



# **Review of Local Area Plans Ballincollig-Carrigaline MD**

## **Briefing for Elected Members**

Municipal District Meeting, Monday 16<sup>th</sup> November 2015

Padraig Moore, Senior Executive Planner

# Review of Local Area Plans



## Overview

- Commencing the review of the LAPs adopted in 2011.
- This is the preliminary consultation phase.
- Senior Planner gave briefing at Development Committee 16<sup>th</sup> October – Role of LAPs, Role of Members, Legal Issues, Critical Issues etc.
- Today's briefing relates to the Ballincollig-Carrigaline Municipal District.
- Preparing a Preliminary Consultation document for each MD – to be published for public consultation on 14<sup>th</sup> December.
- Document is not finalised yet – these are the emerging issues.

# Review of Local Area Plans



## Process / Timeline

Stage	Action	Time
<b>Preliminary Stage</b> This is the stage we are at now. 	<ul style="list-style-type: none"> <li>➤ Briefing of Elected Members at Development Committee.</li> <li>➤ Brief Members of Planning Special Policy Committee.</li> <li>➤ Briefing of Municipal District Committees.</li> <li>➤ Publish Consultation Documents.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Present Chief Executive's report on Submissions Received to Municipal District Committees / Development Committee.</li> </ul>	<b>September 2015 to March 2016</b>
<b>Draft Local Area Plan Stage</b>	<ul style="list-style-type: none"> <li>➤ Prepare Proposed Draft Plans.</li> <li>➤ Brief Members on Proposed Draft Plans.</li> <li>➤ Commence Formal Public Consultation on Draft Plans.</li> <li>➤ Invite submissions and observations from the public and interested bodies.</li> <li>➤ Issue Chief Executives Report to Members.</li> <li>➤ Members consider Chief Executive's Report.</li> </ul>	<b>April 2016 to March 2017</b>
<b>Draft Local Area Plan Amendment Stage</b>	<ul style="list-style-type: none"> <li>➤ Consider need to Amend plans</li> <li>➤ Publication of Amendments as appropriate</li> <li>➤ Commence Formal Public Consultation on Amendments</li> <li>➤ Invite submissions and observations from the public and interested bodies</li> <li>➤ Issue of Chief Executives Report to Members.</li> <li>➤ Consideration of Issues by members and Adoption of Local Area Plans</li> </ul>	<b>April 2017 to July 2017</b> <b>Adopted Monday 24th July 2017.</b>

# Ballincollig-Carrigaline Municipal District

## Ballincollig-Carrigaline Municipal District Local Area Plan 2017

The new Ballincollig-Carrigaline Municipal District Local Area Plan 2017 will replace the

- Carrigaline Electoral Area Local Area Plan, 2011.
- Macroom Electoral Area Local Area Plan, 2011.

