6.7.11.






**R 6.7.11** While both Shanbally and Ringaskiddy villages will eventually be surrounded by industrial development, areas have been reserved for limited residential development. Land immediately adjacent to the residential areas should act as a buffer between villages and the industrial zones. However, housing development should only accommodate local needs and a development control policy to this effect implemented. **Where there is a genuine local residential need, housing development may be considered in the buffer zones subject to it not compromising the development of industrial zoned lands for industrial purposes.** The council will continue to facilitate local housing needs within the village areas.

### Inishannon

It is proposed that additional text (indicated in bold) be added to paragraph 10.2.8.

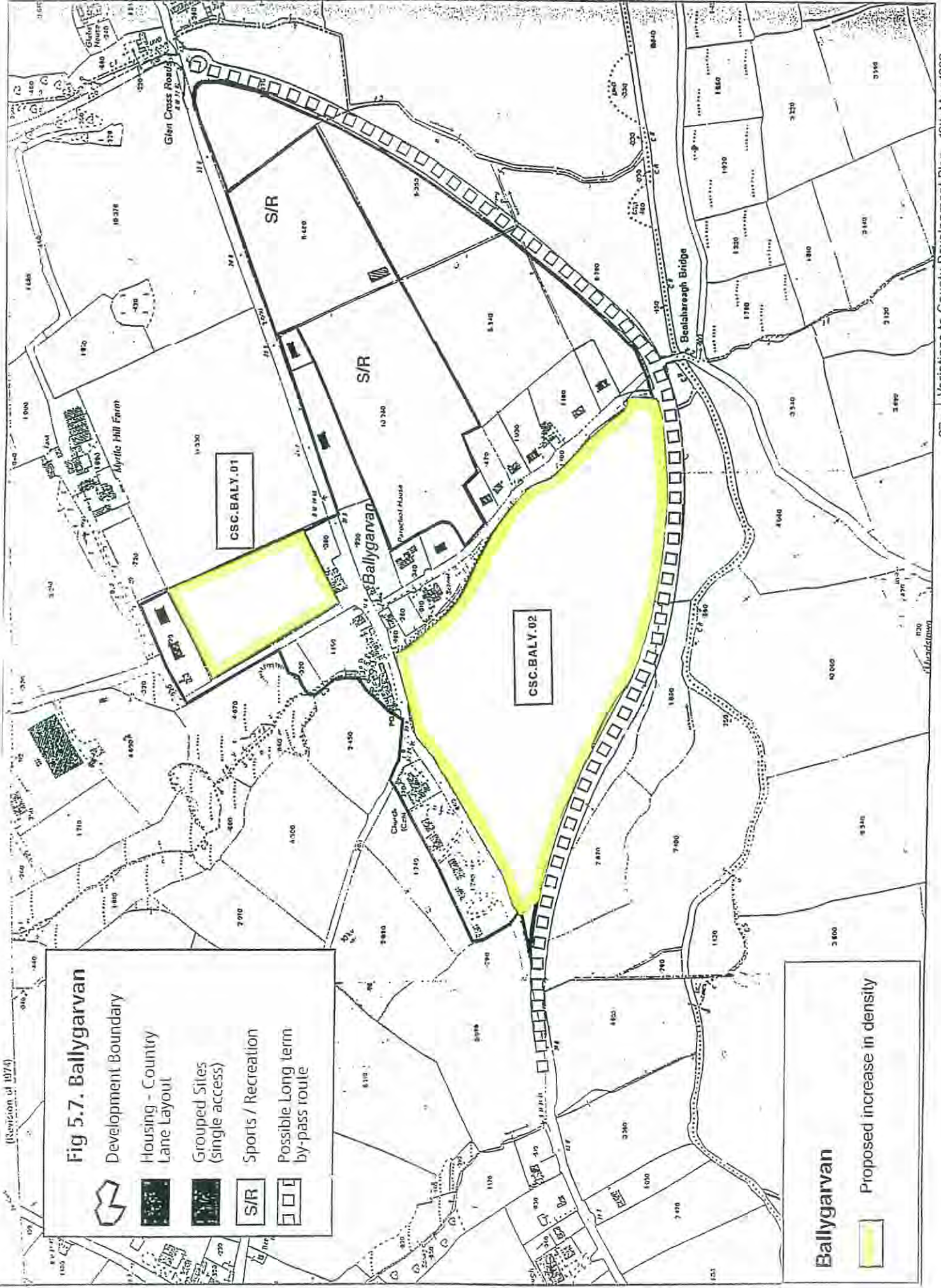
**R 10.2.8** Both water supply and public drainage facilities are adequate for anticipated residential demand over the plan period. Localised improvements will be related to development needs. Some concern has been expressed about the overflow of septic tank effluent into the river from individual properties on the south side of the village. Treatment and provision of a storm water drain is likely to be needed. **Any extension of the existing treatment plant should be designed and landscaped to ensure that any potential archaeological and visual impacts are mitigated in an appropriate manner.**

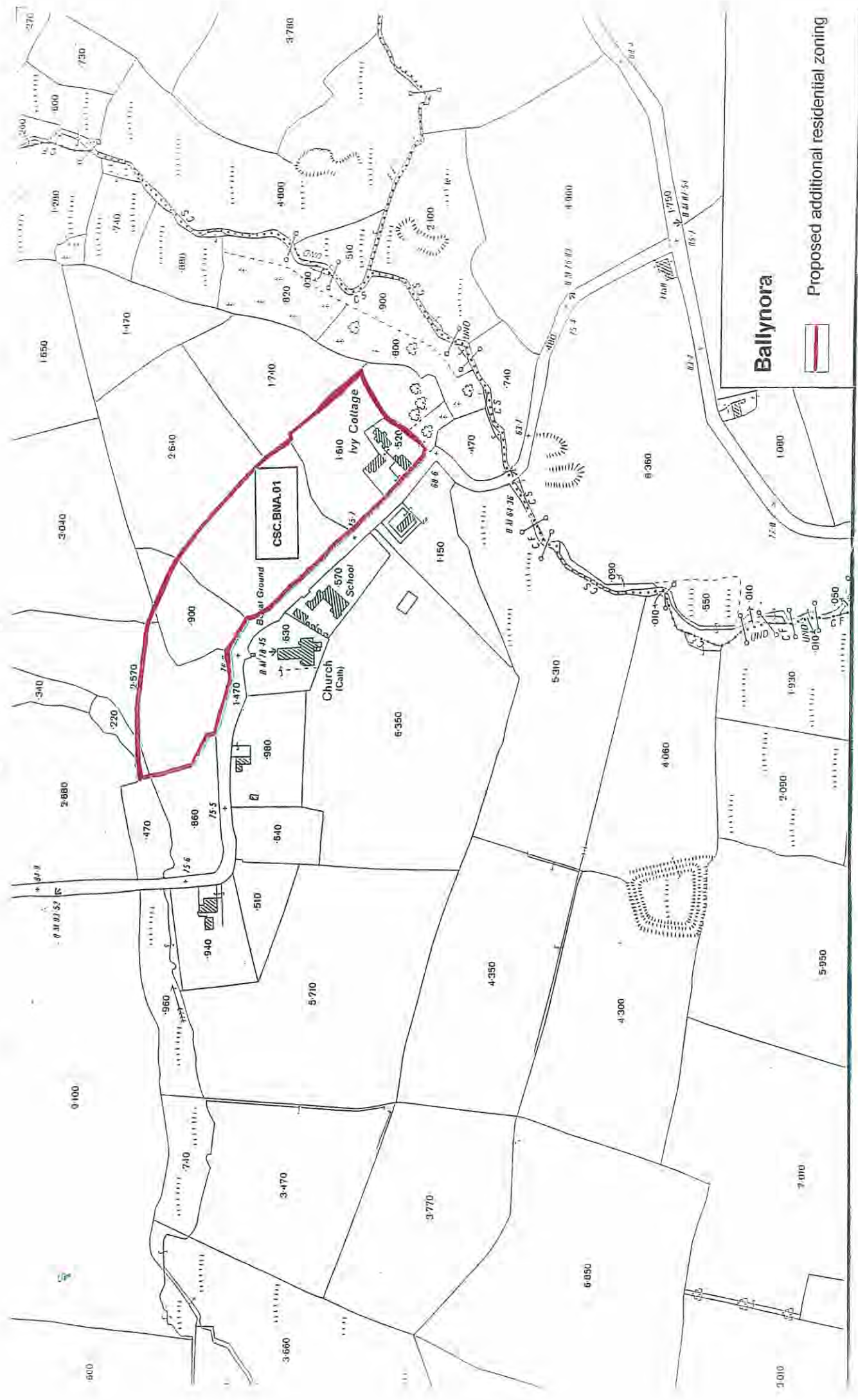
Fig 5.7. Ballygarvan

-  Development Boundary
-  Housing - Country Lane Layout
-  Grouped Sites (single access)
-  Sports / Recreation
-  Possible Long term by-pass route

Ballygarvan

-  Proposed increase in density





**Ballynora**

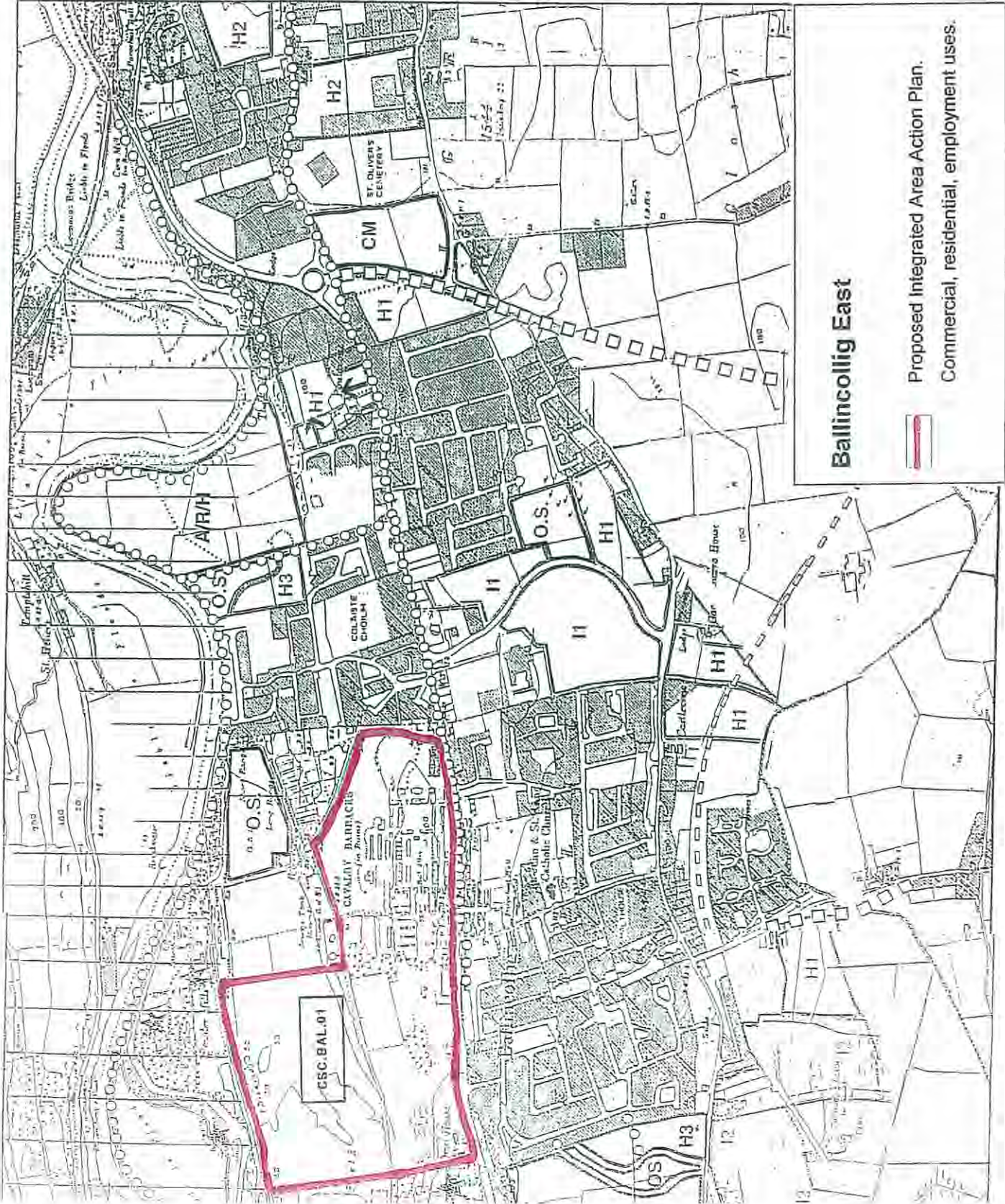


Proposed additional residential zoning

27b Variations to County Development Plan 10th May 1999

Fig 6.4. Ballincollig East

- H1** Estate housing
- H2** Housing - low density in depth
- H3** Housing - comprehensive layout and phasing required
- H4** Housing - individual sites with access from minor road
- H5** Terraced-type housing facing village square
- A** Agriculture
- A/R/H** Agriculture with option for recreation and some housing, (subject to flood protection, provision of open spaces).
- I1** Industry (including small units)
- I2** Industry / technology park
- I/Q** Industry / Quarry
- C** Commercial
- CM** Community Use
- O.S.** Open Space
- O.S.** Open Space with recreational option
- ||||| Scenic Landscape
- ⊙ Tree Bell
- Walking Route
- ★ Structure of architectural / archaeological importance
- ▭ Proposed Road
- ▭ Proposed cycleway
- ➔ Access Point
- Natural Gas Pipeline
- ▭ Development Boundary



**Ballincollig East**

- ▭ Proposed Integrated Area Action Plan.
- ▭ Commercial, residential, employment uses.

