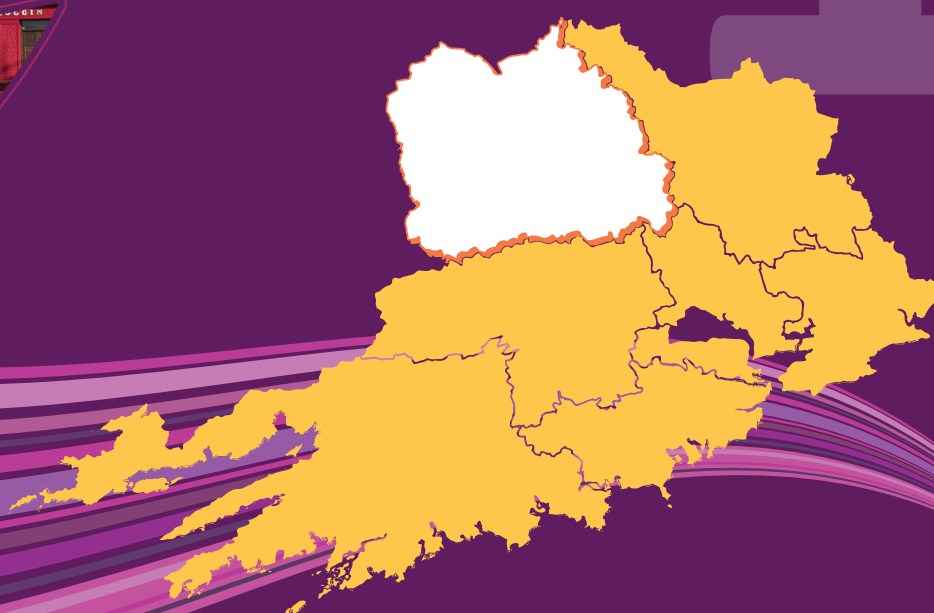
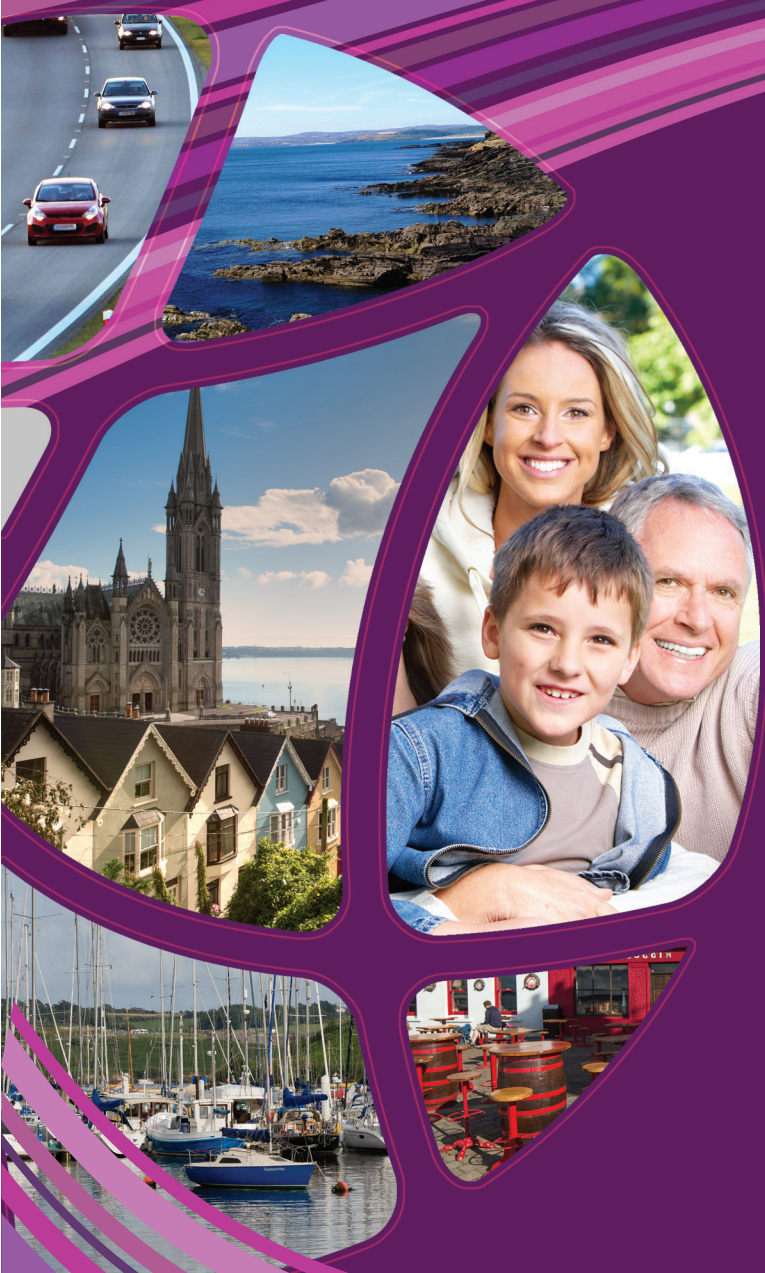




Cork  
County Council  
Comhairle Contae Chorcaí

# Draft Kanturk Mallow Municipal District Local Area Plan

## Proposed Amendments to the Draft Local Area Plan



2<sup>nd</sup> May 2017

VOLUME ONE  
Proposed Amendments

1



# **Draft Kanturk Mallow Municipal District Local Area Plan**

## **Proposed Amendments to the Draft Local Area Plan**

### **Volume 1 – Proposed Amendments**

**2<sup>nd</sup> May 2017**

## How to make a Submission

The Proposed Amendments to the Draft Kanturk Mallow Municipal District Local Area Plan are available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie). If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m, from Tuesday 2<sup>nd</sup> May 2017 to Tuesday 30<sup>th</sup> May 2017** at the following locations:

- Planning Department, Floor 1, County Hall, Cork.
- Planning Department, Norton House, Skibbereen, Co. Cork.
- Cork County Council Offices, Mallow
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CD copies of the documents may be requested by phone (Tel: 021-4285900) or collected from the Planning Department, Floor 1, County Hall between the hours of 9.30am and 4.00pm during the above period.

Submissions or observations regarding the Proposed Amendments to the Draft Kanturk Mallow Municipal District Local Area Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **from Tuesday 2<sup>nd</sup> May 2017 to 4pm on Tuesday 30<sup>th</sup> May 2017**

Submissions may be made in either of the following two ways:

- On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided

OR

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30<sup>th</sup> May 2017**, will be taken into consideration in the finalisation of the Kanturk Mallow Municipal District Local Area Plan.

**Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.**

**All Submissions should quote the Proposed Amendment Number that the submission relates to.**



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## **Section 1 Overview of Amendments Stage**

### **1.1 Introduction**

- 1.1.1 In November 2016 the Council published the Kanturk Mallow Municipal District Local Area for public consultation. Arising from the consultation process, it is proposed to make a number of changes to the Draft Plan. This document sets out the full detail of the proposed changes.
- 1.1.2 Accompanying this document is a further report (Volume 2 Environmental Report on Proposed Amendments) detailing the outcome of the Strategic Environmental Assessment, Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments.
- 1.1.3 These documents should be read in conjunction with the Draft Local Area Plan published in November 2016, together with the associated SEA Environmental Report, Strategic Flood Risk Assessment Report and the Habitats Directive Assessment Report of the same date, and the Chief Executive's Report to Members dated 6th March 2017.

#### **Progress to date**

- 1.1.4 The Draft Kanturk Mallow Municipal District Local Area Plan, along with three associated environmental assessments, was published in November 2016 and were made available to the public until the 16th of January 2017. 59 submissions were received during the public consultation period on the Draft Kanturk Mallow Municipal District Area Local Area Plan.
- 1.1.5 Other submissions referenced Countywide issues and issues relevant to the Municipal District as a whole. There were also 5 late submissions.
- 1.1.6 The majority of the submissions received related to issues in the main towns of Mallow (20) and Kanturk (7) within the Electoral area.
- 1.1.7 In accordance with Section 20 of the Planning and Development Acts, 2000, as amended, a Chief Executive's Report was prepared to list the persons and bodies who made submissions or observations, summarising the issues raised and providing the opinion of the Chief Executive on the issues raised and his recommendations in relation to the proposed Local Area Plan. The Chief Executives Report was issued to Members of Council for their consideration on the 6th March 2017.
- 1.1.8 The Council's Development Committee met on the 23rd, 24th and 27th March 2017 to discuss the Chief Executive's Report and the next stages of the Local Area Plan process. A further meeting of the Council was held on 27th March 2017, where, following consideration of the Draft Plan, Environmental, Habitats and Flood Risk Assessment Reports, the submissions received and the Chief Executive's report, the Members of Council resolved to make a number of material amendments to the Draft Plan.
- 1.1.9 In total, 113 amendments are proposed to the Draft Kanturk Mallow Municipal District Local Area Plan and these are set out in this report. In addition to the material amendments detailed in this document, a number of non material changes relating to the procedural and factual content may be included in the plan before it is finalised.
- 1.1.10 The County Council is obliged to make the proposed amendments to the Draft Local Area Plan, together with a report in relation to the Strategic Environmental Assessment including Strategic Flood Risk Assessment and Habitats Directive Assessment of the proposed amendments, available for inspection by the public and statutory bodies for a period of at

least 4 weeks so that written submissions or observations regarding the proposed amendments can be made to the Council.

1.1.11 This period will commence on **Tuesday 2nd May 2017 and will last until 4.00 p.m. on Tuesday 30th May 2017.** In order to be taken into consideration by the County Council, written submissions or observations must be received within that period.

1.1.12 It should be noted that as the new Local Area Plans do not include the former Town Councils functional areas and will not replace the nine Town Development Plans adopted by the former Town Councils of Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal there are no proposed amendments relating to any policy or objectives for those areas. The current Town Plans will remain enforce until December 2020.

## **1.2 Form and Content of the Proposed Amendments Document**

1.2.1 This document consists of Three Volumes. **Volume One “Proposed Amendments to the Draft Local Area Plan”** includes both the amendment text and where relevant the mapping amendments. There are three parts, these are:

- **Section 1: Introduction:** This section outlines the local area plan review process to date and how to make a submission.
- **Section 2: Text of Proposed Amendments:** This sets out the text of each Proposed Amendment and indicates whether the amendment relates to a text change only or text and mapping change or a mapping change only.
- **Section 3: Map Amendments:** This section sets out all the map amendments referenced in Section 2. The map amendments are laid out in the following order Introduction, Local Area Strategy, Main Towns, Key Villages, Village Nuclei and Other Locations where appropriate.
- **Section 4: Consolidated text for amendment KM.03.02.01 Mallow Environs:** This text is a consolidated version of the new Mallow Environs chapter with text relating to the town council now struck out. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.

1.2.2 **Volume Two “Environmental Reports on the Proposed Amendments”** includes the Addendum to the SEA Environment Report including Strategic Flood Risk Assessment of the proposed amendments and the Habitats Directive Screening Report.

1.2.3 **Volume 3 “Local Area Plan Map Browser-Proposed Amendments”.** All the map amendments including zonings/boundary extensions and any proposed roads/walkways are shown on the map browser. The aim of the Map Browser is to give the public access to large scale detailed map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendments to the Draft Plan.

1.2.4 It should be noted that Volume One Proposed Amendments is the only published printed volume. Volumes Two and Three and other supporting documentation relating to the Amendments are available on an accompanying CD. All Three volumes are available on the County Council’s web-site [www.corkcoco.ie](http://www.corkcoco.ie).

1.2.5 This “Proposed Amendments” document sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment

number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

- 1.2.6 It should also be noted that these Proposed Amendments address the recommendations set out in the Strategic Environmental Assessment Environment Report. The Strategic Flood Risk Assessment Report and the Natura Impact Report where appropriate, in respect of the Draft Local Area Plan published in November 2016.
- 1.2.7 All the proposed amendments have been subject to Strategic Environmental Assessment and Appropriate Assessment under Habitats Directive Assessment. The Addendum to the Environmental Report, Strategic Flood Risk Assessment and the Habitats Directive Assessment Report on the proposed amendments are available on CD and on the Council's website at [www.corkcoco.ie](http://www.corkcoco.ie) at all times. Submissions and observations are also invited in relation to these documents.

### 1.3 How to make a Submission

- 1.3.1 The Proposed Amendments to the Draft Kanturk Mallow Municipal District Local Area Plan are available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie). If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m, from Tuesday 2nd May 2017 to Tuesday 30th May 2017** at the following locations:

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- 1.3.3 Submissions or observations regarding the Proposed Amendments to the Draft Kanturk Mallow Municipal District Local Area Plan are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **from Tuesday 2nd May 2017 to 4pm on Tuesday 30th May 2017**

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On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided

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In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

- 1.3.5 All such submissions lodged within the above period and prior to the close of business at **4pm on Tuesday 30th May 2017**, will be taken into consideration in the finalisation of the Kanturk Mallow Municipal District Local Area Plan.

**Submissions and observations are also invited in relation to the Addendum to the Environmental Report, the Strategic Flood risk Assessment and the Habitats Directive Assessment Report on the proposed amendments.**

**All Submissions should quote the Proposed Amendment Number that the submission relates to.**

## Section 2 Proposed Amendments to the Draft Plan

### 2.1 Overview

**2.1.1.** The following table sets out the precise text of the amendments to the Draft Plan. The amendments are set out on a Section basis indicating the amendment number, the text of the proposed change and the page number in the Draft Local Area where the change is proposed. Text that is to be deleted is shown with ~~strike through~~ and new text to be included is shown in **bold**.

**2.1.2.** Where significant amount of text forms part of the amendment this change is referenced in Table below but the text of the amendment is set out in a series of Appendices A1, A2 etc.

Ref.	Amendment			Draft LAP Page No.
	<b>Section One: Introduction</b>			
<b>KM 01.01.01</b> (change to page 6 of Draft Plan). Delete Table 1.1 Municipal Districts in County Cork and replace with new Table 1.1, below, which includes list of Town Council Development Plans.				
<b>Table 1.1: Municipal Districts in County Cork</b>				
	Municipal District	Population 2011	Main Towns	No of villages
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale ( <b>Kinsale Town Development Plan, 2009</b> )	34
3	<b>Blarney-Macroom</b>	<b>43,398</b>	Blarney, Macroom ( <b>Macroom Town Development Plan, 2009</b> )	<b>54</b>
4	Cobh	53,544	Carrigtwohill, Cobh ( <b>Cobh Town Development Plan 2013</b> ), Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton ( <b>Midleton Town Development Plan 2013</b> ), Youghal ( <b>Youghal Town Development Plan, 2009</b> )	30
6	Fermoy	42,226	Charleville, Fermoy ( <b>Fermoy Town Development Plan, 2009</b> ), Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow ( <b>Mallow Town Development Plan, 2009</b> ) Millstreet, Newmarket	46
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty ( <b>Clonakilty Town Development Plan, 2009</b> ), Dunmanway, Schull, Skibbereen ( <b>Skibbereen Town Development Plan, 2009</b> )	67 & 7 Inhabited Islands
<b>Note: This change affects the text of the Plan only.</b>				

Ref.	Amendment	Draft LAP Page No.
KM.01.07.01	<p><b>Approach to Town Council Development Plans</b></p> <p>Delete Paragraph 1.7.9 and replace with new text as follows:</p> <p><del>1.7.9— Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.</del></p> <p><b>Therefore it is proposed to proceed on the basis that the Municipal District Local Area Plans will deal only with the environs of these towns, ie the area between the boundary of the administrative area of the former Town Council and the Development Boundary of the Town as delineated in maps included in this LAP. For clarity, the text of the plans will be revised to omit text, policy / objectives on issues covered by the Town Development Plan and the LAP Maps will ‘grey out’ the area to which the Town Development Plan applies.</b></p> <p><b>The current Town Council Development Plans will remain in force until the review of the Cork County Development Plan, 2014 is completed in 2020 and these Town Development Plans are the reference point for guidance in relation to issues of proper planning and sustainable development for land located within the administrative area of the former Town Council.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	1 & 2
KM.01.07.02	<p>Housing Density</p> <p>Insert new Heading “Housing Density” and text after “Green Infrastructure”(paragraph 1.7.30) as follows;</p> <p><b>The approach to housing density used in this Plan is set out in Section 3.4 Housing Density, Chapter 3 Housing, Volume One of the Cork County Development Plan, 2014. Objective HOU 4-1, Housing Density on Zoned Land in Section 3.4 sets out the housing density standards applicable to each category, High, Medium A and Medium B, along with an accompanying</b></p>	18



Ref.	Amendment	Draft LAP Page No.
	<p>guide to the densities in Table 3.1 Settlement Density Guide.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.01.07.03	<p>Include additional text after paragraph 1.7.25 as follows:</p> <p><b>It is the intention of Cork County Council to implement the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a vacant sites register, identifying sites on which a vacant site levy can be applied. The planning authority will proactively engage with the Municipal District sub-county structure, to identify suitable sites on lands zoned residential and on lands designated as regeneration areas in this plan, which meet the criteria for inclusion in the vacant site register. This will facilitate sustainable urban development and bring such vacant sites and buildings in urban areas into beneficial use.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	17
KM.01.07.04	<p>Include new section on Active Land Management and additional text paragraphs:</p> <p><b>Active Land Management</b></p> <p><b>In response to an identified deficit in the supply of housing units and arising from ongoing research and analysis in the period since the adoption of the CDP 2014 (including with the Planning &amp; Development SPC, public consultations associated with the this LAP process and stakeholder engagement), Cork County Council has given further consideration to the most appropriate process of identifying the additional quantum of housing land supply required to drive growth in the Cork Region.</b></p> <p><b>Section 2 (Planning &amp; Economic Recovery) of the Planning Policy Statement 2015 (DECLG) identifies active land management by Planning Authorities as critical in the implementation phase of development plans:</b></p> <p><b>Preparation of development plans is only an initial step. Plan implementation is key and the actions in Construction 2020 will be progressed to enable planning authorities to more dynamically lead and manage the development process in their areas, ensuring that land zoned for development actually comes into use as anticipated in development plans and in tandem with supporting infrastructure.</b></p> <p><b>The enhanced role of planning authorities in managing the</b></p>	18

Ref.	Amendment	Draft LAP Page No.
	<p>development and use of land in their areas will compliment their expanded role in economic development set out in Putting People First, providing the tools for local authorities to strongly support local economic development which facilitates overall national economic recovery.</p> <p>Active land management is multi-faceted and may be said to include managing the delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery; and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.</p> <p>In this context Cork County Council proposes to initiate a process of Active Land Management to include for the ongoing monitoring and evaluation of the following:</p> <ul style="list-style-type: none"> <li>• Actual and projected housing demand in the Cork Region, including household sizes and required household types, appropriate density, vibrancy of the employment market and employment delivery targets</li> <li>• The planning consent process (planning permissions granted/refused for multiple house schemes), commencement notifications, housing completion rates</li> <li>• The roll-out and delivery of essential infrastructure by state agencies, including opportunities to leverage maximum returns from investment by the state</li> <li>• Opportunities to promote modal shift and sustainable transport patterns where appropriate, including along existing, planned and potential future transport corridors</li> <li>• Opportunities to maximise use of existing hard and soft infrastructure, including supporting the vitality and viability of Metropolitan Cork, towns, villages and settlements throughout Cork</li> </ul> <p>It is intended the process of Active Land Management will help ensure the strategic planning policy process is well-positioned to respond in a dynamic manner to the changing nature of the housing market, and in-so-doing help ensure the right type of housing units are being provided at the most</p>	

Ref.	Amendment	Draft LAP Page No.
	<p>appropriate locations, in a timely manner.</p> <p>A central component of this approach will be the process of seeking to ensure that when statutory land use plans identify lands that are most suitable for the delivery of the required housing units, housing units are delivered on the lands within the lifetime of the Plan or as soon as may be reasonably expected.</p> <p>During the lifetime of this Plan, and in addition to the provisions of the Urban Regeneration &amp; Housing Act 2015, Cork County Council will:</p> <ol style="list-style-type: none"> <li>1. Monitor the degree to which serviced/serviceable zoned lands are delivering the required housing units such that during the next LAP making cycle, informed consideration may be given as to the likelihood of such lands contributing the number and type of units required and/or whether it is appropriate to continue to zone such lands for residential purposes.</li> <li>2. Provide dedicated resources (the Housing and Infrastructure Implementation Team) to collaborate with land owners, developers and state agencies to prepare and initiate implementation strategies for key strategic sites, including the designated Urban Expansion Areas and the Monard SDZ, on a prioritised basis.</li> <li>3. Monitor the delivery of housing units in Key Villages, Villages and Village Nuclei, having regard to the stated Scale of Development and Normal Recommended Scale of any Individual Scheme requirements set out in this Plan.</li> </ol> <p>This process will be undertaken in each Municipal District to help distinguish between locations with the capacity, infrastructure and market demand to deliver housing units sustainably and other similarly designated locations in the MD that are not delivering the required supply of housing units. This process will help ensure the planning policy framework is sufficiently dynamic to respond positively in locations that can sustainably deliver</p>	

Ref.	Amendment	Draft LAP Page No.
	<p>the required units, while ensuring the overall Scale of Development (per Key Village, Village or Village Nuclei) is not exceeded at the MD Level.</p> <p>4. Advance the process of identifying a Strategic Land Reserve of approx 400ha in County Metropolitan Cork – a strategic initiative first introduced in the CDP 2014, and which has been the subject of ongoing consideration and analysis in the intervening period, including during the Pre-Draft Consultation process and Public Consultation Phase of the statutory LAP-making process.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.01.07.05	<p>Amend paragraph 1.7.15 of Section one of the Plan as follows:</p> <p>Chapter 10 of the County Development Plan sets out the Transportation and Land Use Strategy for the County which seeks to make Cork a more competitive county and to foster sustainable economic and population growth through the delivery of an efficient transport system and encourage balanced investment in less polluting and more energy efficient modes of public and private transport, including walking and cycling. This strategy has informed the preparation of the Local Area Plan.</p> <p><b>Within this Municipal District the N20, N72 and N73 are important elements of the strategic road infrastructure serving the area and need to be protected in accordance with national policy. The protected route corridor of the proposed M20 also traverses the area.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	15
KM.01.08.01	<p>Include additional text in section 1.8 after Objective IN-01 as follows:</p> <p><b>Managing downstream flood impacts.</b></p> <p><b>When planning a development upstream of an area at risk of flooding, intending developers need to be mindful of the need to consider the potential downstream flood impacts of a development, even when the development itself is not in an area of flood risk. This relates in particular to the management of surface water and to the wider issues of pluvial flood risk, which may have downstream impacts. Detailed assessment of the potential downstream impacts is particularly important in areas where flood defences have already been provided or are planned downstream of a development, in order to ensure that there are no adverse</b></p>	20

Ref.	Amendment	Draft LAP Page No.
	<p>effects on the standard of defence provided.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	<p><b>Section Two: Local Area Strategy</b></p>	
<p><b>KM.02.02.01</b></p>	<p>Insert additional text heading and paragraph 2.2.3 in section 2;</p> <p><b>The National Spatial Strategy is to be replaced by the National Planning Framework (NPF), to be delivered in 2017. This national framework is intended to be a high level strategy document that will provide the framework for future development and investment in Ireland, providing a long term and place-based aspect to public policy and investment, as well as aiming to coordinate sectoral areas such as housing, jobs, transport, education, health, environment, energy and communications. It is anticipated that the NPF will inform the future Regional Spatial and Economic Strategies (RSES) that will follow the adoption of the NPF. The Council will ensure that its forward planning will be aligned with this hierarchy of strategic plans.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>27</p>
<p><b>KM.02.03.01</b></p>	<p>Include additional text paragraph after paragraph 2.3.3 as follows:</p> <p><b>The Kanturk Mallow Municipal District has an interesting and varied range of built heritage and features, both architectural and archaeological, that give the area a unique sense of place and identify an important link with the past. Each settlement chapter of this plan refers to the unique aspects of a settlement built, archaeological and natural heritage where relevant.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>27</p>
<p><b>KM.02.03.02</b></p>	<p>Amend Figure 2.1 Municipal District map to include missing settlements Knocknagree, Boherbue and Lyre.</p> <p><i>Note: This change affects map label only</i></p>	<p>28</p>
<p><b>KM.02.04.02</b></p>	<p>Replace reference to 55% with <b>38%</b> in paragraph 2.4.4</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	<p>29</p>
<p><b>KM.02.04.03</b></p>	<p>Amend text of section 2 by inserting new paragraph after 2.4.9 as follows:</p>	<p>32</p>

Ref.	Amendment	Draft LAP Page No.
	<p>Table 2.3 provides information in relation to the physical capacity of the water services infrastructure only. Some settlements which have infrastructural capacity may have other issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Mallow (Clyda) and Freemount (Allow) will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.02.04.04	<p>Amend Water Services Key of table 2.3 to include the following additional text:</p> <p><b>There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposals to increase volumes of abstraction of water from the Blackwater, Clyda or Allow rivers must be subject to Habitat Directive Assessment.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	32
KM.02.05.01	<p>Amend table 2.5 (Employment Land Supply) to reflect changes to draft amendments as follows:</p> <p>Mallow – Business <del>35.7ha</del> <b>23.5ha</b></p> <p>Mallow – Industrial <del>103.7ha</del> <b>139.5ha</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	33
KM.02.06.01	<p>Include additional text paragraph after section 2.6.12:</p> <p><b>The area has an interesting and wide range of archaeological heritage, dating from the Stone Age through to the Post-medieval period. It is particular rich in Bronze Age monuments, Early Christian ecclesiastical sites and numerous medieval castles and churches including Mallow Liscarroll, Kilbolane and Kanturk Castle all National Monuments in State ownership/guardianship. In addition, given the rich agricultural lands, the area boast of a vast array of 18th/19th century historic architecture both formal and vernacular. These include county houses, vernacular cottages, mills, bridges and limekilns. Most of the urban settlements are historical in origin with an 18th/19th century streetscape. Buttevant, Mallow and Liscarroll feature in the Urban</b></p>	35

Ref.	Amendment	Draft LAP Page No.
	<p>Archaeological Survey of County Cork and have a designated Zone of Archaeological Potential (ZAP). In the settlements much of the archaeology is subsurface or incorporated into later buildings. For reference to all known archaeological monuments in the district see <a href="http://www.archaeology.ie">www.archaeology.ie</a>.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.02.06.02	<p>Local Area Plan Objective LAS-01</p> <p>Delete LAS-01 (a) and replace with new Objective LAS-01 as follows;</p> <p><del>a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.</del></p> <p><b>In order to secure sustainable population growth proposed, appropriate and sustainable water and waste water infrastructure that will help to secure the objectives of the Water Framework Directive, Habitats Directive and Birds Directive, needs to be provided where not already available, in advance of the commencement of discharges from new development permitted.</b></p> <p>Include additional objectives in LAS-01 as follows:</p> <ul style="list-style-type: none"> <li><b>f) All developments will need to comply with Water Services Objectives WS 2-1, WS 3-1, WS 4-1 and Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume 1of the Cork County Development Plan, 2014.</b></li> <li><b>g) No developer provided infrastructure will be allowed into the future except where agreed with Irish Water and where an appropriate transitional and longer term maintenance and repair programme has been provided for.</b></li> <li><b>h) All developments where appropriate will need to comply with Objective TM 3-1 National Road Network as detailed in Chapter 10, Volume 1of the Cork County Development Plan, 2014.</b></li> <li><b>i) All developments will need to comply with Management of Surface Water Objectives WS 5-1, WS 5-2 and WS 5-3 as detailed In Chapter 11, Volume One of the Cork County Development Plan, 2014, in order to make provision for Sustainable Urban Drainage Systems and provide adequate storm water attenuation. Surface water</b></li> </ul>	35



Ref.	Amendment	Draft LAP Page No.
	<p>management and disposal should be planned in an integrated way in consideration with land use, water quality, and amenity and habitat enhancements as appropriate.</p> <p>j) Preserve and protect the archaeological and architectural heritage which contributes to the character of an area and is intrinsic to its identity and sense of place in accordance with the Heritage objectives (HE 3 -1-5 &amp; HE 4 1-5) of the County Development Plan 2014. This includes formal vernacular, industrial, civic, ecclesiastical, maritime and underwater heritage and features such as historic boundaries, gate piers, street furniture, landscapes.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	

**KM 02.06.03:** Replace table 2.2 of the draft plan (on page 29) with a new table 2.2 below:

Table 2.2 Kanturk Mallow Municipal District Housing Requirements and Supply							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Estimated Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Buttevant	945	1,501	285	298	17	31.50	482
Kanturk	2,263	2,400	188	141	8	29.20	329
Mallow	11,605	20,000	4,154	4,552	228	332.45 <b>339.93*</b>	6,750 <b>6,961</b>
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.90	345
Main Towns	17,375	26,846	4,934	5,323	270	437.67 <b>445.15</b>	8,256 <b>8,467</b>
Villages	6,727	8,796	1,247	1,361	--	--	987
Rural	23,203	21,798	758	872	--	--	--
Total Villages and Rural	29,930	30,593	2,005	2,233	--	--	987
Total for District	47,305	57,439	6,939	7,556	270	437.67 <b>445.15</b>	10,230 <b>9,454</b>
Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 Ha							
Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12							
<b>* Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.</b>							