# Review of Local Area Plans



## Purpose of the Preliminary Consultation Documents

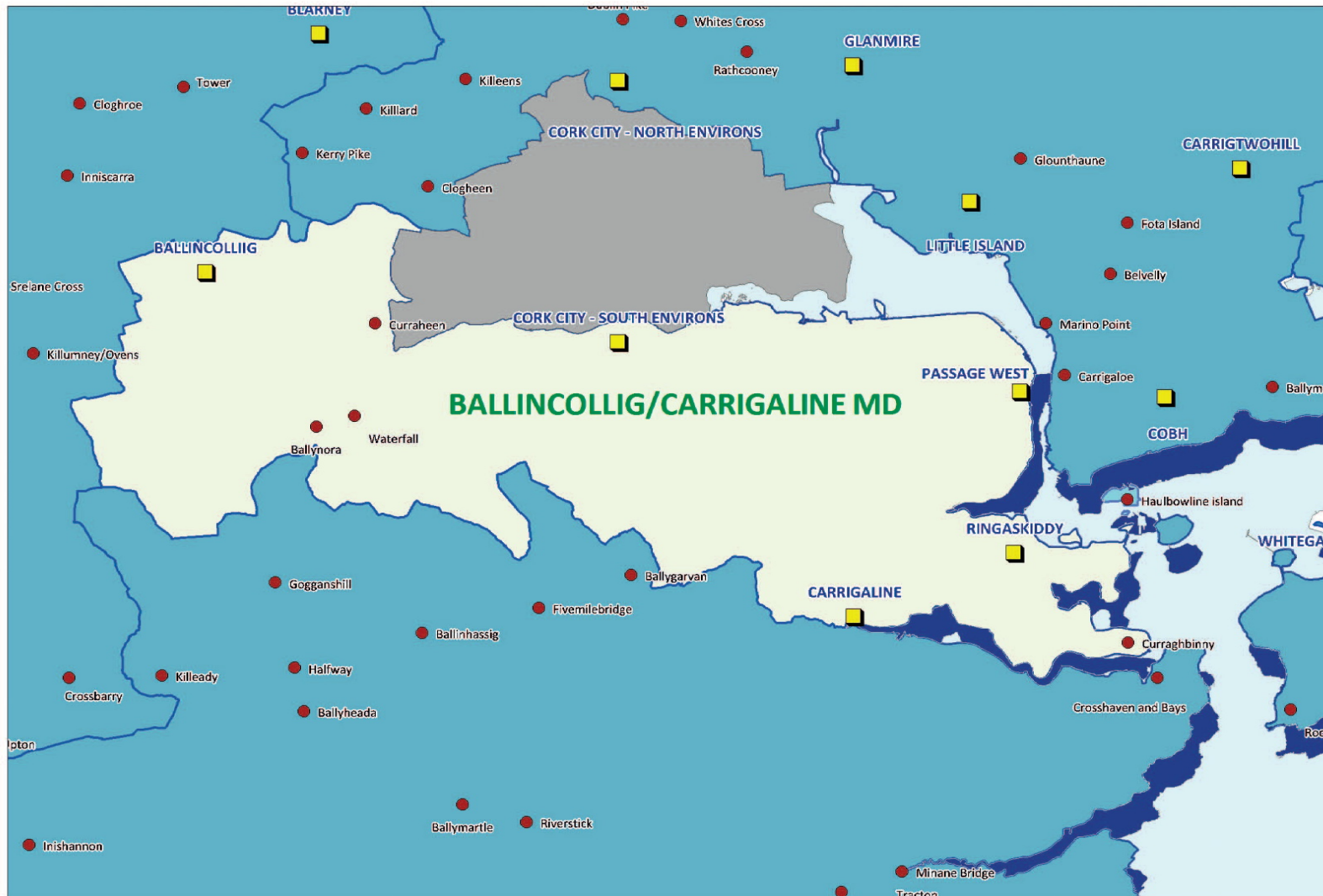
Highlight main areas of Change / Key Planning Issues	Identify the main planning issues and choices now faced taking account of the amount of growth envisaged in each area, the available land supply, availability of the infrastructure required to facilitate development and the need to protect and conserve the environment.
Stimulate Debate	Act as a tool to stimulate, guide and encourage debate and discussion on the current issues impacting upon the community, to flag important issues, and to encourage and assist the public in making submissions / observations to the Planning Authority in respect of the proposed Local Area Plans.
Proposed Change	<p><b><u>Suggests the main areas of change under consideration/proposed in the next Local Area Plans, relative to the current LAPs / Town Development Plans.</u></b></p> <p>Note: The process is ongoing, list of changes is not definitive</p>