# Ballincollig West

Proposed additional residential zoning

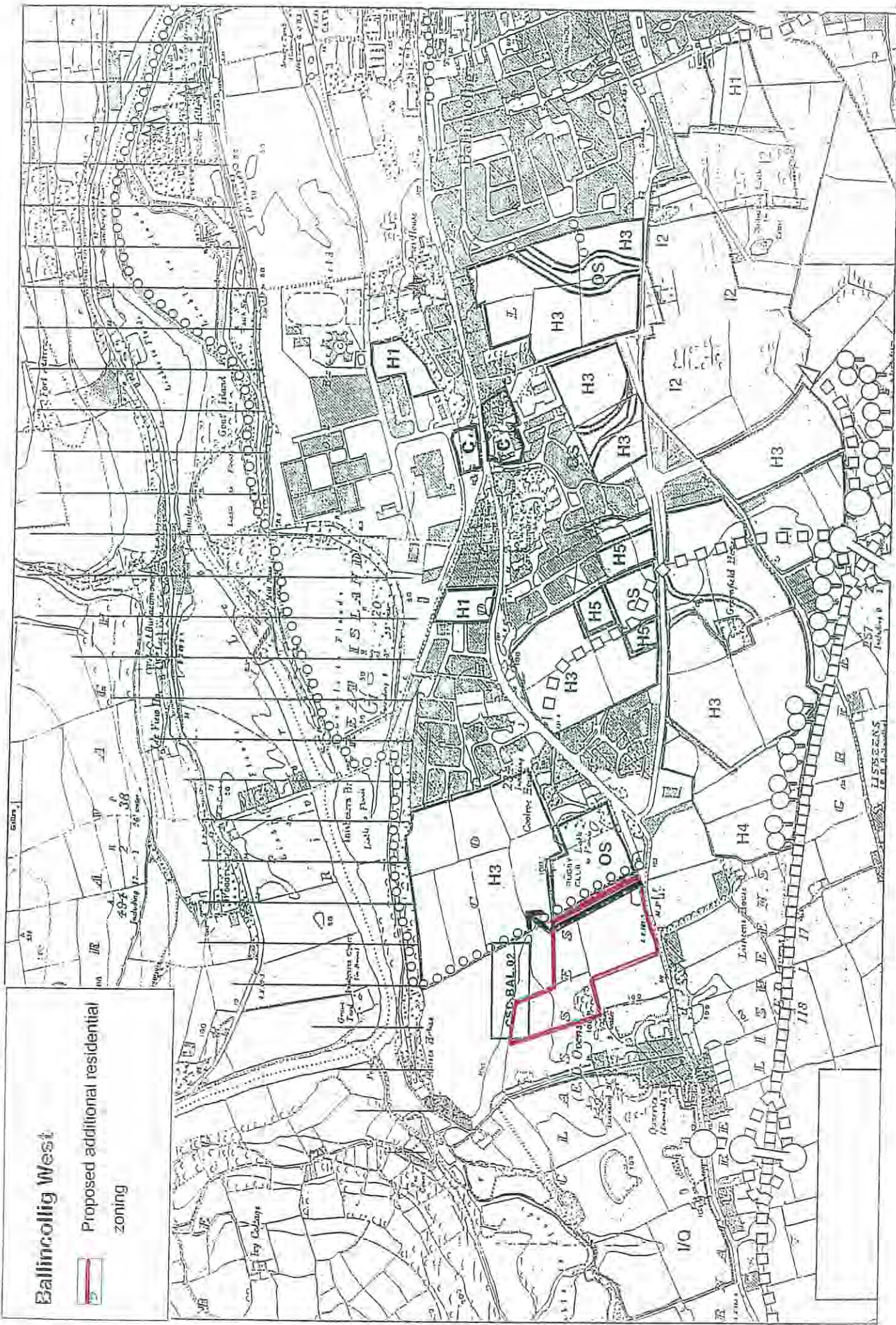
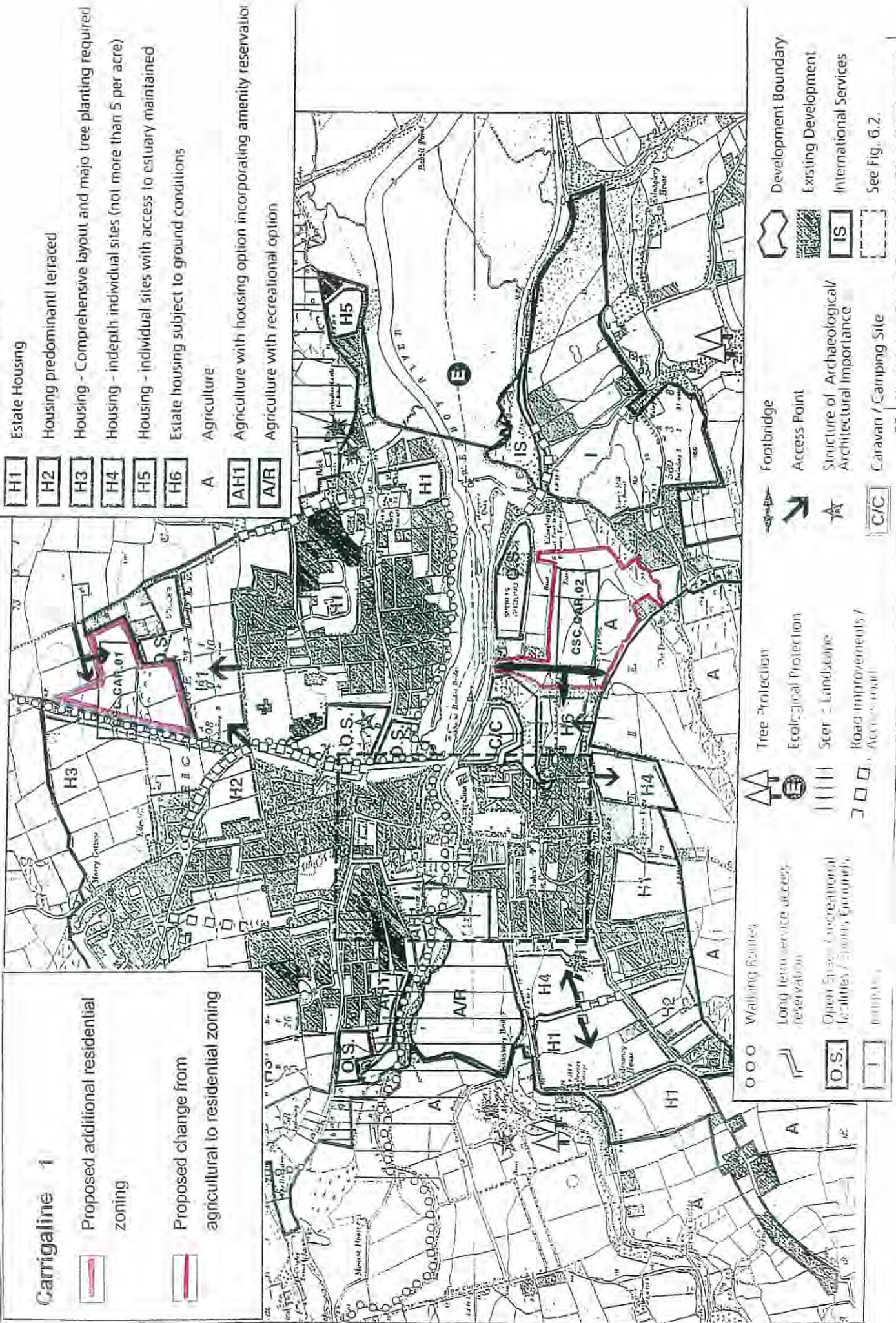
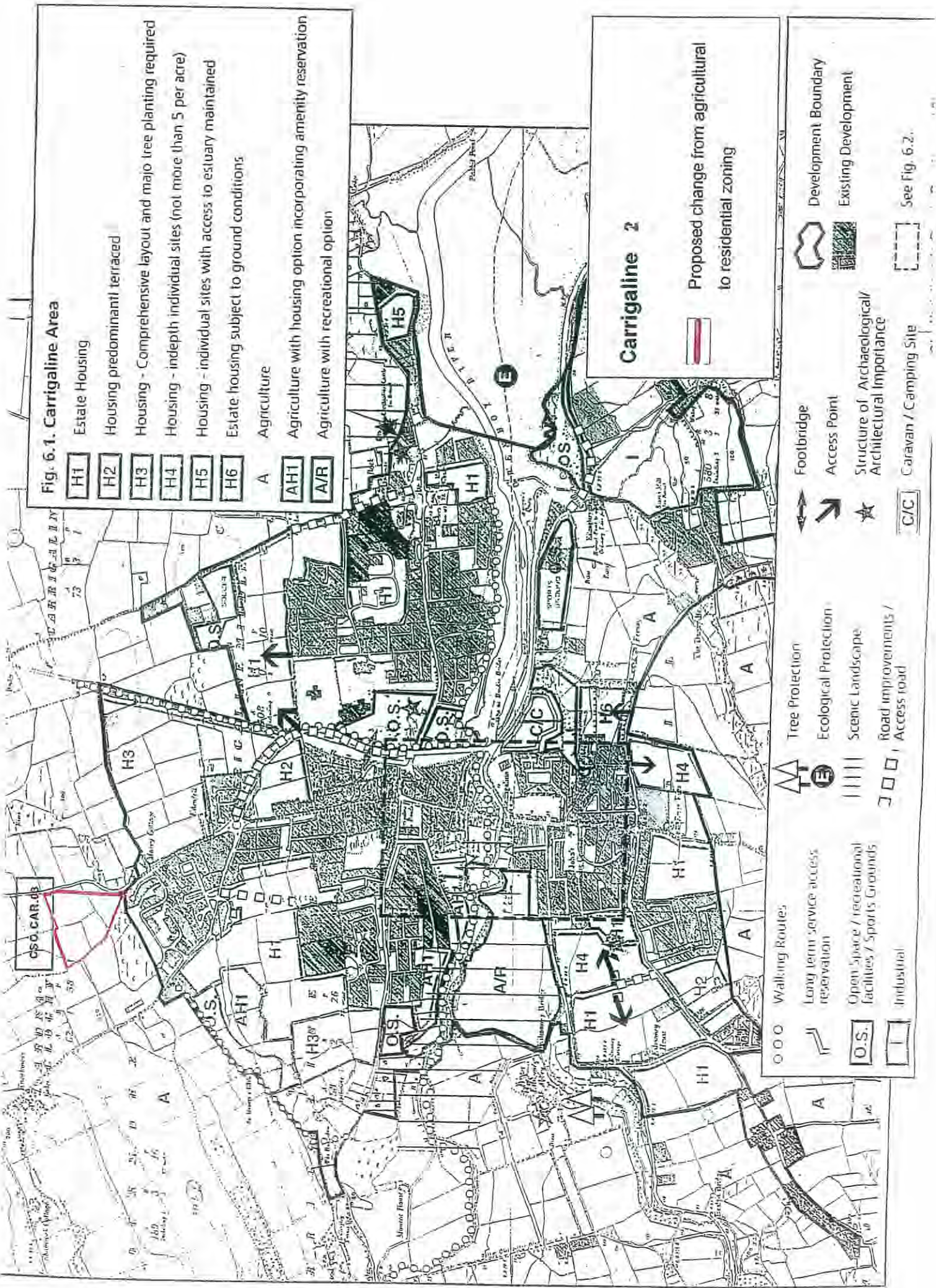




Fig. 6.1. Carrigaline Area





**Fig. 6.1. Carrigaline Area**

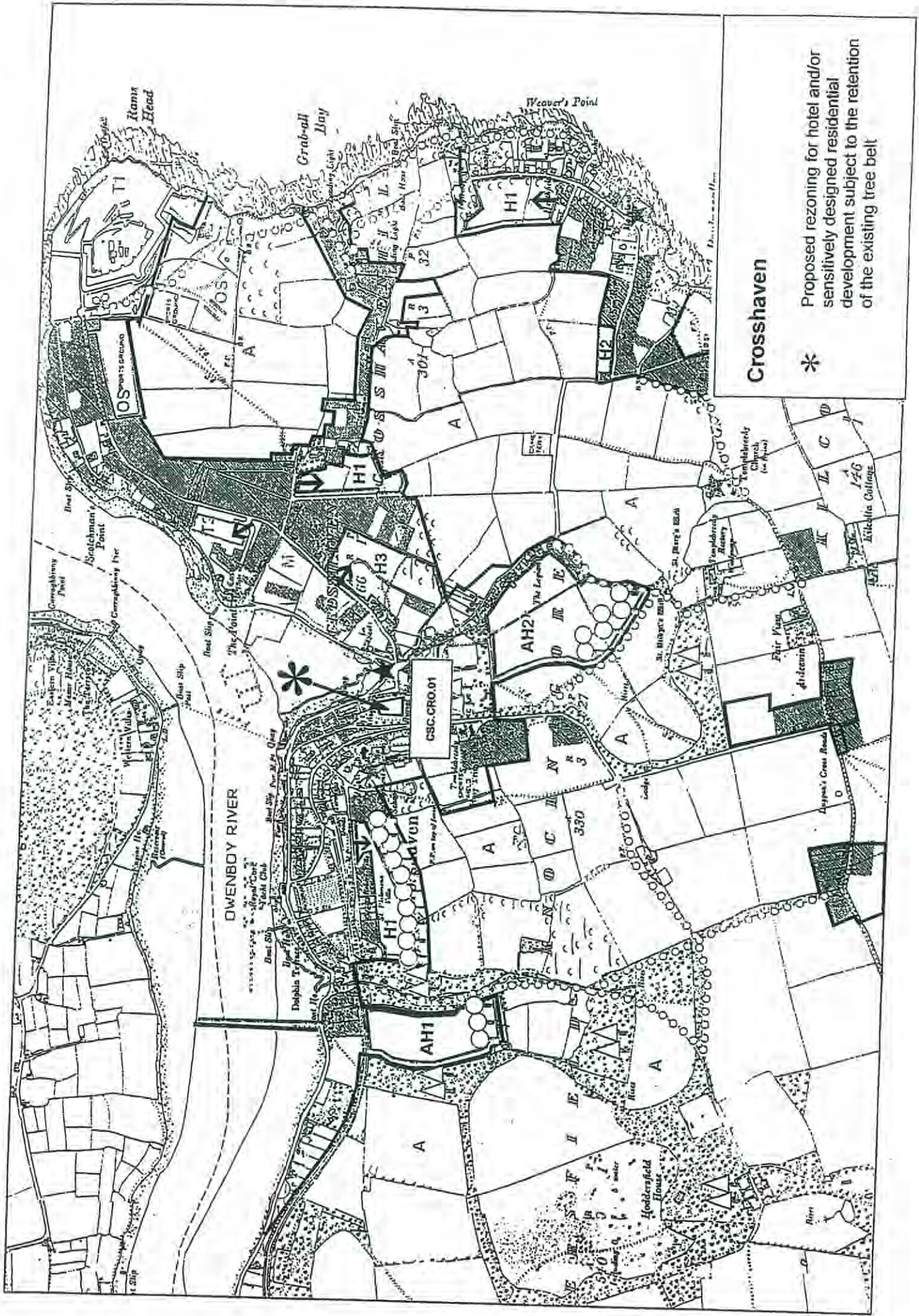
- H1** Estate Housing
- H2** Housing predominantl terraced
- H3** Housing - Comprehensive layout and major tree planting required
- H4** Housing - in-depth individual sites (not more than 5 per acre)
- H5** Housing - individual sites with access to estuary maintained
- H6** Estate housing subject to ground conditions
- A** Agriculture
- AH1** Agriculture with housing option incorporating amenity reservation
- A/R** Agriculture with recreational option

**Carrigaline 2**

Proposed change from agricultural to residential zoning

- Walking Routes
- Long term service access reservation
- Open Space / recreational facilities / Sports Grounds
- Industrial
- Tree Protection
- Ecological Protection
- Scenic Landscape
- Road improvements / Access road
- Footbridge
- Access Point
- Structure of Archaeological/Archaeological Importance
- Caravan / Camping Site
- Development Boundary
- Existing Development

See Fig. 6.2.



**Crosshaven**

Proposed rezoning for hotel and/or sensitively designed residential development subject to the retention of the existing tree belt



DWENBOY RIVER

CSC.CRO.01

Houldersfield House

Templebrecky Church (in ruins)

Fair View

Dwyer's Cross Road

Avonbeg College





St. Mary's R.C. Ch.