And amend paragraph 2.4.4 as follows:

Table 2.2 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 5,323 new dwelling units and capacity, in terms of the current

Ref.	Amendment	Draft LAP Page No.																																																																							
	<p>provision of zoned lands within the towns, to accommodate <del>8,592</del> <b>8,467</b> units. At this stage in the LAP process there is no need to add to the overall land supply as it includes headroom of 38% in terms of the amount of housing units required.</p> <p><b>In the case of Millstreet, a number of parcels of residential lands were rezoned on the basis that they corresponded with the area at risk of flooding and the totality of land zoned and potential yield have been reduced accordingly.</b></p> <p>The residential land supply in Mallow has been subject to some minor restructuring but geographically remains broadly the same as that set out in the Mallow Local Area Plan 2015 (amendment). It is proposed therefore, to retain the core strategy figures as set out in Appendix B, Table B12 of the County Development Plan for Mallow.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>																																																																								
	<b>Section Three: Main Towns</b>																																																																								
	<p><b>KM.03.01.01</b> Replace table 3.1 of the plan page 38 with a new table 3.1 as follows:</p> <p><i>Note: This change affects the text of the Plan only.</i></p> <table border="1" data-bbox="212 1084 1326 1554"> <thead> <tr> <th colspan="8" style="text-align: center;">Table 3.1: Population, Households and Net New Houses for Main Towns</th> </tr> <tr> <th rowspan="2"></th> <th colspan="5" style="text-align: center;">Housing Requirement</th> <th colspan="2" style="text-align: center;">Housing Supply</th> </tr> <tr> <th>Census 2011</th> <th>Population Target</th> <th>Total New Households</th> <th>New Units Required</th> <th>Net Estimated Requirement (Ha)</th> <th>Net Estimated Residential Area Zoned (Ha)</th> <th>Estimated Housing Yield</th> </tr> </thead> <tbody> <tr> <td>Mallow</td> <td>11,605</td> <td>20,000</td> <td>4,154</td> <td>4,552</td> <td>228</td> <td><del>332.45</del> <b>339.93*</b></td> <td><del>6,750</del> <b>6,961</b></td> </tr> <tr> <td><u>Kanturk</u></td> <td>2,263</td> <td>2,400</td> <td>188</td> <td>141</td> <td>8</td> <td>29.2</td> <td>329</td> </tr> <tr> <td><u>Millstreet</u></td> <td>1,574</td> <td>1,756</td> <td>166</td> <td>177</td> <td>10</td> <td>19.62</td> <td>350</td> </tr> <tr> <td>Newmarket</td> <td>988</td> <td>1,189</td> <td>141</td> <td>155</td> <td>9</td> <td>24.9</td> <td>345</td> </tr> <tr> <td><u>Buttevant</u></td> <td>945</td> <td>1,501</td> <td>285</td> <td>298</td> <td>17</td> <td>31.5</td> <td>482</td> </tr> <tr> <td><b>Total</b></td> <td><b>17,375</b></td> <td><b>26,846</b></td> <td><b>4,934</b></td> <td><b>5,323</b></td> <td><b>270</b></td> <td><del><b>437.67</b></del> <b>445.15</b></td> <td><del><b>8,256</b></del> <b>8,467</b></td> </tr> </tbody> </table> <p>Source: Cork County Development Plan 2014- Appendix B, Table B 12 * Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.</p>	Table 3.1: Population, Households and Net New Houses for Main Towns									Housing Requirement					Housing Supply		Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield	Mallow	11,605	20,000	4,154	4,552	228	<del>332.45</del> <b>339.93*</b>	<del>6,750</del> <b>6,961</b>	<u>Kanturk</u>	2,263	2,400	188	141	8	29.2	329	<u>Millstreet</u>	1,574	1,756	166	177	10	19.62	350	Newmarket	988	1,189	141	155	9	24.9	345	<u>Buttevant</u>	945	1,501	285	298	17	31.5	482	<b>Total</b>	<b>17,375</b>	<b>26,846</b>	<b>4,934</b>	<b>5,323</b>	<b>270</b>	<del><b>437.67</b></del> <b>445.15</b>	<del><b>8,256</b></del> <b>8,467</b>	
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<b>KM.03.02.01</b>	<p>Amend wording of section 3.2 of the plan due to revised approach in relation to the former Mallow town council area and amend map to exclude former Mallow town council area from zoning map.</p> <p>Additional changes to the text of section 3.2 which arise from other considerations are included within the new section 3.2 but are also listed as separate proposed changes below.</p> <p>Note that the final numbering of any specific zoning objectives</p>	40																																																																							

Ref.	Amendment	Draft LAP Page No.																																																							
	<p>set out below will be such that they are in sequence in the final plan.</p> <p>Revised section 3.2 Mallow Environs is set out in Section 4 of this amendment document.</p> <p><i>Note: This change affects the text and map of the Plan.</i></p>																																																								
<p><b>KM.03.02.02</b> Amend and update table 3.2 of the plan page 41 as follows:</p> <p><i>Note: This change affects the text of the Plan only.</i></p> <table border="1" data-bbox="212 781 1300 1227"> <thead> <tr> <th colspan="8" data-bbox="212 781 1300 831"><b>Table 3.2 - Mallow Population Growth and Housing requirements</b></th> </tr> <tr> <th data-bbox="212 831 331 887"></th> <th colspan="5" data-bbox="331 831 1018 887"><b>Housing Requirement</b></th> <th colspan="2" data-bbox="1018 831 1300 887"><b>Housing Supply</b></th> </tr> <tr> <th data-bbox="212 887 331 1025">Census 2011</th> <th data-bbox="331 887 427 1025">Population Target</th> <th data-bbox="427 887 564 1025">Total New Households 2011-2022</th> <th data-bbox="564 887 719 1025">New housing Units Required</th> <th data-bbox="719 887 847 1025">Net Housing Requirement (ha)</th> <th data-bbox="847 887 1018 1025">Net Residential Area Zoned in the new LAP</th> <th data-bbox="1018 887 1161 1025">Estimated Housing Yield (units)</th> </tr> </thead> <tbody> <tr> <td data-bbox="212 1025 331 1122">Mallow</td> <td data-bbox="331 1025 427 1122">11,605</td> <td data-bbox="427 1025 564 1122">20,000</td> <td data-bbox="564 1025 719 1122">4,154</td> <td data-bbox="719 1025 847 1122">4,552</td> <td data-bbox="847 1025 1018 1122">228</td> <td data-bbox="1018 1025 1161 1122">332.45</td> <td data-bbox="1161 1025 1300 1122">6750</td> </tr> <tr> <td data-bbox="212 1122 331 1178"></td> <td data-bbox="331 1122 427 1178"></td> <td data-bbox="427 1122 564 1178"></td> <td data-bbox="564 1122 719 1178"></td> <td data-bbox="719 1122 847 1178"></td> <td data-bbox="847 1122 1018 1178"></td> <td data-bbox="1018 1122 1161 1178">339.93*</td> <td data-bbox="1161 1122 1300 1178">6,961</td> </tr> <tr> <td data-bbox="212 1178 331 1227"><b>Total MD</b></td> <td data-bbox="331 1178 427 1227"><b>47,305</b></td> <td data-bbox="427 1178 564 1227"><b>57,439</b></td> <td data-bbox="564 1178 719 1227"><b>6,939</b></td> <td data-bbox="719 1178 847 1227"><b>7,556</b></td> <td data-bbox="847 1178 1018 1227"><b>270</b></td> <td data-bbox="1018 1178 1161 1227"><b>437.67</b></td> <td data-bbox="1161 1178 1300 1227"><b>8,256</b></td> </tr> <tr> <td colspan="8" data-bbox="212 1227 1300 1267"> <p>Source: Cork County Development Plan 2014- Appendix B, Table B-11 B12</p> <p>* Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.</p> </td> </tr> </tbody> </table>			<b>Table 3.2 - Mallow Population Growth and Housing requirements</b>									<b>Housing Requirement</b>					<b>Housing Supply</b>		Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the new LAP	Estimated Housing Yield (units)	Mallow	11,605	20,000	4,154	4,552	228	332.45	6750							339.93*	6,961	<b>Total MD</b>	<b>47,305</b>	<b>57,439</b>	<b>6,939</b>	<b>7,556</b>	<b>270</b>	<b>437.67</b>	<b>8,256</b>	<p>Source: Cork County Development Plan 2014- Appendix B, Table B-11 B12</p> <p>* Figure includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.</p>							
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<b>KM.03.02.03</b>	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Mallow will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	54																																																							
<b>KM.03.02.04</b>	<p>Amend zoning map and text to omit MW-0-05 proposed in Draft Plan and replace with 3 separate zonings and text as follows.</p> <p>a) <b>MW-I-05 (a): Phase 1: Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development proposals shall be supported by a Traffic Impact Assessment and Road Safety Audit. Development shall be sited,</b></p>	75																																																							

Ref.	Amendment	Draft LAP Page No.
	<p>designed and landscaped to minimize its visual impact. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.</p> <p>b) MW-I-05 (b): Phase 2: Industrial Development. Development on this site shall be served by the same access as that provided to serve the MW-I-05 (a) above and shall only proceed when development on MW-I-05(a) is substantially complete.</p> <p>c) MW-O-05: Open space, sports, recreation and amenity.</p> <p><i>Note: This change affects map and text</i></p>	
KM.03.02.05	<p>Amend paragraph 3.2.54 as follows:</p> <p>Mallow already has a good range of both primary and secondary level schools. Permission has been approved for a new 8 classroom primary school which will be developed at Castlepark. <b>The Department of Education has identified a need for three additional primary schools and two additional post primary schools to cater for the planned levels of growth in the town. The Draft Plan has already made provision for 2 primary schools and one secondary school within the newly developing areas in the north west and north east of Mallow. Over the life of the plan the Council will liaise with the Department to identify suitable sites for the additional schools . The provision of additional facilities at both primary (2 required) and secondary level (1 required) has been identified by the Department of Education to facilitate the needs of the target population growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	51
KM.03.02.06	<p>Include additional text in paragraph 3.2.91:</p> <p><b>The plan encourages sensitive refurbishment of existing heritage buildings and where redevelopment of vacant sites, a high architectural standard will be required respecting the heritage character and historic setting of the towns built heritage.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	56
KM.03.02.07	<p>Delete and replace paragraphs 3.2.93 to 3.2.95 with the following:</p> <p><b>There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period by the Anglo Normans. The town was planted with settlers in the early 17th century</b></p>	57

Ref.	Amendment	Draft LAP Page No.
	<p>and developed as a Spa town in 18th/19th century.</p> <p>The town itself is designated a historic town with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The known archaeological sites are identified in <a href="http://www.archaeology.ie">www.archaeology.ie</a> however much remains buried in the ground as subsurface archaeology – this is called the Zone of Archaeological Potential (ZAP) - or incorporated into later buildings.</p> <p>There are a number of sites zoned for development in areas where there are known archaeological monuments. Any development proposals in the vicinity of such sites /areas will require an archaeological/architectural assessment.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.03.02.08	<p>Include additional text in objective MW-GO-11 as follows:</p> <p>Enhance the overall tourism product of the town. <b>Promote the town as a heritage tourism destination by raising awareness of the heritage of the town and through the appropriate use of its built and archaeological heritage.</b> All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	64
KM.03.02.09	<p>Include additional text in objective MW-GO-13 as follows</p> <p>Protect and enhance the attractive landscape character setting of the town. <b>To preserve and protect the archaeological and architectural heritage both formal and vernacular and heritage features which contributes to the character of Mallow including historic boundaries, walls, gate piers, street furniture.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	65
KM.03.02.10	<p>Include additional text in relation to the Mallow North East Urban Expansion Area (MW-R-14) zoning objective before bullet point a) as follows:</p> <p><b>A portion of these lands are within the area covered by the Town Development Plan and will need to be fully considered in the resolution of issues and development of proposals for the entire urban expansion area.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	67
KM.03.02.11	<p>Omit the MW-0-24 zoning and objective (map and text) and include lands identified on map within an expanded MW-R-14</p>	67

Ref.	Amendment	Draft LAP Page No.
	zoning  <i>Note: This change affects map and text</i>	
KM.03.02.12	Amend objective MW-GO-17 as follows:  All proposals for development within the areas identified as being at risk of flooding will need to comply with Objective IN-01 in Section 1 of this Plan. <b>In planning development located upstream of / adjacent to the defended area in Mallow, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.</b>  <i>Note: This change affects the text of the Plan only.</i>	64
	<b>Kanturk</b>	
KM.03.03.01	Include new paragraph 3.3.40 as follows:  <b>The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. Any development proposals in the vicinity of such sites /areas may require an archaeological/architectural assessment.</b>  <i>Note: This change affects the text of the Plan only.</i>	82
KM.03.03.02	Arising as a result of the Habitats Directive Assessment omit a small portion of land from the development boundary on map to the north west of Kanturk and change green belt zoning map accordingly  <i>Note: This change affects map only</i>	86
KM.03.03.03	Include additional text in objective KK-GO-06:  Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, <b>historic features such as walls and street furniture</b> , groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.  <i>Note: This change affects the text of the Plan only.</i>	82

Ref.	Amendment	Draft LAP Page No.
KM.03.03.04	<p>Extend development boundary and rezone part of KK-B-02 to include new Specific Development Objective for Kanturk to provide for a nursing home as follows:</p> <p><b>KK-X-01: Provision of a Nursing Home and ancillary assisted housing units.</b></p> <p><i>Note: This change affects map and text</i></p>	85
KM.03.03.05	<p>Extend KK-B-02 northwards (as shown on map) as a consequence to proposed change KM.03.03.04</p> <p><i>Note: This change affects map and text</i></p>	86
KM.03.03.06	<p>Include additional text in objective KK-GO-08:</p> <p>Enhance the overall tourism product of the town, through protection of its attractive setting <b>and heritage building stock</b>, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	82
KM.03.03.07	<p>Include new text in objective KK-U-04 as follows:</p> <p>Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill.</p> <p><b>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	85
KM.03.03.08	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	81
KM.03.03.09	<p>Amend Total Municipal District figures in table 3.3 Kanturk Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) <del>437.67</del> <b>445.15</b>  Estimated Housing Yield <del>8,256</del> <b>8,467</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	77



Ref.	Amendment	Draft LAP Page No.
KM.03.03.10	<p>Omit Objective KK-O-07 in Kanturk and include the land within a larger KK-R-03 and amend the text of the KK-R-03 as follows:</p> <p>Medium B Density Residential Development to include a mix of house types and sizes. <del>Existing perimeter boundaries shall be retained save where necessary to ensure adequate sight distance.</del> <b>Proposals shall give appropriate consideration to archaeology on the site including provision of a buffer zone and shall provide for the suitable protection/retention of mature trees, and hedgerows where appropriate. In particular, trees and screening along the ridge to the south west should be retained for their visual contribution on arrival into the town from the north. Proposals should seek to provide a pedestrian link which would facilitate ease of access to the town park/town centre to the south western boundary of the site.</b></p> <p><i>Note: This change affects map and text</i></p>	83
	<b>Millstreet</b>	
KM.03.04.01	<p>Include additional paragraph 3.4.35 as follows:</p> <p><b>The town contains a number of archaeological monuments within the area dating to prehistoric and early Christian period. These are awarded protection under national legislation and policies contained in the County Development Plan 2014. Any development proposals in the vicinity of such sites /areas will require an archaeological assessment.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	91
KM.03.04.02	<p>Include new text in objective MS-G-04 as follows:</p> <p>Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, <b>historic features such as walls and street furniture</b>, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	92
KM.03.04.03	<p>Include new Specific Open Space Development Objective for Millstreet as follows and zone on town map accordingly:</p>	94

Ref.	Amendment	Draft LAP Page No.
	<p><b>MS-O-03: River Finnow corridor. Protect corridor from inappropriate development.</b></p> <p><i>Note: This change affects map and text</i></p>	
<b>KM.03.04.04</b>	<p>Extend development boundary to include new Specific Development Objective zoning as follows:</p> <p><b>MS-X-03: Provision of a Nursing Home</b></p> <p><i>Note: This change affects map and text</i></p>	94
<b>KM.03.04.05</b>	<p>Include new text in MS U-03:</p> <p>Pedestrian walk through scenic landscape to town centre.</p> <p><b>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	94
<b>KM.03.04.06</b>	<p>Rename objective MS-U-05 as objective <b>MS-U-04</b> and change objective numbering on map</p> <p><i>Note: This change affects map label and text</i></p>	94
<b>KM.03.04.07</b>	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	90
<b>KM.03.04.08</b>	<p>Amend Total Municipal District figures in table 3.4 Millstreet Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) <del>437.67</del> <b>445.15</b>  Estimated Housing Yield <del>8,256</del> <b>8,467</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	87
	<b>Newmarket</b>	
<b>KM.03.05.01</b>	<p>Include additional paragraph 3.5.34:</p> <p><b>The town contains a number of archaeological monuments which reflect the historic significance of the area including a number of prehistoric sites and site of castle. The town itself was founded in the early 17th century and is designated a historic town in Archaeological Sites and Monuments Record.</b></p>	100

Ref.	Amendment	Draft LAP Page No.
	<p><b>Much of the archaeology remains subsurface or potentially incorporated into later buildings. Any development proposals in the core of the town may require an archaeological and or/architectural assessment.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.03.05.02	<p>Include new Specific Development Objective for Newmarket (Community) as follows changing zoning map accordingly:</p> <p><b>C-03: IRD Duhallow: Education and training uses, and the provision of economic, social and community services, of a scale and nature that will not detract from, or compete with, the role and function of the town centre, or the town itself. Development will be subject to an agreed masterplan and a conservation strategy for the site.</b></p> <p><i>Note: This change affects map and text</i></p>	103
KM.03.05.03	<p>In response to proposed change KM.03.05.02, it is proposed to amend text of objective NK-O-02 as follows</p> <p>Passive open space. Parts of this site are forested and contribute to the amenities of the town while the remainder includes the setting and curtilage of the James O’Keefe building, a protected structure and contributes to the character and setting of the town. <b>Parts of this site</b> are heavily forested and provide an important visual amenity for the town. <b>While</b> there is a general presumption against the development of these lands, <b>agriculture type uses, ancillary to the adjoining C-03 objective, may be considered on their merits where they would not impede the achievement of the overall objective for the site.</b></p> <p><i>Note: This change affects text of the plan.</i></p>	103
KM.03.05.04	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	99
KM.03.05.05	<p>Amend Total Municipal District figures in table 3.5 Newmarket Population Growth and Housing Requirements as follows:</p> <p>Net Estimated Residential Area Zoned (Ha) <del>437.67</del> <b>445.15</b>  Estimated Housing Yield <del>8,256</del> <b>8,467</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	97

Ref.	Amendment	Draft LAP Page No.
	<b>Buttevant</b>	
<b>KM.03.06.01</b>	<p>Replace paragraph 3.6.34 with the following paragraph:</p> <p><b>There are 17 archaeological sites within the development boundary of Buttevant which mainly reflect the historic development of the town since its foundation in the early 13th century by the Anglo Normans. It is designated a historic walled town in the Record of Monuments and Places with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The town has a valuable collection of medieval buildings surviving including the castle, friary, bridge, tower and remains of the town walls. However, much of the archaeology is subsurface as highlighted by the recent archaeological discoveries along the main street or potentially incorporated into later buildings. Any development proposals in the Zone of Archaeological Potential will require an archaeological/architectural assessment and comply with the National policy on Town Defences.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	109
<b>KM.03.06.02</b>	<p>Include new objective BV-GO as follows:</p> <p><b>Preserve and enhance the character of the historic town centre by protecting historic/ buildings, groups of buildings, the existing street pattern, plot sizes and scale and, historic features such as stone walls and street furnishings that add to the character of the town.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	110
<b>KM.03.06.03</b>	<p><b>Include new text in BV-U-01:</b></p> <p>Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC.</p> <p>A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level.</p> <p><b>Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	111
<b>KM.03.06.04</b>	<p>Change BV-B-03 on Buttevant settlement map to BV-B-02</p> <p><i>Note: This change affects map labelling only</i></p>	111

Ref.	Amendment	Draft LAP Page No.
KM.03.06.05	Delete BV-C-02, BV-C-03 and BV-C-04 from Buttevant settlement map  <i>Note: This change affects map labelling only</i>	111
KM.03.06.06	Include additional text in BV-O-05 as follows:  Protect the amenities <b>and historic setting of the</b> Castle and of this wooded and open area along the river. To provide for a pedestrian route.  <i>Note: This change affects the text of the Plan only.</i>	112
KM.03.06.07	Include additional text to the Water Services Section as follows:  <b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.</b>  <i>Note: This change affects the text of the Plan only.</i>	108
KM.03.06.08	Amend Total Municipal District figures in table 3.6 Buttevant Population Growth and Housing Requirements as follows:  Net Estimated Residential Area Zoned (Ha) <del>437.67</del> <b>445.15</b> Estimated Housing Yield <del>8,256</del> <b>8,467</b>  <i>Note: This change affects the text of the Plan only.</i>	106
	<b>Section Four: Key Villages</b>	
KM.04.01.01	Amend paragraph 4.1.6 in Section 4 Key Villages to include additional text as follows:  To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required. <b>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within Key Villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.</b>  <i>Note: This change affects the text of the Plan only.</i>	117
KM.04.01.02	Amend General Objectives for Key Villages to include additional general objective GO-01 (d) as follows:  <b>In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will</b>	118

Ref.	Amendment	Draft LAP Page No.
	<p>need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.04.01.03	<p>Amend General Objectives for Key Villages to delete reference to storm water as follows:</p> <p>e) Where possible all development should be connected to the public water supply <b>and</b> the public waste water treatment system. <del>and make adequate provisions for storm water storage and disposal.</del></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	118
KM.04.01.04	<p>Include additional objective in GO-01 h) as follows:</p> <p><b>To preserve and protect the archaeological and architectural heritage of the village which is intrinsic to its identity and sense of place, both formal and vernacular and heritage features such as historic boundaries, walls, gate piers, plot size and scale which contributes to the character of an area.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	118
KM.04.01.05	<p>Insert following text as a footnote in Table 4.1 Appropriate Scale of Development</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	117
	<b>Ballydesmond</b>	
KM.04.02.01	<p>Include text reference to the word ‘normally’ in paragraph 4.2.7:</p> <p>Having regard to the key village status of Ballydesmond and its location at the western edge of the county, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development although it is clear that all</p>	121

Ref.	Amendment	Draft LAP Page No.
	<p>the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 50 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that each individual housing development should not <b>normally</b> contain more than 12 dwellings.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.04.02.02	<p>Include additional text as follows in paragraph 4.2.16:</p> <p><b>The village was established in the early 19th century as a model village and is laid out in a formal plan lined with 19th century two storey houses.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	120
KM.04.02.03	<p>Include additional lands within the development boundary to the northwest of Ballydesmond.</p> <p><i>Note: This change affects map only</i></p>	
	<b>Banteer</b>	
KM.04.03.01	<p>Include additional text as follows in paragraph 4.3.9:</p> <p><b>Further upgrading of footpaths, roads and other infrastructural improvements will be required over the plan period.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	126
KM.04.03.02	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	126
KM.04.03.03	<p>Include new paragraph 4.3.15 as follows:</p> <p><b>The site of the former Duhallow Park Hotel is located approximately 2km from Banteer. The hotel was a valuable asset to the community and the wider area in terms of the facilities it provided and its economic benefit to the area. The hotel closed a number of years ago and the site has now been cleared and awaits redevelopment for a new use. Objective ZU 4-1 of Chapter 14 of the County Development Plan recognises the potential of brownfield sites in urban and rural areas and their potential contribution to a more sustainable pattern of development. The Council will give favourable consideration to appropriate proposals which seek to</b></p>	126



Ref.	Amendment	Draft LAP Page No.
	<p><b>promote the redevelopment of the site of the former Duhallow Park Hotel.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
<b>KM.04.03.04</b>	<p>Include additional text as follows in paragraph 4.3.17:</p> <p>Church is designated as a national monument <b>recorded monument.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	107
<b>KM.04.03.05</b>	<p>Include additional text as follows in paragraph 4.3.17:</p> <p><b>In terms of archaeology there are also a number of prehistoric and historic sites (3 fulacht fiadha and a ringfort) within the development boundary</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	107
<b>KM.04.03.06</b>	<p>Include additional text as follows in objective O-01:</p> <p>Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity <b>and associated heritage features.</b> *</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	107
	<b>Boherbue</b>	
<b>KM.04.04.01</b>	<p>Include additional text in paragraph 4.4.8:</p> <p>With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land to the east and south east of the village should not <b>normally</b> exceed the provision of 20 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	131
<b>KM.04.04.02</b>	<p>Include additional text as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	130

Ref.	Amendment	Draft LAP Page No.
	<b>Dromina</b>	
<b>KM.04.05.01</b>	<p>Include additional text in paragraph 4.5.5:</p> <p>It is considered that the village could support the development of up to 30 dwellings in the period up to 2022. With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not <b>normally</b> contain more than 10 dwellings. Smaller plots and infill schemes will generally contain lower unit numbers than this threshold.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	135
	<b>Milford</b>	
<b>KM.04.07.01</b>	<p>Include additional text which includes the word 'normally' in paragraph 4.7.8:</p> <p>With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not <b>normally</b> contain more than 15 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	144
	<b>Section Five: Villages, Village Nuclei and Other Locations</b>	
<b>KM.05.01.02.01</b>	<p>Add word 'development' to paragraph 5.1.13</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	149
<b>KM.05.01.02.02</b>	<p>Include reference to table 5.1 not 4.1 in table G0-01 e)</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	150
<b>KM.05.01.03.01</b>	<p>Amend paragraph 5.1.13 in Section 5 Villages to include the following text after existing text:</p> <p><b>Table 2.3 in Section 2 of this plan provides information in relation to the capacity of the water services infrastructure within villages. This table refers to the capacity of the physical infrastructure only. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the</b></p>	151

Ref.	Amendment	Draft LAP Page No.
	<p>River Blackwater SAC for the purposes of improving the supply of drinking water for Freemount will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
KM.05.01.03.02	<p>Amend villages text to insert new GO-01 for Villages, after GO-01 (c) as follows:</p> <p><b>In accordance with Objective WS 5--1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	151
KM.05.01.03.03	<p>Delete reference to Storm water disposal in GO-01-(d) for Villages as follows:</p> <p>Where possible all development should be connected to the public water supply <b>and</b> the public waste water treatment system <del>and make adequate provisions for storm water storage and disposal.</del></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	151
KM.05.01.03.04	<p>Include reference to the Lower River Shannon/River Feale Special Area of Conservation (Rockchapel) in f) of GO-01</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	151
KM.05.01.03.05	<p>Include reference to IN-01 not FR-01 in G0-01 n)</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	151
KM.05.01.03.06	<p>Include additional objective in GO-01 h) as follows:</p> <p><b>To preserve and protect the archaeological and architectural heritage of the village which is intrinsic to its identity and sense of place, both formal and vernacular and heritage features such as historic boundaries, walls, gate piers, plot size and scale which contributes to the character of an area.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	151
KM.05.01.03.07	<p>Insert following text as a footnote in Table 5.1 Appropriate Scale of Development</p>	150

Ref.	Amendment	Draft LAP Page No.
	<p>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	
	<b>Burnfort</b>	
KM.05.01.06.01	<p>Remove U-01 objective on Burnfort settlement map.</p> <p><i>Note: This change affects map labelling only</i></p>	156
	<b>Bweeng</b>	
KM.05.01.07.01	<p>Extend development boundary</p> <p><i>Note: This change affects map only</i></p>	158
KM.05.01.07.02	<p>Include additional text to the Water Services Section as follows:</p> <p><b>Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	158
KM.05.01.07.03	<p>Extend development boundary to the north to include new open space zoning to reflect Community Field.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	158
KM.05.01.07.04	<p>Extend Development Boundary of the village to the north to provide road frontage to lands within the development boundary.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	158
	<b>Churchtown</b>	
KM.05.01.10.01	<p>Table title to be revised to refer to 'Churchtown'.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	164
	<b>Dromahane</b>	
KM.05.01.13.01	<p>Delete Specific Development Objective O-01 for Dromahane (Open Space, Sports, Recreation and Amenity).</p> <p><i>Note: This change affects map and text</i></p>	170