# Ballincollig-Carrigaline Municipal District



Table 2.1: Distribution of population within the Ballincollig-Carrigaline Municipal District 2011 <sup>a</sup>			
<sup>a</sup>	Settlements <sup>a</sup>	Estimated Population 2011 <sup>a</sup>	% <sup>a</sup>
Cork City South Environs and Main Towns(4)* <sup>a</sup>	Ballincollig (17,368), Carrigaline(North)(9,917), City South Environs (32,635), Passage West (5,790) <sup>a</sup>	65,710 <sup>a</sup>	91.3 <sup>a</sup>
Villages (2) <sup>a</sup>	Ballynora, Waterfall <sup>a</sup>	278* <sup>a</sup>	0.4 <sup>a</sup>
Other Locations (3) <sup>a</sup>	Curraheen, Curraghbinny and Farmers Cross <sup>a</sup>		
Rural Areas <sup>a</sup>		5,958* <sup>a</sup>	8.3 <sup>a</sup>
<b>Total Population<sup>a</sup></b>		<b>71,946<sup>a</sup></b>	<b>100<sup>a</sup></b>
*Village and Rural Populations are estimated figures <sup>a</sup>			

# Ballincollig-Carrigaline Municipal District



# Review of Local Area Plans



**Table 2.2: Ballincollig-Carrigaline Municipal District**

Area	Housing Requirement				Housing Supply	
	Census-2011	Population-Target	New-Units-Required	Net-Requirement (ha)	Estimated-Residential-area-zoned-in-LAP-/TCP (ha)	Estimated-Housing-Yield (LAPs-and-TCPs)
<b>Ballincollig</b>	17,368	23,805	4,033	161	170.3	4,872
<b>Carrigaline-(North)</b>	9,917	11,994	2,422	97	90.80	2,423
<b>Cork-City-South-Environs</b>	32,635	31,308	1,284	37	93.00	1,285
<b>Passage-West</b>	5,790	6,965	925	51	33.90	929
<b>Main-Town</b>	65,710	74,072	8,663	347	388.0	9,509
<b>Villages</b>	278	355	55	-	-	37
<b>Rural</b>	5,958	6,019	425	-	-	-
<b>Total-Villages-and-Rural</b>	6,236	6,374	480			37
<b>Total-Municipal-District</b>	<b>71,946</b>	<b>80,446</b>	<b>9,647</b>	<b>347</b>	<b>388</b>	<b>9,546</b>

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 41.3 Ha

Source: Cork County Development Plan 2014 - Volume One - Appendix B, Table B-8



# Strategic Land Reserve



- The CDP 2014 indicated that the Strategic Land Reserve in the County Metropolitan Cork Strategic Planning Area is only 14% (153ha), whereas the guidelines recommend up to 50%. This level of reserve (or 'headroom') is considered too low for the likely needs of the nation's second city and its Metropolitan Region.
- Purpose of maintaining a 'Strategic Land Reserve' is to provide choice in the housing market. Also provides a contingency in the event that, some of the larger sites in Metropolitan Cork are either not delivered or delayed.
- CDP Suggested that need to identify additional residential land to add to the current strategic land reserve in the County Metropolitan Cork Strategic Planning Area and this may include proposals within this Municipal District.
- These additional lands have yet to be identified, and may include additional lands within the Ballincollig-Carrigaline Municipal District. Such lands which adjoin the main towns (or planned extensions to them), have access to Irish Water services (with capacity for future development) and can provide access to established public transport corridors will be considered for inclusion in the new Draft Local Area Plan to be issued in 2016.

# Review of Local Area Plans



- Good supply of Employment Land

Table 2.5: Employment Land Supply in Current Local Area Plans			
Location	Enterprise	Business Land (Ha)	Industrial Land (Ha)
Ballincollig	20*	-	-
Carrigaline	-	15.9	-
Cork City South Environs	-	-	-
Passage West	-	-	-
Ringaskiddy	-	-	353.02
Cork Science and Innovation Park	100		
Cork Airport	-	-	16.86
<b>Total</b>	<b>120</b>	<b>15.9</b>	<b>369.88</b>

