



Cork County Development Plan Review Amendments (Housing Density) to Electoral Area Local Area Plans 2011

8th December 2014



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Introduction

In order to facilitate the implementation of the policies contained in the County Development Plan 2014 particularly relating to the new approach to Housing Density a number of amendments to the following Electoral Area Local Area Plans were required;

- Bandon Electoral Area Local Area Plan, 2011
- Bantry Electoral Area Local Area Plan, 2011
- Blarney Electoral Area Local Area Plan, 2011
- Carrigaline Electoral Area Local Area Plan, 2011
- Fermoy Electoral Area Local Area Plan, 2011
- Kanturk Electoral Area Local Area Plan, 2011
- Macroom Electoral Area Local Area Plan, 2011
- Mallow Electoral Area Local Area Plan, 2011
- Midleton Electoral Area Local Area Plan, 2011
- Skibbereen Electoral Area Local Area Plan, 2011

The text of these amendments to each Electoral Area Local Area Plan are set out in alphabetical order under each EA LAP heading on a settlement by settlement basis. This document should be read in conjunction with Chapter 3 “Housing”, Section 3.4 “Housing Density” of the Cork County Development Plan 2014.

These amendments were adopted by resolution by the Elected Members of Cork County Council on the 8th of December 2014.

Amendment to the
**2011 Bandon Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Bandon Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Bandon Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Bandon Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Bandon Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the towns of Bandon and Kinsale Environs in Volume 1, Section 3 of the Bandon Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Bandon Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

Table 1.1* Housing Density on Zoned Land		
	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Bandon Electoral Area Local Area Plan 2011: Bandon Residential Zoning Objectives

1.1.1. Make consequential changes to the residential zoning objectives set out in section 1.4.14 as follows;

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-01	Medium <i>Medium A</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern, eastern and western boundary.	10.3
R-02	Low <i>Medium B</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the northern and western boundary.	5.3
R-03	Medium <i>Medium A</i> density residential development.	5.7
R-04	Medium <i>Medium A</i> density residential development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	13
R-05	Low <i>Medium B</i> density residential development.	1.1
R-06	Medium <i>Medium A</i> density residential development. This development should make provision for an overall landscaping plan to minimise the visual impact. A mix of house types is required and provision must be made for connectivity with the site to the south and X-01 site to the west.	17.4
R-07	Low <i>Medium B</i> density residential development to include provision for a landscaping plan to include a high quality boundary treatment particularly along the western boundary.	6.1

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-08	Medium <i>Medium</i> A density residential development to include provision for two primary schools (2.32 hectares) with screen planting.	7 8.23
R-09	Medium <i>Medium</i> A density residential development with provision for serviced sites. The overall proposal for this development is to include provision for an overall landscaping plan to minimise the visual impact of this development particularly along the eastern boundary. A mix of house types is required and this development must make provision for possible connectivity to the west and north.	7.1
R-10	Medium <i>Medium</i> A density residential development.	1
R-11	Medium <i>Medium</i> A density residential development.	1.2
R-12	Medium <i>Medium</i> A density residential development.	1
R-13	Residential care facility development and uses complementary with the adjoining Bandon Community Hospital.	1.8
R-14	Low <i>Medium</i> B density residential development to include a primary school (1.14ha), with provision for a landscaping plan which incorporates a high quality boundary. Any development on this site should be accompanied by a traffic impact assessment and a road safety audit.	3.6
R-15	Low <i>Medium</i> B density residential development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	3.7

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-16	Medium <i>Medium A</i> density residential development. This development of this site will require the realignment of the road to the east of the site and should also include the provision of a pedestrian footpath and cycleway to the town.	11.6

Changes to Section 3 of the Bandon Electoral Area Local Area Plan 2011: Kinsale Environs Residential Zoning Objectives

1.1.2. Make consequential changes to the residential zoning objectives as set out in section 2.4.13 as follows;

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types, sizes and character areas. A single overall layout should be prepared for the development of these lands in their entirety. The development of this site shall be carried out on a phased basis. The development of this site will include the construction of a section of the Northern Relief Road as proposed in the Kinsale Transportation Study and local water storage, elevated within the northern most extremity of the site will be a requirement in developing these lands.	18.5
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.5
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.9
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. In developing this site as a whole, particular consideration needs to be given to pedestrian and cycleways linking the new sports development at Cappagh with the local access road to the north of the site and the gaelscoil.	10.7
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	0.9

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-06	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme particularly along the northern boundary of the site.	1.2
R-07	Low <i>Medium B</i> density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	0.6
R-08	Low <i>Medium B</i> density residential development to include a mix of house types and sizes and to include a comprehensive landscaping scheme.	1.6

Amendment to the
**2011 Bantry Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Bantry Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Bantry Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Bantry Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- ***The addition of new text in Volume 1, Section 1.6 of the Bantry Electoral Area Local Area Plan 2011 to introduce the housing density changes.***
- ***The revision of the text of the Residential Zoning Objectives for the towns of Bantry, Castletownbere and Schull in Volume 1, Section 3 of the Bantry Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.***