Ref.	Amendment	Draft LAP Page No.
KM.05.01.13.02	<p>Include new Specific Development Objective for Dromahane (Open Space, Sports, Recreation and Amenity) as follows:</p> <p><b>O-01: Dromahane Community Park. To be protected for its local recreational amenity.</b></p> <p><i>Note: This change affects map and text</i></p>	170
KM.05.01.13.03	<p>Include new Specific Development Objective for Dromahane (Community &amp; Utilities) as follows:</p> <p><b>C-01: Educational and ancillary uses including recreational facilities.</b></p> <p><i>Note: This change affects map and text</i></p>	170
KM.05.01.13.04	<p>Extend development boundary to the east of Dromahane.</p> <p><i>Note: This change affects map only</i></p>	170
	<b>Freemount</b>	
KM.05.01.14.01	<p>Arising as a result of the Habitats Directive Assessment reduce small portion of development boundary to south west</p> <p><i>Note: This change affects map only</i></p>	172
	<b>Kilcorney</b>	
KM.05.01.17.01	<p>Arising as a result of the Habitats Directive Assessment reduce development boundary to the north west of Kilcorney</p> <p><i>Note: This change affects map only</i></p>	178
	<b>Kiskeam</b>	
KM.05.01.18.01	<p>Remove C-01 zoning objective on Kiskeam settlement map.</p> <p><i>Note: This change affects map only</i></p>	181
KM.05.01.18.02	<p>Extend development boundary to the western side of Kiskeam.</p> <p><i>Note: This change affects the map of the Plan only.</i></p>	181
	<b>Lombardstown</b>	
KM.05.01.21.01	<p>Include new Specific Development Objective for Lombardstown (Open Space, Sports, Recreation and Amenity) as follows:</p> <p><b>O-01: Active Open Space. To be protected for its local</b></p>	186

Ref.	Amendment	Draft LAP Page No.
	<p>recreational amenity.</p> <p><i>Note: This change affects map and text</i></p>	
KM.05.01.21.02	<p>Arising as a result of the Habitats Directive Assessment include new Specific Development Objective for Lombardstown (Open Space, Sports, Recreation and Amenity) as follows:</p> <p><b>O-02: Open Space. Water compatible uses where these are compatible with the maintenance and protection of the natural river systems which form part of the Blackwater River Special Area of Conservation are appropriate.</b></p> <p><i>Note: This change affects map and text</i></p>	186
KM.05.01.21.03	<p>Arising as a result of the Habitats Directive Assessment omit 2 areas from the development boundary at Lombardstown</p> <p><i>Note: This change affects map only</i></p>	186
KM.05.01.21.04	<p>Change text of DB-01 from 'adjacent' to 'overlaps'.</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	186
	<b>New Twopothouse</b>	
KM.05.01.24.01	<p>Extend development boundary and zone lands for educational use in New Twopothouse as follows.</p> <p><b>C-01 Educational Use</b></p> <p><i>Note: This change affects map and text</i></p>	192
KM.05.01.24.02	<p>Extend development boundary to the north of the village of New Twopothouse.</p> <p><i>Note: This change affects map only</i></p>	192
	<b>Tullylease</b>	
KM.05.01.27.01	<p>Include additional text in the vision for Tullylease 5.1.42:</p> <p>The vision for Tullylease to 2022 is to encourage modest residential development, sympathetic to the scale of the village, in tandem with provision of employment and services. To respect and promote the significant archaeological heritage of the village, <b>in particular St Berrihert's monastic site as a heritage tourism destination.</b></p>	198

Ref.	Amendment	Draft LAP Page No.
	<i>Note: This change affects the text of the Plan only.</i>	
	<b>Village Nuclei</b>	
<b>KM.05.02.02.01</b>	<p>Insert following text as a footnote in Table 5.2 Appropriate Scale of Development</p> <p><b>The normal recommended scale of any individual scheme is set out in the above table. Individual schemes in excess of the recommended scale set out in the above table may be considered where it is demonstrated that the overall scheme layout reinforces the existing character of the village and the scheme is laid out, phased and delivered, so as not to reflect a residential housing estate more suited to a larger settlement.</b></p> <p><i>Note: This change affects the text of the Plan only.</i></p>	201
<b>KM.05.02.03.01</b>	<p>Include reference to IN-01 not FR-01 in objective GO-01 m)</p> <p><i>Note: This change affects the text of the Plan only.</i></p>	202
	<b>Gortroe</b>	
<b>KM.05.02.09.01</b>	<p>Amend the plan to extend the development boundary.</p> <p><i>Note: This change affects map only</i></p>	213
	<b>Nad</b>	
<b>KM.05.02.14.01</b>	<p>Include new Specific Development Objective for Nad (Open Space, Sports, Recreation and Amenity) as follows:</p> <p><b>O-01: Open Space. Water compatible recreational uses where these are compatible with the maintenance and protection of the natural river systems which form part of the Blackwater River Special Area of Conservation are appropriate.</b></p> <p><i>Note: This change affects map and text</i></p>	222

## **Section 3 Proposed Maps Changes**

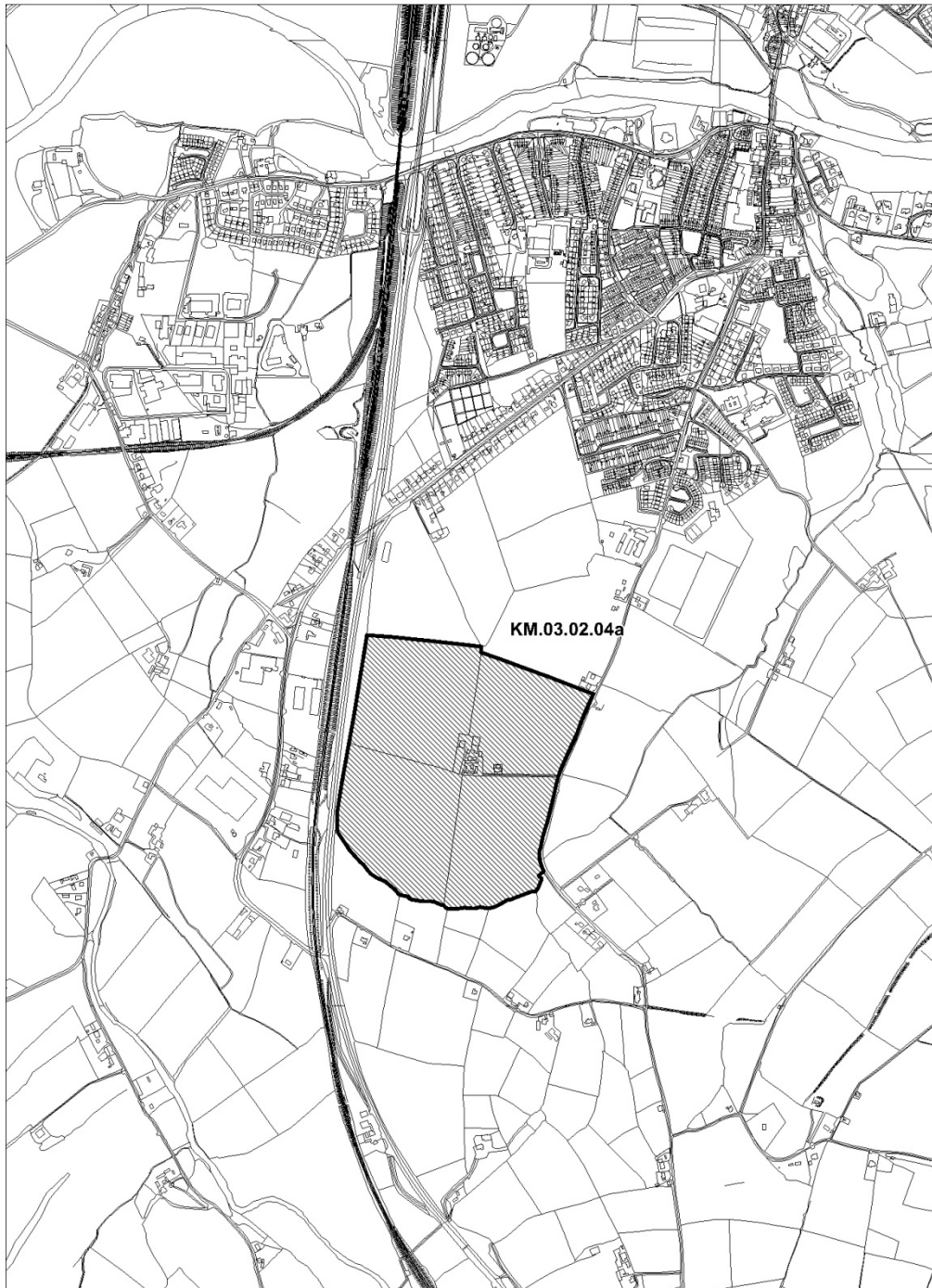
**3.1.1.** This Section sets out all the map amendments referenced in Section 2. The mapped amendments are laid out in the following order Introduction, Local Area Strategy, Main Towns, Key Villages, Village Nuclei and Other Locations where appropriate.

**3.1.2.** All the mapped amendments including zonings/boundary extensions and any proposed roads/walkways are also shown on the Map Browser. The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan. This allows the public to be better informed about the proposed mapped amendment to the Draft Plan.





**Amendment Ref:KM.03.02.01**

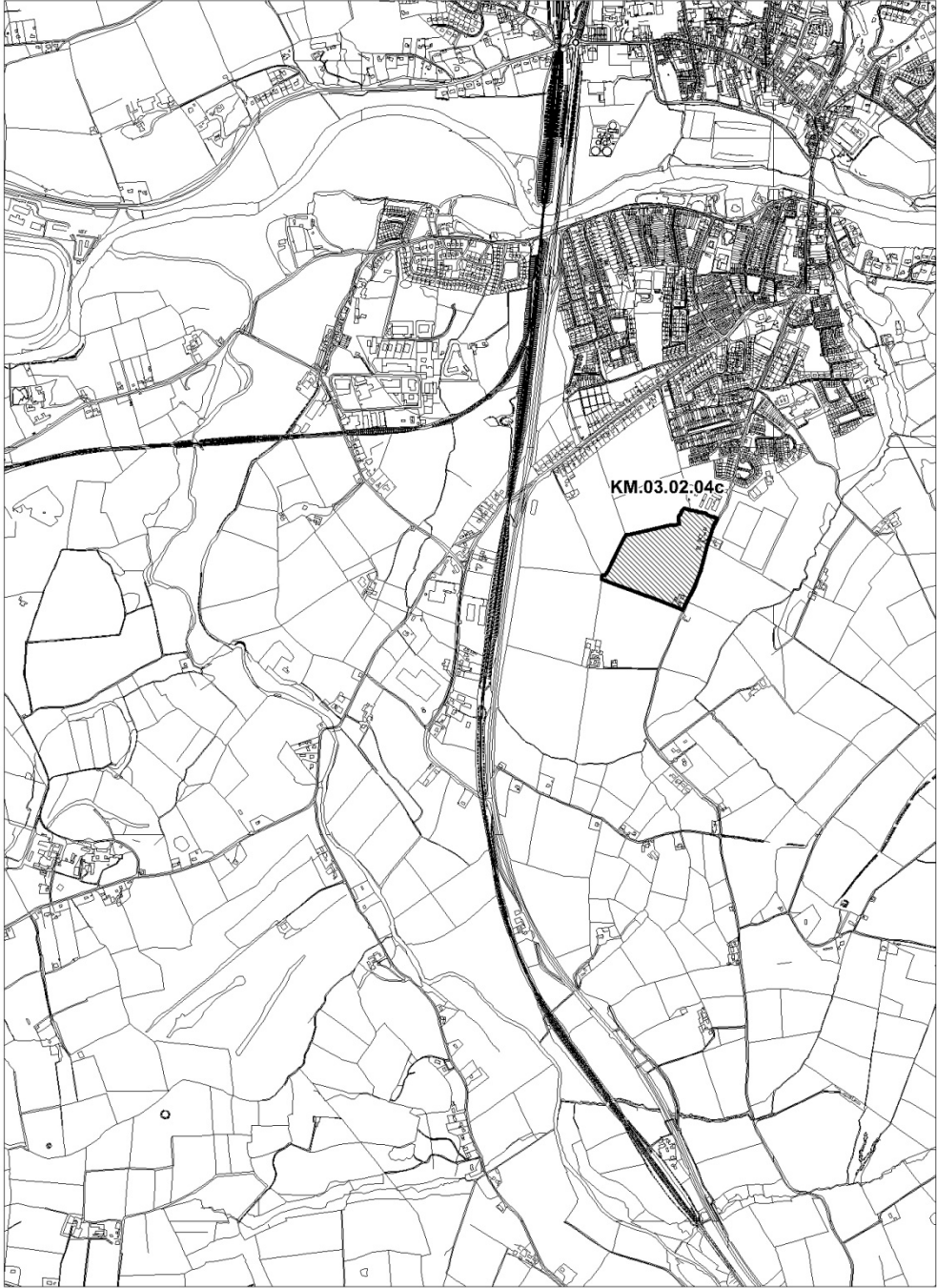


**Amendment Ref:KM.03.02.04a**





**Amendment Ref:KM.03.02.04b**

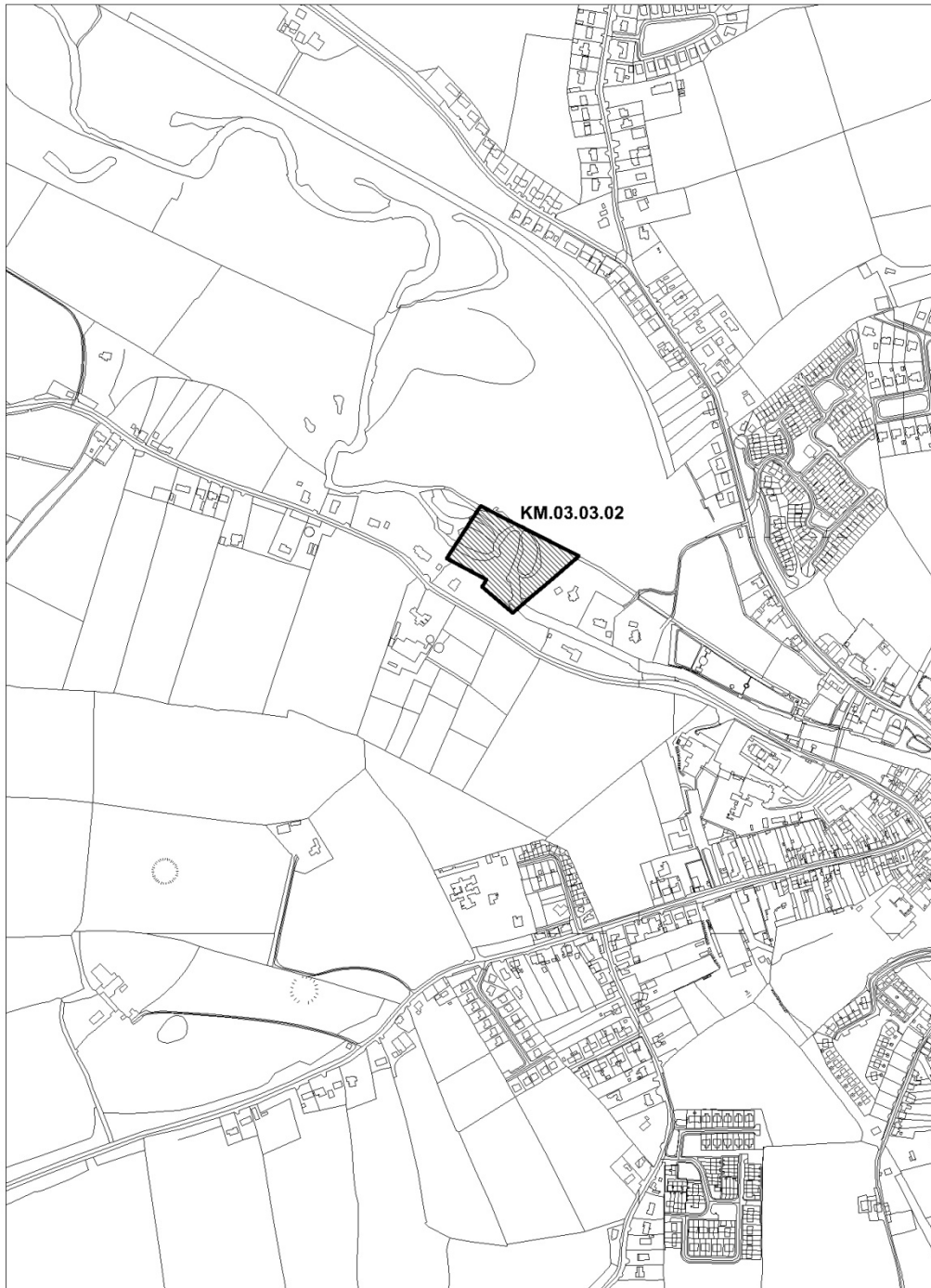


**Amendment Ref:KM.03.02.04c**

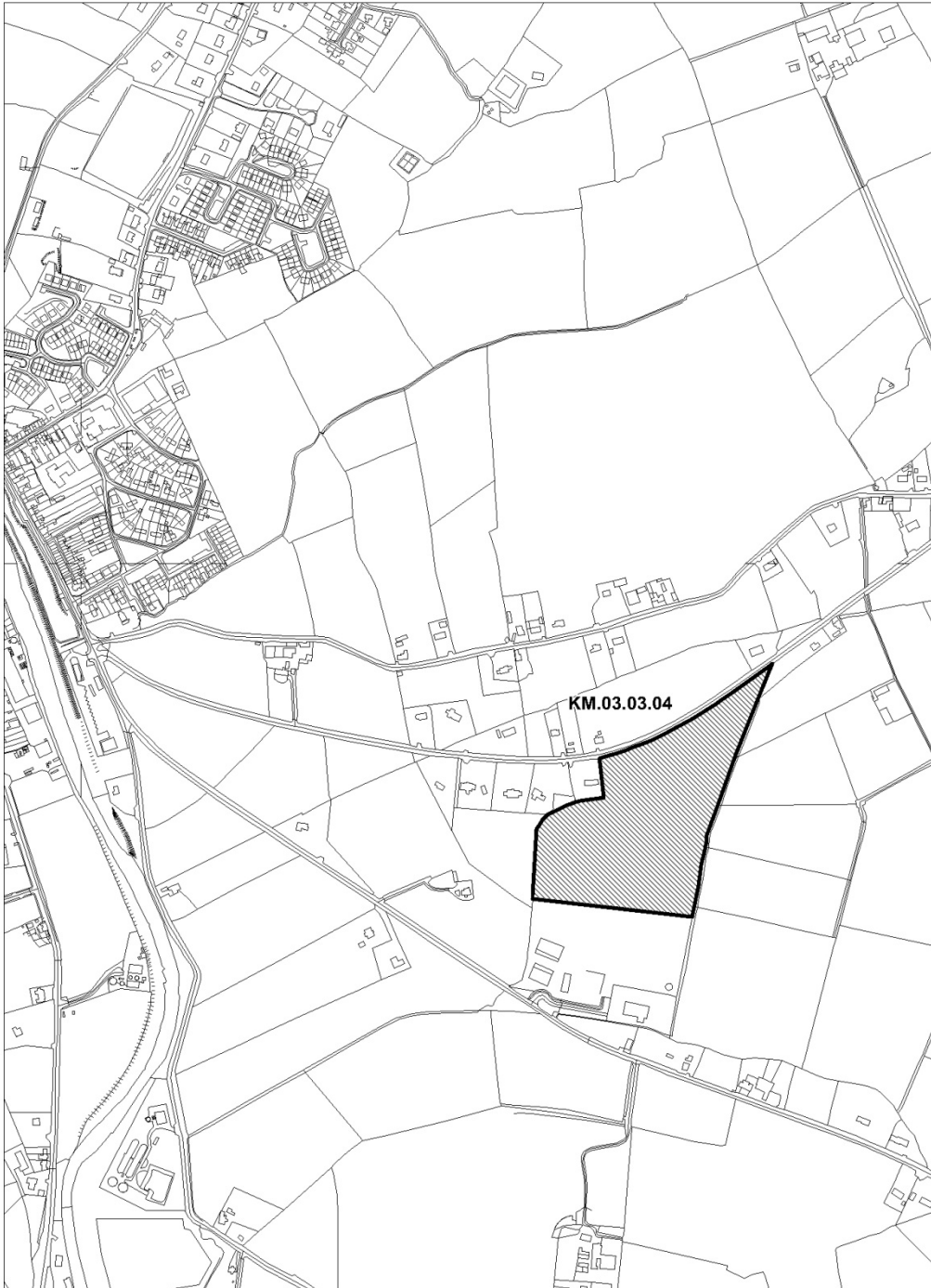




**Amendment Ref:KM.03.02.11**

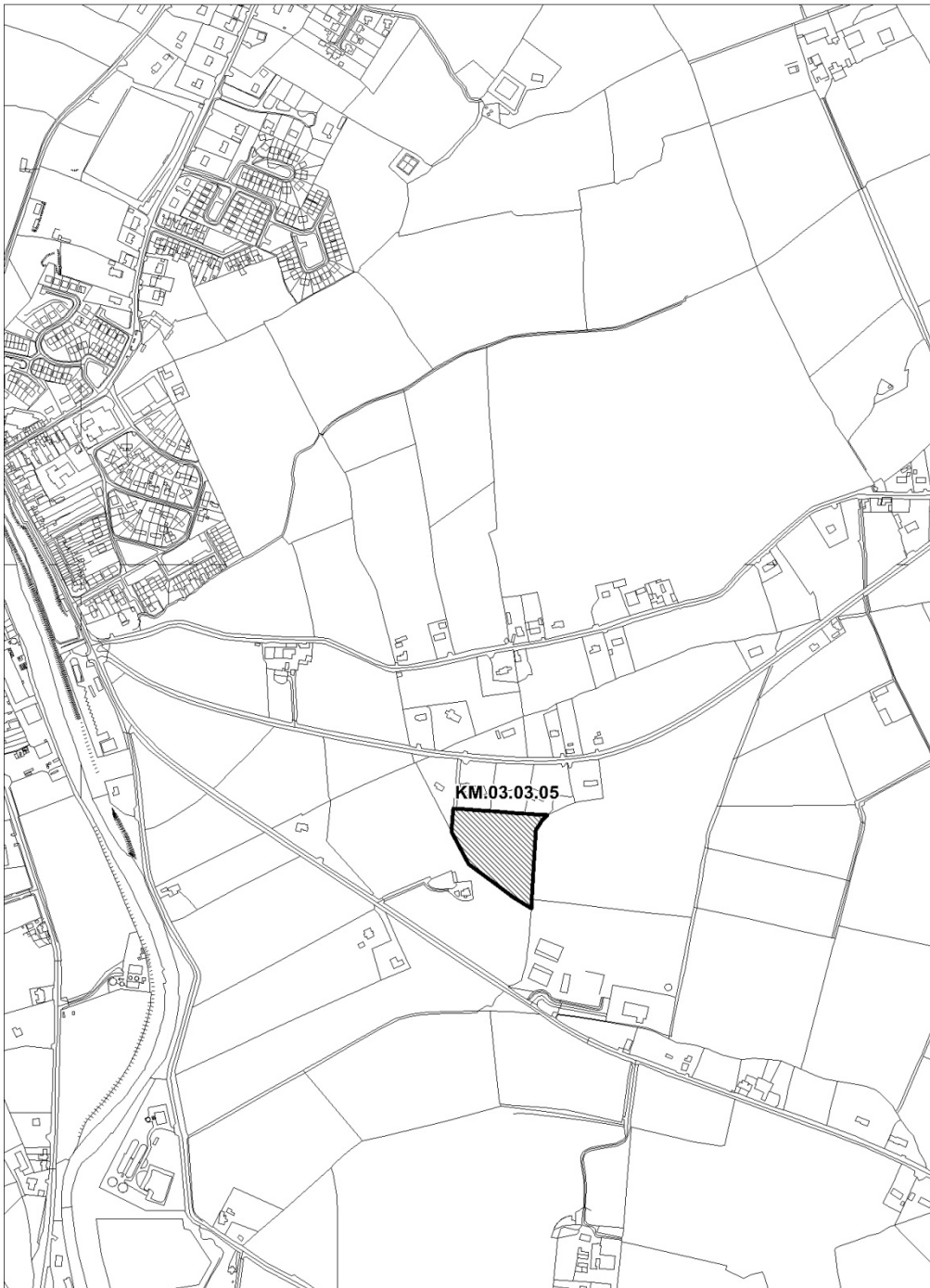


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**Amendment Ref:KM.03.03.04**



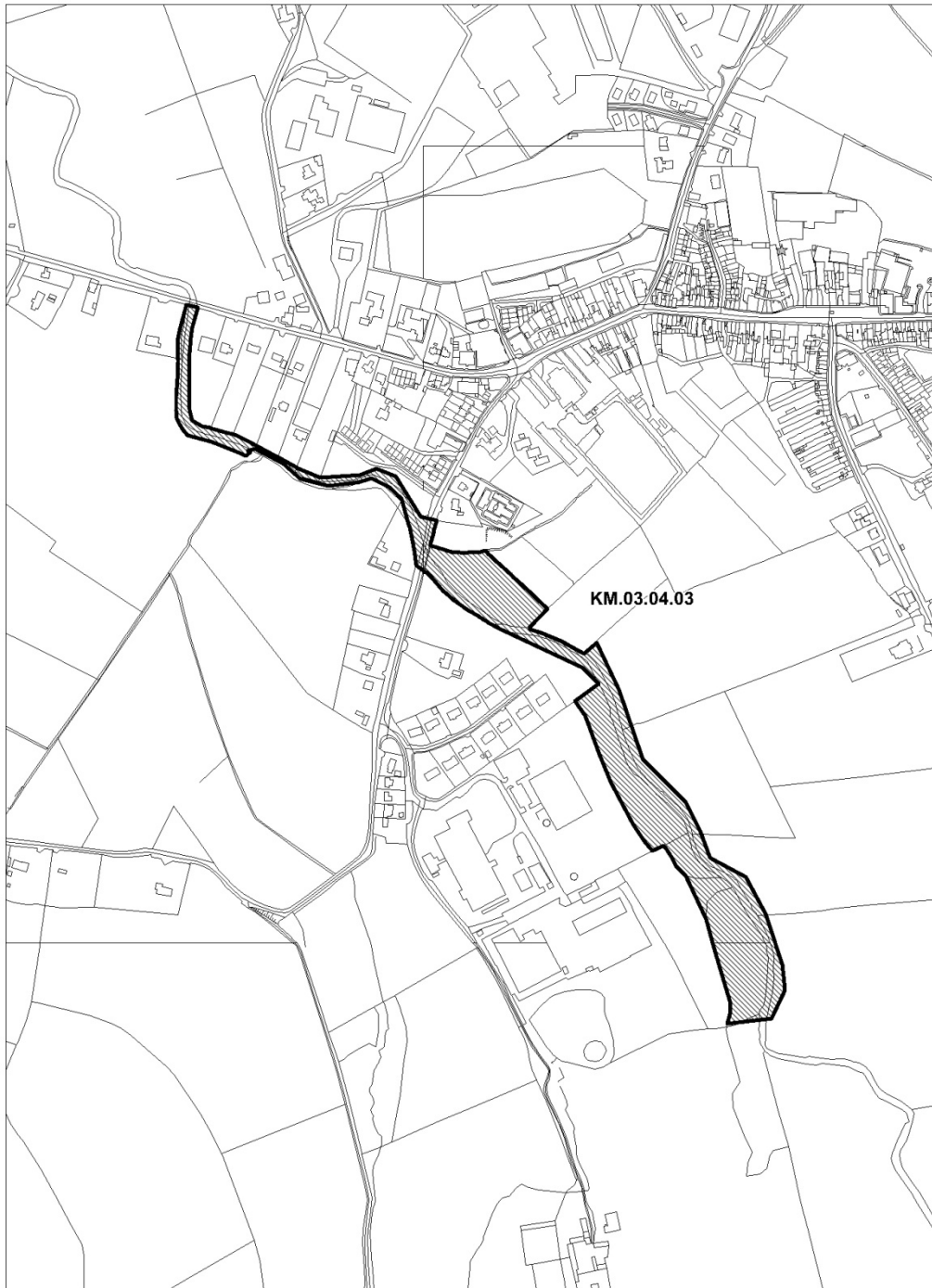


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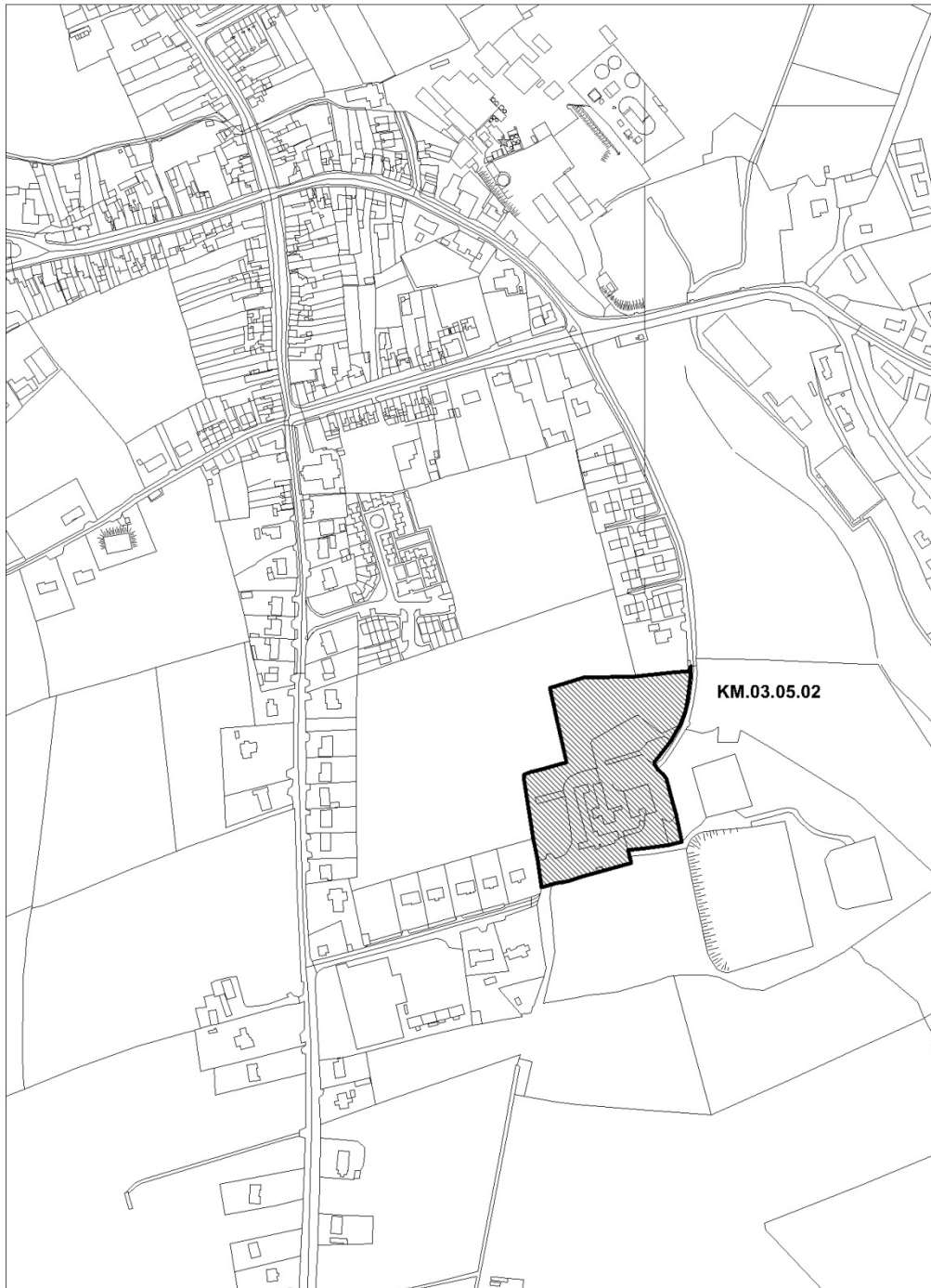