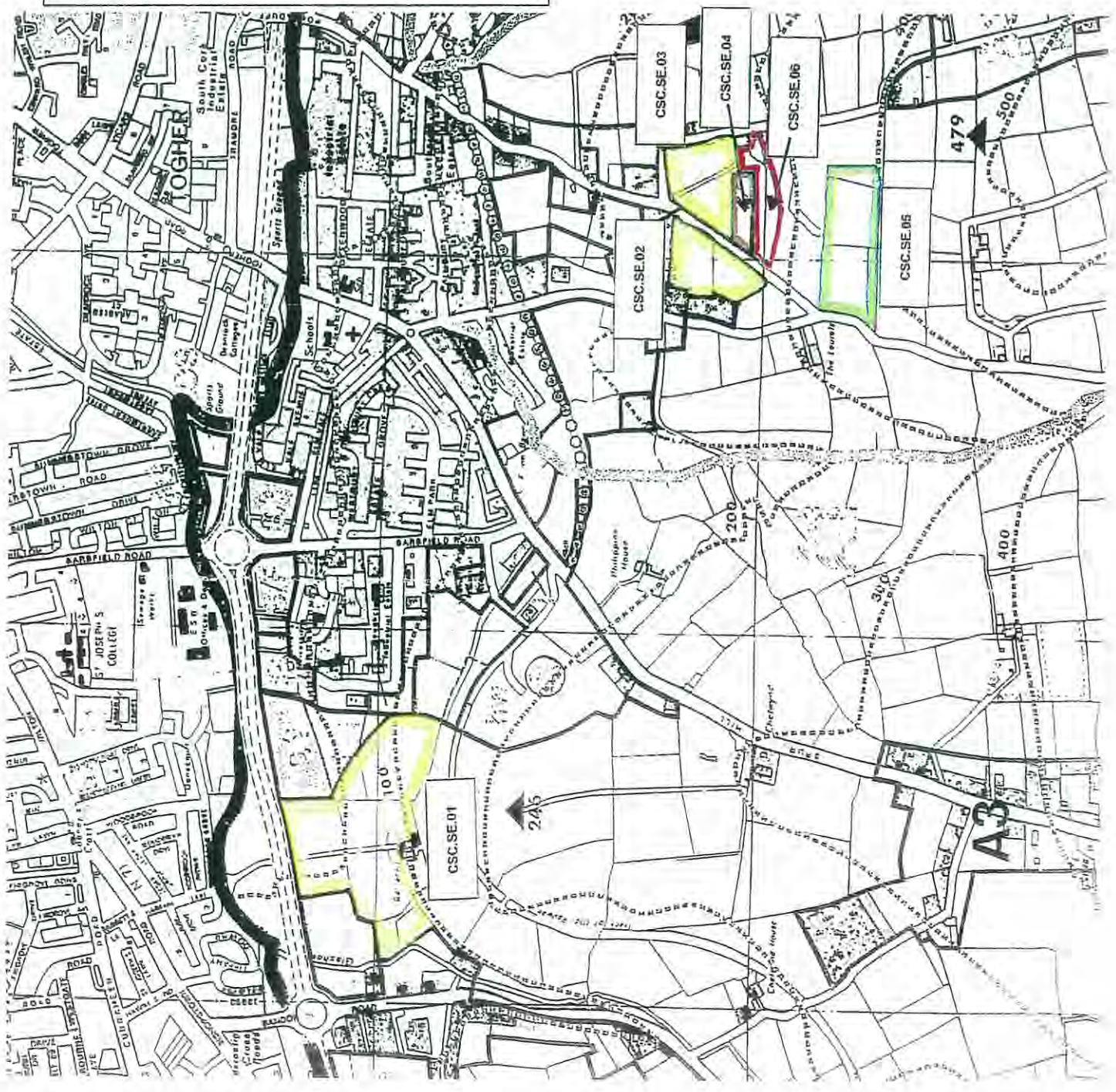
St. Mary's R.C. Ch. (in ruins)

St. Mary's R.C. Ch. (in ruins)

St. Mary's R.C. Ch. (in ruins)

# South Environs: Bishopstown/ Togher

-  Proposed change from open space/ sport to residential.
-  Proposed change from agricultural to residential zoning
-  Proposed increase in density
-  Proposed playing fields

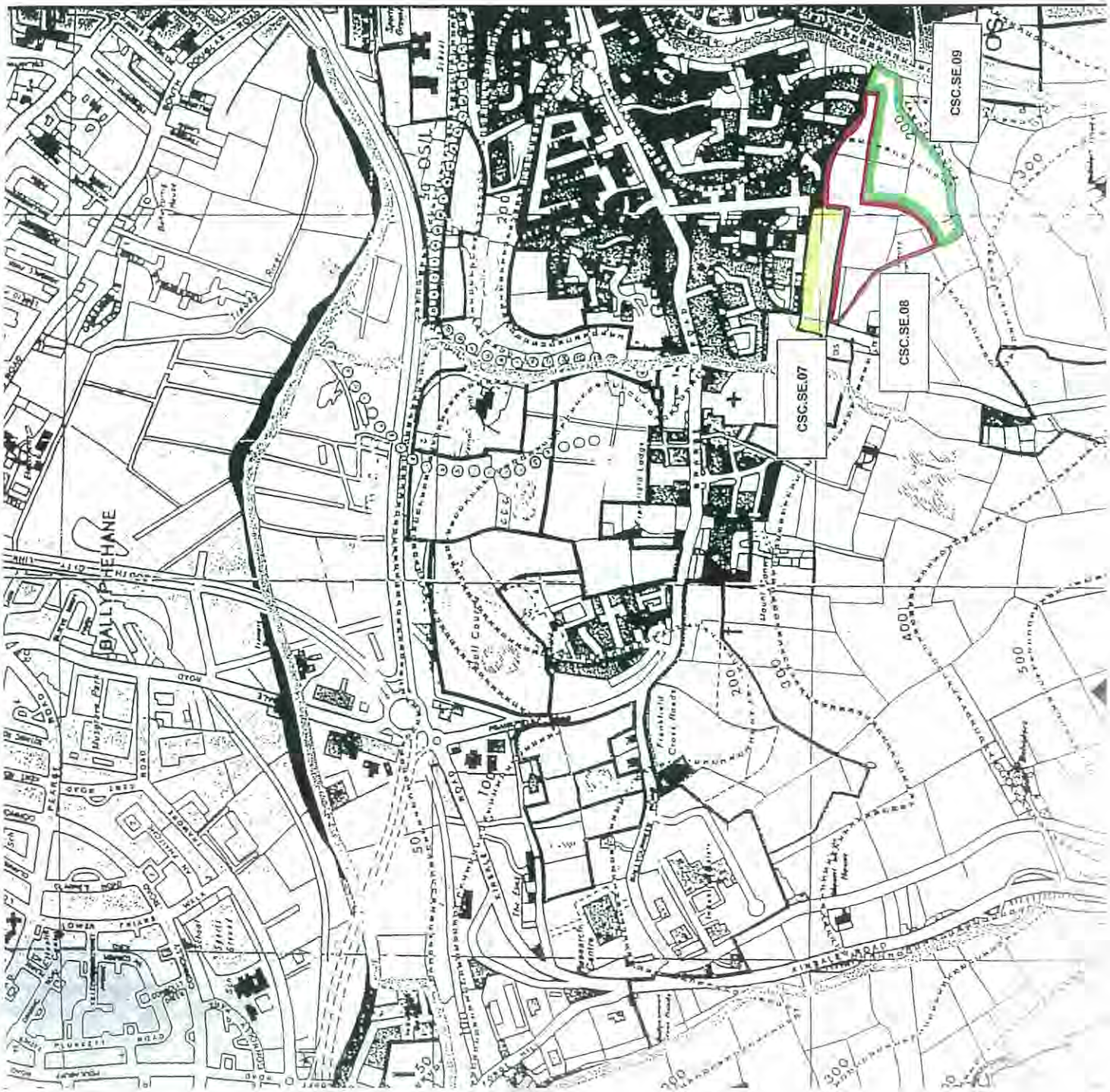


### South Environs: Frankfield/Grange

Density increase

Proposed change from agriculture to residential

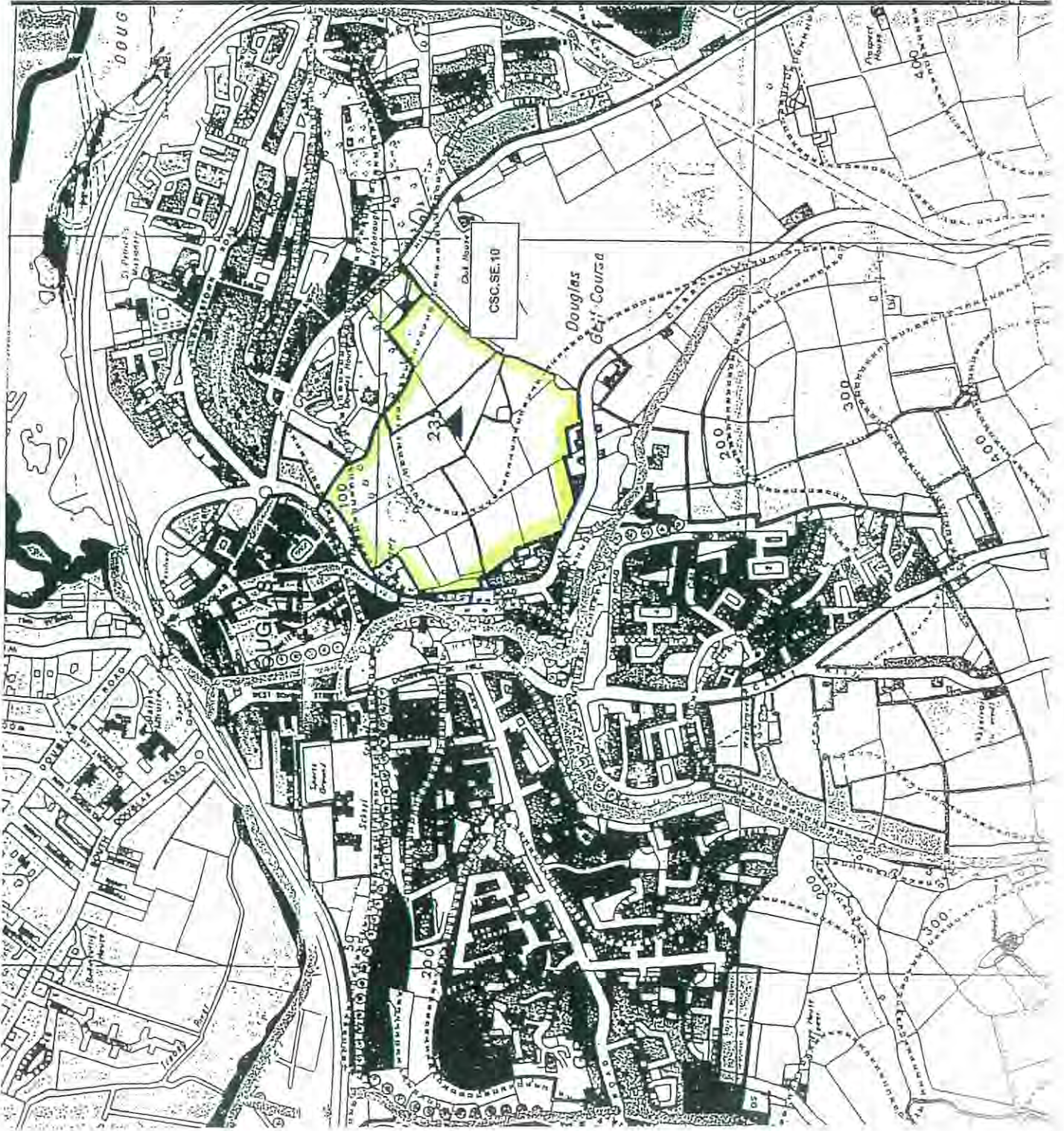
Open space with playing fields provided as part of development indicated



### South Environs: Douglas



Proposed increase in density  
(maintain appropriate level of open space)



# South Environs: Rochestown



Proposed increase in density



Diagrammatic road layout



Note:

The completion of the loop road through Belmont will be deferred pending the findings of the Douglas Area Traffic Management Study



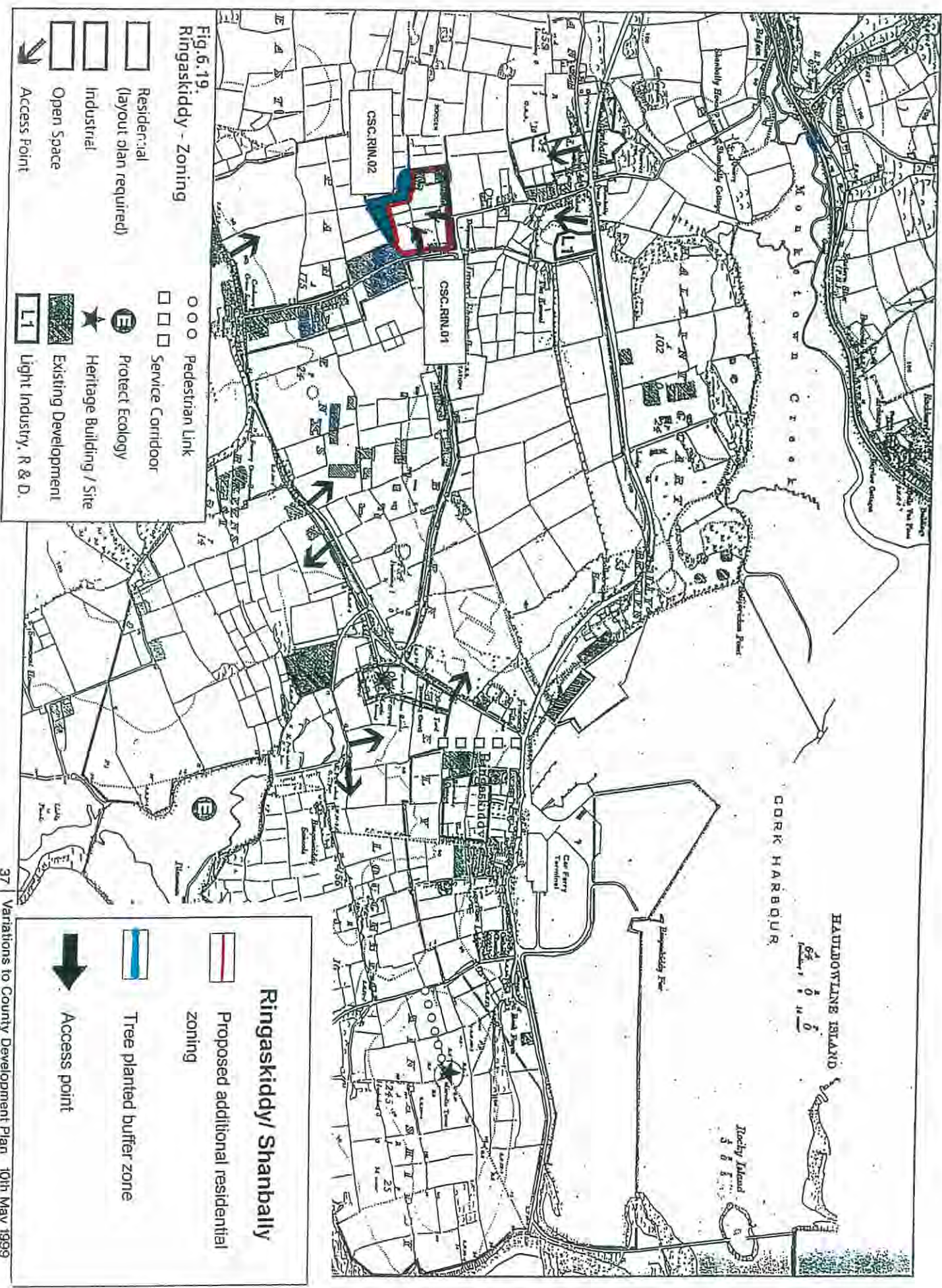


Fig. 6.19.  
Ringaskiddy - Zoning

- Residential (layout plan required)
- Industrial
- Open Space
- Access Point
- Pedestrian Link
- Service Corridor
- Protect Ecology
- Heritage Building / Site
- Existing Development
- Light Industry, R & D.