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Bantry Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Bantry Electoral Area Local Area Plan 2011: Bantry Residential Zoning Objectives

Consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low Medium B density residential development including serviced sites.	0.8
R-02	Low to medium Medium B residential density development including some serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites and the Mealagh River Valley. A centralised open space/amenity area shall be provided with good pedestrian/cycle linkages to adjoining residential areas. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	19.5
R-03	Low Medium B density residential development to include the provision of a local access road. Development should be set back and ridge heights shall generally not break the skyline to the west in order to protect the visual setting of the town. Retention of hedgerows and extensive landscaping will be a prerequisite to any development proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway.	17.3
R-04	Medium Medium B density residential development with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. Proposals shall be subject to a development brief prepared by the Planning Authority.	10.7

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-05	Low/Medium <i>Medium B</i> density residential development including serviced sites. Provision shall be made for pedestrian/cycling linkages to adjoining residential sites.	3.5
R-06	Low/Medium <i>Medium B</i> Density residential development with provision for link road connecting site with R-08 to the south. In general no buildings shall be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees shall be retained and augmented. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	8.2
R-07	Low <i>Medium B</i> density residential development which will be subject to a detailed development brief to be carried out by landowners and agreed by the Planning Authority to include detailed visual and landscape analysis. Proposal shall provide for extensive areas of open space, avoiding hilltop development and including a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	28.5

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-08	Low <i>Medium B</i> density residential development with provision for link road connecting site with R-06 to north. The housing shall be set back from the western boundary and shall be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west shall be retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site shall be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town.	5.1
R-09	Low <i>Medium B</i> density residential development including serviced sites.	1.8
R-10	Medium <i>Medium B</i> density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-01). Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.1
R-11	Low <i>Medium B</i> density residential development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals shall be accompanied by a detailed visual impact assessment where appropriate.	6.4
R-12	Elderly housing development. Provision of housing for the elderly.	0.2
R-13	Low <i>Medium B</i> density community housing including open space.	4.0
R-14	Low <i>Medium B</i> density residential development including individual serviced sites.	2.3

Changes to Section 3 of the Bantry Electoral Area Local Area Plan 2011: Castletownbere Residential Zoning Objectives

Consequential changes to the residential zoning objectives as set out in section 2.4.9 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development to include detached and serviced sites subject to preparation of a detailed landscaping plan and provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8
R-02	Low to Medium <i>Medium B</i> density residential development including healthcare and community facilities to include detailed landscaping plan.	8.4
R-03	Mixed low/medium <i>Medium B</i> density residential development including the phased construction of relief road (U-03).	9.8
R-04	Medium <i>Medium B</i> density residential development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.5
R-05	Low <i>Medium B</i> density residential development including serviced sites and provision for access road.	4.6
R-06	Mixed low/medium <i>Medium B</i> density residential development including provision for access road. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	6.2

Changes to Section 3 of the Bantry Electoral Area Local Area Plan 2011: Schull Residential Zoning Objectives

Consequential changes to the residential zoning objectives as set out in section 3.4.11 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development. Consideration may also be given to use of the site as a camper van park/camp site.	0.7
R-03	Low to Medium <i>Medium B</i> density residential development including individual serviced sites subject to construction of the relief road. In-depth screen planting along northern and eastern site boundaries.	1.4
R-04	Medium <i>Medium B</i> density residential development in-depth screen planting along northern and eastern boundaries.	1.8
R-05	Low <i>Medium B</i> density single storey development or nursing home/sheltered housing. Consideration may also be given to use of the site as a camper van park/camp site.	0.6
R-06	Low to Medium <i>Medium B</i> density residential development including serviced sites in-depth screen planting along western and southern site boundaries.	1.9
R-07	Medium <i>Medium B</i> density residential development.	2.1
R-08	Medium <i>Medium B</i> density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5
R-09	Low to Medium <i>Medium B</i> density residential including serviced sites. Development to include in-depth screen planting along western site boundary.	3.6

Amendment to the
**2011 Blarney Electoral Area
Local Area Plan**

***Amendment No. 2:
Housing Density Changes***

Amendment to the 2011 Blarney Electoral Area Local Area Plan

Amendment No. 2:

This amendment changes the Residential Zoning Objectives in the Blarney Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Blarney Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- ***The addition of new text in Volume 1, Section 1.6 of the Blarney Electoral Area Local Area Plan 2011 to introduce the housing density changes.***
- ***The revision of the text of the Residential Zoning Objectives for the main settlements of Blarney, Cork City – North Environs, Glanmire, Little Island and Monard in Volume 1, Section 3 of the Blarney Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.***
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Blarney Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

Table 1.1* Housing Density on Zoned Land		
	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Blarney Electoral Area Local Area Plan 2011: Blarney Residential Zoning Objectives