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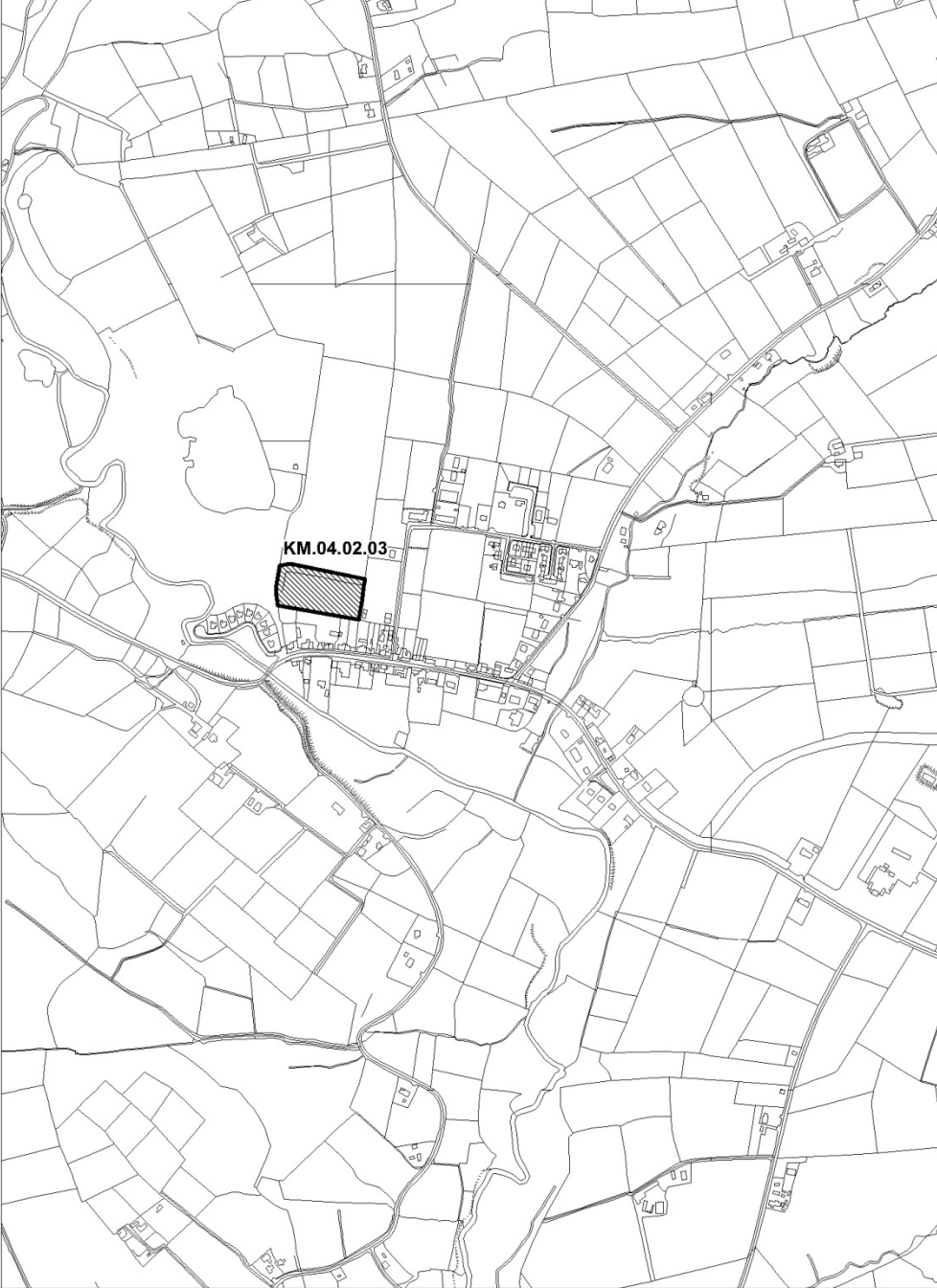


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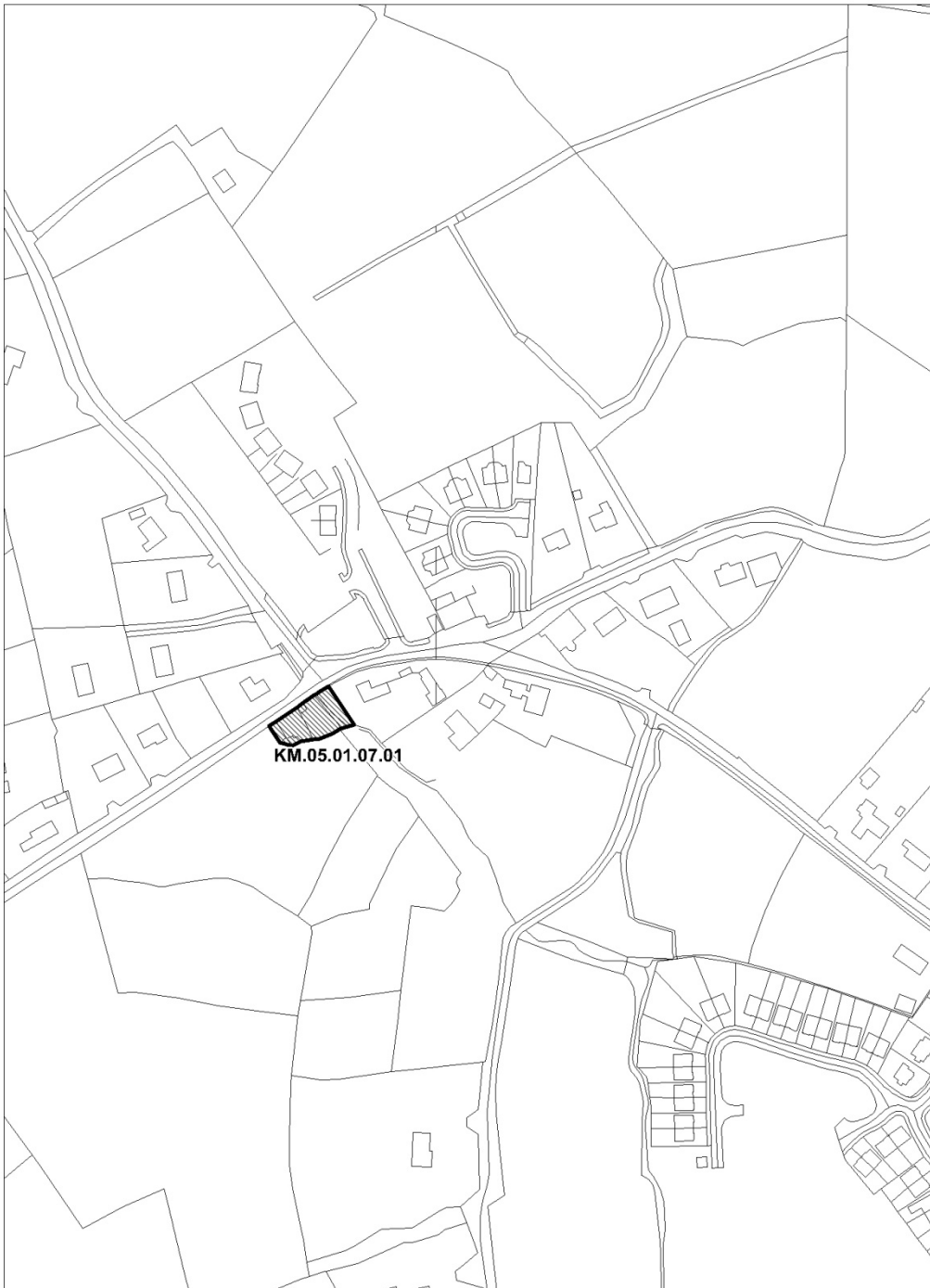




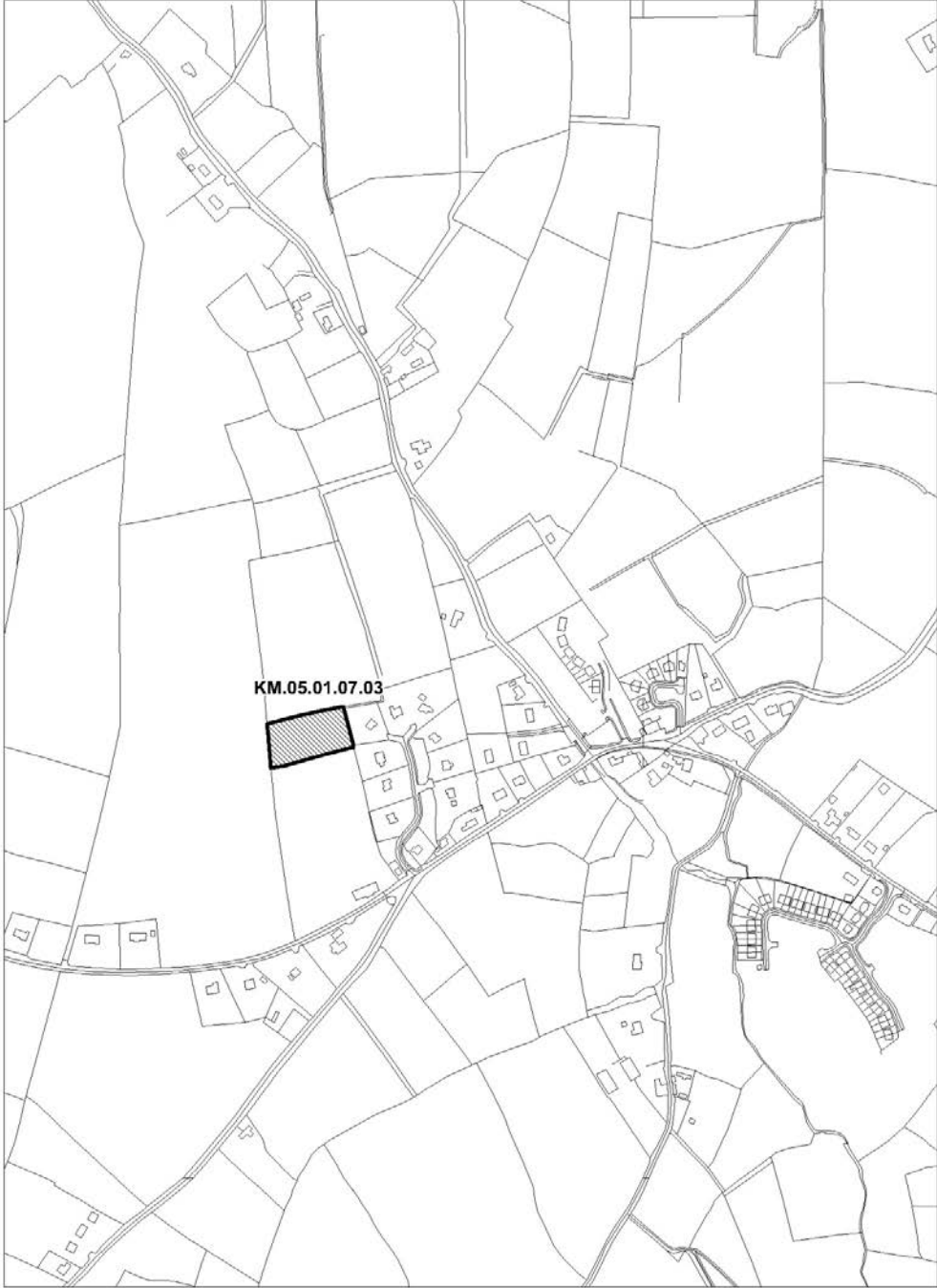
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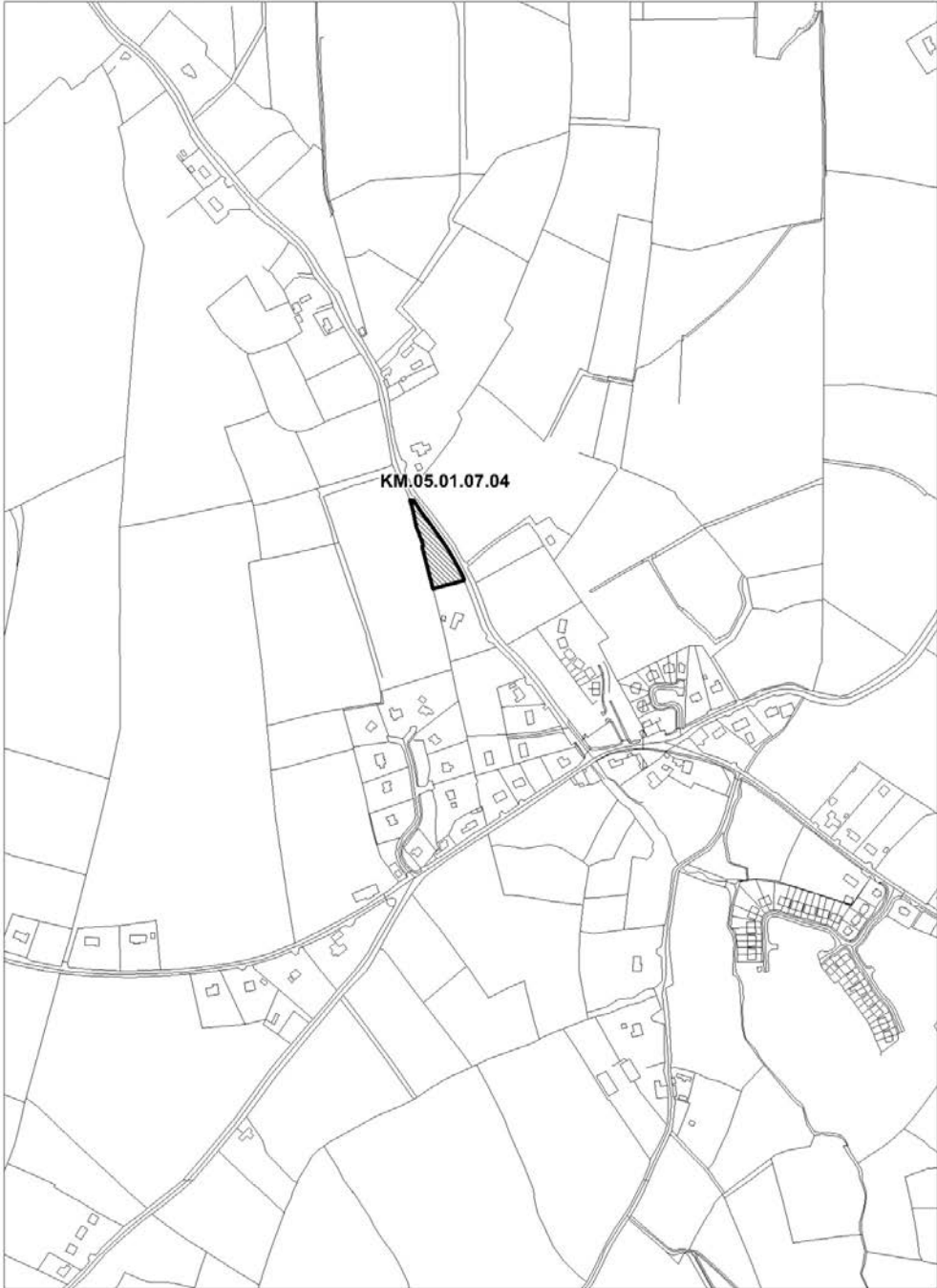


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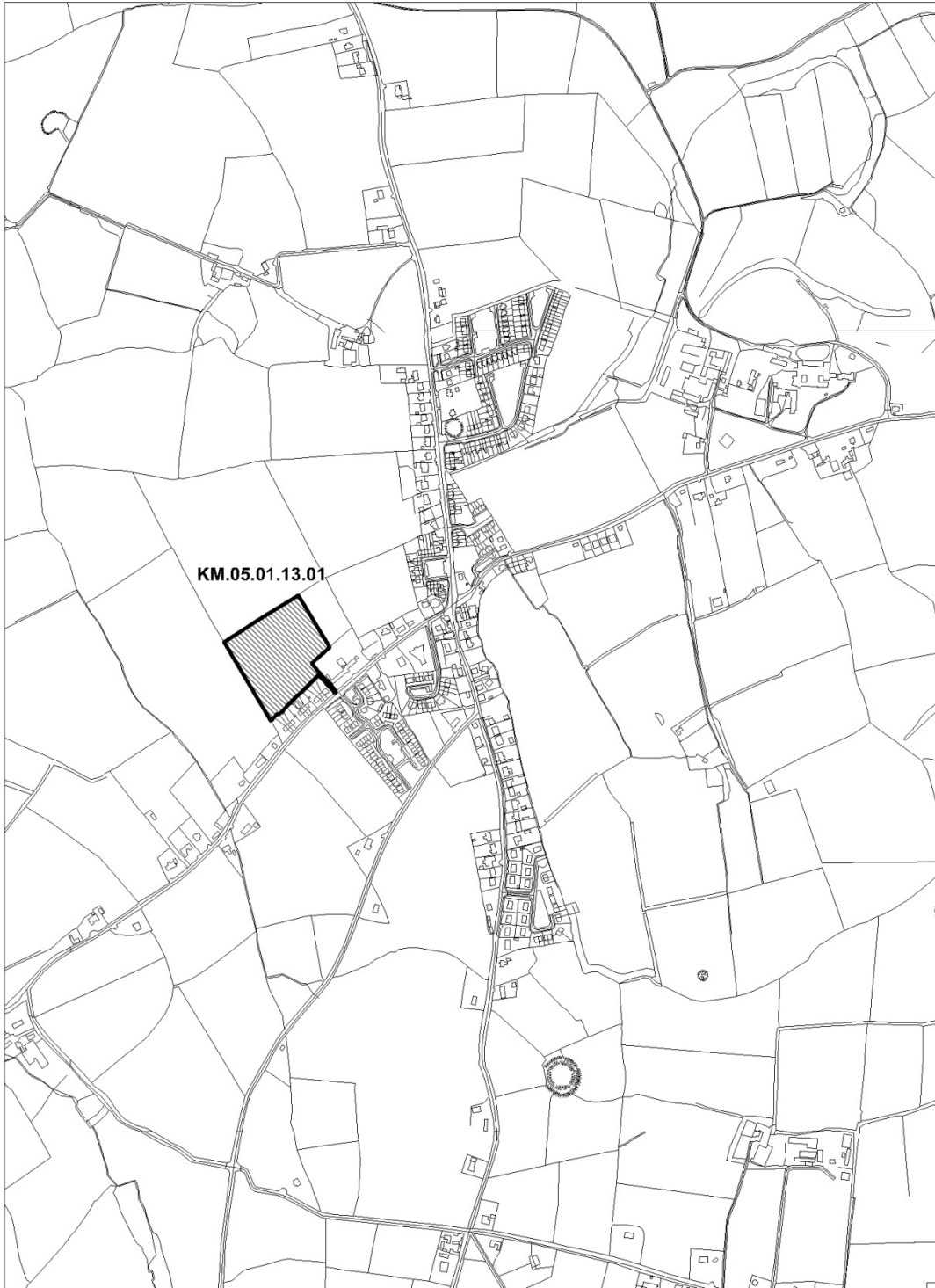
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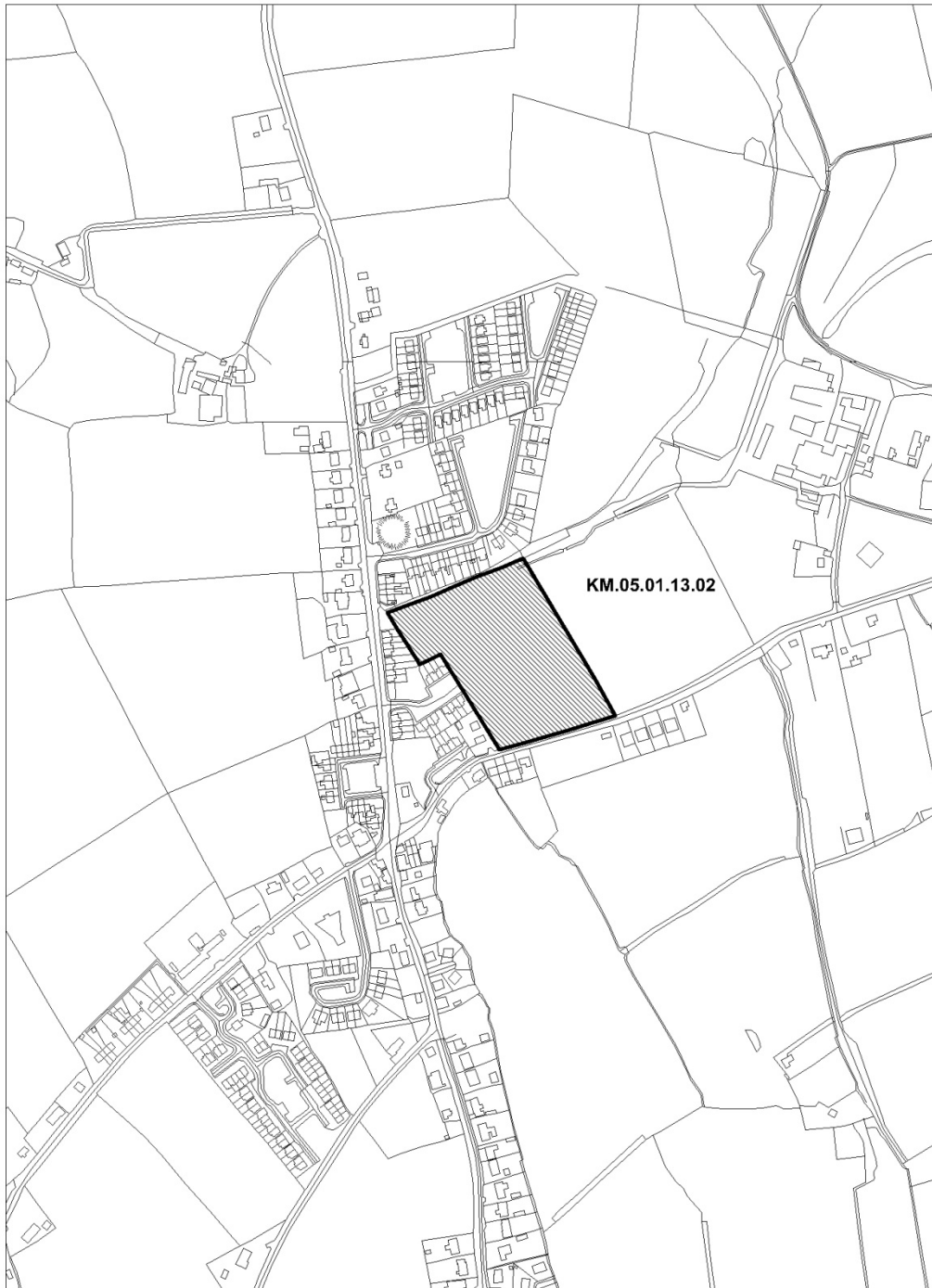


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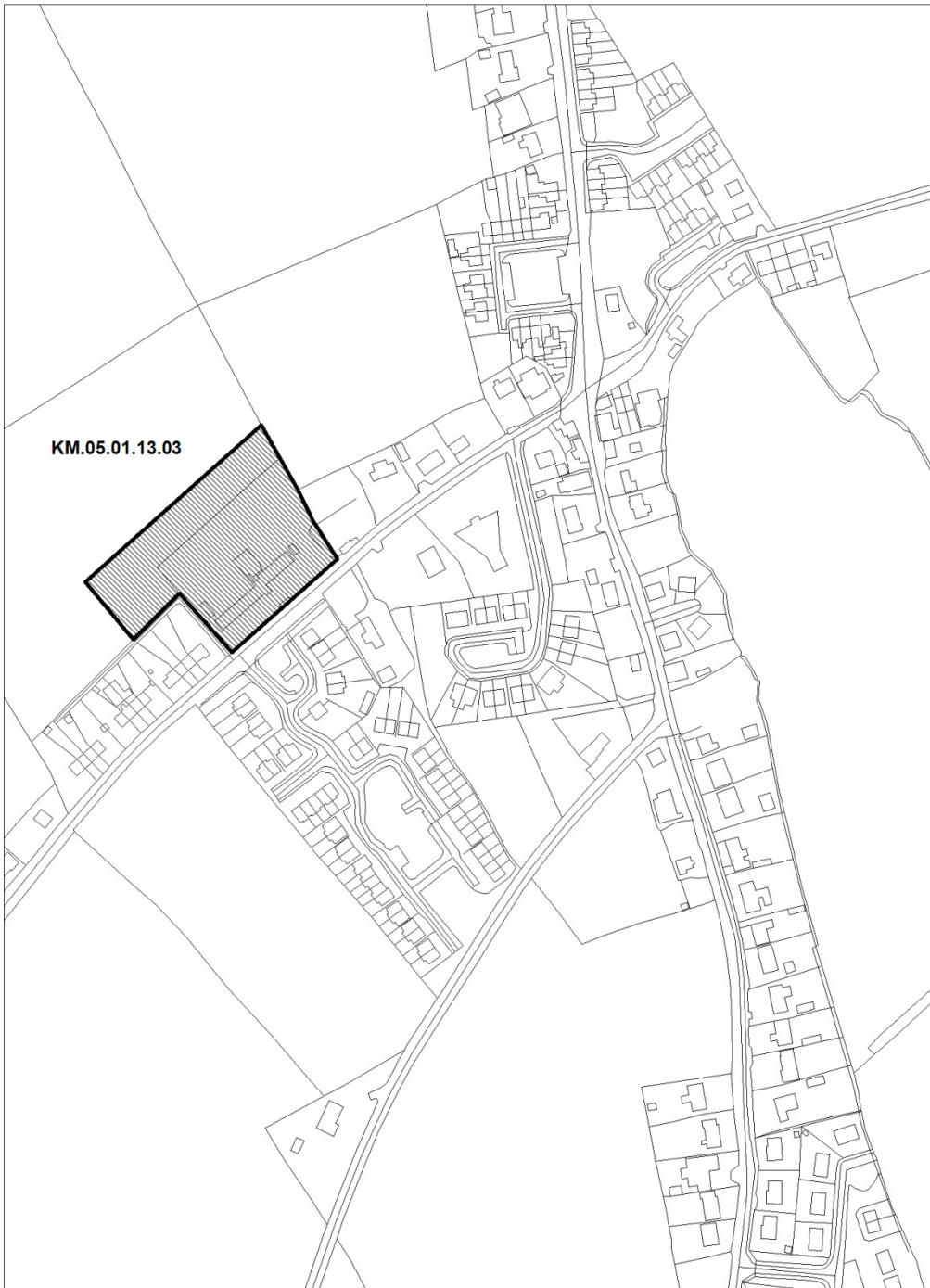