\*Located within the current X-01 site in Ballincollig

# Planning Strategy for Ballincollig-Carrigaline MD



## Water Services – Ballincollig-Carrigaline MD Position\*

CDP Dev. Approach		IW Infrastructure					
		Waste Water			Water Supply		
Main Towns /Suburbs (4)	Estates	2	2	0	3	1	0
Villages (2)	Groups/ Individual	0	0	2	1	1	0
<b>Total (10)</b>	<b>Total (6)</b>						

\* Provisional – subject to confirmation

Irish Water services in place with broadly adequate capacity for planned development

Irish Water services in place with limited or no spare water services capacity

No existing Irish Water Services



# Review of Local Area Plans

Table 2.3:- Strategy for Water Services Provision		
□	Normally Expected level of Water Services	Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key Villages		
Villages	Public Drinking Water	Adequate drinking water services to be prioritised.
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure. For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
Village Nuclei	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

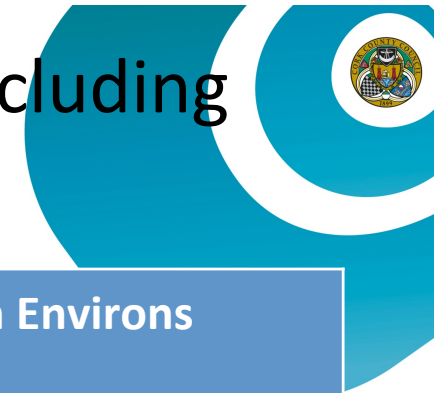
# Review of Local Area Plans



## Broad Approach

- Review of existing Local Area Plans.
- Identifying areas where changes are needed.
- The majority of zonings / policies will remain unchanged
- Will look in more detail at Town Centres and how they can be strengthen / improved
- Proposals in villages to be largely the same, where possible. Retaining development boundaries. Scale of development envisaged will remain at 2011 levels in most cases.
- Water Services issues may affect the scale of future growth in the following **Villages**: Ballynora and Waterfall.
- At this stage of the process information on flood risk is the same as in the current LAP.

# LAP Review – Cork City South Environs including Douglas



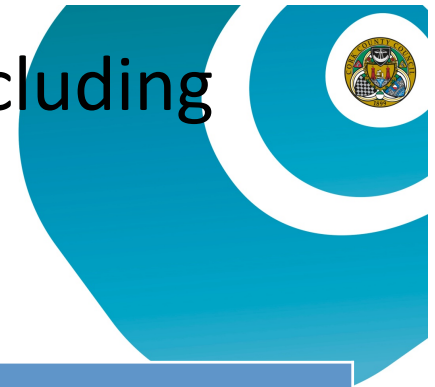
Main Issues for the Review of the LAP for Cork City South Environs including Douglas (1 of 2)	
<b>Overall</b>	<ul style="list-style-type: none"> <li>•Consider giving greater recognition to the constituent parts of the Cork City South Environs suburb by highlighting the fact that the suburb is made up of a patchwork of residential communities interspersed with a number of significant employment centres spread across the whole area.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing residential zonings.</li> <li>•Consider how best to maximise the delivery of housing land within the existing development boundary.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>•Consider how best to give the <b>Cork Science and Innovation Park</b> Masterplan: Draft Plan appropriate statutory support.</li> <li>•<b>Tramore Valley</b>: Review Zoning Objective with a view to considering how best to proceed with the future planning of this area.</li> <li>•<b>Douglas Land Use and Transportation Study</b>: Suggest carry key elements forward into Draft Plan to support the continued implementation of the recommendations of the study.</li> <li>•<b>Cork Airport SLAP</b>: Consider whether the SLAP should be extended or incorporated into the next Draft Local Area Plan.</li> </ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"> <li>•Douglas District Centre: Suggest continued implementation of the provisions of the DLUTS to consolidate the existing town centre. Short term proposals to focus on attracting retailers to reduce the levels of vacancy within the Douglas Shopping Centre and build new developments on lands with existing planning permissions.</li> </ul>