1.1.3. Consequential changes to the residential zoning objectives set out in section 1.4.13 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low density <i>Medium B</i> residential development, with access from established road network.	3.9 3.63
R-02	Medium <i>Medium A</i> density residential development subject to satisfactory access to public road.	4.4
R-03	Medium <i>Medium A</i> density residential development limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6

Changes to Section 3 of the Blarney Electoral Area Local Area Plan 2011: Cork City – North Environs Residential Zoning Objectives

1.1.4. Consequential changes to the residential zoning objectives as set out in section 2.2.24 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0
R-02	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1
R-03	Medium <i>Medium A</i> density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2 3.69
R-04	Low <i>Medium B</i> Density residential development.	8.0

Changes to Section 3 of the Blarney Electoral Area Local Area Plan 2011: Cork City – Glanmire Residential Zoning Objectives

1.1.1. Consequential changes to the residential zoning objectives as set out in section 3.4.8 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	8.4
R-02	Low <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0
R-03	Medium A <i>Medium B</i> density residential development	1.2
R-04	Low <i>Medium B</i> density development	0.9

Amendment to the
**2011 Carrigaline Electoral Area
Local Area Plan**

***Amendment No. 3:
Housing Density Changes***

Amendment to the 2011 Carrigaline Electoral Area Local Area Plan

Amendment No. 3:

This amendment changes the Residential Zoning Objectives in the Carrigaline Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Carrigaline Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Carrigaline Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the main settlements of Carrigaline, Cork City-South Environs and Passage West in Volume 1, Section 3 of the Carrigaline Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Carrigaline Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min Net Density</u>	<u>Max Net Density</u>
High	35	No Limit
Medium A	20	50
Medium B	12**	25**

** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Carrigaline Electoral Area Local Area Plan 2011: Carrigaline Residential Zoning Objectives

1.1.2. Consequential changes to the residential zoning objectives set out in section 1.4.16 as follows;

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
R-01	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	3.0
R-02	Medium <i>Medium B</i> density residential development. Any proposed development will take account of scenic landscape designations on the southern part of the site and protection of the flood plain.	1.9
R-03	Medium <i>Medium B</i> density residential development. Any proposed development will take account of scenic landscape designations on the southern part of the site and protection of the flood plain.	1.8
R-04	Medium <i>Medium B</i> density residential development. Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the adjacent SPA. A sea wall will be required along the eastern / southern boundary of the site. The timing and provision of appropriate drinking water and waste water disposal services for the development must be agreed with the Council before the layout and design of the development is commenced. This may include the provision of off-site and on-site infrastructure. Specific arrangements shall be made for the provision and construction an amenity walk (U-07).	1.1
R-05	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping.	2.7

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
R-06	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Provision will also be made for a primary school (requires at least a 1.6ha site) and a neighbourhood centre. Specific arrangements shall be made for the provision and construction an amenity walk (U-08).	14.6
R-07	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	11.9
R-08	Medium <i>Medium A</i> density residential development to include a mix of house types accompanied with appropriate landscaping. Specific arrangements shall be made for the provision and construction of an inner relief road (U-10), amenity walk (U-08).	16.0
R-09	Low <i>Medium B</i> density residential development individual serviced sites.	5.9
R-10	Residential development to provide for the accommodation needs of the elderly in Carrigaline.	0.3 0.4

Changes to Section 3 of the Carrigaline Electoral Area Local Area Plan 2011: Cork City – South Environs Residential Zoning Objectives

1.1.3. Consequential changes to the residential zoning objectives as set out in section 2.4.50 as follows;

Objective No.	<u>Specific Zoning Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes. An appropriate tree planted buffer, shall be provided along the boundaries of the site. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	7.0
R-02	Medium <i>Medium A</i> density residential development, estate type layout.	2.1
R-03	Medium <i>Medium A</i> density residential with provision for an appropriate tree planted buffer along the southern boundary of the site to establish a definite limit to further development in this area.	4.5
R-04	Medium <i>Medium A</i> density residential development.	11.9
R-05	Medium <i>Medium A</i> density residential development with provision for a local convenience shop. Any development should not exceed two storeys in height and proposals for this site will be accompanied by a road safety audit.	0.5
R-06	Development of this site is to include the following; <ul style="list-style-type: none"> • Medium <i>Medium A</i> density residential development to cater for a variety of house types and sizes. • 3 Ha of additional open space over and above what is normally required in housing areas. This Open space should include a fully landscaped and useable public park. 	21.1

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
	<ul style="list-style-type: none"> • Retain the existing trees and hedgerows within the overall development of the site. • The timing and provision of appropriate drinking water and waste water disposal services for the development including where necessary the upgrading of off-site infrastructure. • Consideration will need to be given to the provision of a primary school within this site at the detailed planning application stage. 	
R-07	<p>High density residential development (apartments or duplexes). Development proposals in this zone will require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SPA.</p>	1.04
R-08	<p>Medium <i>Medium A</i> density residential development</p>	8.8
R-09	<p>Low <i>Medium B</i> density residential development including provision for public transport. Any proposals for this site will include a detailed traffic impact assessment and will address the need for local road and junction improvements.</p>	1.6
R-10	<p>Low <i>Medium B</i> density residential development which will be restricted to the low-lying northern portion of the site and will include appropriate improvements to the local road network. Development will be serviced by a single estate road access and there will be no access from individual properties on to the local road. The southern portion of the site should be landscaped and developed as a usable public or private open space.</p>	9.1