- Ringaskiddy/ Shanbally**
- Proposed additional residential zoning
  - Tree planted buffer zone
  - Access point



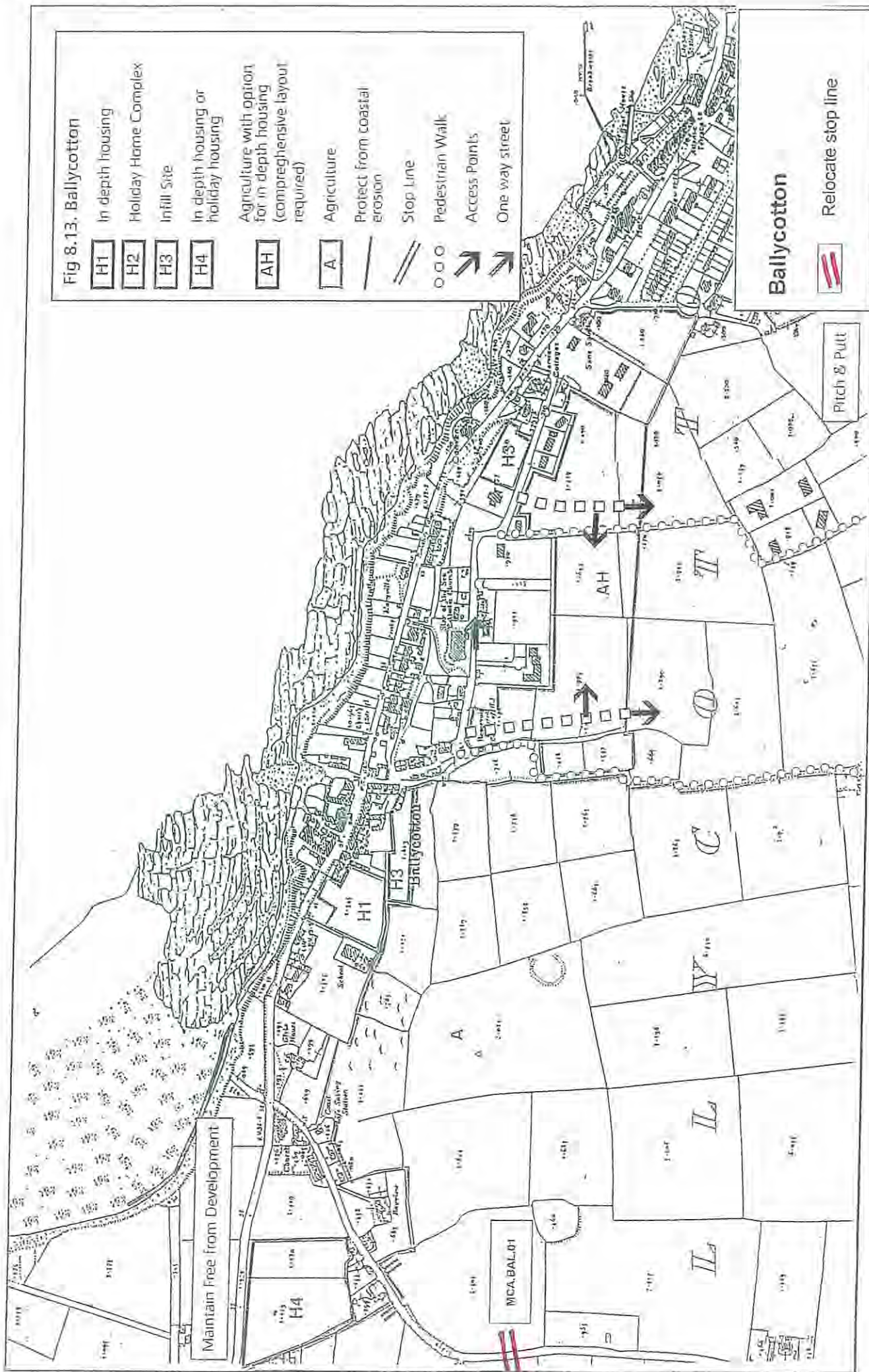
# Middleton County Electoral Area

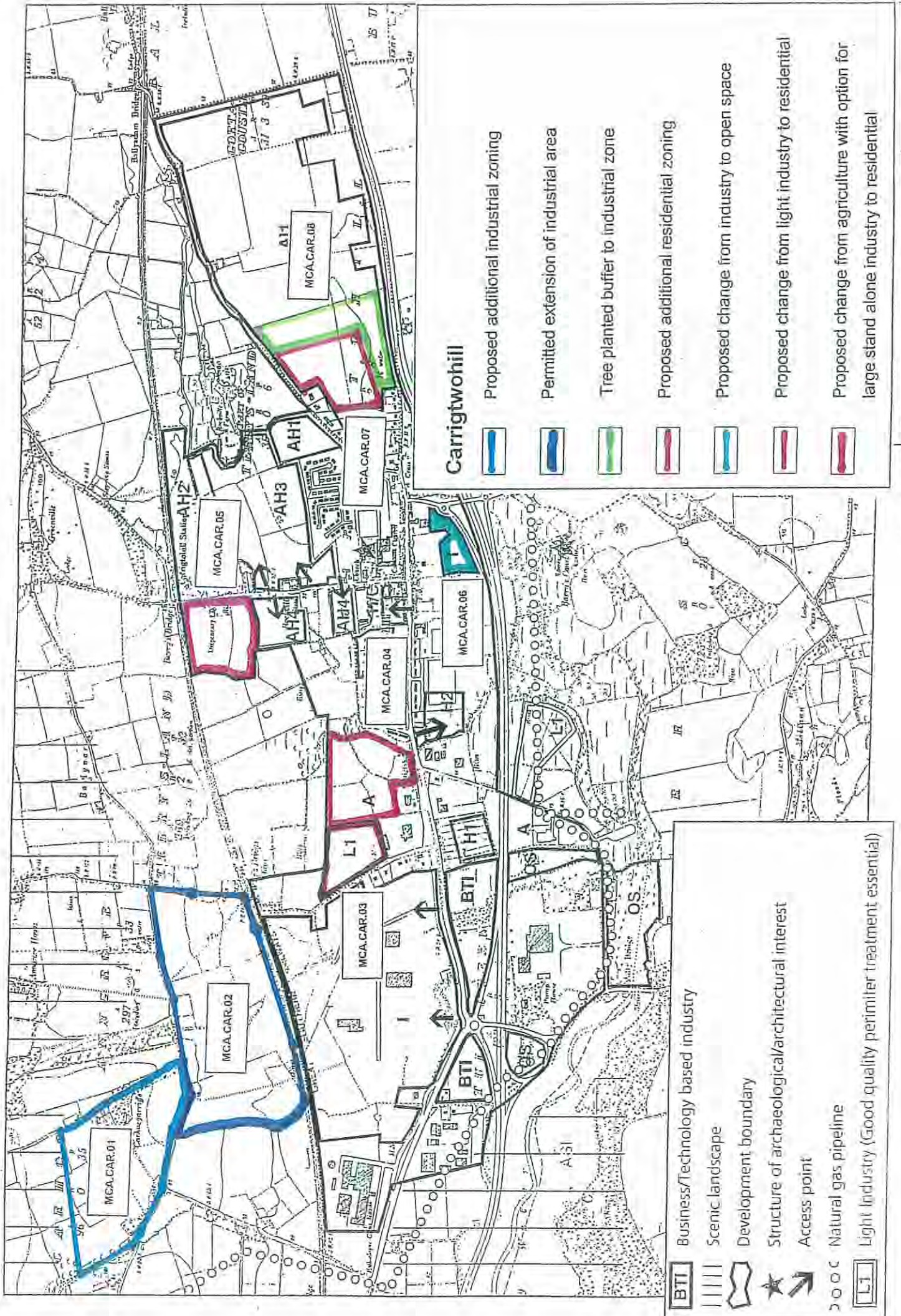
Fig 8.13. Ballycotton

- H1 In depth housing
- H2 Holiday Home Complex
- H3 Infill Site
- H4 In depth housing or holiday housing
- AH Agriculture with option for in depth housing (comprehensive layout required)
- A Agriculture
- Protect from coastal erosion
- == Stop Line
- ○ ○ Pedestrian Walk
- ➔ Access Points
- ➔ One way street

**Ballycotton**

- // Relocate stop line



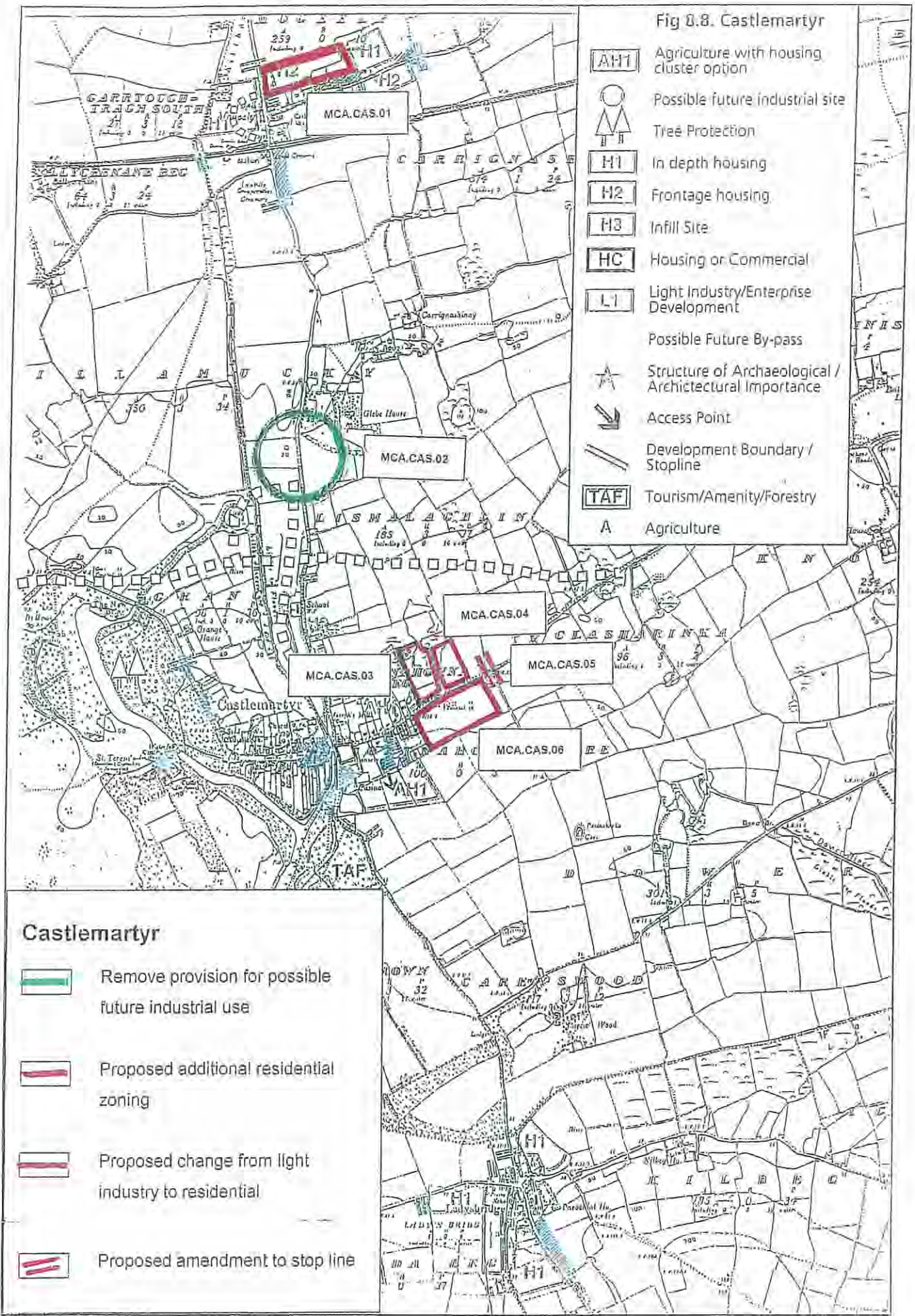


### Carrigtwohill

- Proposed additional industrial zoning
- Permitted extension of industrial area
- Tree planted buffer to industrial zone
- Proposed additional residential zoning
- Proposed change from industry to open space
- Proposed change from light industry to residential
- Proposed change from agriculture with option for large stand alone industry to residential

- Business/Technology based industry
- Scenic landscape
- Development boundary
- Structure of archaeological/architectural interest
- Access point
- Natural gas pipeline
- Light industry (Good quality perimeter treatment essential)

Fig 8.8. Castlemartyr



- AH1** Agriculture with housing cluster option
- Possible future industrial site
- Tree Protection
- H1** In depth housing
- H2** Frontage housing
- H3** Infill Site
- HC** Housing or Commercial
- LI** Light Industry/Enterprise Development
- Possible Future By-pass
- Structure of Archaeological / Architectural Importance
- Access Point
- Development Boundary / Stopline
- TAF** Tourism/Amenity/Forestry
- A** Agriculture