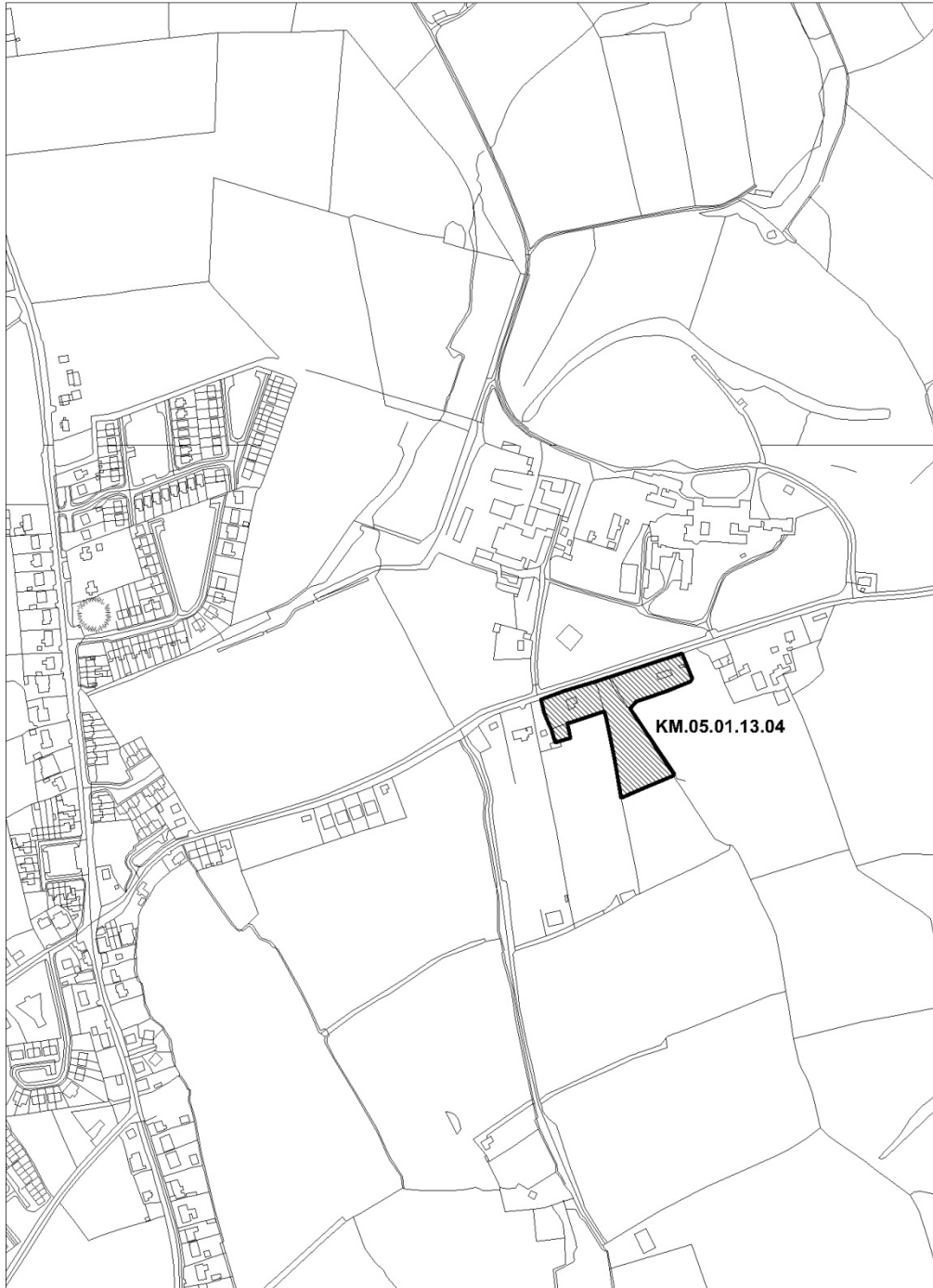
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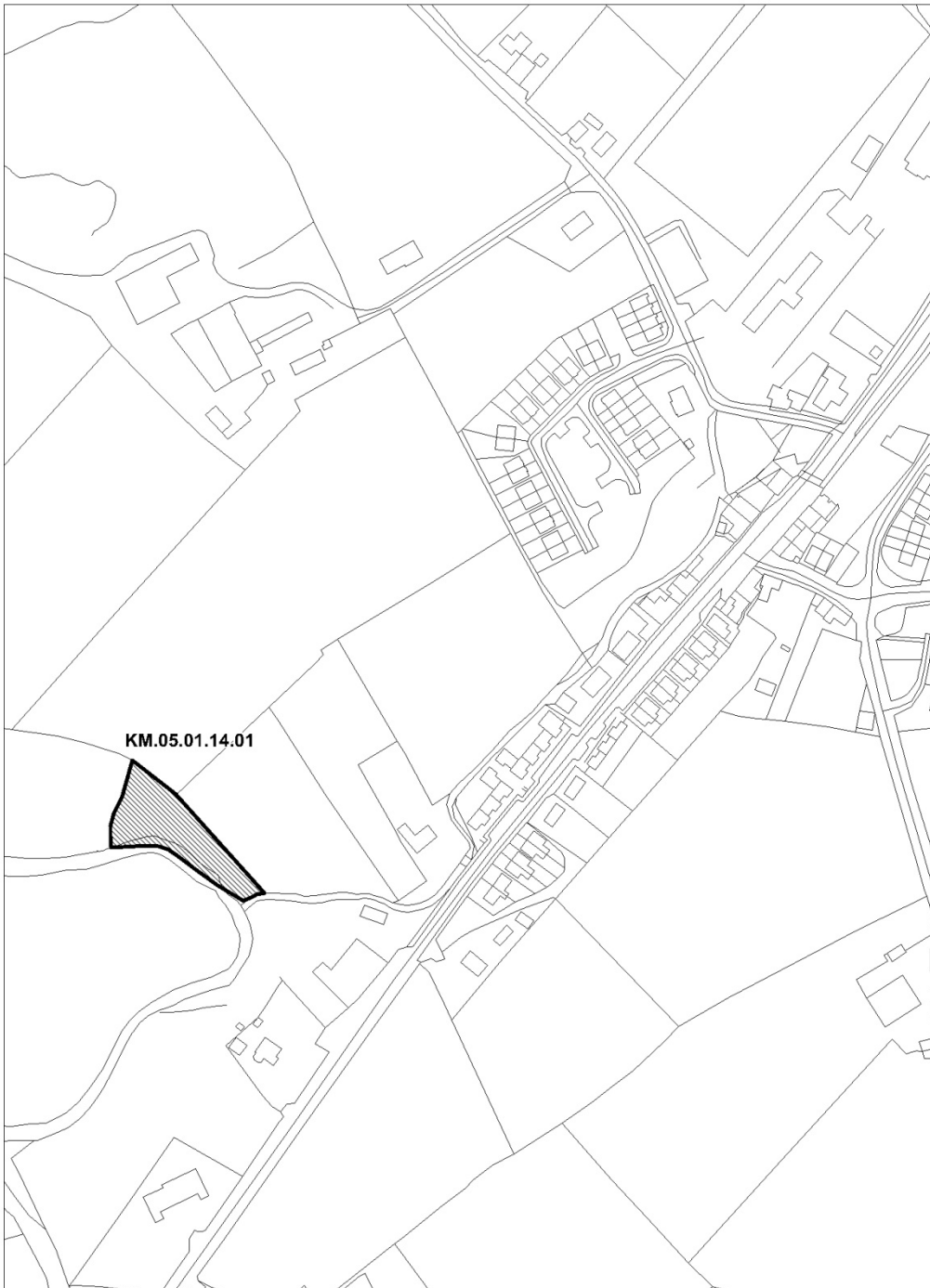


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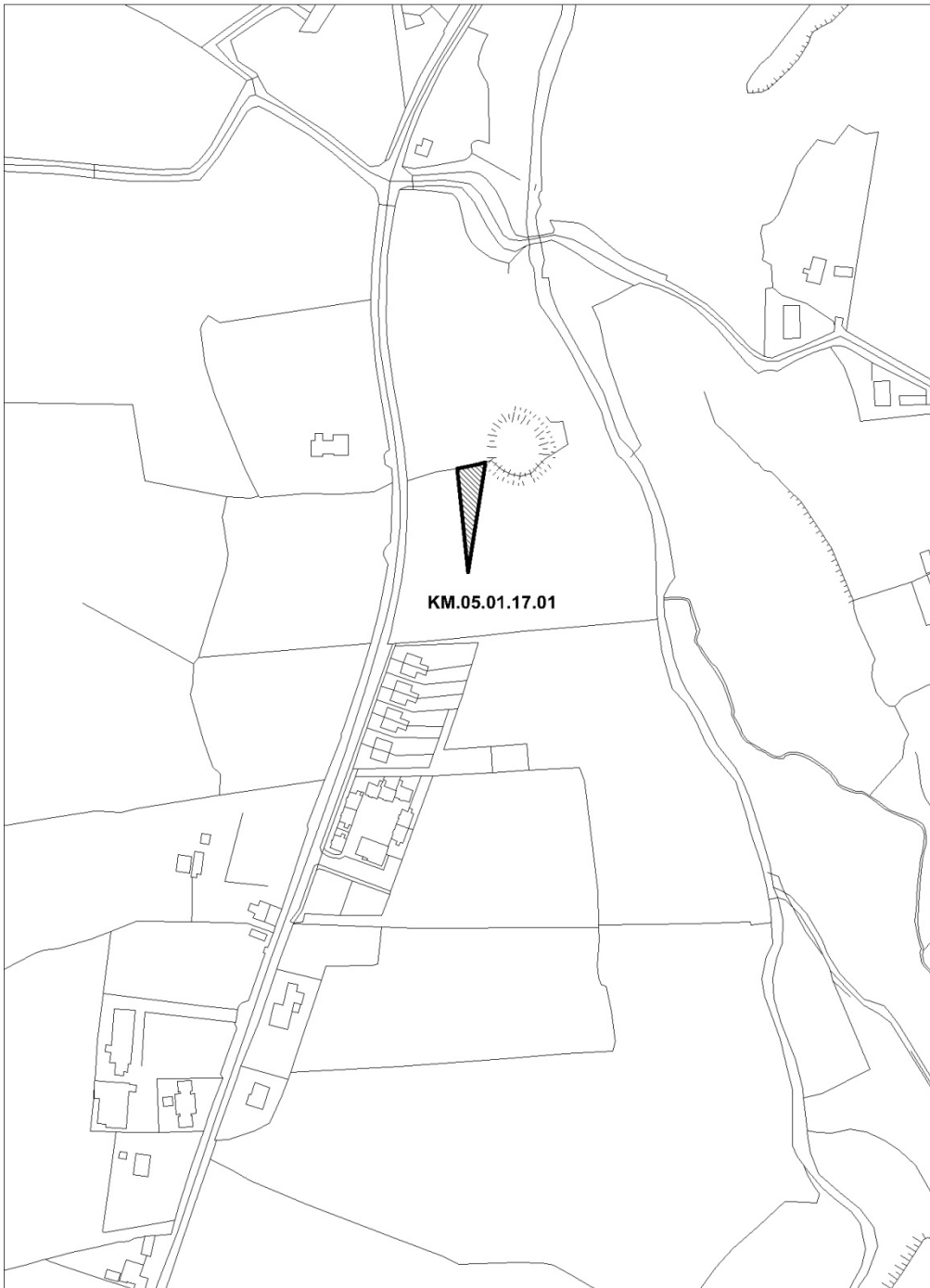


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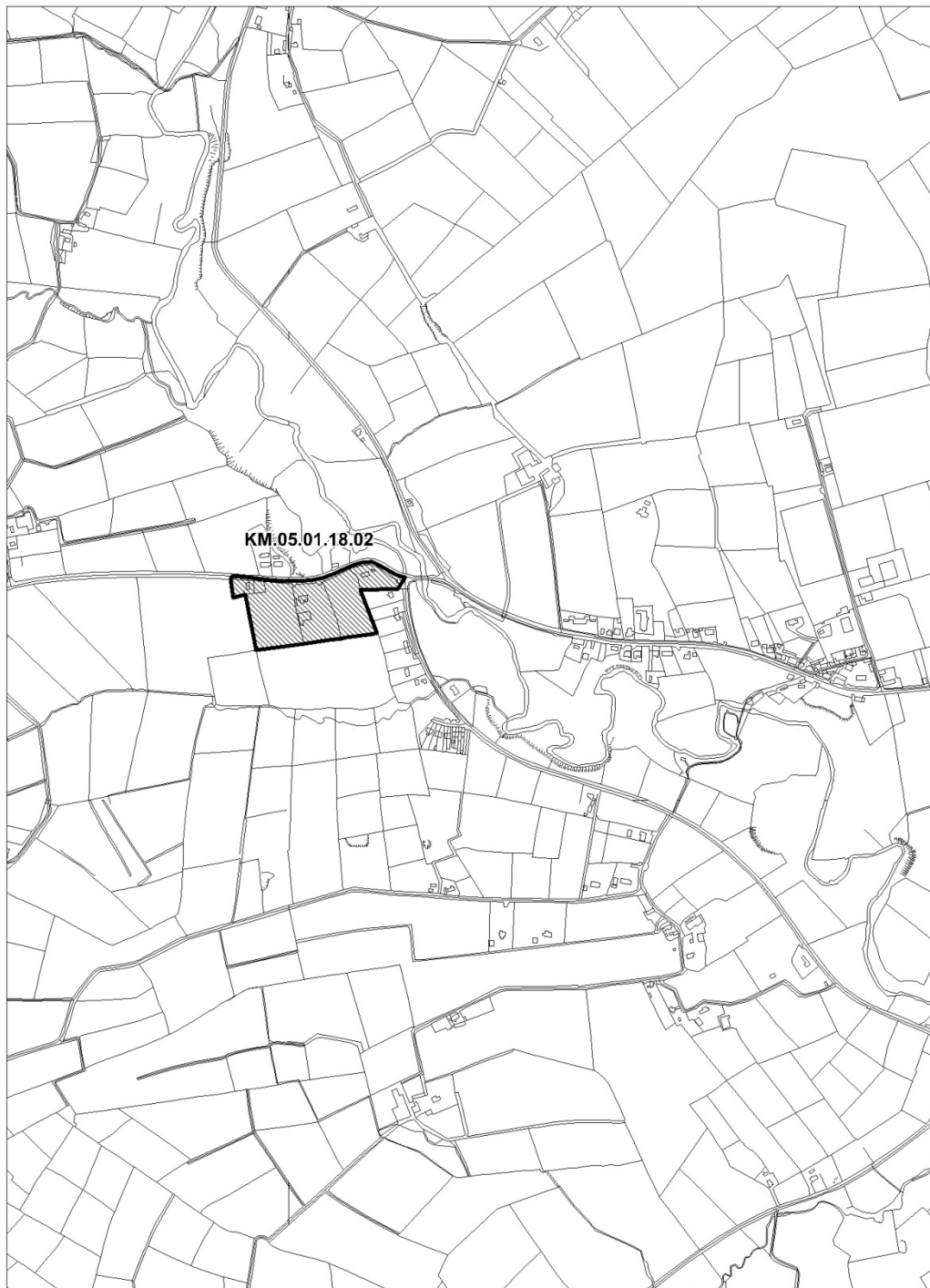
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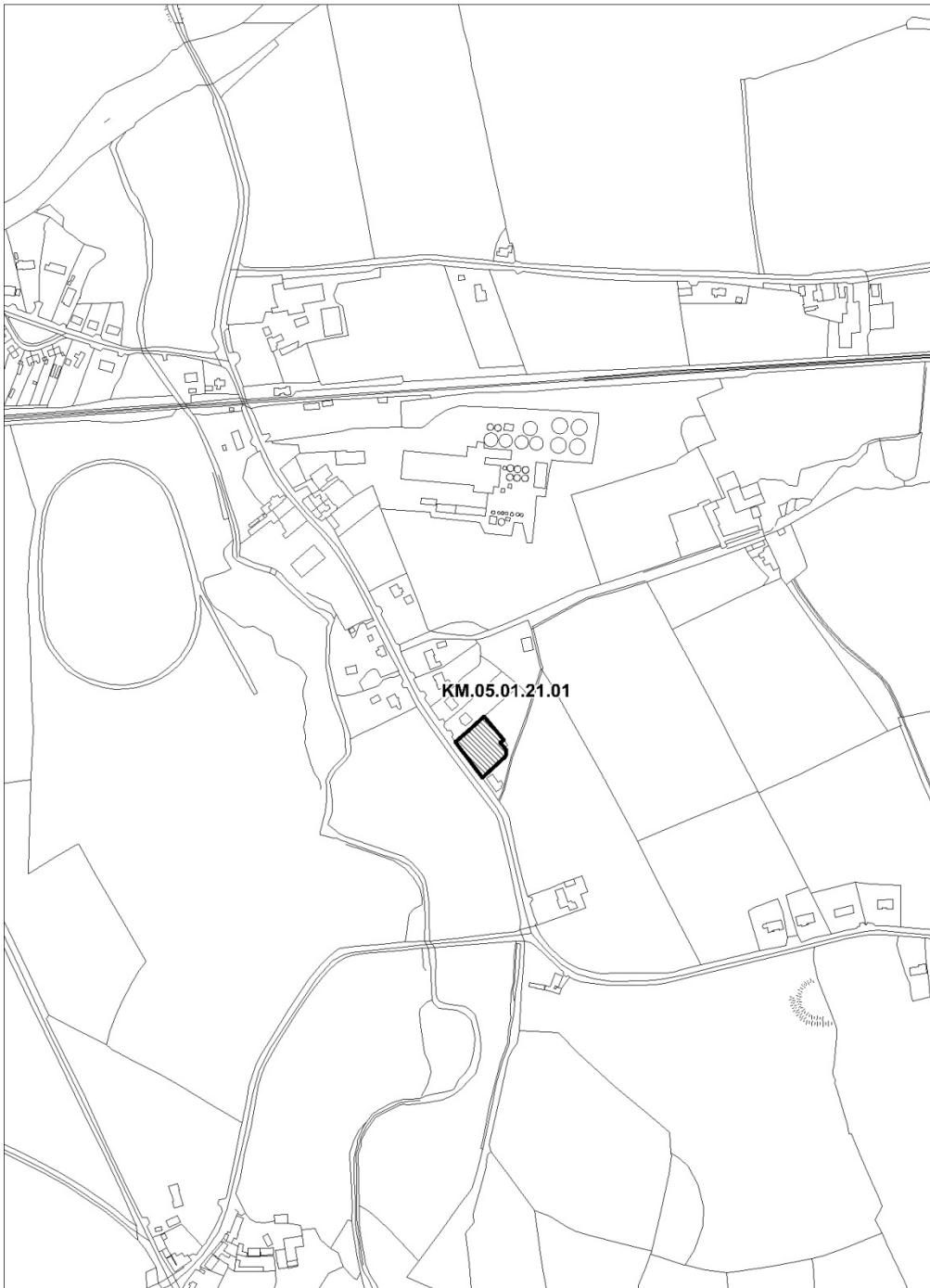


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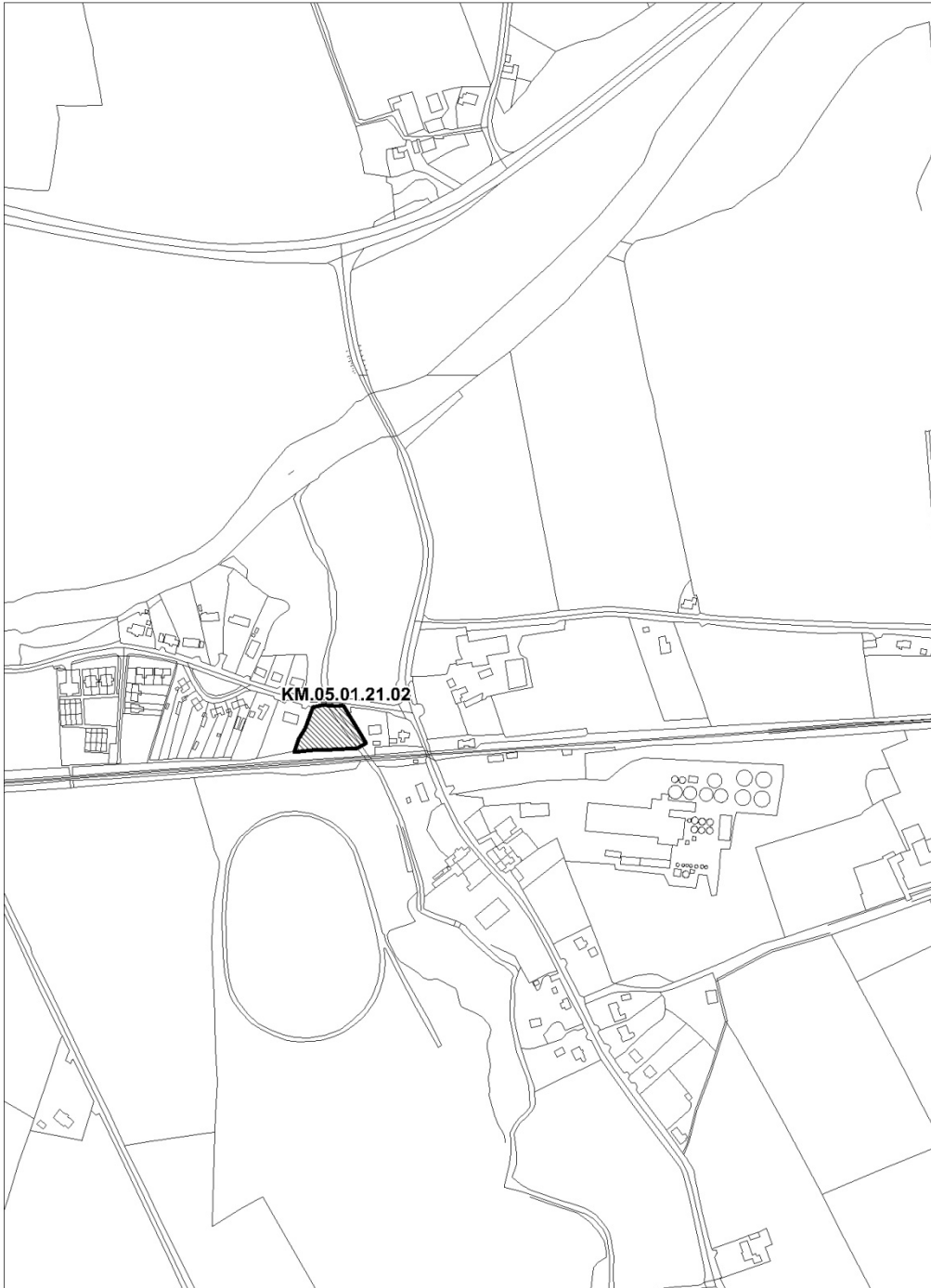


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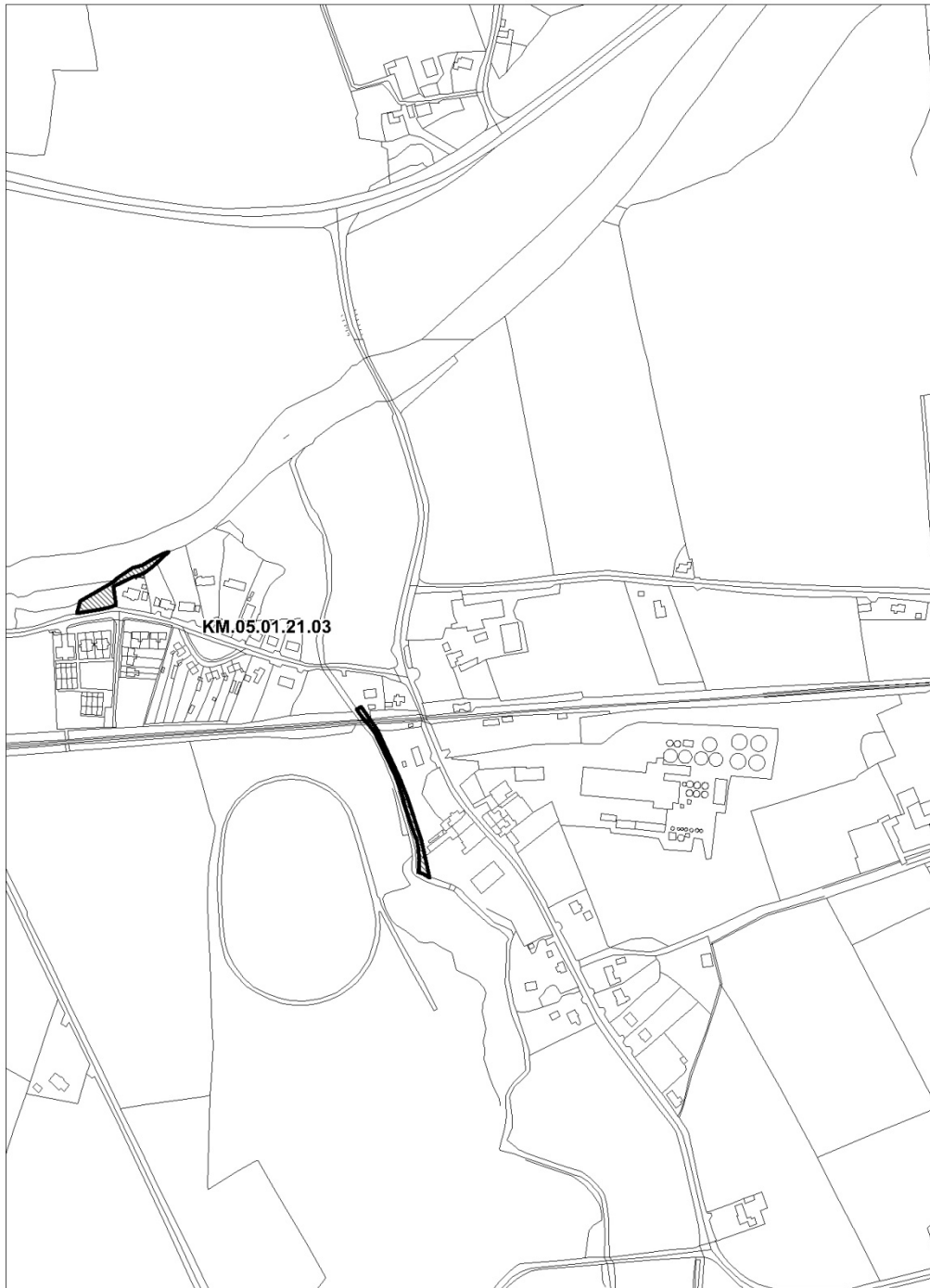