Changes to Section 3 of the Carrigaline Electoral Area Local Area Plan 2011: Passage West/Glenbrook/Monkstown Residential Zoning Objectives

1.1.4. Consequential changes to the residential zoning objectives as set out in section 3.4.10 as follows;

Objective No.	<u>Specific Zoning Objective</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development (individual sites in woodland setting).	2.5
R-02	Medium <i>Medium A</i> density residential development to include serviced sites and a mix of house types. Medical centre, nursing home and crèche to also be provided.	10.9
R-03	Medium <i>Medium A</i> density residential development.	2.7
R-04	Medium <i>Medium A</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	8.2
R-05	Medium <i>Medium B</i> density residential development, with provision for relief road linking Maulbaun to Lackaroe.	4.0
R-06	Medium <i>Medium B</i> density residential development with appropriate access.	4.0
R-07	Medium <i>Medium B</i> density residential development with appropriate access.	2.5
R-08	Medium <i>Medium B</i> density residential development.	1.6

Amendment to the
**2011 Fermoy Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Fermoy Electoral Area Local Area Plan

Amendment No. 2:

This amendment changes the Residential Zoning Objectives in the Fermoy Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Fermoy Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- ***The addition of new text in Volume 1, Section 1.6 of the Fermoy Electoral Area Local Area Plan 2011 to introduce the housing density changes.***
- ***The revision of the text of the Residential Zoning Objectives for the towns of Fermoy and Mitchelstown in Volume 1, Section 3 of the Fermoy Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.***
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Fermoy Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Fermoy Electoral Area Local Area Plan 2011: Fermoy Residential Zoning Objectives

1.1.5. Consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	<p>Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options. This site forms part of a larger area of land zoned for residential development. This site is to be developed as a distinct character area whether as a portion of a larger development or as an individual development. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p>	3.73
R-02	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and sizes.</p>	1.73
R-03	<p>Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and tree buffer of 20m minimum along the eastern site boundary. Lands to include provision of a nursing home.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p> <p>This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as an individual development. Each character area is to be comprised of circa 50 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p> <p>Development of this site is contingent on the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.</p>	24.99

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-04	<p>Medium Medium A density residential development (to include a mix of house types and sizes) and the provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20m minimum should be provided along the eastern site boundary.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p>	6.20
R-05	<p>Low Medium B density residential development.</p>	2.57
R-06	<p>Medium Medium A density residential development to include a mix of house types and sizes.</p>	8.96
R-07	<p>Medium Medium A density residential development to include a mix of house types and sizes and a playing pitch.</p>	3.91
R-08	<p>Medium Medium A density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.</p>	11.16
R-09	<p>Low Medium B density residential development to include provision of serviced sites and self-build options and a tree buffer of 20m minimum along the eastern site boundary.</p> <p>Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p> <p>This site forms part of a larger area of land zoned for residential development. This site is to be developed as a number of distinct interconnected character areas whether as a portion of a larger development or as a unique development. Each character area is to be comprised of circa 20 dwelling units. Development of this site is to make provision for permeability and connectivity with the wider residential zoned area as well as with the developed area of the town.</p> <p>Development of this site is contingent on</p>	22.78

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
	the provision of adequate services in particular the provision of surface water discharge to be routed under the motorway.	
R-10	Very low <i>Medium B</i> density development/ serviced sites subject to a landscaping scheme with detailed provision for retaining existing trees and hedgerows.	6.31

Changes to Section 3 of the Fermoy Electoral Area Local Area Plan 2011: Mitchelstown Residential Zoning Objectives

1.1.1. Consequential changes to the residential zoning objectives as set out in section 2.4.10 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Low <i>Medium B</i> density residential development to include provision for a mix of serviced sites and self-build options.	4.40
R-02	Medium <i>Medium B</i> density residential development with tree planted buffer along the western site boundary. Retention of attractive stone walls and mature trees on the site boundaries will be required.	15.80
R-03	Low <i>Medium B</i> density development with provision of serviced sites and self build options on a portion of the site and an amenity walk by the stream along the eastern boundary. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	20.7
R-04	Medium <i>Medium B</i> density residential development to include provision of day care centre.	6.00
R-05	High <i>Medium A</i> density residential development to include a mix of house types and sizes.	1.6

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-06	<p>Low <i>Medium B</i> density residential development to include provision of serviced sites and an amenity walk by the stream at the eastern boundary. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	<p>42.60 14.72</p>
R-07	<p>Medium <i>Medium B</i> density residential development.</p>	7.20
R-08	<p>Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.</p>	4.3
R-09	<p>Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.</p>	1.3
R-10	<p>Medium <i>Medium B</i> density residential development to include a mix of house types and sizes with option for nursing home.</p>	4.0
R-11	<p>Medium <i>Medium B</i> density development including a mix of house types and sizes.</p>	5.8
R-12	<p>Nursing home and ancillary assisted living housing. The housing shall be low density and single storey only.</p>	1.9