# LAP Review – Cork City South Environs including Douglas



Main Issues for the Review of the LAP for Cork City South Environs including Douglas (2 of 2)	
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>•Consider how best to protecting the strategic landscape setting of the southern environs of the City.</li> <li>•Consider what community facilities are required to serve the communities of the Cork City South Environs and where should these facilities be located?</li> <li>•Consider if there is a requirement to provide additional healthcare facilities such as a primary care centre in the area.</li> <li>•Consider how best to develop a network of open space amenities that are linked together across the area.</li> <li>•Consider how links to the Tramore Valley Park be delivered from the adjoining residential areas.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>•Douglas LUTS: Optimise the carrying capacity of the existing road network including the provision of bus priority measures at 23 key junctions, school travel planning programmes, speed reductions through the town centre, public transport priority on East Douglas St., provision of a new Douglas East-West Bridge and delivery of 36km of walking and cycling routes.</li> <li>•Consider the outcome of the N40 Demand Management Study.</li> <li>•Consider how best to provide the necessary transport infrastructure to deliver the Cork Science and Innovation Park.</li> <li>•Consider what measures the Plan should implement to encourage higher levels of walking/ cycling usage for shorter trips and improve connectivity.</li> </ul>

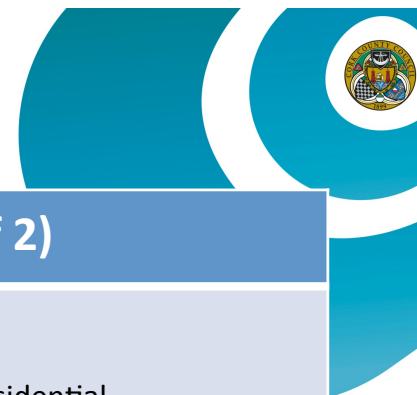
# LAP Review – Cork City South Environs including Douglas



Main Issues for the Review of the LAP for Cork City South Environs including Douglas (3 of 3)	
<b>Flood Risk</b>	<ul style="list-style-type: none"><li>• Take account of the latest flood study.</li></ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"><li>• Extension of watermains and upgrading of high level supplies including reservoir is required to provide adequate water pressures to some high level sites.</li></ul>



# LAP Review – Ballincollig



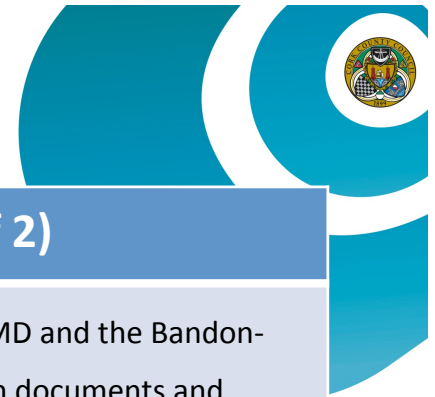
	<b>Main Issues for the Review of the LAP for Ballincollig (1 of 2)</b>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"><li>•Retain existing residential zonings.</li><li>•Rezone the unfinished portion of the Old Quarter development from Town Centre to Residential.</li></ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"><li>•Suggest that there are a number of infill sites within Ballincollig which may be suitable for the re development for Employment uses:<ul style="list-style-type: none"><li>○Lands east of Lidl. Former industrial site which has been cleared.</li><li>○Lands at Ovens. There is an existing low intensity industrial use on this site.</li></ul></li><li>•Consider identifying additional lands for business/industry within and adjoining the town’s development boundary.</li></ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"><li>•Consider adjusting the town centre zonings to remove substantial parts which are predominately residential in character, major open space areas and land suitable for residential land.</li><li>•Identify a Core Retail Area within the existing Town Centre.</li></ul>