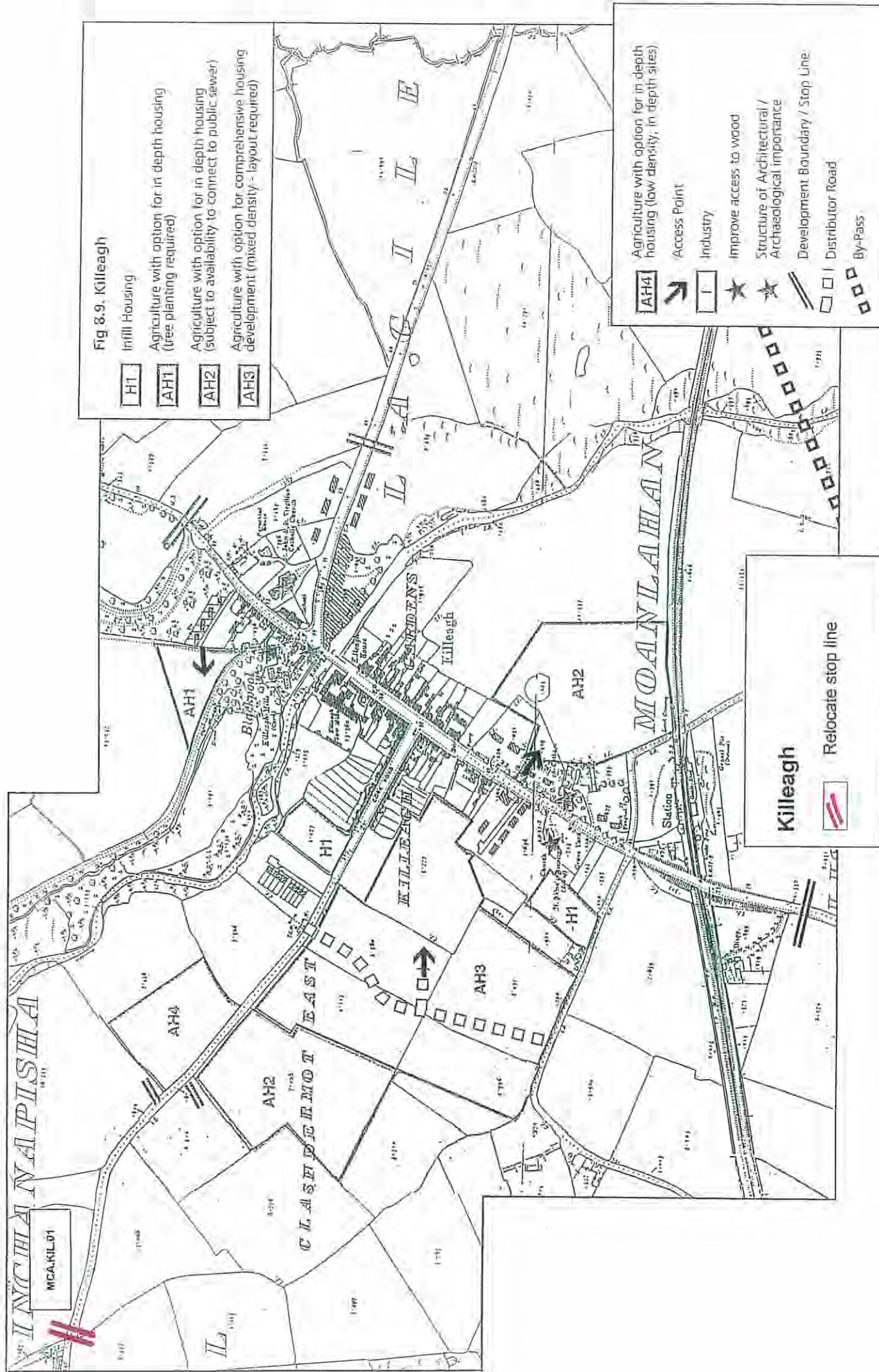
**Castlemartyr**

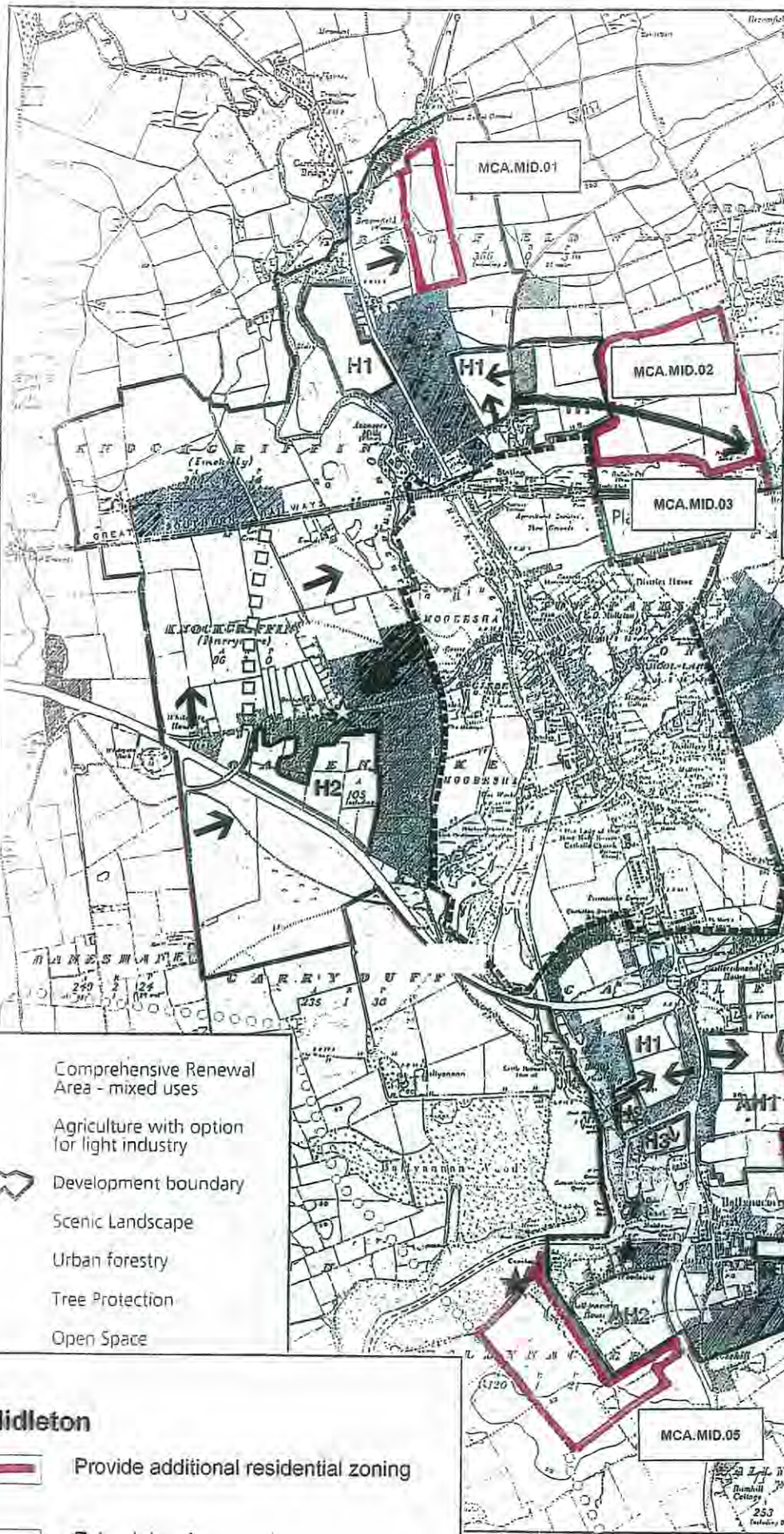
- Remove provision for possible future industrial use
- Proposed additional residential zoning
- Proposed change from light industry to residential
- Proposed amendment to stop line



Fig 8.3. Cobh Environs

- AS Agriculture/Forestry (Objective: Protect Scenic Landscape)
- AR Agriculture/Recreation (Objective: Protect Industrial Potential)
- I Industry
- H/OS Area for integrated proposal incorporating housing and open space
- Protect Forestry
- Development Boundary
- U.D.C. Boundary





- Agriculture with option for large single manufacturing industry
- H1** Housing - estate type
- H2** Housing - individual sites
- H3** Housing - individual sites (single access)
- AH1** Agriculture with option for estate housing (layout plan required)
- AH2** Agriculture with option for low / medium density housing
- H** Housing (density and type flexible)
- Agriculture
- Industrial Access road
- AHW** Agriculture with option for low density housing set in woodland

- Comprehensive Renewal Area - mixed uses
- Agriculture with option for light industry
- Development boundary
- Scenic Landscape
- Urban forestry
- Tree Protection
- Open Space

- Midleton**
- Provide additional residential zoning
  - Extend development boundary

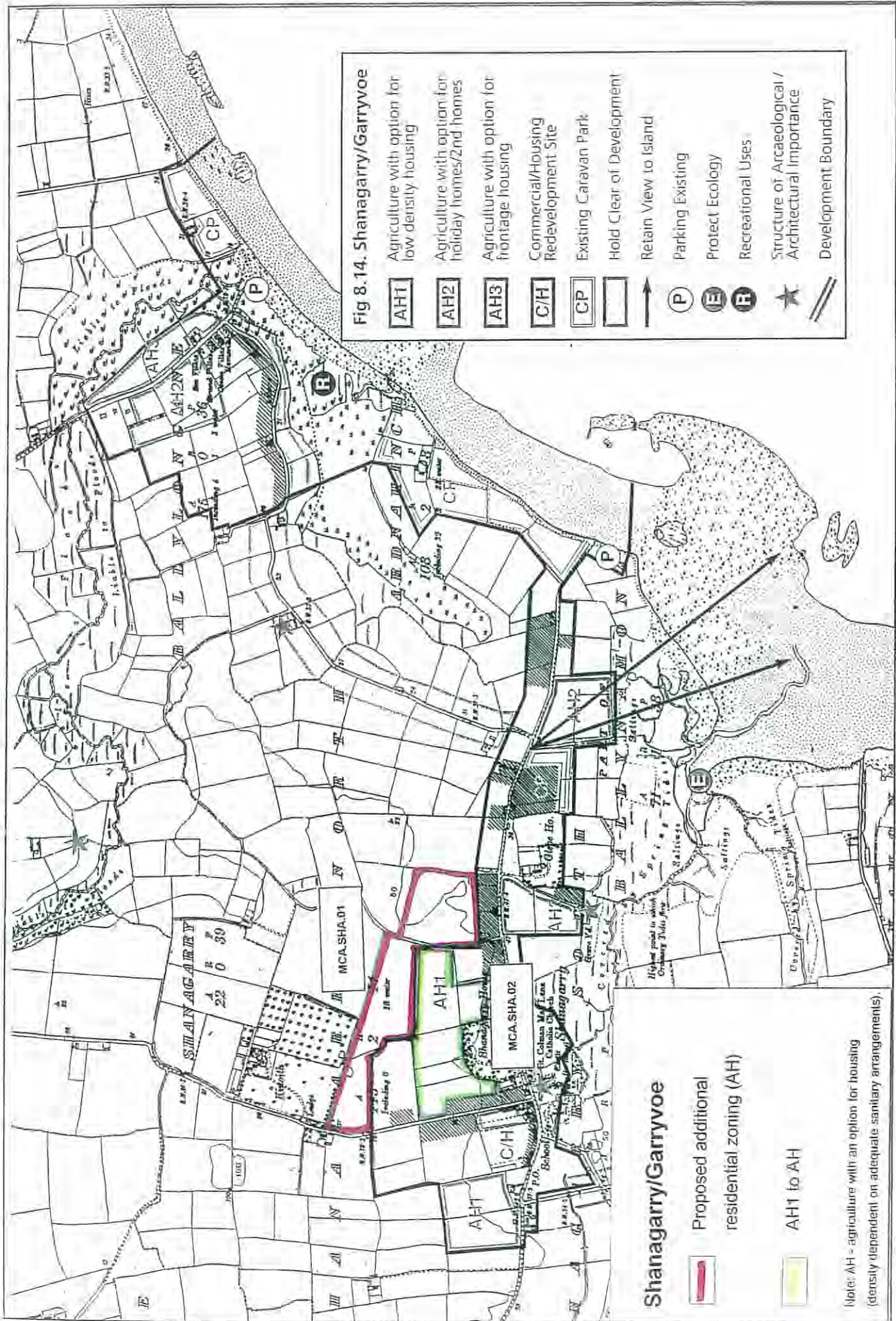


Fig 8.14. Shanagarry/Garryvoe

- AH1** Agriculture with option for low density housing
- AH2** Agriculture with option for holiday homes/2nd homes
- AH3** Agriculture with option for frontage housing
- C/H** Commercial/Housing Redevelopment Site
- CP** Existing Caravan Park
- Hold Clear of Development**
- Retain View to Island**
- P** Parking Existing
- E** Protect Ecology
- R** Recreational Uses
- ★** Structure of Archaeological / Architectural Importance
- |||** Development Boundary

**Shanagarry/Garryvoe**

- Proposed additional residential zoning (AH)
- AH1 to AH

Note: AH - agriculture with an option for housing (density dependent on adequate sanitary arrangements).





Fig 8.10.  
Whitegate/Aghada

- A Agriculture
- AH1 Agriculture with option for in depth housing (individual sites)
- AH2 Agriculture with option for in depth frontage housing
- AH3 Agriculture with option for in depth or frontage housing served by a single access road
- H1 In depth housing
- H2 Infill housing
- I Industrial
- CH Commercial with option for housing
- Development Boundary
- Service Corridor
- Tree Protection -
- Structure of Archaeological / Architectural Importance
- Scenic Ladscape
- Existing Industrial
- Existing Residential

**Whitegate/Aghada**

- Proposed additional residential zoning
- I to A
- A to AH2

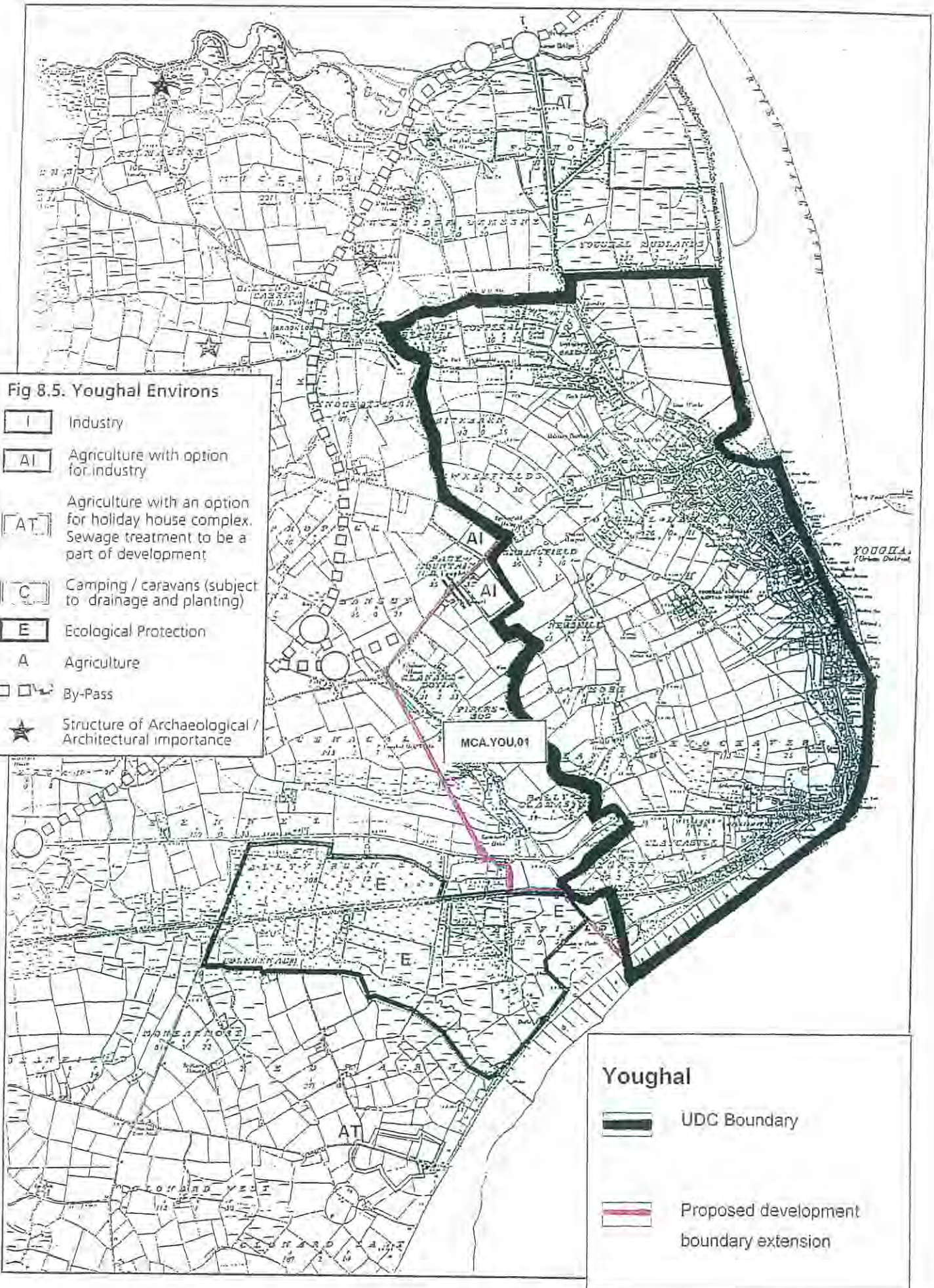


Fig 8.5. Youghal Environs

- I Industry
- AI Agriculture with option for industry
- AT Agriculture with an option for holiday house complex. Sewage treatment to be a part of development
- C Camping / caravans (subject to drainage and planting)
- E Ecological Protection
- A Agriculture
- □ By-Pass
- ★ Structure of Archaeological / Architectural importance