Amendment to the
**2011 Kanturk Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Kanturk Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Kanturk Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Kanturk Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- ***The addition of new text in Volume 1, Section 1.6 of the Kanturk Electoral Area Local Area Plan 2011 to introduce the housing density changes.***
- ***The revision of the text of the Residential Zoning Objectives for the towns of Charleville, Kanturk, Millstreet and Newmarket in Volume 1, Section 3 of the Kanturk Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.***
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Kanturk Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Kanturk Electoral Area Local Area Plan 2011: Charleville Residential Zoning Objectives

1.1.2. Consequential changes to the residential zoning objectives set out in section 1.4.7 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and appropriate access points along the southern boundary. Development on the site will need to optimise its design and layout in the context of the elevated nature of the site, different access points and the need to achieve connectivity with adjacent developments and the town core.	15.4
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout and design of development will need to have regard to the road reservation affecting the site.	4.3 6.16
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis.	9.8
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and a comprehensive landscaping treatment of northern and western site boundaries. The Flood Risk Assessment has identified that part of these lands are at risk of flooding. Any development proposals on these lands shall be accompanied by a detailed flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management as described in Objectives FD1-4, 1-5 and 1-6 of Section 1 of this Plan. Where parts of the land are identified as having a residual risk of flooding, only flood compatible uses will be considered on that part of the land.	10.0
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes and including access to the south and connectivity to the north.	8.0
R-06	Low <i>Medium B</i> density individual sites.	1.9

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-07	Low and very low <i>Medium B</i> density residential development comprising serviced sites subject to the provision of a through road to serve the lands to the north west in the long term. This is a large site and a concept plan will need to be developed covering the entire plot which will then need to be developed on a phased basis. Layout should provide for a range of generous site sizes and an informal layout with strong landscaping.	46.4 15.17
R-08	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Landscaping should be provided so as to screen the development from the N20. Access shall be through the existing Brindle Hill estate.	1.5
R-09	Very low <i>Medium B</i> density residential development comprising serviced sites and including a comprehensive landscaping proposal.	4.6
R-10	Nursing Home and ancillary assisted living housing. This housing shall be low <i>Medium B</i> density and single storey only. Pedestrian access shall be provided along Station Road where possible.	1.7

Changes to Section 3 of the Kanturk Electoral Area Local Area Plan 2011: Kanturk Residential Zoning Objectives

1.1.3. Consequential changes to the residential zoning objectives as set out in section 2.4.9 as follows;

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	2.0
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.4
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Particular care will need to be taken so as to ensure adequate sight	2.6

Objective No.	<u>Residential Objectives</u>	Approx Area (Ha)
	distance is available at any proposed entrance. Similarly existing boundaries shall be retained save where necessary to ensure adequate sight distance.	
R-04	Medium <i>Medium B</i> density residential development with the option for the development of a primary school on this site. Layout to make provision for road reservation (U-02) along northern edge of site and ensure connectivity with town centre development to the northeast and provision for amenity walk to east. Residential development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals here are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC.	3.5
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west. This area is adjacent to the Blackwater River Special Area of Conservation. Development proposals will be required to provide adequate storm water attenuation and SUDS. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.	3.0
R-06	Low <i>Medium B</i> density residential development. Particular care will need to be	2.7

Objective No.	Residential Objectives	Approx Area (Ha)
	taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries should be retained save where necessary to ensure adequate sight distance.	
R-07	Very Low <i>Medium B</i> density serviced site development comprising individual serviced sites. Development on overall zoned area to be accessed only from the road to the west. A detailed design and landscaping brief should be included at proposal stage.	12.3
R-08	Very low <i>Medium B</i> density residential development/ serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per phase.	2.2

Changes to Section 3 of the Kanturk Electoral Area Local Area Plan 2011: Millstreet Residential Zoning Objectives

1.1.4. Consequential changes to the residential zoning objectives as set out in section 3.4.6 as follows;

Objective No.	Residential Development	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan.	3.1 4.41
R-02	Medium <i>Medium B</i> density residential development. The existing stone wall along the western boundary of the site shall be retained where practicable.	7.6
R-03	Medium <i>Medium B</i> density residential development.	5.5
R-04	Low <i>Medium B</i> density residential development suitable for individual sites.	3.4
R-05	Medium <i>Medium B</i> density residential development subject to satisfactory connection to the public sewer. The Flood Risk Assessment has identified parts of this	9

Objective No.	<u>Residential Development</u>	Approx Area (Ha)
	<p>site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>	
R-06	<p>Medium <i>Medium B</i> density residential development. A sewer pumping station shall be provided on site. The Flood Risk Assessment has identified parts of this site as being at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this Plan. As this zone is immediately adjacent to the River Blackwater Special Area of Conservation and within the floodplain, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. A buffer zone will be required between any permitted development and the SAC.</p>	2