# LAP Review – Ballincollig



Main Issues for the Review of the LAP for Ballincollig (2 of 2)	
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>•Consider zoning for any additional community facilities required in the town.</li> <li>•Consider need to identify a site for a Primary healthcare Centre in the town.</li> <li>•Consider whether existing and proposed educational facilities are sufficient to meet the future requirements.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>•Consider provision of new roads throughout the X-01 site to the south of the town to provide additional connectivity in an east /west and north / south direction though these lands.</li> <li>•Consider how best to provide suitable pedestrian/cycle/vehicular access from the X-01 lands to the town centre and local schools.</li> <li>•Consider the provision of an access road eastwards towards Curraheen from the roundabout at the junction of the Kilmoney Road and the N22 to provide an alternative route to the city away from the national road network.</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>•Take account of the latest flood study.</li> </ul>

# LAP Review – Carrigaline



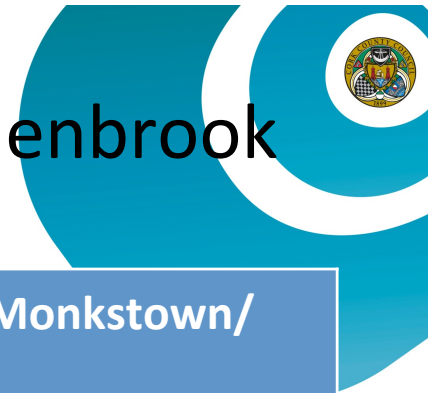
Main Issues for the Review of the LAP for Carrigaline (1 of 2)	
<b>Overall</b>	<ul style="list-style-type: none"> <li>•It is suggested given that Carrigaline Town is split between the Ballincollig- Carrigaline MD and the Bandon-Kinsale MD that the town be included in both Municipal District Preliminary Consultation documents and subsequent draft plans.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>• Retain existing residential zonings.</li> <li>•Change R-07 and R-010 to “Existing built-up area”.</li> <li>•Adjust boundary of R-06 to take account of educational developments on part of site.</li> <li>•Consider identifying additional land for housing adjoining the existing development boundary, including consideration of lands to the east which currently form a strategic gap with the Ringaskiddy.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing employment zonings.</li> <li>•Consider identifying additional employment lands for business use to the north west of the town possibly within development boundary of Ringaskiddy.</li> </ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"> <li>•Suggest adjusting the extent of the town centre zoning.</li> <li>•Define the core retail area within the town centre zoning.</li> <li>•Consider provision of a robust town centre strategy which seeks to consolidate and strengthen the core retail area by providing for an appropriate mix of uses and suitably sized units.</li> <li>•Identifying opportunity sites which can help facilitate retail expansion.</li> <li>•Consider a programme of town centre enhancements on completion of the western relief road.</li> </ul>

# LAP Review – Carrigaline



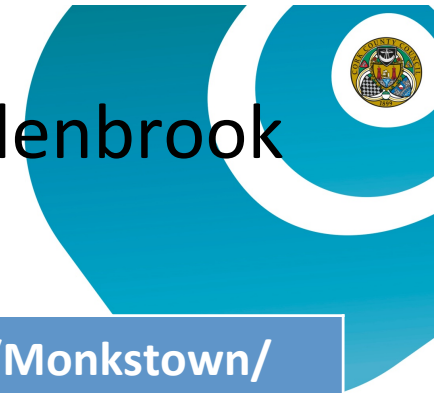
	Main Issues for the Review of the LAP for Carrigaline (2 of 2)
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>•Consider most suitable location for a new nursing home.</li> <li>•Consider the adequacy of land zoned to meet the future educational needs of the town.</li> <li>•Consider identifying land for a Primary Healthcare Facility.</li> <li>•Consider locations which would offer potential for new pocket parks within the town.</li> <li>•Consider how best to deliver a new park for the town.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>•Consider how best to deliver the Western Inner Relief Road to address congestion, improve movement and unlock a large section of “backland” west of the town centre.</li> <li>•Consider how can to encourage green modes of travel between the town and the Strategic Employment Area at Ringaskiddy.</li> <li>•Consider measures to encourage a greater proportion of walking/ cycling to school at peak times.</li> </ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"> <li>•Lower Harbour Sewerage Scheme under construction.</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>•Take account of the latest flood study.</li> </ul>