- Youghal**
- UDC Boundary
  - Proposed development boundary extension

**Bandon County Electoral Area**

- C** Commercial (non retail)
- I/C** Industrial / Commercial (non retail)
- C/R** Commercial / Retail
- A** Agriculture

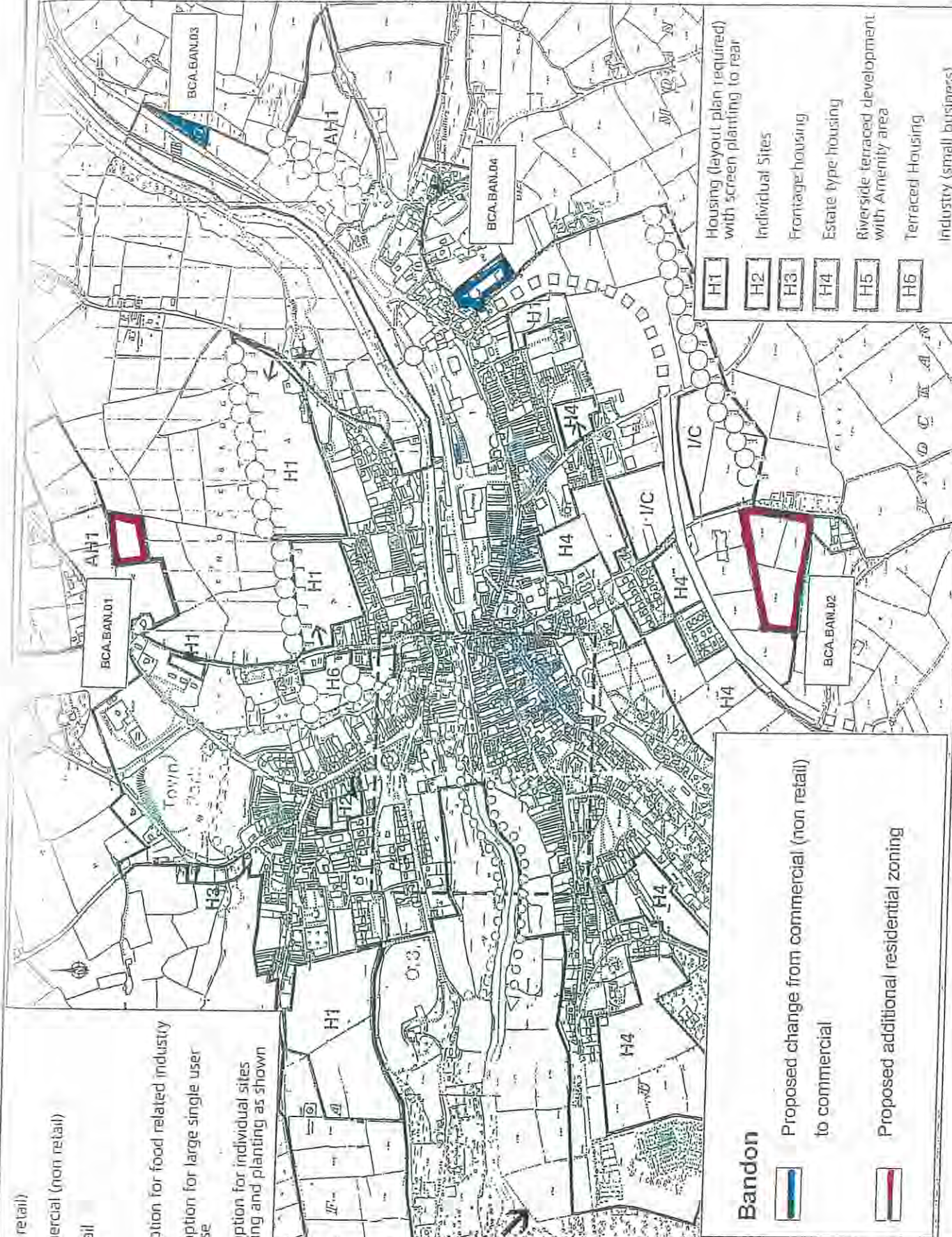
Agriculture with option for food related industry

Agriculture with option for large single user industrial enterprise

Agriculture with option for individual sites - cluster typelhousing and planting as shown

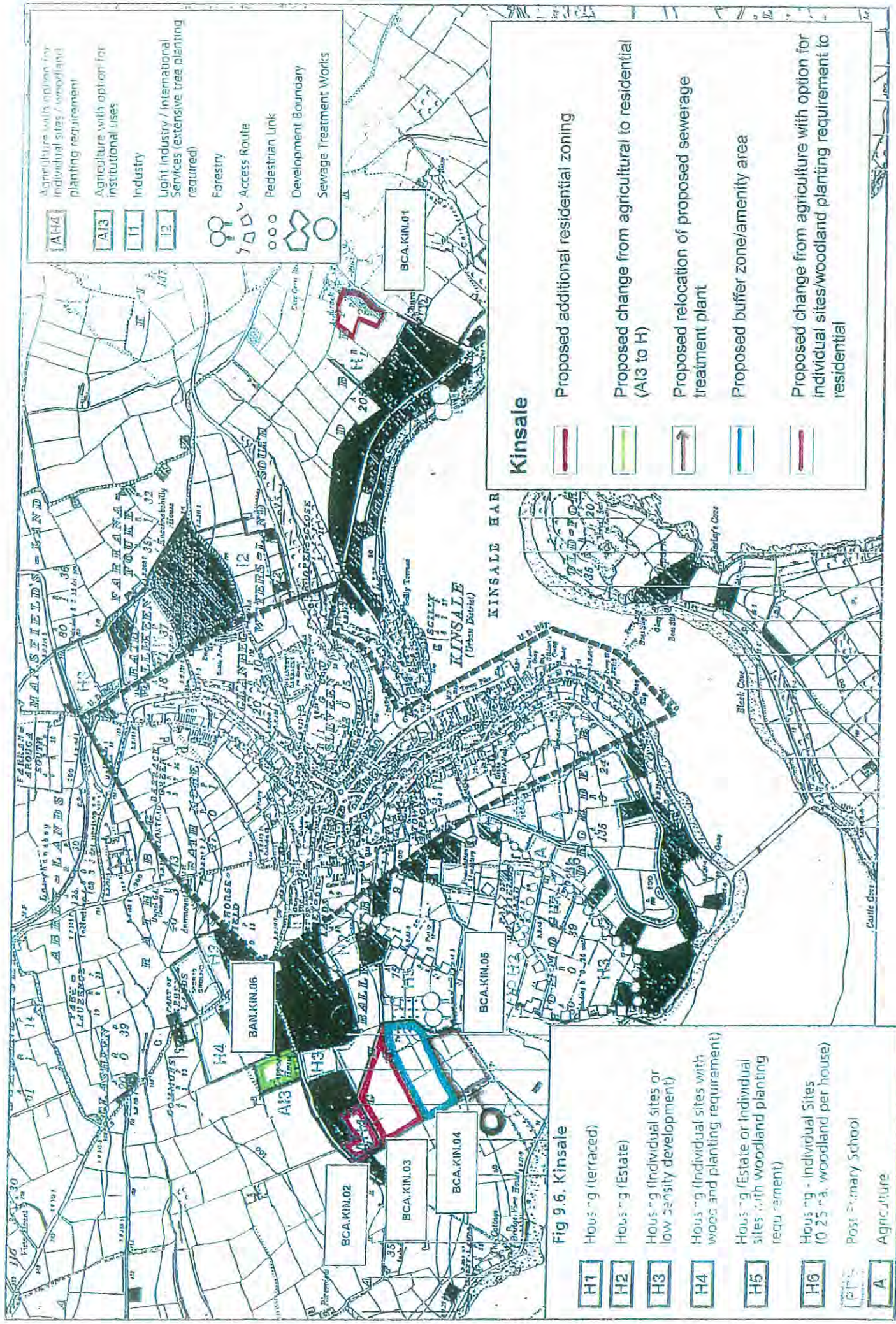
- AH1**

- S** Sports
- Core Area** (see Fig. 10.3.)
- DLP** Develop Linear Park
- ★ Structure of Archaeological / Architectural Importance
- Proposed by-pass
- ➔ Access Point
- 🌳 Planting Required
- 🚶 Pedestrian Route
- 🌿 Scenic Landscape
- 🌳 Tree Protection
- 🌳 Open Space
- 🔲 Development Boundary



- H1** Housing (layout plan required) with screen planting to rear
- H2** Individual Sites
- H3** Frontage housing
- H4** Estate type housing
- H5** Riverside terraced development with Amenity area
- H6** Terraced Housing
- P** Industry (small business)
- P** Parking

- Bandon**
- Proposed change from commercial (non retail) to commercial
  - Proposed additional residential zoning



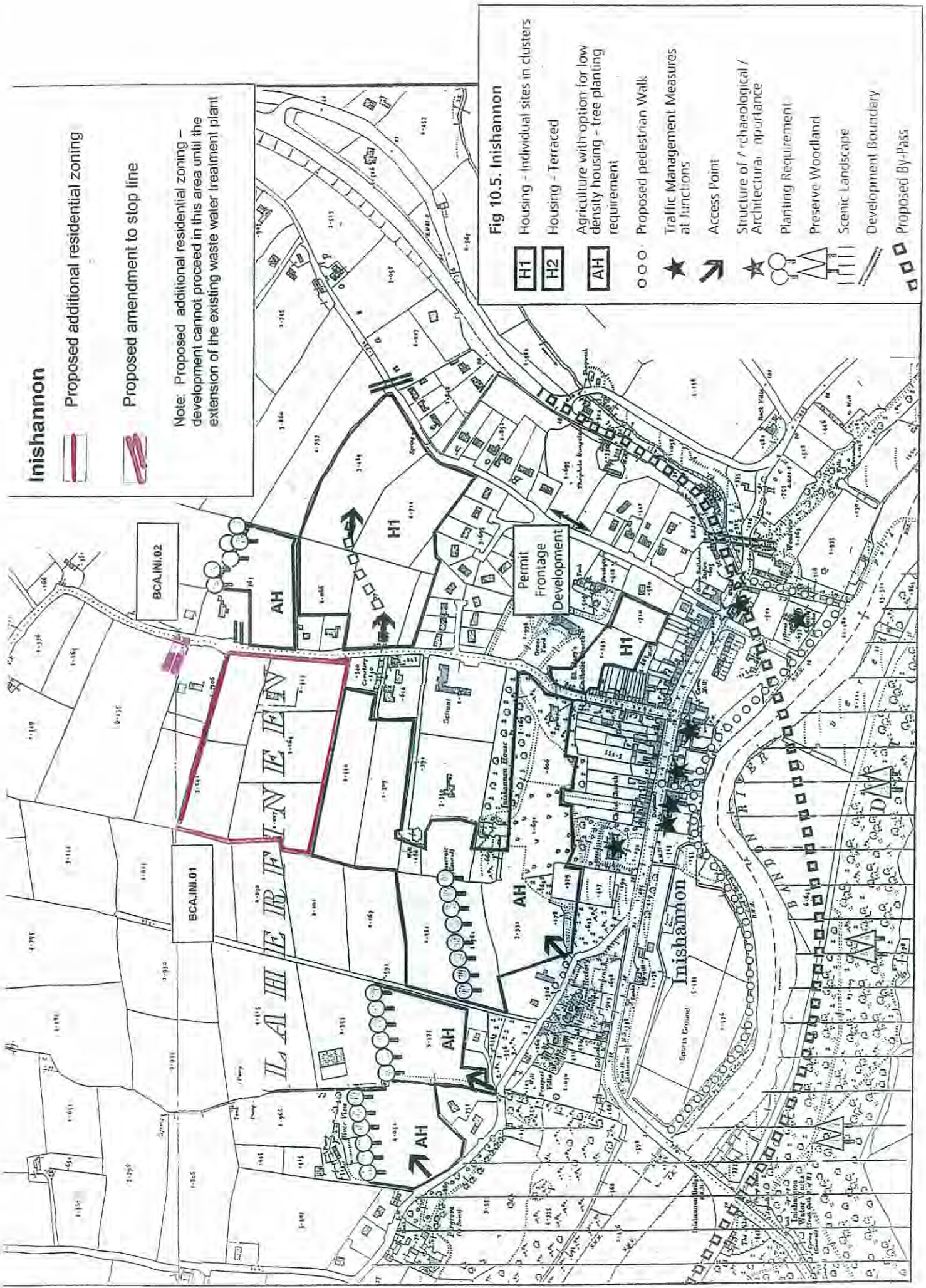
<b>AH4</b>	Agriculture with option for individual sites/woodland planting requirement
<b>A13</b>	Agriculture with option for institutional uses
<b>I1</b>	Industry
<b>I2</b>	Light Industry / International Services (extensive tree planting required)
	Forestry
	Access Route
	Pedestrian Link
	Development Boundary
	Sewage Treatment Works

### Kinsale

	Proposed additional residential zoning
	Proposed change from agricultural to residential (A13 to H)
	Proposed relocation of proposed sewerage treatment plant
	Proposed buffer zone/amenity area
	Proposed change from agriculture with option for individual sites/woodland planting requirement to residential

Fig 9.6. Kinsale

<b>H1</b>	Housing (terraced)
<b>H2</b>	Housing (Estate)
<b>H3</b>	Housing (Individual sites or low density development)
<b>H4</b>	Housing (Individual sites with woods and planting requirement)
<b>H5</b>	Housing (Estate or Individual sites with woodland planting requirement)
<b>H6</b>	Housing - Individual Sites (0.25 ha. woodland per house)
	Post-Primary School
<b>A</b>	Agriculture



**Inishannon**

Proposed additional residential zoning

Proposed amendment to stop line

Note: Proposed additional residential zoning – development cannot proceed in this area until the extension of the existing waste water treatment plant

**Fig 10.5. Inishannon**

- H1** Housing - Individual sites in clusters
- H2** Housing - Terraced
- AH** Agriculture with option for low density housing - tree planting requirement
- ○ ○ Proposed pedestrian Walk
- ★ Traffic Management Measures at Junctions
- ➔ Access Point
- ★ Structure of Archaeological/Architectural Importance
- ○ ○ Planting Requirement
- ▤ Preserve Woodland
- ▤ Scenic Landscape
- ▤ Development Boundary
- ▤ Proposed By-Pass