Changes to Section 3 of the Kanturk Electoral Area Local Area Plan 2011: Newmarket Residential Zoning Objectives

1.1.5. Consequential changes to the residential zoning objectives as set out in section 4.4.9 as follows;

Objective No.	<u>Residential Development Objectives</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development.	4.1
R-02	Low <i>Medium B</i> density residential development comprising individual sites.	2.1
R-03	Medium <i>Medium B</i> density residential development. Overall development levels will be governed by the limited road network in the immediate area.	1.9
R-04	Low <i>Medium B</i> density residential development with comprehensive landscaping scheme.	1.6
R-05	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern and southern boundary of the site.	2.1
R-06	Medium <i>Medium B</i> density residential development. Substantial landscaping should be established along the eastern boundary of the site. An adequate access point will need to be made available from the adjoining western or northern road.	5.7
R-07	Low <i>Medium B</i> density residential development, individual sites. The design of the development should take into account the relative elevation of the site and avoid undue exposure.	5.5
R-08	Low <i>Medium B</i> density residential development, individual sites. Particular care should be taken to ensure that adequate sight distance is available along the adjoining public road.	1.9

Amendment to the
**2011 Macroom Electoral Area
Local Area Plan**

***Amendment No. 2:
Housing Density Changes***

Amendment to the 2011 Macroom Electoral Area Local Area Plan

Amendment No. 2:

This amendment changes the Residential Zoning Objectives in the Macroom Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Macroom Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Macroom Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the towns of Ballincollig and Macroom in Volume 1, Section 3 of the Macroom Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Macroom Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**

** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Macroom Electoral Area Local Area Plan 2011: Ballincollig Residential Zoning Objectives

1.1.6. Consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Residential Objectives</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development. Access is to be provided from the R-618. There will also be a requirement to provide a public footpath along the public road. Noise attenuation measures should be provided along the southern boundary with the N22.	11.8
R-02	Medium <i>Medium A</i> density residential development including a detailed landscaping proposal.	4.6
R-03	Medium <i>Medium A</i> density residential development. There will be a requirement to provide a footpath along the public road.	14.3
R-04	Medium <i>Medium A</i> density residential development on a phased basis. Access to this site shall be directly onto the Killumney Road. Provision should also be made for a primary school. Within the proposed zoning, provision shall be made for a road (to distributor road standards) as part of a possible link road from the Poulavone Roundabout on the N22 to the Killumney Road by agreement with the National Roads Office of Cork County Council.	17.2
R-05	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	3.2
R-06	Medium <i>Medium A</i> density residential development. As part of the Cork Northern Ring Road Scheme (Western Section) there will be a requirement for a buffer zone to accommodate road widening at this location.	5.8

Changes to Section 3 of the Macroom Electoral Area Local Area Plan 2011: Macroom Residential Zoning Objectives

1.1.7. Consequential changes to the residential zoning objectives as set out in section 2.4.8 as follows;

<i>Objective No.</i>	<u>Residential Objective</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	2.4
R-02	Low <i>Medium B</i> density residential development for individual sites. Existing trees and hedgerows should be retained.	3.5

Amendment to the
**2011 Mallow Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Mallow Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Mallow Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Mallow Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Mallow Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the town of Buttevant in Volume 1, Section 3 of the Mallow Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Mallow Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

Table 1.1* Housing Density on Zoned Land		
	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Mallow Electoral Area Local Area Plan 2011: Buttevant Residential Zoning Objectives

1.1.8. Consequential changes to the residential zoning objectives set out in section 1.10.7 as follows;

Objective No.	<u>Residential Objective</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.7
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	1.9
R-03	Low <i>Medium B</i> density residential development including the provision of serviced sites and with option to include a nursing home. This is a large site and a concept plan will need to be developed covering the entire plot, to be implemented on a phased basis. Proposals to include a comprehensive landscaping proposal to help assimilate development.	9.9
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with vehicular access from the north. Provision shall be made for frontage development to enhance the streetscape and pedestrian access along south eastern boundary with the N20 and high quality pedestrian access to the laneway adjacent to the eastern boundary.	9.1
R-05	Low <i>Medium B</i> density serviced site development, maintaining an access to lands to the north.	2.9

Amendment to the
**2011 Midleton Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Midleton Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Midleton Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Midleton Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Midleton Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the towns of Carrigtwohill, Cobh Environs, Midleton Environs and Youghal Environs in Volume 1, Section 3 of the Midleton Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Midleton Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**

** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Midleton Electoral Area Local Area Plan 2011: Carrigtwohill Residential Zoning Objectives