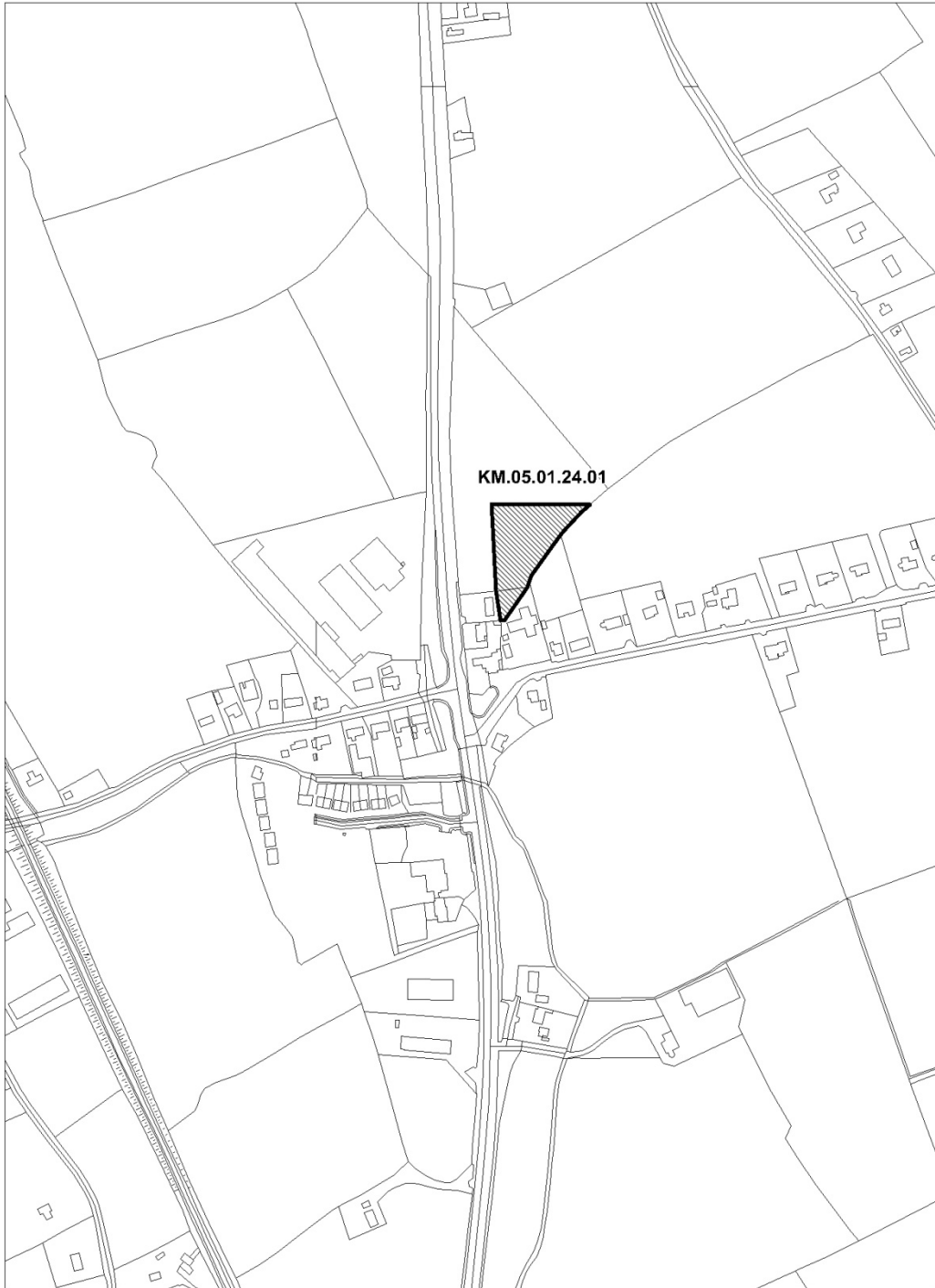
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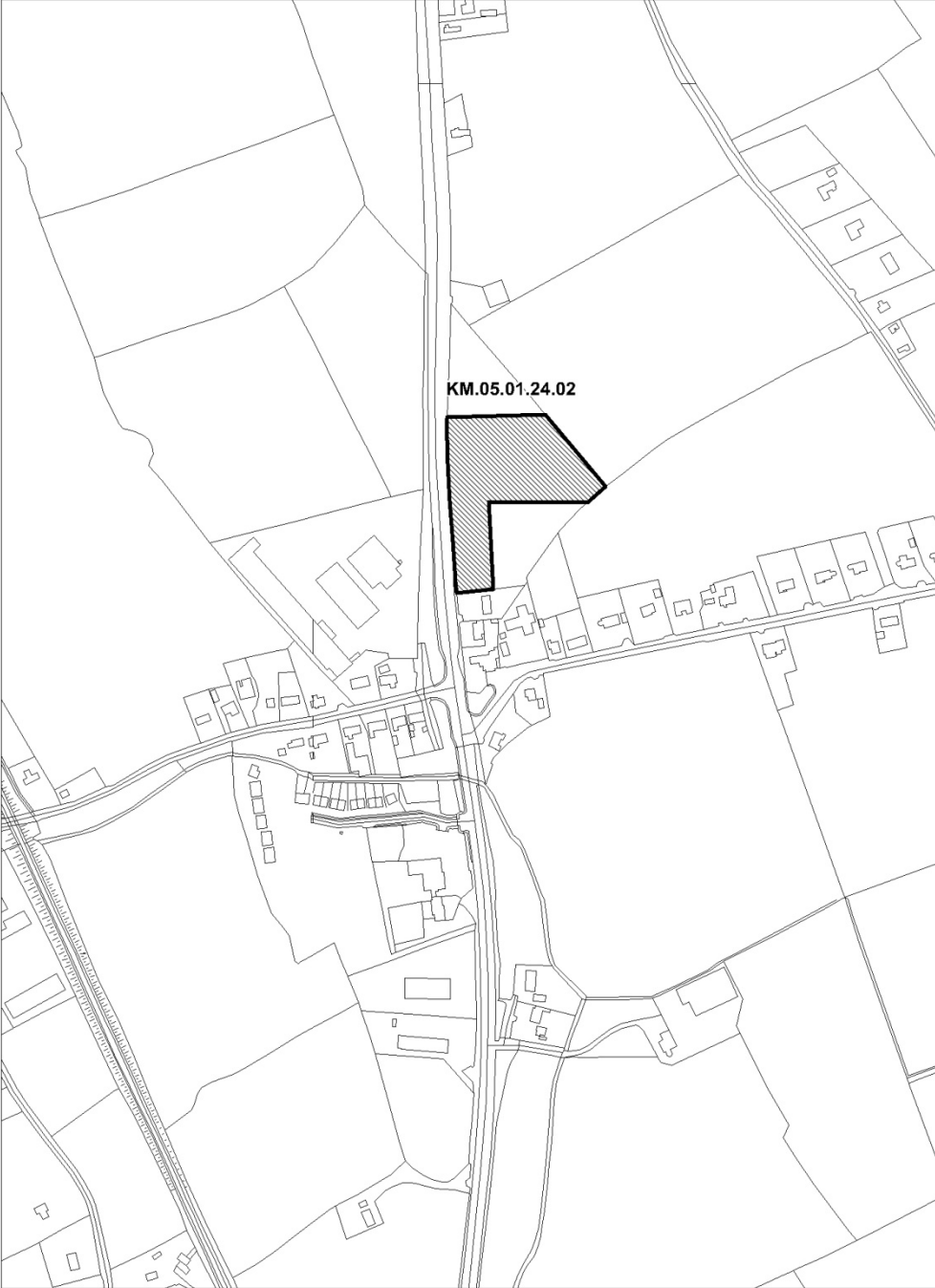
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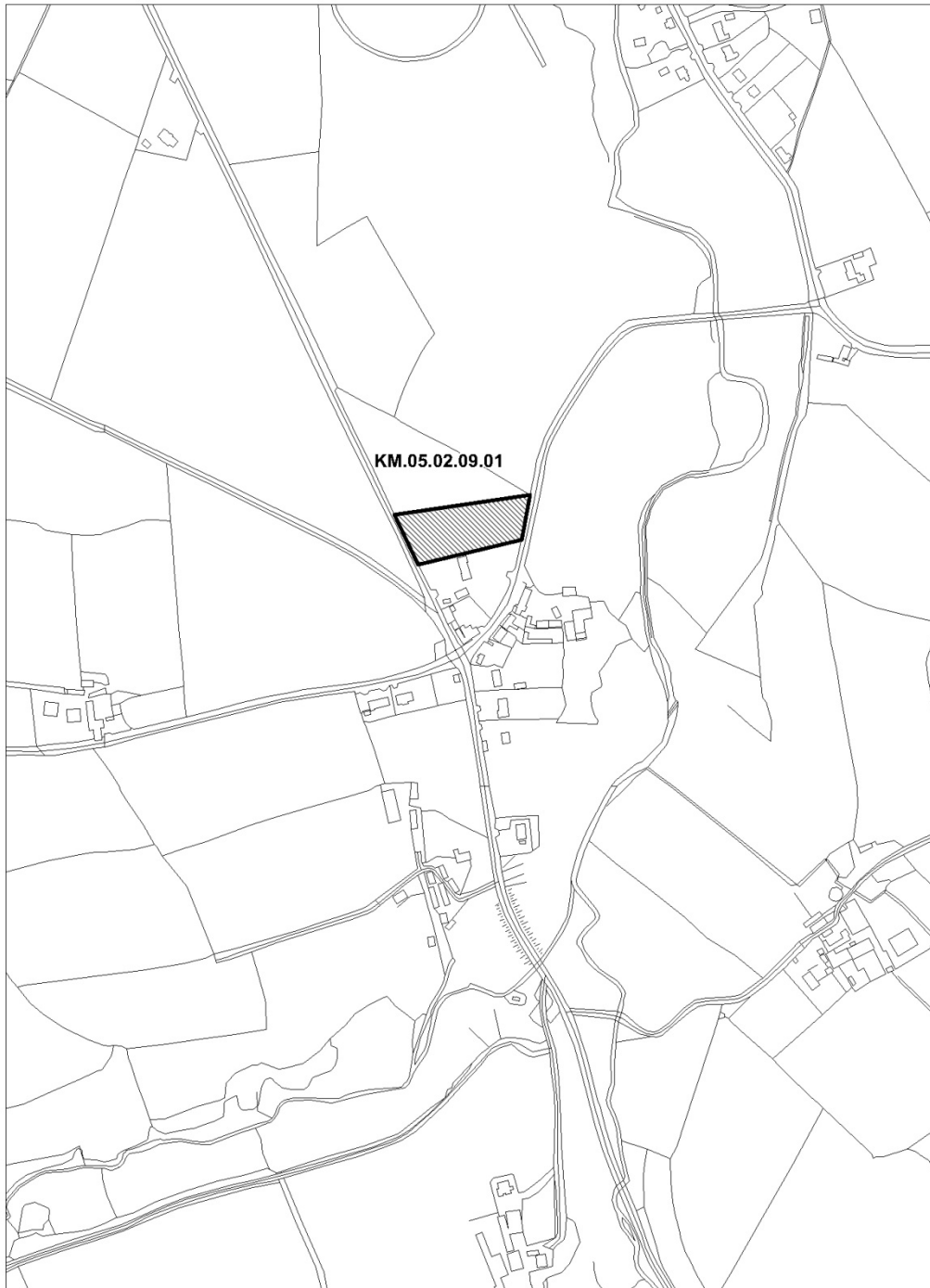
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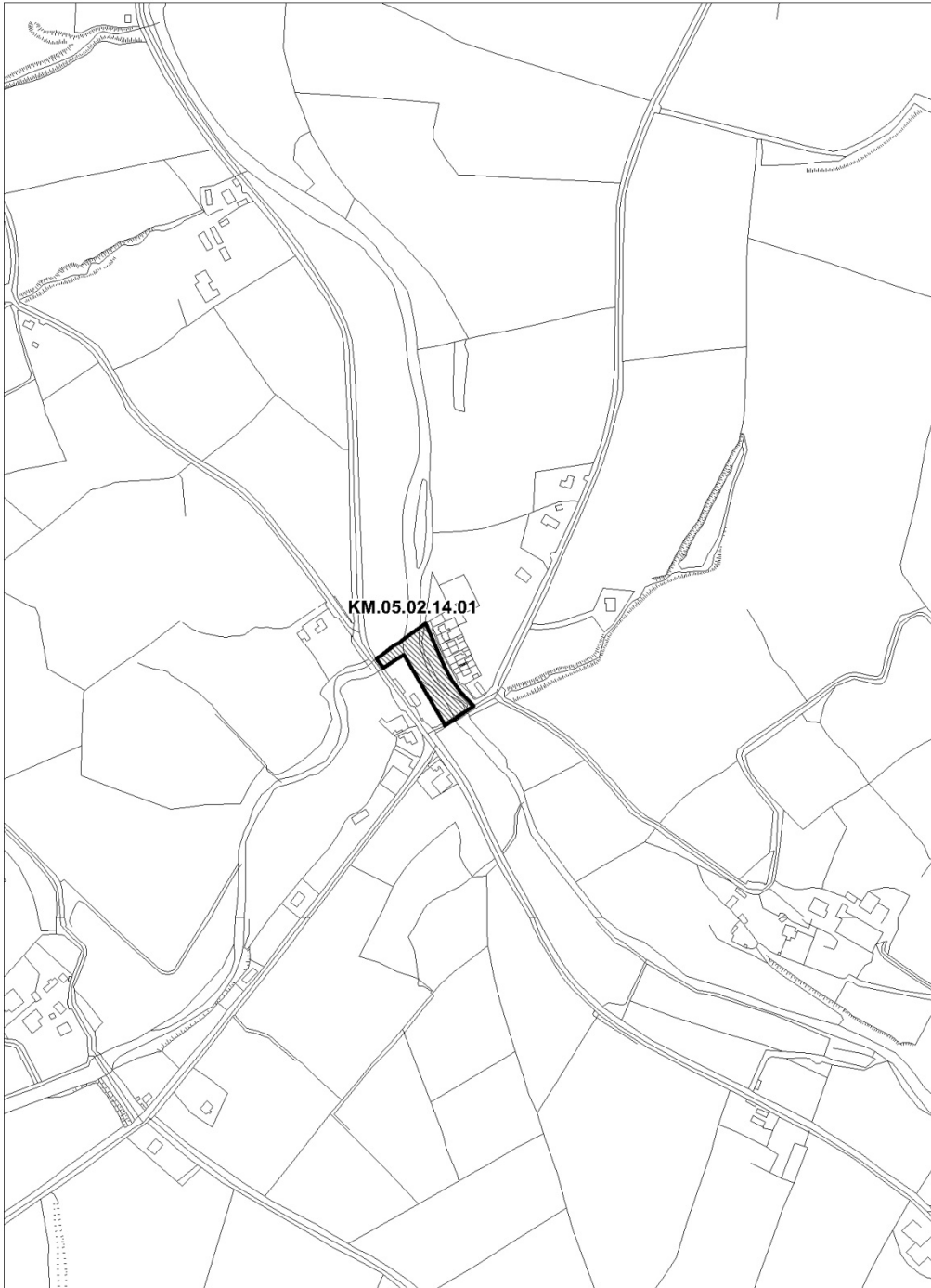


**Amendment Ref:KM.05.01.24.02**



**Amendment Ref:KM.05.02.09.01**





**Amendment Ref:KM.05.02.14.01**

## Section 4 Amendment KM.03.02.01 Text for Mallow Environs

Consolidated Text of Mallow Environs Chapter, with issues covered by the Town Plan struck out and proposed amendments included. This consolidated text also includes all of the amendments set out in this document which relate to that section of the plan.

# 3 Main Towns

## 3.1 Introduction

3.1.1 This section of the Plan sets out the key planning considerations and the main objectives for the development of the Environs of Mallow, and the other main towns of the Kanturk – Mallow Municipal District - Kanturk, Millstreet, Newmarket and Buttevant. Mallow is the largest of the towns, with the largest population, employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.

3.1.2 These towns are a significant material asset to this Municipal District and the county as a whole. They represent the product of many decades of investment in buildings (including houses, businesses, industrial buildings etc.), hospitals and other health facilities, schools, social and community facilities and a wealth of supporting infrastructure. In addition to serving the population who lives in them, these towns also serve the many people who live in villages, smaller settlements or rural areas who rely on the towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

## Planning Strategy

3.1.3 Within the Mallow Kanturk Municipal District the County Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District. The majority of the growth is allocated to the towns with 5,323 new houses proposed, the majority of which are planned for Mallow (4,552) as the designated hub town.

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield
Mallow	11,605	20,000	4,154	4,552	228	<del>332.45</del> <b>339.93*</b>	<del>6,750</del> <b>6,961</b>
Kanturk	2,263	2,400	188	141	8	29.2	329
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.9	345
Buttevant	945	1,501	285	298	17	31.5	482
<b>Total</b>	<b>17,375</b>	<b>26,846</b>	<b>4,934</b>	<b>5,323</b>	<b>270</b>	<del>437.67</del> <b>445.15</b>	<del>8,256</del> <b>8,467</b>

Source: Cork County Development Plan 2014 – Appendix B, Table B 12

\* Figure Includes 35ha of residentially zoned land from the Mallow Town Development Plan,



3.1.4 Across the towns of this District this **plan (taking into account land within the Mallow Town Development Plan 2010)** makes provision for zoned residential land with capacity for 8,467 housing units, providing headroom of ~~55%~~ **38%** in terms of the amount of housing units required. The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.

3.1.5 In line with the overall core strategy of the Cork County Development Plan 2014, this plan sets out objectives which aim to:

- a) Make best use of previous investments in built fabric or infrastructure in the main towns;
- b) Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities.
- c) Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
- d) Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
- e) Confirm the role of the town centre as the preferred location for future retail development;
- f) Support the vitality and viability of the towns centres and ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- g) Protect the setting of the towns from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

### **Approach to Plan Preparation**

3.1.6 Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Existing Built Up Area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use.

3.1.7 Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);

~~3.1.8 The Mallow Town Development Plan 2010 uses 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an "Existing Built Up Area" classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.~~

3.1.9 In most towns a core retail shopping area has been identified.

3.1.10 In some towns regeneration sites have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment.

## 3.2 Mallow Environs

### Vision

3.2.1 The overall vision for Mallow is to realise the significant population growth proposed as part of its “hub” status under the National Spatial Strategy and to support this growth with the expansion of the employment base of the town, making it a strategic focus of employment outside Metropolitan Cork; to ensure new development delivers enhanced quality of life for all based on high quality residential, working and recreational environments, respectful of the unique character and heritage of the town and supported by a good range of services and community facilities.

### Strategic Context

3.2.2 The National Spatial Strategy identifies nine ‘gateway’ cities to act as the focus for regional growth. These are to be supported by nine strategically located medium sized ‘hub’ towns. In the South West Region, Cork was identified as a ‘gateway’ to act as an engine of regional, national and international growth. Mallow has been designated as a ‘hub’ town, with the purpose of supporting the ‘gateways’ and energising smaller towns and rural areas within its sphere of influence.

3.2.3 The NSS states that as a ‘hub’ town Mallow “will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.” Building on the strategy of the NSS, the South West Regional Planning Guidelines 2010 identify a population target for Mallow of 22,000 by 2022. It recognises that significant new infrastructure and services will be required to achieve this target and that the employment base of the town needs to expand to underpin the growth.

3.2.4 Mallow is located within Greater Cork Ring Strategic Planning Area. The objective for Mallow as set out in the County Development Plan 2014 is to grow its population to a slightly lower level of 20,000 persons by 2022, developing the town as an integrated employment centre so that it fulfils its role at regional and county level.

### Local Context

3.2.5 Mallow is located in north Cork approximately 30km north of Cork City and 60km south of Limerick City. The N20 and Cork-Dublin railway line currently dissects the town in a north-south fashion, west of the town centre. The River Blackwater and its wide flood plain runs east-west through the centre of the town and acts as an important flood storage area. The landscape character of the Blackwater Valley makes an important contribution to the setting of the town.

3.2.6 The River Blackwater is designated for protection under the Habitats Directive due to the significance of the habitats and species it supports. The river also has an important role as the receiving water for treated effluent from the town's waste water treatment plant and a second plant associated with the Dairygold processing facility. Balancing these competing functions of the river is critical to the sustainable development of the town going forward.

## Planning Considerations and Proposals

### Population and Housing

3.2.7 Cork County Development Plan 2014 provides for the town to grow to 20,000 persons representing growth of 72% on 2011 levels. In order to accommodate this level of population growth, an additional 4,552 housing units will be required, equating to a net housing land requirement of 228 ha. A degree of headroom or surplus capacity within the town is necessary in the event that development anticipated in the villages, or elsewhere, is unable to be accommodated at those locations.

Mallow Population Growth and Housing requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the new LAP/TCP (ha)	Estimated Housing Yield (units)(LAPs and TCPs)
Mallow	11,605	20,000	4,154	4,552	228	<del>332.45</del> 339.93*	<del>6750</del> 6,961
Total MD	47,305	57,439	6,939	7,556	270	<del>437.67</del> 445.15	<del>8,256</del> 9,454

Source: Cork County Development Plan 2014- Appendix B, Table B 12  
**\* Figure Includes 35ha of residentially zoned land from the Mallow Town Development Plan, 2010.**

3.2.8 This Plan makes provision for a residential land supply of 437ha with the capacity to provide approximately 8,256 units. **It is estimated that approximately 600 of these units can be provided on zoned lands which are located within the former town council boundary and currently within the Mallow Town Development Plan 2010.** In addition to these greenfield lands there is also scope to provide new housing within the town centre and through infill / redevelopment opportunities within the existing built up area. Such developments are important in terms of supporting the vitality of the town centre area. The plan makes provision for a range of houses types. It is important new development enhances the overall environment of the town and supports the development of a sustainable community. The strategy seeks to ensure that most new housing provided is within a 20 minute walking distance of the town centre or a planned neighbourhood centre, and close to employment developments to reduce dependency on private car transport. In this context development proposals need to be designed to achieve good connectivity with the rest of the town and existing social and community services.

3.2.9 In this plan there are two substantial areas identified for urban expansion to the north west and north east of the town. The North East Urban Expansion Area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg centred along St Josephs Road. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. It is the intention of this plan that these areas will

contain significant residential development as well as community services to support these neighbourhoods.

3.2.10 In addition to the Urban Expansion areas there are other sites zoned for residential development to the north east, north west and south of the town.

3.2.11 Like much of the rest of the town the Urban Expansion Areas are faced with considerable challenges in relation to both existing and future infrastructure provision. In order to facilitate the construction of over 4,000 new dwellings on these lands, significant additional investment in new roads infrastructure and the upgrading of existing roads infrastructure will be required. Further investment in waster services infrastructure will also be required.

3.2.12 There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town, consideration should be given to the provision of some serviced site options within the larger residential areas.

### **Employment and Economic Activity**

3.2.13 Mallow, along with the identified Cork Gateway locations, sits at the top of the Employment Hierarchy for the county as outlined in the County Development Plan, which promotes the development of Mallow as a major integrated employment centre. Census 2011 recorded a daytime working population within Mallow town of 3,554 people, with commerce and trade being the largest sector. In 2011 there were 5,555 persons living in Mallow in the labour force and of these, 78.4 per cent /4,353 persons were at work, although half of them (2,169) were working outside the area. Food processing, metal fabrication, general engineering and the services sector are the main sources of employment in the town at present.

3.2.14 Employment growth in the town is essential to underpin the sustainable growth of the population, as envisaged by the hub town status, and to support the expansion of the retail and service base, which will in turn generate more employment in these sectors. Mallow needs to build on its intrinsic strengths as an important food production centre but will also need to diversify its employment base to become a centre of inward investment and reduce its reliance on commuting to Cork for work. ~~Office based employment will generally be encouraged in the core of the town, close to existing shops and services to help increase footfall in the area. Identified regeneration areas may have an important role to play in this regard.~~ It is important that, as employment uses develop in other areas, they are supported by additional investment in walking, cycling or public transport infrastructure so dependence on the private car for local journeys can be reduced. The established business park adjoining the Mallow Primary Healthcare facility also has some scope for expansion/consolidation of office uses on existing lands.

3.2.15 Key employment sectors to be targeted include logistics and transport, business and technology, engineering and food processing and general industry.

3.2.16 **Logistics and Transport type uses:** Mallow's location within about an hour's driving time of both the gateway cities of Cork and Limerick and its' access to rail services make it a suitable location for the logistics and transport industries. Amongst the most appropriate areas for this form of development in Mallow is around the Quartertown area where land is flat or gently sloping and there is the potential for good access to the N72 and N20.

3.2.17 **Business and Technology:** Mallow needs to be able to benefit from the growth in technology and science based employment in the manufacturing and office sectors. ~~The Mallow Business and Technology Park is a location with some, albeit limited, capacity for expansion and has been designated as such.~~ The North East Urban Expansion Area may also make provision for

additional business uses of this nature but a successful outcome at this location will ultimately depend on the provision of good access, infrastructure and broadband technology.

~~3.2.18~~ Engineering and Food Processing: The engineering and food processing sector is a significant employer in Mallow. There are pockets of this type of industry in many places around the town. However, in the past these uses have concentrated in the Quartertown area and this area has the capability of developing as a strategic engineering hub within North Cork. ~~Both the Quartertown Industrial Estate and the Mallow Business and Technology Park have a somewhat complementary role in this regard.~~ This plan designates undeveloped lands ~~both within and adjoining~~ **this area** for business uses with the intention of ensuring flexibility of uses to support the demands of the Mallow economy. It will be important to deliver improvements to the road network in the Quartertown area in order to improve facilities for road users. Improving permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town centre is vital ~~whilst consolidation of business/technology uses and improving the overall visual appearance and layout of the area are also important in terms of enhancing its attractiveness as an employment location.~~

**3.2.19** Within the Quartertown area (**former town council area**) is a distribution depot where LPG (Liquid Petroleum Gas) is stored in significant quantities (above ground) and to which the Major Accidents Directive applies. This EU Directive seeks to prevent major industrial accidents and to limit the consequences of accidents on both people and the environment. The effect of this directive is that where certain classes of development are proposed in proximity to this facility, the planning authority is required to consult with the health and safety authorities and to take account of the risks associated with the possibility of a major accident. **This may impact on the development of the surrounding lands within the Environs of the town**

~~3.2.20~~ **General Industry:** ~~With regard to general industry, a site has been zoned adjoining the existing Dairygold facility to cater for possible future expansion of that facility.~~

~~3.2.21~~ **General Industry:** **With regard to general industry, a site has been zoned to the south of the town for stand-alone industry (carried over from the previous local area plan). This site has accessibility issues which will need to be resolved before the development potential of the site can be realised. This issue will need to be addressed through any updated Traffic and Transportation Plan for the town.**

3.2.22 The former Sugar Factory site is also being zoned for industrial use for medium or large scale industry suitable for low employment intensity uses which will not unduly impact on the carrying capacity of the road network. Environmental sensitivities of the site in close proximity to the River Blackwater must be taken into consideration in any development proposals.

## Town Centre

~~3.2.23~~ Mallow town centre boasts all the necessary ingredients of an attractive and pleasant urban environment, including key natural features such as the River Blackwater and an historic urban fabric. Mallow town centre includes a mix of residential, retail, employment, educational and community/civic uses and provides a strong economic and social focus for the community. ~~There is a need to enhance and expand on these qualities, to diversify existing uses and to build on the unique and attractive ambience within the town.~~

~~3.2.24~~ One of the main constraints affecting the town centre at present is the high volumes of through traffic associated with the N72 route running through the eastern end of the town centre at the Spa Glen, Bridge Street, Mallow Bridge and along the Park Road. Delivery of the Mallow Northern Relief Road, and the M20 in the longer term, is essential to address this issue.

## Overall Town Centre Strategy

3.2.25 Mallow has a compact town centre which has a strong identity and good indigenous building stock with some capacity to accommodate further development and rejuvenation. The priority going forward is to strengthen, consolidate and reinforce the function of the town centre as the retail, economic, cultural and social focus for the community, supporting the needs of residents, visitors and business including further improvement of the public realm. Through the following town centre strategy the plan aims to make Mallow a more attractive location to live, recreate and carry on business:

- a) Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations (see retail section), thereby maintaining vitality in the town centre;
- b) Deliver a higher quality streetscape and town centre retail environment including ongoing public realm and traffic management improvements which enhance the overall visitor experience to the town.
- c) Promote the redevelopment of regeneration areas and other opportunity sites
- d) Encourage town centre development which respects and promotes the heritage and architectural character of the town.
- e) Encourage office based employment, as well as appropriate commercial uses, to locate generally in the town centre, close to existing shops and services to help increase footfall in the area.
- f) Protect the amenities of existing residential areas within the centre of the town and ensure their needs are balanced against proposals for other uses, particularly the encroachment of non residential uses into residential areas.
- g) To encourage the provision of new residential uses in the town centre to strengthen the vitality of the town centre beyond business hours and improve the evening economy.
- h) Monitor and address vacancy issues during the lifetime of the plan.

## Retail in Mallow

3.2.26 Retailing is an important activity of town centres and contributes much vitality. It is also an importance source of employment. Outside of Metropolitan Cork, Mallow is the largest of the County towns, with the largest quantum of retail floor space. The retail hierarchy set out in the Cork County Development Plan 2014 recognises the regional retail function of Mallow, particularly in relation to comparison retailing, while emphasising that the vitality and vibrancy of the town centre needs to be retained and enhanced.

3.2.27 In relation to retail floorspace requirements, it suggests future convenience retail is appropriate at a level to support its catchment while any upper limit on comparison retail is removed provided location and other normal planning considerations are acceptable. It is important that new retail development provides a variety of options including some larger floor plates to attract mainstream multiples. All major convenience multiples are represented in Mallow, both within and around the town. There are also a large proportion of independent retailers which adds to the variety and character of the retail offer.



3.2.28 Mallow's retail core is generally concentrated along the Main Street, and extends into the side streets and laneways off the Main Street. This is where retail uses should continue to be consolidated in order to enhance viability, vitality and footfall levels, strengthening the links between the retail anchors and improving pedestrian permeability within the core area. Davis Street is the primary shopping street particularly along the stretch east of the Hibernian Hotel. William O'Brien Street, connecting Davis Street with the Market Green shopping centre is the main secondary shopping street. Both streets have some vacancy issues and also have a high level of retail service uses, non retail office uses and lower order retail uses which can detract from the vibrancy of the street. The laneways north and south of Davis Street also accommodate some retail space and provide important connectivity to retail anchors like Tesco (Deal Yard Lane), Lidl and the main town centre public car parks.