## **APPENDIX 1**

Variations to 1996 County Development Plan

County Electoral Area	Town	Townland	Code	Description
Kanturk	Kanturk/Newmarket	Various	KCA.KAN.01	Amendment to rural housing control area
	Kanturk	Curragh	KCA.KAN.02	Change from industrial to residential zoning
	Kanturk	Garraunteefineen	KCA.KAN.03	Amendment to stop line
	Kanturk	Pulleen	KCA.KAN.04	Additional zoning (AH)
	Newmarket	Scarteen Lower	KCA.NEW.01	Amendment to stop line
	Newmarket	Newmarket	KCA.NEW.02	Amendment to stop line
	Charleville	Various	KCA.CHA.01	Amendment to rural housing control area
	Millstreet	Tullig	KCA.MIL.01	Change from agriculture to residential zoning
	Mitchelstown	Brigown	MWCA.MIT.01	Additional residential zoning
	Mitchelstown	Brigown	MWCA.MIT.02	Amendment to stop line
Mallow	Fermoy	Ballynamona	MWCA.FER.01	Amendment to stop line
	Fermoy	Ballynamona	MWCA.FER.02	Additional residential zoning
	Fermoy	Carriganagroghera	MWCA.FER.03	Additional industrial zoning
	Fermoy	Duntanhane Rural	MWCA.FER.04	Additional residential zoning
	Fermoy	Duntanhane Rural	MWCA.FER.05	Change from open space to residential
	Mallow	Lackanalooha	MWCA.MAL.01	Amendment to development boundary
	Mallow	Spaglen	MWCA.MAL.02	Amendment to development boundary
	Mallow	Parkadallane/Keatleys-Close	MWCA.MAL.03	Amendment to development boundary
	Mallow	Ballyellis	MWCA.MAL.04	Amendment to development boundary
	Mallow	Carhookeal	MWCA.MAL.05	Amendment to development boundary
Skibbereen	Mallow	Goodshill	MWCA.MAL.06	Amendment to development boundary
	Clonakilty	Miles	SBCA.CLO.01	Additional residential zoning
	Clonakilty	Clogheen	SBCA.CLO.02	Additional residential zoning
	Skibbereen	Abbeystrawery	SBCA.SKI.01	Extension to housing cluster
	Skibbereen	Lurriga	SBCA.SKI.02	Extension to housing cluster
	Bantry	Sheskin	SLCA.BAN.01	Amendment to stop line
	Bantry	Sheskin	SLCA.BAN.02	Change from agriculture with option for industry to housing
	Bantry	Reenrou West	SLCA.BAN.03	Change from tourism suitable for hotel to harbour, marine and leisure development
	Bantry	Sheskin	SLCA.BAN.04	Amendment to stop line
	Bantry	Dromleigh South	SLCA.BAN.05	Additional residential zoning (Co. Council private sites)
Schuil	Bantry	Seafield	SLCA.BAN.06	Recreational zoning with option for housing
	Blarney	Shean Upper	CNC.BLA.01	Change from agricultural to industrial (with access from National Primary road network only)



Variations to 1996 County Development Plan

Cork North (contd.)						
Glanmire/Riverstown	Ballinglanna		CNC.GLA.01	Change from residential to recreational/sports use		
Glanmire/Riverstown	Brooklodge		CNC.GLA.02	Enabling text.		
Killeens	Rathpeacon		CNC.KIL.01	Additional residential zoning		
Ballygarvan	Ballyduhig South		CSC.BALY.01	Increase in density		
Ballygarvan	Ballyduhig South		CSC.BALY.02	Increase in density		
Ballynora	Ballynora		CSC.BNA.01	Additional residential zoning		
Ballincollig East	Ballincollig		CSC.BAL.01	Integrated Area Action Plan. Commercial, residential employment uses		
Ballincollig West	Classes		CSC.BAL.02	Additional residential zoning		
Carrigaline	Carrigaline Middle		CSC.CAR.01	Additional residential zoning		
Carrigaline	Kilnagleary		CSC.CAR.02	Change from agricultural to residential zoning		
Carrigaline	Shannonpark		CSC.CAR.03	Change from agricultural to residential zoning		
Crosshaven	Knocknagore		CSC.CRO.01	Enabling text		
Southern Environs (Tog)	Garranedarragh		CSC.SE.01	Increase in density		
Southern Environs (Tog)	Lehanagh More		CSC.SE.02	Increase in density		
Southern Environs (Tog)	Lehanagh More		CSC.SE.03	Increase in density		
Southern Environs (Tog)	Lehanagh More		CSC.SE.04	Change from open space/sport to residential		
Southern Environs (Tog)	Lehanagh More		CSC.SE.05	Playing fields		
Southern Environs (Tog)	Lehanagh More		CSC.SE.06	Change from agriculture to residential zoning		
Southern Environs (Fra)	Grange		CSC.SE.07	Increase in density		
Southern Environs (Fra)	Grange		CSC.SE.08	Change from agriculture to residential zoning		
Southern Environs (Fra)	Grange		CSC.SE.09	Open space with playing fields as part of development indicated		
Southern Environs (Dou)	Douglas		CSC.SE.10	Increase in density		
Southern Environs (Rod)	Mounthovel		CSC.SE.11	Increase in density (with diagrammatic road layout)		
Southern Environs (Rod)	Monfieldstown		CSC.SE.12	Increase in density (with diagrammatic road layout)		
Ringaskiddy/Shanbally	Shanbally/Raheens		CSC.RIN.01	Additional residential zoning		
Ringaskiddy/Shanbally	Shanbally/Raheens		CSC.RIN.02	Tree planted buffer		
Ballycotton	Ballycotton		MCA.BAL.01	Amendment to stop line		
Carrigtwohill	Carhoo/Anngrove		MCA.CAR.01	Additional industrial zoning		
Carrigtwohill	Killacloyne, Anngrove		MCA.CAR.02	Extension of industrial area		
Carrigtwohill	Carrigtwohill		MCA.CAR.03	Change from light industry to residential		
Carrigtwohill	Carrigtwohill		MCA.CAR.04	Additional residential zoning		
Carrigtwohill	Carrigtwohill		MCA.CAR.05	Additional residential zoning		
Carrigtwohill	Carrigtwohill		MCA.CAR.06	Change from industry to open space		
Carrigtwohill	Carrigtwohill		MCA.CAR.07	Change from agriculture with option for industry to residential		
Carrigtwohill	Carrigtwohill		MCA.CAR.08	Tree planted buffer to industrial zone		
Castlemartyr/Mogeely	Mogeely		MCA.CAS.01	Additional residential zoning		
Castlemartyr/Mogeely	Lismalaghlin/Killamucky/Grange		MCA.CAS.02	Remove provision for possible future industrial use		

Middleton

Variations to 1996 County Development Plan

Area	Location	Current Zoning	Proposed Zoning	Justification	
Midleton (contd.)	Castlemartyr/Mogeely	Gortnahomna Beg	MCA.CAS.03	Change from light industry to residential	
	Castlemartyr/Mogeely	Gortnahomna Beg	MCA.CAS.04	Additional residential zoning	
	Castlemartyr/Mogeely	Gortnahomna Beg/Gortnahomna	MCA.CAS.05	Amendment to stop line	
	Castlemartyr/Mogeely	Gortnahomna More	MCA.CAS.06	Additional residential zoning	
	Cobh	Ballyvoloon/Kilgarvan	MCA.COB.01	Remove industrial zoning	
	Killeagh	Clashdermot East	MCA.KIL.01	Relocate stop line	
	Midleton	Broomfield West	MCA.MID.01	Provide additional residential zoning	
	Midleton	Broomfield East	MCA.MID.02	Provide additional residential zoning	
	Midleton	Broomfield East	MCA.MID.03	Extend development boundary	
	Midleton	Castleredmond	MCA.MID.04	Provide additional residential zoning	
	Midleton	Ballynacorra	MCA.MID.05	Provide additional residential zoning	
	Shanagarry/Garryvoe	Shanagarry North	MCA.SHA.01	Additional residential zoning	
	Shanagarry/Garryvoe	Shanagarry North	MCA.SHA.02	Change from agriculture with option for low density housing to AH	
	Whitegate/Aghada	Ballincarroonig	MCA.WHI.01	Additional residential zoning	
	Whitegate/Aghada	Ballincarroonig	MCA.WHI.02	Change from industry to agriculture	
	Whitegate/Aghada	Ballincarroonig	MCA.WHI.03	Change from agriculture to agriculture with option for in-depth frontage housing	
	Youghal	Various	MCA.YOU.01	Development boundary extension	
	Bandon Area	Bandon	CloghmecsImon	BCA.BAN.01	Additional residential zoning
		Bandon	Knockbrogan	BCA.BAN.02	Additional residential zoning
		Bandon	Ballangley	BCA.BAN.03	Change from commercial (non retail) to commercial
Bandon		Clogheen Avodig	BCA.BAN.04	Change from commercial (non retail) to commercial	
Kinsale		Ardbrack	BCA.KIN.01	Additional residential zoning	
Kinsale		Cappagh	BCA.KIN.02	Change from AH4 to residential	
Kinsale		Cappagh	BCA.KIN.03	Additional residential zoning	
Kinsale		Cappagh	BCA.KIN.04	Buffer zone/amenity area	
Kinsale		Cappagh	BCA.KIN.05	Relocation of proposed sewerage treatment plant	
Kinsale		Cappagh	BCA.KIN.06	Change from agricultural to residential	
Inishannon		Laherfineen	BCA.INI.01	Additional residential zoning	
Inishannon		Laherfineen	BCA.INI.02	Amendment to stop line	

## **APPENDIX 2**

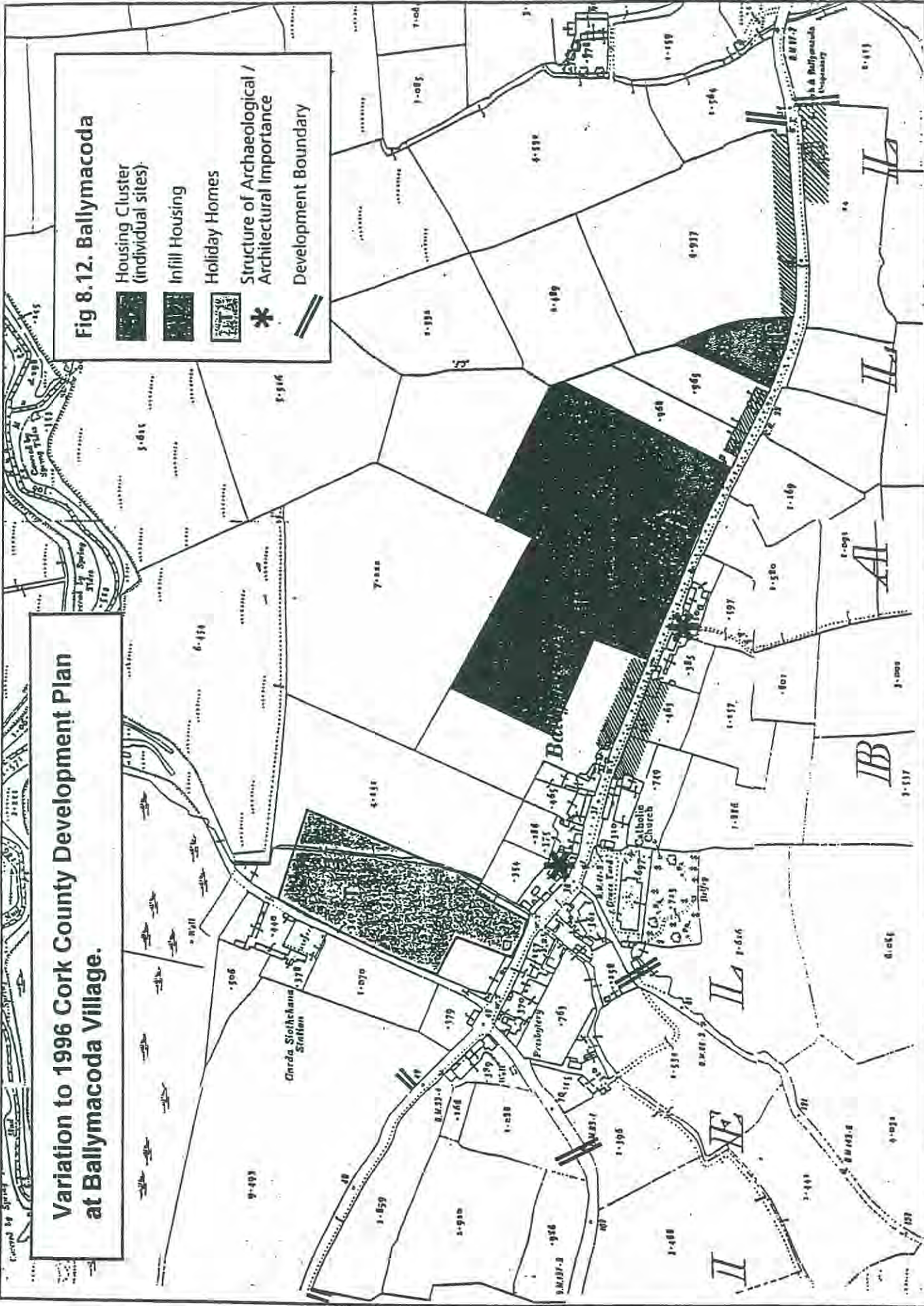
**List of Previous Variations to 1996 County Development Plan**

Town	Townland	Date Adopted	Description
Ballymacoda	Various	09/02/98	Textual Amendments to Paragraph 8.10.5
Carrigaline	Kilnaglery	17/07/98	Change from International Services to Open Space/recreational
Cobh Environs	Various	14/09/98	Alteration to Development Boundary
Lehenaghmore/Airport	Lehenaghmore	22/03/99	Change to Fig. 5.5 to include designated manufacturers or internationally traded services (see para. 5.42)
Little Island	Castleview	12/10/98	Change from Industry (light) to Commercial/Retail and Textual Amendments to Paragraphs 6.5.12, 6.5.18 and 6.5.35

**Variation to 1996 Cork County Development Plan  
at Ballymacoda Village.**

**Fig 8.12. Ballymacoda**

-  Housing Cluster (individual sites)
-  Infill Housing
-  Holiday Homes
-  Structure of Archaeological / Architectural Importance
-  Development Boundary



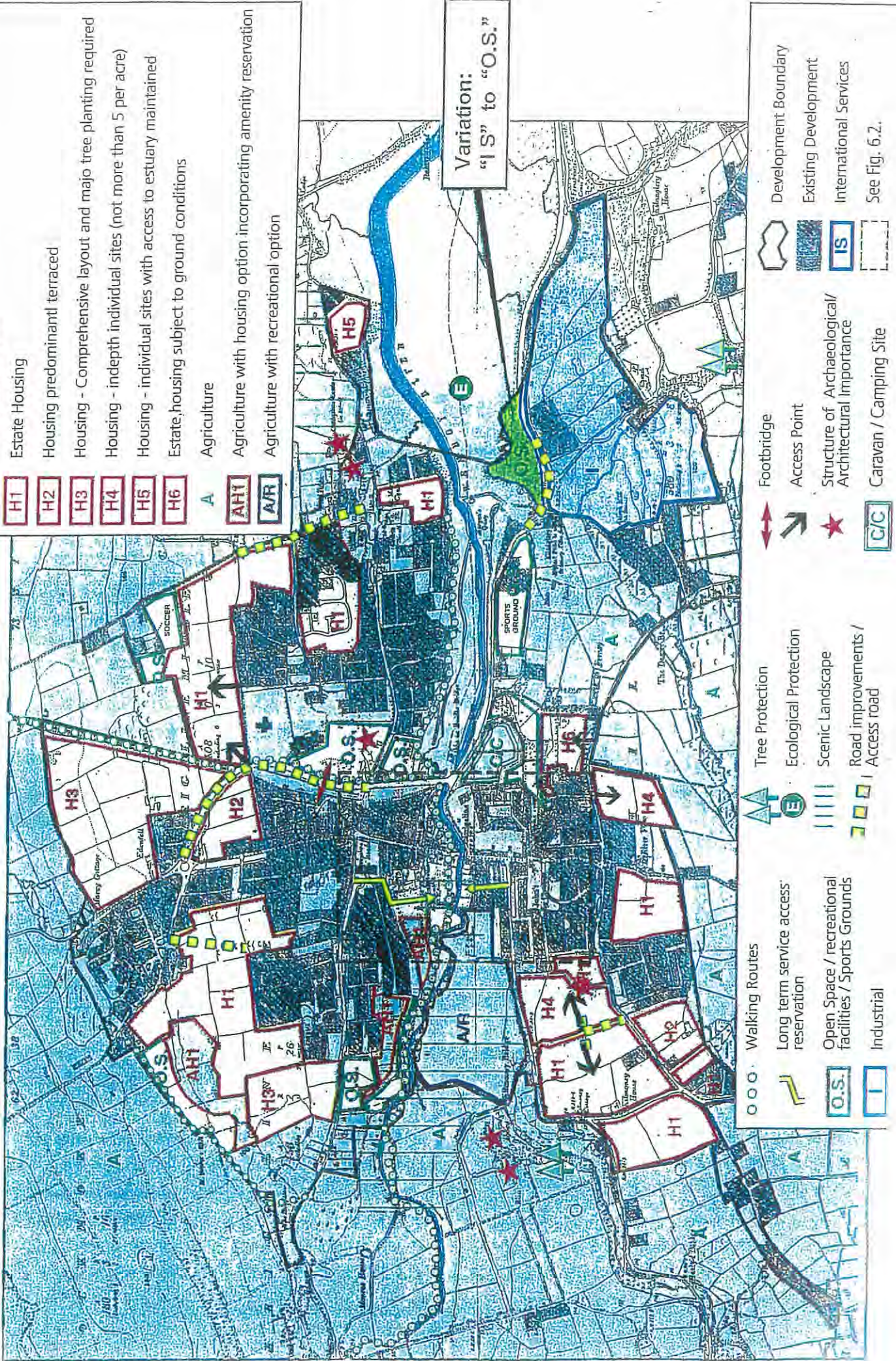
**Variation to 1996 Cork County Development Plan  
at Ballymacoda Village**

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8.10.5 Development proposals are outlined on figure 8.12. Development of the lands to the south of the village will be restricted to frontage development due to the elevated and exposed nature of the landscape. Some examples of poor siting already impinge on the picturesque setting of the village.