1.1.9. Consequential changes to the residential zoning objectives as set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	<p>Medium <i>Medium</i> A density residential development to include a mix of house types and a graduation in the density commensurate with the distance from the railway station. The layout shall allow for permeability between housing areas and in particular, direct, safe and convenient access to the rail station by pedestrians and cyclists.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	18.4
R-02	<p>Medium <i>Medium</i> A density residential development. Proposals should include a 20 metre tree planted buffer to the eastern and southern boundary of the site and screening to protect views from the N25.</p>	9.6
R-03	<p>Medium <i>Medium</i> A density residential development of high architectural standard on this gateway site at the entrance to the town centre. Structural landscaping shall be an integral part of any layout.</p>	2.8

Changes to Section 3 of the Midleton Electoral Area Local Area Plan 2011: Cobh Residential Zoning Objectives

1.1.10. Consequential changes to the residential zoning objectives set out in section as follows;

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	7.1
R-02	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	6.0
R-03	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes. Any layout shall be designed to allow for connectivity with, and in particular pedestrian and cyclist movements between, the masterplan lands to the west.	7.1
R-04	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes and to include the provision of a sports pitch. Any layout shall be designed to allow for connectivity with, and in particular pedestrian and cyclist movements between, the masterplan lands to the north.	10.4
R-05	Medium <i>Medium A</i> density residential development.	1.6
R-06	Medium <i>Medium A</i> density residential development to include a mix of house types and sizes with provision for a nursing home.	5.8
R-07	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes, with 20 metre tree planted buffer along the northern site boundary.	4.4

Changes to Section 3 of the Midleton Electoral Area Local Area Plan 2011: Midleton Environs Residential Zoning Objectives

1.1.11. Consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-01	<p>Medium <i>Medium</i> A Density Residential Development. In submitting proposals for the development of this land, the developer will be required to:</p> <p>Demonstrate, to the satisfaction of the planning authority, that the proposals for this land can, in future, be satisfactorily integrated with other land in the Baneshane area and linked to the town centre, it's railway station and the site identified in this plan as a possible second station to serve the town at Water Rock; No new houses shall be commenced until the new primary school and community recreational facilities are commenced by the developer and the development of new houses shall be limited to 400 in number until such time as the New Grade Separated Junction with the N25 is completed by either Cork County Council or by way of Public Private Partnership with the developer. The special contribution of €100,000 per acre updated in accordance with the Consumer Price Index shall be paid to Cork County Council on the commencement of the work on the New Grade Separated Junction or in the event of a Public Private Partnership, the developers shall immediately make available the aforementioned funds i.e. € 8,000,000 (updated in accordance with the Consumer Price Index) to facilitate the project.</p> <p>Any proposals for development shall be accompanied by a Flood Risk Assessment in line with The Planning System and Flood Risk Management Guidelines, November 2009.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in</p>	32.3

Objective No.	Specific Objective	Approx Area (Ha)
	Section 1 of this plan. As this zone is within the floodplain of the Owenacurra River and upstream from the Great Island Channel Special Area of Conservation, any development proposals are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Great Island Channel SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	
R-02	High density residential development – new development on this site should include detailed landscaping proposals.	0.9
R-03	Medium <i>Medium A</i> density residential development to include a mix of house types. Consideration may also be given to the provision of a nursing home. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site.	7.5
R-04	Medium <i>Medium A</i> density residential development to include a mix of house types. Detailed access and landscaping proposals to be included.	7.2
R-05	High Density residential development. Proposals should take cognisance of the period property in the near vicinity and should include detailed landscaping proposals for the site. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.7
R-06	High density residential development.	0.9
R-07	Medium serviced sites <i>Medium A</i> density residential development with provision for some <i>Medium B</i> , subject to	14.7

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
	<p>ground conditions.</p> <p>This zone is immediately adjacent to the Great Island Channel Special Area of Conservation and the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SAC and SPA.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	

Changes to Section 3 of the Midleton Electoral Area Local Area Plan 2011: Youghal Residential Zoning Objectives

1.1.12. Consequential changes to the residential zoning objectives set out in section 1.4.15 as follows;

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-01	Medium <i>Medium A</i> density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	3.3
R-02	Low <i>Medium B</i> density residential development. Detailed landscaping proposals to be included as part of any proposals on the site.	5.4
R-03	Medium <i>Medium A</i> density residential development. Provision shall be made for access through the site for development of the lands to the south within the Town Council area	3.7

Amendment to the
**2011 Skibbereen Electoral Area
Local Area Plan**

***Amendment No. 1:
Housing Density Changes***

Amendment to the 2011 Skibbereen Electoral Area Local Area Plan

Amendment No. 1:

This amendment changes the Residential Zoning Objectives in the Skibbereen Electoral Area Local Area Plan to give effect to the changes to the housing density objectives in the Cork County Development Plan 2014.

It was necessary to insert new text and amend the existing residential objectives in the main settlements of the Skibbereen Electoral Area Local Area Plan to ensure that the wording of the text and objectives is consistent with the wording of the Cork County Development Plan Policy on Housing Density.