3.2.29 Within the retail core, and the wider MW-T-01 area, there is scope for the redevelopment and renewal of many premises and some brownfield sites. This plan seeks to encourage the sympathetic reuse /refurbishment /redevelopment or replacement of existing vacant and underutilised premises within the core retail area to meet the primary needs for new retail floor space within the town, to accommodate high order retail uses, and provide for new uses above ground floor level. It is acknowledged that the compact and historical nature of much of the town centre is both a challenge and an opportunity to potential investors, and innovation in design and layout will be expected when it comes to locating future retail and commercial floorspace in this area. Prospective developers will also need to be prepared to make some reasonable compromises and adapt their standard development formats to the retail core and the various opportunity sites which have been identified in the plan.

3.2.30 Outside of the existing town centre (MW-T-01) the next logical area for new town centre uses is an area to west, identified as MW-T-02, which is suitable for mixed town centre uses including office uses. To the south west of MW-T-02, the MW-T-03 lands have also been identified for development. This is a landmark site which has the potential for a number of different uses which could include modern office space, retail warehousing as well as residential uses above ground floor level. An element of convenience retailing may also be appropriate. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.

3.2.31 Immediately south of the MW-T-03 is the MW-T-04 lands comprising an area of open ground to the east of the co-op store. This land is within the flood plain and is suitable only for flood compatible uses. The land may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03. Similarly the MW-T-05 lands to the west, fronting the park road are also suitable only for flood compatible uses. The MW-T-05 site may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03 or MW-T-02.

## Town Centre/Retail

3.2.32 **The principle focus for retail in Mallow will continue to be Mallow town centre which is presently within the remit of the Mallow Town Plan.** Within the environs of the town two neighbourhood centres have been identified. To the north of the town significant convenience use is found in the Centra Supermarket located on the Spa Glen Road. Additional neighbourhood centre uses can be accommodated within the North East Urban Expansion area at Keatleysclose /Carrigoon Beg into the future and is included within the MW-R-14 objective.

3.2.33 Outside the central area of Mallow a number of other sites have been identified with a town centre/neighbourhood zoning to cater for retail or other commercial uses. The MW-T-06 site at Ballydaheen just south of the bridge, is an important regeneration opportunity and has

scope for appropriate retail and commercial uses. An element of residential use may also be possible subject to flood risk assessment.



3.2.34 Also to the south of the town, alongside the river at Bellevue, there is a modern convenience store (Supervalu) and ancillary units. This retail centre is significant as it provides important shopping facilities for residents living on the southern side of the town and for those experiencing the physical and perceptual division that is created by the River Blackwater. This plan protects current uses in this area with a neighbourhood centre zoning (MW T-07). Scope also exists for enhancing connectivity with the town centre to the north should plans for a pedestrian/cycle bridge at this location be realised.

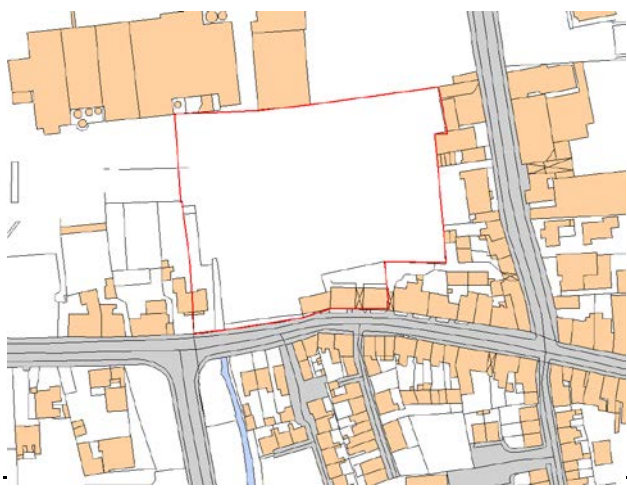

3.2.35 At the junction of the Cork Road and the Old Cork Road (Ballydaheen) are clustered a number of retail and other commercial uses which have developed in the environs of an established neighbourhood centre. It extends southwards to include an Aldi convenience store. It is considered there may be scope for consolidation of neighbourhood centre uses at this area to enhance both visual and physical unity. There is limited scope for further expansion of this area but the plan protects current uses in this area with a neighbourhood centre zoning (MW T-08).

3.2.36 To the north of the town other significant convenience use is found in the Centra Supermarket located on the Spa Glen Road (MW T-09). Additional neighbourhood centre uses can be accommodated within the North East Urban Expansion area at Keatleysclose /Carrigoon Beg in the future.


## Regeneration Sites/Opportunity Sites


3.2.37 A number of regeneration sites and opportunity sites have been identified within Mallow. This plan identifies a number of areas which are either zoned as town centre or are within the built up area of the town, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

<b>Regeneration Areas: Mallow</b>	
<b>Regeneration Area</b>	<b>Number and Description</b>
	<p><b>MW-RA-01 Carmicheal Lane Car Park (between Davis Street and Muddy Hill)</b></p> <p>Located north of Thomas Davis Street these lands offer the opportunity to consolidate the prime retail area by redeveloping backland areas and the existing surface car park to provide new retail floor space with office / residential uses and car parking above ground floor level. Existing laneways provide ready access points to Thomas Davis Street.</p> <p>An urban design framework to guide development of the area, which is within an Architectural Conservation Area, is considered appropriate.</p>
	<p><b>MW-RA-02 Central Hotel Site</b></p> <p>Key site within the town centre with frontage to Thomas Davis Street and St James Avenue. Any redevelopment proposal must have regard to the protected structure status of the property and its context within the Architectural Conservation Area and contribution to the overall streetscape.</p>

<b>Regeneration Areas: Mallow</b>	
<b>Regeneration Area</b>	<b>Number and Description</b>
	<p><b>MW-RA-04</b> – West of Shortcastle Street/North of West End.</p> <p>Gateway regeneration site. Development proposals will be expected to maintain a strong building line/urban edge and a high design quality which will contribute to the definition of the street.</p> <p>The site is zoned as town centre given its location adjoining the retail core with frontage onto West End and is suitable for a mix of town centre uses, including modern offices</p> <p>Suitable sympathetic rejuvenation of the existing building stock adjoining the site will also be welcomed, particularly of those buildings which no longer have an active use. Proposals will be required to have a strong emphasis on design which respects and complements the character and heritage of this area. Any proposals should have regard to its context within the Architectural Conservation Area.</p>
	<p><b>MW-RA-08</b> – Corner site southside of Bridge Street (junction of Mill Street and Ballydaheen Road)</p> <p>This is an important brownfield corner site at a key entry point to the town from the south. The site is in a visually prominent and sensitive location close to the Blackwater River and Mallow Castle and requires regeneration as it presently constitutes an eyesore. Appropriate design treatment will be essential with a strong street frontage/urban edge. A portion of the site is affected by flood risk and less vulnerable uses such as</p>

Regeneration Areas: Mallow	
Regeneration Area	Number and Description
	<p>retail or commercial are likely to be the most appropriate on this part of the site. Residential uses may also be considered on part of the site subject to flood risk assessment.</p>

Opportunity Sites: Mallow	
Opportunity Site	Number and Description
	<p><del>MW-RA-03</del> South of West End</p> <p>This is a landmark site to the west of the town centre bounded by the N20, West End and Park Road. The northern portion of the site is located within the designated Architectural Conservation Area and adjoins a number of protected structures.</p> <p>These lands provide a significant development opportunity for the town, especially in terms of the provision of modern office space, retail warehousing as well as residential uses on the upper levels. An element of convenience retailing may also be appropriate.</p> <p>Proposals should seek to develop this</p>

<b>Opportunity Sites: Mallow</b>	
<b>Opportunity Site</b>	<b>Number and Description</b>
	<p>site as an important landmark gateway/entry point into the town. Proposals will be expected to have a high standard of design complementary to its location and a strongly defined building line/urban edge onto the West End in particular, with intrinsic pedestrian links to the core retail area and Park Road. Any proposals should have regard to its context within the Architectural Conservation Area.</p>
	<p><b>MW-RA-05</b> Site east of Shortcastle Street (Chadwicks)</p> <p>Opportunity to redevelop existing site on Shortcastle Street. Uses appropriate to the site, which is located within walking distance of the town centre could include offices or hotel use.</p>

### Urban Design –

3.2.38 The planned expansion of Mallow Town Centre will require a new structure of streets and spaces to connect successfully with the existing town centre. This Plan does not seek to prescribe the form and appearance of every new development within the town, but instead sets out guiding principles that the Council wish to see embodied in new development.

3.2.39 Urban structure and form is the layout and design of a place. Urban design is how this layout is achieved, creating places where people want to live. It involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product. An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development should be based on an informed and considered response to a site’s setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.

3.2.40 The key principles underpinning good urban design should focus on:

- Strengthening the urban fabric of an area
- Reinforcing local identity and sense of place
- Providing a coherent and permeable urban structure
- Promoting an efficient use of land
- Improving and enhancing the public realm
- Conserving and respecting local heritage
- Resolving conflict between pedestrians/cyclists and traffic.

3.2.41 The Urban Design Manual, which accompanies the Government's 'Guidelines for Sustainable Residential Development in Urban Areas' (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development within the town.

3.2.42 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts/signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

### **Public Realm**

3.2.43 The Public Realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The Public Realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business and investment to an area.

3.2.44 Mallow's historic townscape and building stock are generally attractive and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations which include the majority of the historic town centre. Like many other county towns, it has seen its town centre increasingly dominated by car parking and congestion, creating a less than optimum environment for pedestrians.

3.2.45 A Mallow Town Centre Public Realm Enhancement Plan has recently been prepared through the Mallow Development Partnership with support from many stakeholders, including the Council. The plan puts forward a number of proposals to enhance the overall public realm experience in Mallow including:

- Provision of a new public space around St. Mary's church
- Improvement of public realm on Davis Street
- Redesign of Park Road as a boulevard
- Development of new public space (Shambles Square)
- Historic Laneways – Proposals for upgrading, unblocking and promoting the use of the laneways.



- Improving gateways and signage within the town
- Establishment of a Design Code for Mallow through an appraisal of local context

3.2.46 A number of the proposals will need further consideration and are dependent on agreement or co-operation with various agencies. The council will seek to engage with various agencies over the plan period in examining the feasibility of implementing proposals set out in the Mallow Town Centre Public Realm Enhancement Plan.

3.2.47 Consideration should also be given to implementing various elements of the 'Heritage Led Regeneration Strategy for Mallow' over the lifetime of the plan.

## Tourism

3.2.48 Strengthening the tourism role of Mallow can offer many economic benefits to the town. As a rural market town Mallow within the Blackwater Valley could be an attractive destination for holiday makers. The town has many untapped natural and built heritage assets which offer immense opportunities to boost the tourism sector.

3.2.49 Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism, cultural and retail sectors in Mallow to further enhance the experience for those who visit the Town. In particular a vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost retail spend. The improvement of the public realm and particularly the enhancement of Mallow Castle, gardens and outbuildings can perform a catalytic role in the rejuvenation of the town.

3.2.50 The River Blackwater is one of the town's most significant natural resources and is renowned for wild salmon, sea trout and brown trout fishing. The town needs to consider ways which it can target this established tourism market and provide other water-based activities such as kayaking and boating on the river, subject to satisfying the EU Habitats Directive.

3.2.51 The development of a number of attractions in the area of arts and culture has the potential to reinforce Mallow's role in the area of tourism. In particular, the planned redevelopment of the Town Hall will restore a cultural and arts hub to the town centre, providing another welcome boost to Main Street and reinforcing the significance of public realm improvements already made. The provision of such cultural facilities in the heart of the town not only provides a valuable recreational resource to members of the public but also adds to Mallow's evening economy which accordingly contributes to the tourist offer in the town.

3.2.52 Presently the town has a limited supply of tourism accommodation with only one hotel within the centre of town. The provision of additional high quality tourism accommodation within or adjacent to the town centre will also be encouraged as it offers accessibility by rail and inter-city bus. This can help raise the profile of the town as a tourist destination.

3.2.53 Mallow Castle House and Demesne, including the 16th century Fortified House, the 19th century Country House, gardens and other attendant buildings and curtilage, is a Protected Structure and National Monument and a significant attraction for the town. The castle played a pivotal part in the late 16th century Munster Plantation. The Cultural Heritage of the entire complex of Mallow Castle House and Demesne is assessed to be of National Significance. Several other monuments also survive within the curtilage of the site, and now reside in Cork County Council ownership.

3.2.54 Given its importance and undoubted potential as a tourist/heritage attraction within the wider region a Conservation Plan has been prepared for Mallow Castle House and Demesne. The Council have already commenced the first phase of public realm improvements around the

entrance. A project to upgrade the grounds of Mallow Castle is currently at contract stage which includes improving the overall access to the grounds, walks/paths, lighting, landscaping and general improvements in or around the castle.

- 3.2.55 Bearforest House and Demesne are located to the south side of Mallow town. Bearforest House was constructed in the early 19th Century and rebuilt in the early 20th Century, it is a middle sized country house set within an historic demesne. The demesne itself along with ancillary structures date from the early 19th Century. The demesne is very authentic and has a high level of landscape intactness and includes many fine specimen trees. The demesne landscape includes features such as elaborate gates and piers, gate lodge, avenue, stables and courtyard, walled garden, ancillary outbuildings and cottage, extensive demesne boundary walls around the demesne and within the landholding, planned views and vistas and a mature parkland. These features both individually and collectively contribute to the significance of the site. The structures on site as well as the curtilage are included in the Record of Protected Structures and the demesne is designated an Architectural Conservation Area. Under this plan the site is classified as part of the existing built up area and the Council will encourage the continuation of current uses on the site. In light of the high architectural and landscape value of the site it may lend itself to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a focused and sensitive manner that will protect the integrity and character of this site.

## Community Facilities

### Education

- 3.2.56 Mallow already has a good range of both primary and secondary level schools. Permission has been approved for a new 8 classroom primary school which will be developed at Castlepark. **The Department of Education has identified a need for three additional primary schools and two additional post primary schools to cater for the planned levels of growth in the town. The Draft Plan has already made provision for 2 primary schools and one secondary school within the newly developing areas in the north west and north east of Mallow. Over the life of the plan the Council will liaise with the Department to identify suitable sites for the additional schools.** The provision of additional facilities at both primary (2 required) and secondary level (1 required) has been identified by the Department of Education to facilitate the needs of the target population growth. Newly developing areas in the north west and north east of Mallow both make provision for additional education facilities.
- 3.2.57 The plan aims to encourage the provision of new primary schools (where possible) within a 10 minute walking distance (800m) from most new and existing housing. Similarly, the location of new secondary school facilities should be located in an area where it can be linked to adjacent residential areas by energy efficient means of travel such as walking, cycling, bus and rail transport so that car dependency can be reduced.
- 3.2.58 Access to schools to those living west of the N20 is very constrained and promotes car-borne travel for school trips. Providing greater choice and improved walking and cycling links with the town centre can help better integrate this residential area with the town.
- 3.2.59 Mallow College of Further Education offers FETAC and City and Guilds accredited courses in a wide range of subjects. **Mallow College of Further Education offers QQI (Formerly FETAC), Accounting Technicians Ireland and ITEC accredited courses in a wide range of subjects.** There is also a college of design and tailoring in West End. There is opportunity to further expand the suite of third level options within the town, including a possible outreach campus associated with NUI Cork and/or C.I.T.

## Healthcare

3.2.60 Healthcare facilities available within the town include Mallow General Hospital, Mt Alvernia Hospital (Psycho – Geriatric services), various health centres and Mallow Primary Healthcare facility. Both hospitals are located outside the town while the PHC centre is on the southern periphery making access to these essential services to those without transport somewhat challenging.

3.2.61 Given the specialised nature and importance of the hospital uses they have been zoned specifically to protect and support the continued operation of these important healthcare facilities at their present locations.

## Sports, Recreation and Green Infrastructure

3.2.62 Mallow has a wide range of active and passive open space, including a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. The town park is a strategic open space feature located directly south of the town centre.

3.2.63 The assessment of existing recreational facilities carried out as part of the Mallow Recreational and Infrastructure Audit highlighted that the level of public open space in Mallow is considerably below national and international standards. It proposed a number of solutions to address this including:

- Redevelopment of the Town Park
- Development of a Linear Park along the Blackwater
- Identifying recreational requirements for future growth areas
- Improving movement and accessibility to recreational facilities

3.2.64 **Blackwater Amenity Corridor and the Town Park;** The development of a linear greenway along the Blackwater to include Mallow town park has long been considered. With more of the lands adjoining the Blackwater now in public ownership there exists a considerably opportunity to achieve a successful outcome in that regard. Much of the area along the river is currently underutilised and inaccessible to the public. There may be some scope for upgrading and further development of recreational use in this area. Any proposed works along the Blackwater Amenity Corridor will need to be assessed for its impacts on the Natura 2000 designation and will need to comply with the planning guidelines for areas of flood risk.

3.2.65 Plans already exist to extend the existing riverbank walkway to the north of the Blackwater River within the town on a phased basis. This will form a continuous link between the walkway to the west of the railway line and the town park/Mallow castle. A positive step in this direction has been the development of an area of land adjacent to the river and to the Castle Park residential development to the east of the town. Further proposals are expected around the castle area including the proposed development of a Neighbourhood Scheme.

3.2.66 The southside of the town is relatively underprovided for in terms of recreational infrastructure and would benefit considerably from pedestrian linkages across the river to attractions such as the Town Park/Mallow Castle. This would also assist in improving overall accessibility for both pedestrian and cyclist alike by counteracting the current severance issues. Proposals for the development of pedestrian bridges are at an advanced stage.

3.2.67 **Recreational requirements for future growth areas;** If the number of people living in the development boundary continues to grow as planned there will be a need to provide for recreational uses both active and passive particularly within the newly establishing residential

areas of the town such as the north west and north east of the town at St. Josephs Road and Kilnockan.

3.2.68 The recommendations of the Mallow Recreational and Infrastructure Audit suggested that lands at St. Josephs Road should provide for one new 16 hectare neighbourhood park and two 2 hectare local parks in the area in line with the standards contained in the Parks Policy for Local Authorities. The suggestion was that this larger neighbourhood park could form part of the linear park along the Blackwater and this has been reflected in the zoning of this area as part of an extension to the Blackwater Amenity Corridor (MW-O-04) which it is intended will serve both local residents and the wider town population. It is intended that the extension of the linear park will be complemented by a number of smaller interlinked local parks.

3.2.69 In addition to lands at St. Joseph's Road there will also be a need to provide at least a new local park as part of the proposed future residential development at Kilnockan. All parks should be on level, landscaped ground and should be equipped according to recognised national and international standards.

3.2.70 Following on from the initial analysis carried out in the Mallow Recreational and Infrastructure Audit the preparation of a green infrastructure strategy/plan for Mallow is timely most especially in the context of future growth envisaged in the town to 2022. ~~In identifying and zoning key recreational infrastructure such as the Blackwater Amenity Corridor, Town Park and Spa Glen and other important landscape and ecological features this plan has already sought to commence this process which should be continued over the lifetime of this plan. (See also section on Natural Heritage and biodiversity)~~

## **Other Services**

3.2.71 The town has a Garda station, five churches and new library facility within the town centre. It also has four community halls and the Health Service Executive runs a day-care centre in the town.

## **Infrastructure**

### **Roads and Public Transport**

3.2.72 Strategically, Mallow is well positioned on the N20 approximately 30km north of Cork City and 60km south of Limerick City. It is also located on the N72 which connects to Killarney and Fermoy, and onwards to the M8 serving Dublin. Mallow is also served by the Cork -Dublin intercity train service with services to Dublin, Cork and Tralee / Killarney. Public bus services provided by Bus Eireann serve Mallow and it is also served by the private City Link Service. There is no bus service within the town itself.

3.2.73 The Mallow Traffic and Transportation Study prepared for the town in 2011 recommended the construction of several new roads to the north, east and west of the town, and new river crossings to the south and west, to connect new development areas to the N20, N72 and proposed M20 and to enhance accessibility within the town itself, as well as upgrading existing roads and junctions. The recommendations also assumed the delivery of the M20 which is presently suspended. The study would need to be updated to take account of the requirements of Environmental, Flood Risk and Habitats Directive Assessment.

3.2.74 The N20 and the N72 national routes traverse and bisect the town causing congestion which adversely impacts on the amenity of the town, the capacity of the local 'internal' road network and the convenience and accessibility of local trips within the town to access shops and services. Although presently on hold, the route corridor for the M20 continues to be protected

to the east of the town in the County Development Plan. In the short-term the provision of a Northern Relief Road is critical to take N72 traffic away from the centre of Mallow and has been acknowledged in the Government's Infrastructure and Capital Investment Plan 2016-2021 as due to commence subject to planning.

3.2.75 In terms of the wider built up area, general accessibility and connectivity for pedestrians and cyclists needs to be improved between residential areas and the town centre, transport services, employment areas, schools and other services to enhance opportunities, and provide convenient routes for walking and cycling on local journeys. Access from the town centre to lands south of the River is limited to the Bridge at Bridge Street. Further pedestrian bridging points across the River needs to be delivered to provide more direct links to the centre within a more attractive walking and cycling environment.

3.2.76 As the town continues to develop and grow in line with population targets there will be need for upgrading of new road and transport infrastructure to serve both new and existing areas of the town. Any revised traffic and transportation plan must give detailed consideration to such infrastructural needs particular to the north east and north west of the town. As the population grows consideration should also be given to the provision of a public bus service within the town and the design and layout of new development should consider the requirements of such a service.

3.2.77 In summary, some of the key issues for Mallow in terms of traffic and transportation which need to be addressed include:

- Delivery of Mallow Northern Relief Road and the M20 to relieve the town of through traffic, and free up capacity in the existing road network.
- Tackling severance and enhancing overall connectivity within the town particularly north-south across the River Blackwater and east-west across the N20. (Improving north/south connectivity would require additional pedestrian / vehicular bridging points over the Blackwater. East -West connectivity could be enhanced through improvements to the Annabella Junction and delivery of the M20.)
- Need for new road infrastructure and upgrading of existing infrastructure to serve existing and new residential areas (particularly to the north east and north west of the town).
- Retrofitting pedestrian and cycle facilities to enhance accessibility between the different parts of the town.
- Making provision for the longer term transport needs of the town including a town bus service.

## **Water Services**

3.2.78 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of target growth in Mallow in the short-medium term. Irish Water is now responsible for the national operation of public water services (water and wastewater) including management and maintenance of water services assets, investment and planning/managing capital projects. Irish Water will make capital and operational investment decisions regarding the country's national water infrastructure.

**3.2.79 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the town must be addressed to accommodate further growth.**

**Water Supply**

3.2.80 The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town. The Mallow WS is the primary scheme for Mallow.

3.2.81 The watermain network in Mallow needs to be upgraded and extended to cater for new development especially in the locations to the north west and south west of the town. The Box Cross Water Supply Scheme will need to be extended to cater for significant development areas particularly to the North East and West of the town.

3.2.82 Extension of the Box Cross WS will allow this scheme to provide a water supply to areas previously supplied by the Mallow WS and thus will free up capacity in the Mallow WS enabling it to be used to supply other locations including the southwest of the town and those zoned for employment uses in the Quartertown area. The Irish Water Proposed Capital Investment Programme (2014-2016) does not contain a scheme for further extension of the Box Cross WS and provision of new watermains.

3.2.83 Cork County Council will engage with Irish Water in relation to the provision of water services infrastructure to cater for the development required to achieve the target population for Mallow. However intending Developers must satisfy themselves that Irish Water will make arrangements for the provision of new infrastructure. Developers will also need to obtain a connection agreement from Irish Water for water supply.

**Wastewater**

3.2.84 Mallow Environs is served by the Mallow Waste Water Treatment Plant which has a design capacity of 18,000 p.e and currently provides tertiary treatment for 14,000 PE. The plant discharges to the River Blackwater downstream of Mallow Bridge. The Mallow WWTP has a Waste Water Discharge License from the EPA. There are some ongoing compliance issues with the plant. Further development in Mallow will require additional nutrient reduction measures to comply with Articles 3 & 5 of the EU Urban Wastewater Treatment Directive.

3.2.85 Upgrading of the Mallow WWTP and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to cater for the target population for Mallow. The Irish Water Proposed Capital Investment Scheme (2014-2016) does not contain a scheme for increasing the capacity of the Mallow WWTP. Cork County Council will engage with Irish Water in relation to the provision of appropriate wastewater services to cater for the development required to achieve the target population for Mallow. However, intending Developers must satisfy themselves that Irish Water will make the necessary infrastructure available, and obtain a connection agreement from Irish Water for wastewater disposal and treatment.

**Surface Water**

3.2.86 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.

## **Flooding**

3.2.87 Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the Town Park and Park Road continue to function as part of the floodplain and are inundated during some flood events. In line with Government Guidelines on Flood Risk Management, defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in Section One of this Plan.

## **Waste**

3.2.88 A civic amenity site at Quartertown serves the town and accepts a range of materials for recycling, and disposal. There are also a number of bring banks located within the town.

## **Broadband**

3.2.89 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. Significant upgrading has occurred in recent years in relation to broadband infrastructure which is continuing to improve in Mallow. In 2014, a €450 million investment package in a new fibre broadband network to bring broadband speeds of between 200 to 1000 Mbps to 50 towns across Ireland was announced. Mallow was one of these towns.

## **Environment and Heritage**

### **Landscape**

3.2.90 Mallow is set in a rich and diverse landscape on the banks of the River Blackwater. It is this setting established over centuries which sets it apart from many other towns within the settlement network of the county. The eastern side of the town of Mallow is located within an area determined as being of high landscape value in the County Development Plan 2014. Scenic Route S14 is designated along the western approach to the town (N72 Killarney Road). It includes views of the river, Mallow Racecourse and some large period residences. It is part of the county's network of scenic routes designated in the County Development 2014.

3.2.91 Much of the lands which adjoin the greenbelt are transition zones from urban to rural with zonings such as recreation, amenity, agriculture and greenbelt reflective of both existing and future uses. Many of these lands are vital in preserving the attractive and green landscape setting of the town and ensuring a more compact and orderly form of development.

3.2.92 Outside of the designated development zonings, the majority of which have been inherited from previous plans, development beyond the 90 metre contour is broadly discouraged. Development proposals on zoned lands in elevated locations will need to be cognisant of their wider visual impact and mitigate appropriately through landscape and design.

3.2.93 This plan defines the extent of the Greenbelt around Mallow – see Section One of this Local Area Plan for more detail. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses.



## **Built Heritage**

3.2.94 The town of Mallow today possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past.

3.2.95 The Record of Protected Structures is the principle mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county. Mallow has a wealth of structures and monuments of architectural and historical interest and there are 139 structures on the RPS listed within the former town boundary such as Mallow Castle, The Spa and The Clockhouse. There is a further structure on the Record of Protected Structures in the Environs (Woodstown House) and this is contained within the County Development Plan 2009. Within the town plan three areas of townscape value have been designated Architectural Conservation Areas and these include the entirety of the town centre (including the area around Mallow Castle), the Spa Glen and Bearforest Demense.

**3.2.96 The plan encourages sensitive refurbishment of existing heritage buildings and where redevelopment of vacant sites, a high architectural standard will be required respecting the heritage character and historic setting of the towns built heritage.**

## **Archaeology**

~~3.2.97 There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period and again in the 18th/19th century with the development of the railway and industry.~~

~~3.2.98 The Record of Monuments and Places (RMP) of County Cork which identifies archaeological sites throughout the county classifies Mallow as a historic town. The boundaries of the historic town are illustrated within the RMP. This area is referred to as the known Zone of Archaeological Potential (ZAP) where intense archaeology is present.~~

~~3.2.99 These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There are a number of sites zoned for development in areas where there are known archaeological monuments. Any proposals to develop these sites will need to include appropriate measures for the protection of the archaeological sites and features~~

**3.2.100 There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period by the Anglo Normans. The town was planted with settlers in the early 17th century and developed as a Spa town in 18th/19th century.**

**3.2.101 The town itself is designated a historic town with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The known archaeological sites are identified in [www.archaeology.ie](http://www.archaeology.ie) however much remains buried in the ground as subsurface archaeology – this is called the Zone of Archaeological Potential (ZAP) - or incorporated into later buildings.**

**3.2.102 There are a number of sites zoned for development in areas where there are known archaeological monuments. Any development proposals in the vicinity of such sites/areas will require an archaeological/architectural assessment.**

## **Natural Heritage and Biodiversity**

3.2.103 The Blackwater River and its banks have been identified as a significant habitat containing important rare species. Accordingly, it has been designated a Special Area of Conservation (SAC) under the EU Habitats Directive. This Local Area Plan and all future

development proposals, need to avoid adverse impacts on this designated site and has been subject to Habitats Directive Assessment in order to ensure it will not have any adverse impact on the designated site.