Variation to Cork County Development Plan

Fig. 6.1. Carrigaline Area



VARIATION OF COUNTY DEVELOPMENT PLAN  
LANDS AT KILNAGLEARY, CARRIGALINE

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Variation is outlined on figure 6.1.

Variation of existing zoning of circa 4.4 ha. of lands from "International Services" to "Open Space" uses at Kilnagleary, Carrigaline.





# Variation to 1996 Cork County Development Plan at Cork Airport, Lehenaghmore

Figure 5.5 Agriculture/Green Belt Zones

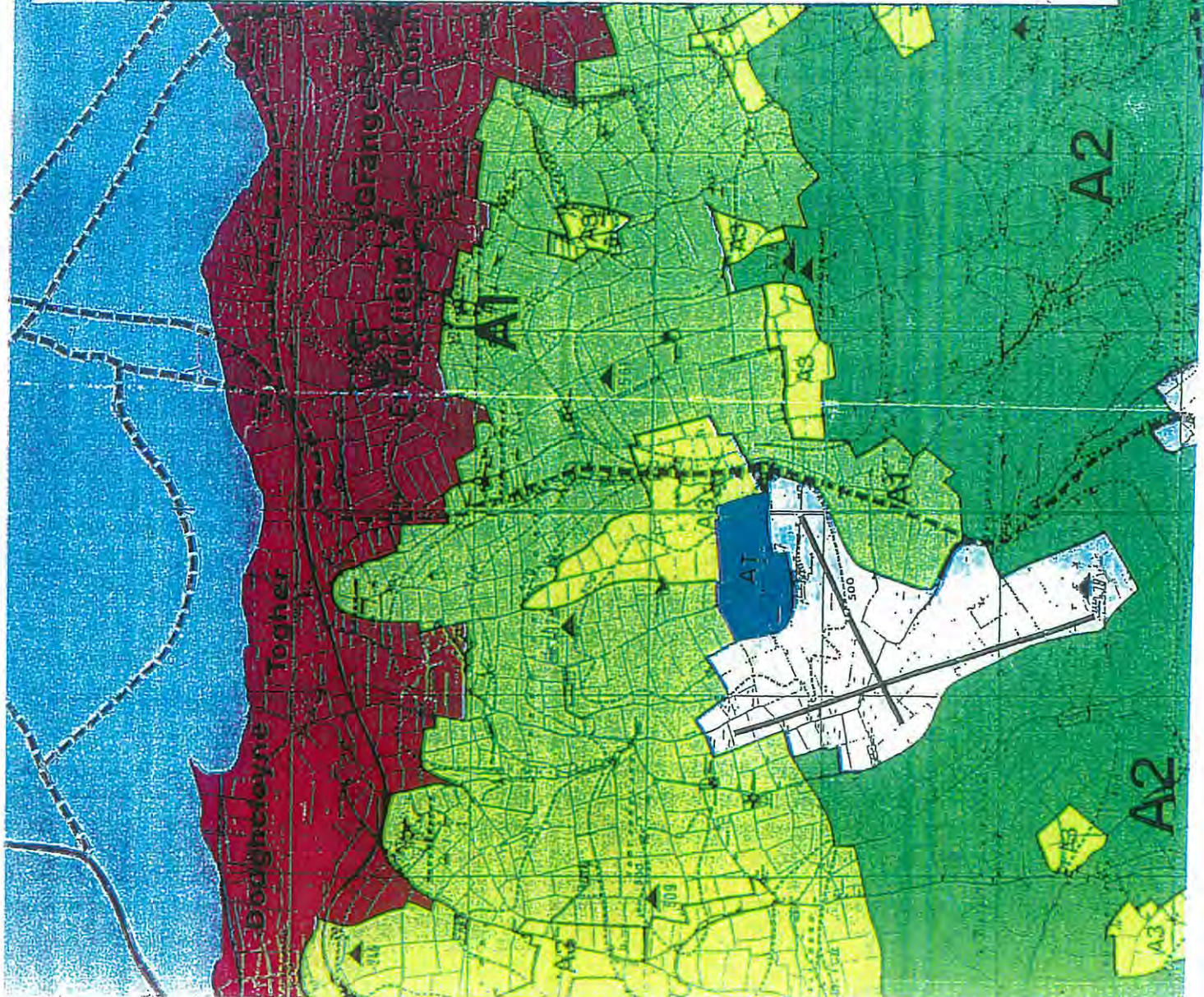
- A1** Agriculture: Farmhouse back from road acceptable in principle
- A2** Agriculture: House for direct ancestor/ descendant of farmer or person who has lived in this specific zone for 7 years + acceptable in principle (max 2 within 10 year period)
- A3** Predominantly Agriculture: House for direct ancestor/ descendant of farmer or rural resident who has lived within 1.5 miles or within specific zone for 7 years + acceptable in principle if 1 acre sites, with at least 0.25 acre deciduous woodland, provided.

**G** Priority area for Golf Course (See para. 5.65)

## Adjoining Settlements

- Frankfield** City Suburbs
- Donnybrook** Satellite Towns
- Ballinacorney** Rural Settlements with Local Plans
- Ballinacorney** SW Rural Settlements

**Air Transport and Air Users and designated manufacturing or internationally traded services (see para. 5.42)**



VARIATION TO 1996 CORK COUNTY  
DEVELOPMENT PLAN AT CORK AIRPORT,  
LEHENAGHMORE

- 5.41 Current employment at Cork Airport is around 700, and this could grow to around 900 by the end of the century on the basis of continuing incremental growth. It is the policy of the Council to control development in the vicinity of the airport to ensure it's safe and efficient operation and to safeguard it's future expansion.

Continued rapid growth in passenger traffic at Cork Airport may result in the need to extend the existing runway 07/25 westwards. In the longer term, it may also become necessary to expand and re-structure the airport to meet future needs. The Council will endeavor to facilitate Aer Rianta in it's future long term planning for the airport and in the interest of orderly development.

- 5.42 The potential of Cork Airport to attract airport and air traffic related development or high tech industries requiring close proximity to an international airport has been recognised by the Government in it's statement of intention to designate Enterprise Areas under the 1997 Finance Act thus creating an attractive tax efficient environment. Financial relief will be restricted to manufacturing or internationally traded services located immediately adjacent to the airport.

Pending confirmation of this designation the Council originally reserved a 14.5ha site immediately adjacent to the Airport for the purpose of accommodating uses deemed eligible under the Act. The Council has now increased the area of the site by a further 11 ha approximately. In addition, other non grant aided airport or air traffic related uses will be accommodated here, including air freight companies, aircraft maintenance, repair or office/workshop functions requiring close links to an airport and relying on a quick turnaround for receipt and delivery. The reservation is intended to facilitate early development of these lands and the attraction of eligible investment to the airport and to ensure orderly planning and development of lands adjacent to the airport.

In the event of a direction or order by the relevant Minister which alters or modifies the lands identified by the Council as being suitable as an enterprise area, the Council will review this reservation specified in the paragraph and figure 5.5.

Variation to 1996 Cork County Development Plan

Variation: "I-L" to "C/R"

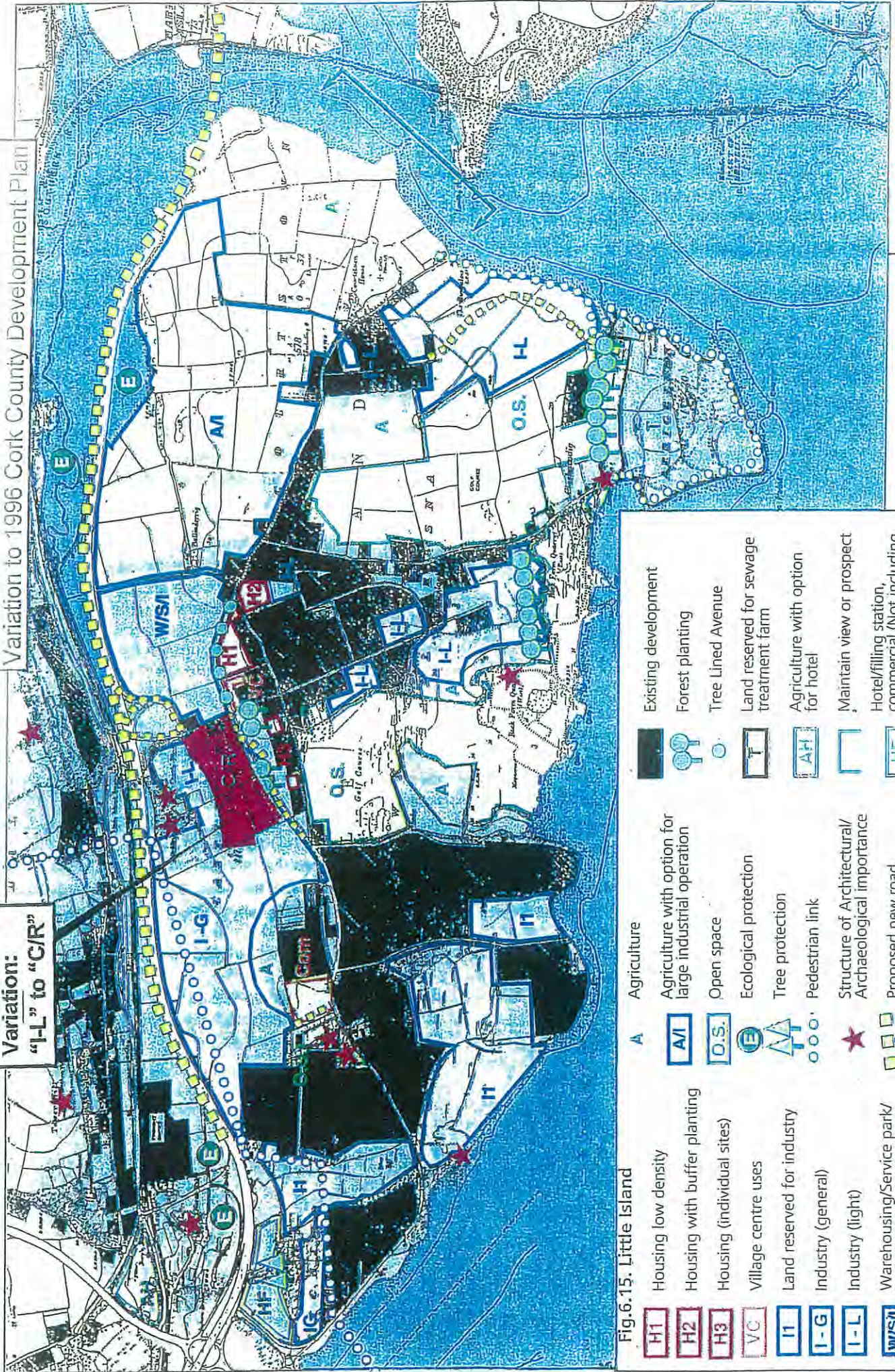


Fig.6.15. Little Island

<b>H1</b>	Housing low density	<b>A</b>	Agriculture		Existing development
<b>H2</b>	Housing with buffer planting	<b>A/I</b>	Agriculture with option for large industrial operation		Forest planting
<b>H3</b>	Housing (individual sites)	<b>O.S.</b>	Open space		Tree lined Avenue
<b>VC</b>	Village centre uses	<b>E</b>	Ecological protection		Land reserved for sewage treatment farm
<b>I1</b>	Land reserved for industry		Tree protection		Agriculture with option for hotel
<b>I-G</b>	Industry (general)		Pedestrian link		Maintain view or prospect
<b>I-L</b>	Industry (light)		Structure of Architectural/ Archaeological importance		Hotel/filling station, commercial (Not including significant retail)
<b>W/S/I</b>	Warehousing/Service park/ Major Industry		Proposed new road		
<b>Com</b>	Community Activity		Natural gas pipeline		



Commercial/Retail

Variation of County Development Plan for Castlevue, Little Island -  
Textual Amendment

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Paragraph 6.5.12 - (amendments shown in bold lettering).

In order to achieve these aims, the Council's policies and zoning provisions are based on the following objectives:-

- (a) to segregate where possible industrial uses and traffic from residential uses and traffic
- (b) to provide buffer zones of no development or **exceptional transitional developments** between residential and industrial lands, and to screen the fringes of residential areas.
- (c) at the planning application stage to require good design standards, (as in the IDA Industrial estate), and to apply comprehensive landscaping provisions including screen planting, to reduce the adverse visual impact of industrial development on views of Little Island, from the Euro Road, Fota and the Rochestown/Passage area.

The provisions given above particularly pertain to industrial/commercial development. Additionally, where new development abuts an existing residential area, the Council will require screen planting not less than 15 m. deep in the areas shown on the zoning map.

Paragraph 6.5.18 - (amendments shown in bold lettering).

The by pass route to the north of the village core should be provided with generous verges (7 - 10 metres) so that it can be planted up as a tree lined avenue. In time, this could become a feature of the island, and would also help separate zoned industrial land to the north from housing/commercial areas to the south.

Paragraph 6.5.35 - (amendments shown in bold lettering)

Land has been reserved for general industrial development on lands adjoining the IDA holding at Wallingstown. The eastern end of Castlevue is zoned for Light Industrial Development and an area of 23.226 acres is zoned for Commercial/Retail.