The amendment is in 2 main parts;

- *The addition of new text in Volume 1, Section 1.6 of the Skibbereen Electoral Area Local Area Plan 2011 to introduce the housing density changes.*
- *The revision of the text of the Residential Zoning Objectives for the towns of Skibbereen, Dunmanway and Clonakilty in Volume 1, Section 3 of the Skibbereen Electoral Area Local Area Plan 2011 in order to reflect the changes to the density objectives in the County Development Plan.*
 - *Where appropriate, corrections have also been made to some minor inaccuracies relating to the approximate area (ha) of some Residential Zoning Objectives. In these cases there will be no corresponding map changes.*

This amendment does not change the land area extent of residential zoning on the zoning maps in the current Electoral Area Local Area Plans and does not propose any new residential zoning.

This document should be read in conjunction with Chapter 3: Housing in the Cork County Development Plan 2014.

Changes to Section 1 of the Skibbreen Electoral Area Local Area Plan 2011

Amend the title of Section 1.6 Land Use and Zoning: A Revised Approach as follows; **Section 1.6 Land Use, Zoning and Housing Density: A Revised Approach**

Insert a new section after **Section 1.6.16 Zoning Definitions** as follows;

1.6.17 Housing Density

The County Development Plan 2014 introduced significant changes to the County's policy on residential densities. These policies respect the Governments wish to deliver a sound return on infrastructure investment particularly in relation to public transport, but at the same time provide flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Areas.

	<u>Min</u> Net Density	<u>Max</u> Net Density
High	35	No Limit
Medium A	20	50
Medium B	12**	25**
<p>** The maximum density for 'Medium B' zonings can be extended to 35 dwellings per ha in smaller towns outside Metropolitan Cork where considered appropriate i.e. on sites near the town centre. Densities of < than 12 dwellings per ha will also be considered where an exceptional market requirement has been identified.</p>		

***This table should be read in conjunction with County Development Plan Objective HOU 4-1 (Housing Density on Zoned Land), Chapter 3: Housing, Volume 1, Cork County Development Plan 2014**

Changes to Section 3 of the Skibbereen Electoral Area Local Area Plan 2011: Clonakilty Environs Residential Zoning Objectives

1.1.13. Consequential changes to the residential zoning objectives set out in section 1.4.8 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development, single storey dwellings.	3.3
R-02	Low <i>Medium B</i> density residential development.	3.8
R-03	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes.	5.4
R-04	Medium <i>Medium B</i> density residential development to include a mix of house types.	11.4 3.88
R-05	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	17.2 14.74
R-06	Medium <i>Medium B</i> density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals for the site boundaries.	23.3

Changes to Section 3 of the Skibbereen Electoral Area Local Area Plan 2011: Dunmanway Residential Zoning Objectives

1.1.14. Consequential changes to the residential zoning objectives set out in section 2.4.8 as follows;

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-01	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes subject to the provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	9.8
R-02	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes. Development to include the provision of the northern relief road (U-01) and provision for a safe off-road pedestrian access to the town centre. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.	1.9
R-03	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes.	0.5
R-04	Medium <i>Medium B</i> density residential development (apartments or duplexes).	0.8

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-05	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5
R-06	Medium <i>Medium B</i> density residential development, to include a mix of houses types and sizes and comprehensive landscaping proposals with an amenity walk along northern boundary of site. Provision for a nursing home. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	2.3
R-07	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.8
R-08	Medium <i>Medium B</i> density residential development to include a mix of houses types and sizes and subject to comprehensive landscaping proposals on the site boundaries.	4.7
R-09	Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.	3.9
R-10	Low <i>Medium B</i> density residential development to include comprehensive landscaping proposals on the site boundaries.	3.5

Objective No.	<u>Residential</u>	Approx Area (Ha)
R-11	<p>Low <i>Medium B</i> density sheltered accommodation and / or provision of a retirement home to include comprehensive landscaping proposals on the site boundaries.</p>	1.4
R-12	<p>Low <i>Medium B</i> density residential development with single access to include comprehensive landscaping proposals along the site boundaries.</p> <p>These lands are located close to the Bandon River Special Area of Conservation. Development proposals are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impacts either alone or in combination with other projects on the SAC or on species for which it is designated. Development proposals in this zone are likely to require the provision of storm water and surface water attenuation measures.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	7.4

Changes to Section 3 of the Skibbereen Electoral Area Local Area Plan 2011: Skibbereen Residential Zoning Objectives

1.1.15. Consequential changes to the residential zoning objectives as set out in section 3.4.9 as follows;

<i>Objective No.</i>	<u>Residential</u>	<i>Approx Area (Ha)</i>
R-01	Low <i>Medium B</i> density residential development, extension to existing housing cluster.	4.8 1.23
R-02	Low <i>Medium B</i> density residential development.	1.7
R-03	Medium <i>Medium B</i> density residential development. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the future distributor road (U-02).	6.9 7.12
R-04	Low <i>Medium B</i> density residential development Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	4.8
R-05	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.1
R-06	Low <i>Medium B</i> Density residential development with provision for serviced sites.	5.3 3.14