~~3.2.104 Although not covered by a formal statutory designation as the River Blackwater, the Spa Glen is considered to be a significant landscape feature and ecological corridor within the town and should continue to be designated as an amenity area and extended to ensure its protection from insensitive and inappropriate development.~~

3.2.105 It is important to retain areas of local biodiversity value, ecological corridors and habitats within Mallow and its environs and to protect these from inappropriate development. A number of other areas are zoned within this plan as open space on the basis that they represent potential local areas of habitat, may include stands of mature/semi-mature trees or hedgerow often in combination with an important aesthetic and amenity function.

3.2.106 These areas form an important part of the green infrastructure of Mallow and where feasible it is intended to retain and enhance these areas as locations of ecological value and to further reinforce their potential as urban wildlife/biodiversity corridors.

~~3.2.107 Notable corridors identified in this plan include riparian habitat at Bearforest Lower, the Spa Glen, Kennel Hill and Kilnockan to the North West of the town. Other areas are located within the SAC and/or are at flood risk and should continue to be reserved as passive (or where compatible active) areas of amenity and recreation. Tree Preservation Orders set out in former Mallow Town Plans generally correlate with those areas zoned for open space and the zonings generally have been retained as such.~~

## **Major Urban Expansion Areas**

3.2.108 The Mallow Special Local Area Plan 2007 identified two major urban expansion areas in Mallow to facilitate the growth in population of the town to 20,000. The North East urban expansion area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg, centred on St Josephs Road and traversed by the N72. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. Combined these site were to deliver approximately 4,000 new houses, schools, neighbourhood centres, employment lands and other community services to support these neighbourhoods.

3.2.109 As discussed in more detail below, development of both areas is subject to a number of constraints and significant infrastructure is required to facilitate development. In the absence of greater certainty around these issues, it would be premature to seek to resolve the more detailed allocation of land uses, or the layout /design of the future development of these areas. Instead, this Local Area Plan sets out the overall uses that need to be accommodated within the area and the issues that need to be resolved before development can take place. Over the life of the Plan the Council is committed to working through these issues. As the issues are resolved and it is possible to provide more certainty to the development of the area, the Local Area Plan can be amended to include a more detailed framework for the development of both expansion areas, as appropriate.

## **Mallow North East Urban Expansion Area**

3.2.110 These development lands comprising approximately 250ha are located at Keatleysclose, Carrigoon Beg and Ballyvinitter Lower. In 2007 these lands were identified for a mixed use neighbourhood including 3,000 new dwellings, mixed use neighbourhood centre, enterprise/employment zone, small scale industry/distribution, 30 hectares of open space,

cemetery extension, lands for schools etc. **Part of the lands are located within the area governed by the Mallow Town Development Plan.**

3.2.111 The site generally consists of farmland under a mixture of grass and tillage. The central spine of the area is along the St. Josephs Road. The character of the area is predominantly rural. Outside of farmland and residential use, other notable features include an old cemetery, an ESB transformer station and a rugby pitch. The modern Mallow GAA facility located to the east is a substantial community attraction to the area.

3.2.112 The site rises from levels of approximately 50 metres to the south west adjoining the Blackwater to a plateau of approximately 70-80 metres to the north of the site. Generally the slopes are gentle in nature, although local variation is evident in places.

## **Constraints to Development**

### **Natural Heritage**

3.2.113 The River Blackwater Special Area of Conservation abuts this Urban Expansion area to the south and development needs to be completed in a way that protects the favourable conservation status of the site and in line with its Conservation Objectives. Key requirements in this regard relate to the protection of water quality in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats to prevent damage or disturbance.

3.2.114 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to secure the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

### **Roads Infrastructure**

3.2.115 The key route connecting these lands to Mallow Town Centre is St. Joseph's Road (L1220). The N72 (Mallow – Fermoy Road) also borders the site and can be accessed from St Josephs road at Oliver's Cross. From the N72 access to other parts of town is available via the Spa Springs Road (L1246-0).

3.2.116 The Mallow Traffic and Transportation Study, prepared for the town in 2011, assumed the delivery of the M20 but this is presently suspended. In addition to the M20, the study suggested the construction of a number of new roads were needed to serve the future development of this expansion area including a Carrigoon Beg distributor road connecting the N72 southwards crossing St Josephs Road and the Blackwater to the Ballymagooley / Killavullen Road. An eastern distributor road was then proposed running south from the Ballymagooley Road, to join the N20 at a new junction at Quartertown Lower. These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan

3.2.117 It is not feasible for the volume of traffic associated with the development of this area to be routed down St Josephs Road and through the town centre. Delivery of a Mallow Northern Relief Road, along the line of the former Mallow- Fermoy rail line, or some other route, is

essential to divert the N72 route away from the town centre and free up road capacity to cater for the development of this expansion area. Provision of a Northern Relief Road will provide alternative access to the N20 around the northern edge of the town and allow the current N72 to be re-classified as a non national road, thus allowing for access to the lands from the current N72 road.

3.2.118 Significant development of these lands is premature pending the development of a Northern Relief Road. Delivery of this route is a matter for Transport Infrastructure Ireland and is beyond the control of the Council.

3.2.119 St. Josephs Road is a key central road within the site. Significant upgrading will be required to this piece of roads infrastructure particularly as much of the key community services and attractions are likely to be concentrated in this central area. Additional upgrading of the pedestrian and cycle facilities on both this road and the N72 route will also be needed once the N72 is diverted and the road is reclassified.

3.2.120 Delivery of the M20 is important of the overall development of Mallow. Delivery of the M20 would also allow the current N20 route to be reclassified and would free up additional road capacity within the town which would then be able to cater for new development.

### **Water Services Infrastructure**

3.2.121 The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyvintier Regional Water Supply Scheme.

### **Flooding**

3.2.122 Parts of the site have been identified to be at risk of flooding. This is predominantly along the Spa Stream channel which drains from the east down the Spa Glen along the route of the N72 and into the Blackwater. Recognising the flood risk issues which exist and existing ecology of this location, it is considered that the most reasonable and practical approach would be to create an extension of the Spa Glen amenity/ecological corridor outwards from the town centre.

3.2.123 The issue of surface water disposal is a significant issue having regard to the overall topography and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Spa Stream and Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north eastern sector of the town. SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site, linking the Spa Glen amenity area southwards to the River Blackwater Amenity Area.

### **Archaeological Sites**

3.2.124 There are 12 archaeological sites located within the site. These are set out in the Table below. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

Object id	RMP Code	Description	Townland
5319	CO033-018----	Enclosure	CARRIGOON MORE

Object id	RMP Code	Description	Townland
5329	CO033-017----	Enclosure	CARRIGOOON MORE
5333	CO033-012----	Ringfort - rath	CASTLELANDS
5334	CO033-013----	Enclosure	KEATLEYSCLOSE
5335	CO033-014----	Enclosure	PARKADALLANE
5336	CO033-015----	Ringfort - rath	BALLYVINITER LOWER
5337	CO033-016----	Ringfort - rath	BALLYVINITER LOWER
5417	CO033-089----	Enclosure	KEATLEYSCLOSE
5418	CO033-090----	Fulacht fia	CASTLELANDS
5419	CO033-091----	Fulacht fia	CASTLELANDS
5442	CO033-113----	Ringfort - rath	CARRIGOOON MORE
5467	CO033-134----	Railway bridge	BALLYVINITER LOWER

### **Transmission Lines/110kv Electrical Transformer Station**

3.2.125 There are a number of ESB transmission lines crossing the site. The voltage varies from 110 kV, 38 kV and 10 kV. The 110kv line runs from the northern portion of the site towards the entrance to Mallow GAA from where it diverts south west to the Electrical Transformer Station which is centrally located within the overall area. From there it diverts eastwards from where it follows the eastern boundary of the site. A maximum 40 meter wayleave between buildings is required along the route of the 110kv line. There are also a number of 38Kv lines. The large area (approximately 1.2 hectares) containing the 110kv Electrical Transformer Station and adjoining substation are significant constraints to the overall development of these lands. Suitable way leaves and buffers areas will need to be maintained between development and this infrastructure and this should inform decisions about the overall layout of the development.

### **Development Strategy**

3.2.126 Zoning Objective MW R-14 sets out the requirements for the development of this area.

### **Mallow North West Urban Expansion Area**

3.2.127 These lands comprising 67 ha are located west of the N20 / Railway line at Kennel Hill. Subject to the development of a comprehensive access strategy, these lands were identified in 2007 for the development of 1,000 new dwellings, mixed use neighbourhood centre including community hall/recreation facilities, a primary school and an extension of Mallow hospital. The lands are close to the core of the town where shops, schools and other facilities are located and the train station is easily accessible. This area also has good access to the national road network, without having to traverse the town centre.

### **Constraints to Development**

#### **Natural Heritage and Biodiversity**

3.2.128 The River Blackwater is one of the key natural features of the town and is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. The development of the town and this Urban Expansion Area

needs to be completed in a way that protects the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site. Key requirements in this regard relate to the protection of water quality in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats.

3.2.129 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to come up with the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

### **Transport Issues**

3.2.130 The north-west expansion area is separated from the town by the railway line and the N20, and developing these lands requires significant new road/rail crossing infrastructure to provide improved access and connectivity with the rest of the town, where schools and services are concentrated.

3.2.131 Access to the development lands is available from the new road provided by Irish Rail to the west of the railway line and from Kennel Hill. The capacity of the L1203/N72 junction which is adjacent to the railway viaduct is a major issue whilst the Annabella roundabout has little capacity to accommodate additional traffic arising from development. A comprehensive access strategy including a traffic management plan will be required if development is to take place in this area.

3.2.132 The Mallow Traffic and Transportation Study 2011 identified the need for significant new roads infrastructure in this area (see map) including:

- a) A new road through development land linking Kennel Hill to Navigation road / N72 to the south.
- b) A route northwards from Kennel Hill connecting up with the improved local road/extended road provided by Irish Rail.
- c) A new east -west link road connecting the N72 Navigation road to the N72 Park road going under the existing railway viaduct to be delivered as part of the development of the town centre. This route would cross the Blackwater SAC west of Mallow Bridge and would need to be fully assessed in terms of Natura Impact. The route is also located in the flood plain.
- d) A link to the northern part of the quadrant is recommended via Mallow Hospital.
- e) A new Western Distributor road (long term proposal) connecting N72 with the northern link road connecting to the M20.
- f) Pedestrian / cyclist connectivity between the north west quadrant and the town centre is poor and a new pedestrian link needs to be provided over the railway line. The Traffic and Transportation study suggests one near the Beecher Street Roundabout.

3.2.133 These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road for Mallow. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan

## Water Services Infrastructure

3.2.134 Additional investment in water services infrastructure is required before these lands can be developed. The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyvinitter Regional Water Supply Scheme.

3.2.135 The issue of surface water disposal is a significant issue and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north west sector of the town. SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site and connecting to other areas.

## Archaeology

3.2.136 There are two archaeological sites within the area which are scheduled for inclusion in the next revision of the RMP. These are available on archaeology.ie. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

## Transmission Lines

3.2.137 There are a number of 38Kv lines which traverse the site east – west which have scope for undergrounding.

## Development Strategy

3.2.138 Zoning Objective MW R 15 sets out the requirements for the development of this area.

## General Objectives

3.2.139 The following General Objectives shall apply to all development within the development boundary of Mallow.

<b>Local Area Plan Objective</b> <b>GO-01: General Objectives for Mallow</b>	
<b>Objective No.</b>	
MW-GO-01	Plan for development to enable Mallow to achieve its target population to 20,000 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mallow's development as integrated live/work destination.



<b>Local Area Plan Objective</b> <b>GO-01: General Objectives for Mallow</b>	
Objective No.	
MW-GO-02	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
MW-GO-03	The River Blackwater Special Area of Conservation runs through Mallow Town <b>and Environs</b> . Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
MW-GO-04	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.  Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
MW-GO-05	Prepare a Traffic and Transportation Plan for Mallow to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan. All development will be required to be consistent with the recommendations of this Plan.
MW-GO-06	Prioritise the development of a Northern Relief Road.
MW-GO-07	Support the delivery of the M20 and protect the route corridor as identified in the County Development Plan from inappropriate development.
MW-GO-08	Improve and enhance pedestrian and cycling connectivity throughout the town particularly north / south across the river and east / west across the railway line and N20.
MW-GO-09	Provide for the co-ordinated and phased development of the Urban Expansion Areas to the North East and North West of the town to deliver high quality housing/community and employment uses as appropriate.
<del>MW-GO-10</del>	<del>Support and promote Mallow town centre as the primary and most appropriate location for the expansion of retail development. Protect</del>

<b>Local Area Plan Objective</b> <b>GO-01: General Objectives for Mallow</b>	
Objective No.	
	<del>the amenities of existing residential areas within the centre of the town and encourage the provision of new residential uses to strengthen the vitality of the town centre.</del>
MW-GO-11	Enhance the overall tourism product of the town, <del>for both locals and visitors, by ensuring the development of a network of interlinked attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements.</del> <b>Promote the town as a heritage tourism destination by raising awareness of the heritage of the town and through the appropriate use of its built and archaeological heritage.</b> All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.
<del>MW-GO-12</del>	<del>To encourage the active use of Mallow Castle and attendant Grounds as 'a special development area' to provide for, and accommodate tourism/recreational and cultural related uses. Any proposals need to have regard to the status of the Castle and attendant grounds as protected structures, national monument and architectural conservation area. Development proposals within the town should seek to protect and retain important vistas both to and from Mallow Castle.</del>
MW-GO-13	Protect and enhance the attractive landscape character setting of the town. <del>Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, town walls (both upstanding and buried), zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.</del> <b>To preserve and protect the archaeological and architectural heritage both formal and vernacular and heritage features which contributes to the character of Mallow including historic boundaries, walls, gate piers, street furniture.</b>
MW-GO-14	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value. Over the lifetime of the plan to develop a strategy to provide a network of green infrastructure in Mallow with the objective of improving the overall environment and quality of life of its residents.
MW-GO-15	Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater <del>(including town park)</del> and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during

<b>Local Area Plan Objective</b> <b>GO-01: General Objectives for Mallow</b>	
Objective No.	
	the lifetime of the Plan.
MW-GO-16	Protect the ecological integrity of the designated areas around Mallow town including the River Blackwater, the Special Area of Conservation (SAC). <del>and the Spa Glen Amenity Corridor.</del> Outside these designated areas, the natural and semi-natural habitats, their linkages and the diversity of life therein shall be protected including stands of mature trees <del>and Tree Preservation Orders.</del>
MW -GO-17	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan. <b>In planning development located upstream of / adjacent to the defended area in Mallow, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.</b>

<b>Local Area Plan Objective</b> <b>Specific Development Objectives for Mallow</b>		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
<del>MW-R-01</del>	<del>Medium A Density Residential Development.</del> ^	<del>13.23</del>
MW-R-02	Medium A Density Residential Development to include satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided. ^	19.14
MW-R-03	Medium A Density Residential Development.	5.58
MW-R-04	Medium A Density Residential Development. Consideration should be given to the provision of serviced sites within the overall layout. Lands to the south of the site which are at risk of flooding should in general be retained as open space with potential to be included in an extension of the Spa Glen Amenity Corridor. * ^	26.78

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
MW-R-05	<p>Medium A Density Residential Development. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Retain character, reinforce planting and provide an amenity corridor/walk along the stream to northernmost extent of the site to link with existing walkway to the west of the railway line. Proposals should seek to link with adjoining residential areas as part of an overall open space network. Consideration should be given to the provision of serviced sites within the overall layout. ^</p>	<b>25.14</b>
<del>MW-R-06</del>	<p><del>Medium B Density Residential Development.</del></p> <p><del>Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with the provisions Objective IN-01 in Section 1 of this Plan.</del></p> <p><del>Any development at this location shall be subject to a detailed Historic Landscape Appraisal, giving due consideration to Cork County Council's 'Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings'. The conservation/restoration of demesne features will need to be provided for in any proposed development and a landscape management plan will be required.</del></p>	<del>2.21</del>
<del>MW-R-07</del>	<p><del>Medium A Density Residential Development.</del></p> <p><del>Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with All proposals for development within an area at risk of flooding, shall comply with the provisions Objective IN-01 in Section 1 of this Plan.</del></p>	<del>8.35</del>
MW-R-08	<p>Medium A Density Residential Development. Nursing home to be provided. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Consideration should be given to the provision of serviced sites within the overall layout. Proposals should seek to</p>	<b>21.25</b>

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	retain lands including riparian habitat to the west for their ecological/amenity value and consider scope for inclusion of walkway/green corridor linking the L1203 Kennell Hill and the N72. <b>^</b>	
<del>MW-R-09</del>	<del>Medium A Density Residential Development</del>	<del>1.02</del>
<del>MW-R-10</del>	<del>Medium B Density Residential Development. Existing trees and hedgerows along the western boundary of the site shall be retained and supplemented with planting to screen the development from the adjoining Spa Glen. Proposals should seek to provide connectivity to adjoining residential areas and where appropriate the Spa Glen Amenity Corridor. Consideration should be given to the provision of serviced sites within the overall layout. <b>Δ</b></del>	<del>5.67</del>
MW-R-11	Residential care facility to include nursing home and housing for elderly.	2.15
MW-R-12	Medium A Density Residential Development. Proposals shall have particular regard to the topography of the site.	10.26
MW-R-13	Medium B Density Residential Development.	1.67
MW-R-14	Mallow <b>North East Urban Expansion Area</b> : To secure the development of a sustainable new live / work neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the residential component of the development shall be guided by the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. <b>A portion of these lands are within the area covered by the Town Development Plan and will need to be fully considered in the resolution of issues and development of proposals for the entire urban expansion area.</b>  Development should provide for:	<del>222.859</del>  (to be reduced to exclude lands within town boundary.)

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	<ul style="list-style-type: none"> <li>a) In the region of 3,000 new dwellings grouped within distinctive character areas with an appropriate housing mix and density.</li> <li>b) Lands for a primary and secondary school campus in a central location.</li> <li>c) Centrally located, mixed use neighbourhood centre to meet local retail needs and provide for some civic public space and community facilities.</li> <li>d) Lands for employment uses – Business uses as defined by the County Development Plan 2014.</li> <li>e) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities including provision for a public bus service. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study.</li> <li>f) Generous passive and active public open space provision including providing for extension of Spa Glen and Blackwater Amenity corridors; two local parks (approximately 2 hectares in size each as per recreational and amenity audit) to the north and south sides of St. Josephs Road; interconnected green corridors through the area linking key community and recreational facilities from the Blackwater to the Spa Glen.</li> <li>g) Cemetery expansion if required</li> <li>h) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green</li> </ul>	

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	<p>infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area</p> <ul style="list-style-type: none"> <li>i) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan.</li> <li>j) Any proposals in this area will need to take into account the 110kv ESB lines and ESB transformer station and apply appropriate mitigation including buffers as required.</li> <li>k) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure.</li> <li>l) Proposals for the funding and delivery of infrastructure.</li> </ul> <p><b>Development of this expansion area is dependent on:</b></p> <ul style="list-style-type: none"> <li>m) Preparation of a new Mallow Traffic and Transportation Plan</li> <li>n) Delivery of a Mallow Northern Relief Road.</li> <li>o) Upgrading of St Joseph's road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route.</li> <li>p) The availability of appropriate water and waste water infrastructure to cater for the needs of the development.</li> <li>q) Completion of a SUDS (sustainable urban drainage systems) study for the area and the integration of SUDS proposals in the overall layout and design of the scheme in terms of landuse, open space, green infrastructure, ecological corridors etc.</li> <li>r) Mitigation of any negative effects on archaeology and other natural and built heritage.</li> </ul>	

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>	<b>^ TIA and RSA Required.</b>	
Objective No.		Approx. Area (Ha)
	s) * ^	
MW-R-15	<p><b>Mallow North West Urban Expansion Area:</b> To secure the development of a sustainable new neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the development shall be guided by the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and accompanying Urban Design Manual and Cork County Council’s Design Guide for Residential Estate Development. Development should provide for:</p> <ul style="list-style-type: none"> <li>a) In the region of 1,000 new dwellings grouped within distinctive character areas, of appropriate mix and density.</li> <li>b) Lands for a primary school and other necessary community facilities.</li> <li>c) Robust and sustainable movement network through the lands based on the provision of new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study.</li> <li>d) SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure which takes into account the recreational requirements, landscape and ecological sensitivities of the area to include: <ul style="list-style-type: none"> <li>i. Extension of amenity corridor along the stream to the south of the area to link with existing walkway to the west of the railway line.</li> <li>ii. Local community park to complement the proposed amenity corridor and serve the residents of the area.</li> <li>iii. Measures to retain the built, archaeological and natural heritage as appropriate.</li> </ul> </li> </ul>	48.07



<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	<p><b>Development of this expansion area is dependent on:</b></p> <ul style="list-style-type: none"> <li>e) Preparation of a new Mallow Traffic and Transportation Plan</li> <li>f) The availability of appropriate water and waste water infrastructure to cater for the needs of the development.</li> <li>g) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area</li> <li>h) Mitigation of any negative effects on archaeology and other natural and built heritage.</li> </ul> <p style="margin-left: 20px;"><b>* ^</b></p>	
<b>Business</b>		
MW-B-01	Business Uses. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development . Proposals should include a detailed landscape plan.	3.48
MW B-02	<del>Business Uses. Consolidation of appropriate uses primarily of a business/technology nature, visually enhance and improve the overall appearance and layout including upgrading footpath and roads infrastructure. Seek to improve permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town core. Proposals should include a detailed landscape plan.</del> <b>* ^</b>	<del>12.21</del>
MW-B-03	Business Uses. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north as well as to the town core need to be included as part of any development proposals. Watercourses, woodland and riparian	19.98

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. <b>* ^</b>	
<b>Industry</b>		
MW-I-01	<p>Medium or large scale industry primarily suitable for low employment intensity uses. Any proposals should look at the overall phased and comprehensive development of the site and should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. <b>* ^</b></p> <p>Proposals should pay particular attention to:</p> <ul style="list-style-type: none"> <li>• An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure.</li> <li>• A detailed SUDS strategy for the site.</li> <li>• Proposals for dealing with any residual contamination issues post the completion of the site remediation process.</li> </ul>	32.99
<del>MW-I-02</del>	<del>To allow for the expansion of existing adjoining dairy processing facility and ancillary uses connected with same. Proposals shall include appropriate measures to protect the amenities of other properties in the area. <b>* ^</b></del>	<del>1.6</del>
MW-I-03	Industrial Uses. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan	4.95
MW-I-04	Distribution and small or medium scale industrial development. Proposals for the development of this	43.73

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	site should include the provision of a linear riverside park for amenity purposes, in a manner that is compatible with the protection of the River Blackwater SAC. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Proposals should include a detailed landscape plan. * ^	
MW-I-05	Established Industrial Uses	2.17
MW-I-05a)	<b>MW-I-05 (a): Phase 1. Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development proposals shall be supported by the Traffic Impact Assessment and Road Safety Audit. Development shall be sited, designed and landscaped to minimize its visual impact. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.</b>	TBC
MW-I-05b)	<b>MW-I-05 (b): Phase 2: Industrial Development. Development on this site shall be served by the same access as that provided to serve the MW-I-05 (a) above and shall only proceed when development on MW-I-05(a) is substantially complete.</b>	TBC
MW-I-06	Distribution and small or medium scale industrial development subject to compliance with development boundary objectives. Proposals should include a detailed landscape plan. * ^	17.48
MW-I-08	Extension of existing light industry site at Quartertown. Access to be provided through the existing entrance and landscaping to be provided along the southern boundary of the site to protect residential amenity.	0.79

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
<del>Town Centre/</del> <b>Neighbourhood Centre</b>		
MW-T-01	Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. <b>*</b>	21.65
MW-T-02	Provide for Town Centre expansion, to include a mix of town centre. See MW-RA-04	2.35
MW-T-03	Landmark site to accommodate different uses including modern office space, retail warehousing and residential uses above ground floor level. An element of convenience retailing may also be appropriate, although comparison retailing should be located in the MW-T-01, in the first instance. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.	3.26
MW-T-04	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. <b>*</b>	1.53
MW-T-05	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. <b>*</b>	1.22
MW-T-06	To facilitate the regeneration of site at Ballydaheen Road for retail and other neighbourhood uses. <b>*</b>	0.79
MW-T-07	Ballydaheen Neighbourhood Centre. To consolidate neighbourhood centre uses and improve the overall visual aesthetic and physical accessibility of the area.	1.2
MW-T-08	To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge. <b>*</b>	0.81
MW-T-09	To protect and consolidate existing retail uses	0.39

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
<b>Community</b>		
MW-C-01	Mallow Hospital and ancillary uses.	8.38
MW-C-02	St. Patrick's Hospital and ancillary uses.	3.47
<del>MW-C-03</del>	<del>Lands suitable for educational, institutional and civic uses.</del>	<del>5.96</del>
<b>Utilities</b>		
MW-U-01	Protect the Corridor for the Mallow Northern Relief Road – N72 from inappropriate development.	
<b>Open Space, Sports, Recreation, Amenity and Housing</b>		
MW-O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	16.37
MW-O-02	Spa Glen Amenity Corridor. Informal open space and recreation uses but with provision for a limited residential component mainly in the area near Ballylough Cross. Residential proposals must include provision for enhanced public access to the areas of significant amenity value. Watercourses, woodland and riparian habitats on site should be retained and protected.*	1.67
MW-O-03	Mallow GAA. Lands to remain in open space, sports and recreation use.	13.03
MW-O-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan.	221.24 – reduce size (now in 2 parts due to town plan split)

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	Explore options to provide pedestrian crossings over the river to link the north and south parts of the town. Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs. *	
MW-O-05	Open space, sports, recreation and amenity. <del>Sports and playing pitch provision. Remainder of lands to remain predominantly open and rural in character.</del>	<b>TBC</b>
MW-O-06	Open space, sports, recreation and amenity. Watercourses, woodland and riparian habitats on site shall be retained and protected. Scope for linkages to adjoining open space/recreational zonings should be explored.	15.56
MW-O-07	Sports facilities and playing pitch provision. Watercourses, woodland and riparian habitats on site shall be retained and protected.	9.25
MW-O-08	Mallow Golf Club. Open space, sports, recreation and amenity. To remain predominantly open in character as part of the landscape setting of the town.	34.76
MW-O-09	These lands form part of the flood plain and are not generally suitable for development. Part of the site is adjacent to a Special Area of Conservation.	23.49
<del>MW-O-10</del>	<del>Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*</del>	<del>17.59</del>
MW-O-11	Mallow Racecourse. Open space, sports, recreation and amenity.	84.37
<del>MW-O-12</del>	<del>Amenity Open Space.</del>	<del>1.65</del>
<del>MW-O-13</del>	<del>Retain, reinforce and protect for its amenity function. Riparian habitat with aesthetic and ecological value adjoining the Bearforest estate. Scope for linkages to adjoining open space/recreational zonings should be explored.</del>	<del>10.04</del>
<del>MW-O-14</del>	<del>Open Space/Recreation to serve communities to the south side of Mallow.</del>	<del>2.03</del>
MW-O-15	Open space suitable for woodland/landscaping with	5.15

<b>Local Area Plan Objective</b>		
<b>Specific Development Objectives for Mallow</b>		
<b>* Flood Risk - See objective IN-01 in Section 1</b>		<b>^ TIA and RSA Required.</b>
Objective No.		Approx. Area (Ha)
	scope for pedestrian link from Bellevue to Mallow Primary Healthcare and adjoining employment areas. Part of this land may also be used to provide an extension of the cemetery should the need arise.	
<del>MW-O-16</del>	<del>Open space to include amenity walkway.</del>	<del>1.89</del>
MW-O-17	Open space, including tree planting, to be retained for its important visual function on main approach to the town from the north.	0.69
MW-O-18	Lands to be retained for their visual character including woodland riparian habitat on main approach road into Mallow from the north.	10.94
<del>MW-O-19</del>	<del>Open space and recreational use</del>	<del>1.49</del>
<del>MW-O-20</del>	<del>Open space and recreational use</del>	<del>0.36</del>
<del>MW-O-21</del>	<del>Open space and recreational use</del>	<del>0.69</del>
<del>MW-O-22</del>	<del>Spa Glen – To allow for limited extension of existing detached housing. Proposals should be subject to an appropriate level of ecological assessment to ensure significant adverse effects on the integrity of the area are avoided. Residential proposals must include provision for enhanced public access to the areas of significant amenity value.</del>	<del>1.54</del>
<del>MW-O-23</del>	<del>Bearforest Lower – Subject to high quality design, low density housing may be considered on that part of land located outside of both flood risk area and designated Special Area of Conservation.</del>	<del>3.98</del>
<del>MW-O-24</del>	<del>Extension of Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*</del>	<del>24.25</del>
MW-O-25	Open space to include amenity walkway. Watercourses, woodland and riparian habitats on site shall be retained and protected.	6.08