# LAP Review – Passage West/Monkstown/Glenbrook



	<b>Main Issues for the Review of the LAP for Passage West/Monkstown/Glenbrook(1 of 2)</b>
<b>Overall</b>	<ul style="list-style-type: none"> <li>•Consider how best to prioritize the regeneration of the brownfield/town centre opportunity sites within Passage West which could act as a catalyst for wider improvements in the urban environment.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing residential zonings.</li> <li>•Consider a review of the suitability of sites zoned R-06, R-07 and R-08 due to access and service constraints.</li> <li>•Consider alternative lands for residential development at the southern and south western end of the settlement.</li> </ul>
<b>Town Centre/ Retail</b>	<ul style="list-style-type: none"> <li>•Consider expanding the town centre zoning to include the Dockyard ,lands to the north and the Convent site.</li> <li>•Define the core retail area within the town centre zoning.</li> <li>•Consideration should be given to setting out a framework for the development of an urban design /public realm strategy for the town centre of Passage West.</li> </ul>

# LAP Review – Passage West/Monkstown/Glenbrook



	<b>Main Issues for the Review of the LAP for Passage West/Monkstown/Glenbrook (2 of 2)</b>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"><li>•Consider how best to enhance the network of open spaces within the town.</li><li>•Maintain a community use within the vacant primary school building/site.</li><li>•Consider how best to allow greater connectivity between Passage West town centre and the waterfront.</li><li>•Consider how best to facilitate the route corridor of the proposed green route.</li></ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"><li>•Consider how to improve parking and movement for all modes within Passage West Town centre.</li></ul>
<b>Water Services Infrastructure</b>	<ul style="list-style-type: none"><li>•Lower Harbour Sewerage Scheme under construction.</li></ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"><li>•Take account of the latest flood study.</li></ul>

# LAP Review –Ringaskiddy



	Main Issues for the Review of the LAP for Ringaskiddy
<b>Overall</b>	<ul style="list-style-type: none"> <li>•The construction of the new N28 will remove much of the port related traffic from the villages of Ringaskiddy and Shanbally presenting an opportunity to improve the public realm and pedestrian connectivity within these villages.</li> </ul>
<b>Residential Land Supply</b>	<ul style="list-style-type: none"> <li>• Consider how to facilitate infill housing development in both Ringaskiddy and Shanbally Village.</li> </ul>
<b>Employment Land Supply</b>	<ul style="list-style-type: none"> <li>•Retain existing employment zonings to provide choice of employment location.</li> <li>•Consider how best to continue support NMCI and IMERC.</li> <li>•Consider provision of a business zoning within the existing development boundary at the western end of the settlement.</li> </ul>
<b>Community Facilities/Green Infrastructure</b>	<ul style="list-style-type: none"> <li>•Consider how best to protect the amenity afforded to the existing communities of Ringaskiddy and Shanbally Village.</li> <li>•Consider what opportunities may arise from the remediation work and future development plans for Haulbowline Island.</li> </ul>
<b>Transport and Mobility</b>	<ul style="list-style-type: none"> <li>•The construction of the new N28 will provide opportunities to implement the sustainable transport strategy along the existing N28 to increase and promote modal shift between Ringaskiddy and Carrigaline.</li> <li>•Consider how best to improve connectivity with Carrigaline by providing bus/cycle walking routes.</li> <li>•Consider the potential for water transport to Cobh.</li> </ul>
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>•Take account of the latest flood study.</li> </ul>



# Next Steps

## Non Statutory Public Consultation Process

- Issues raised by Members at today's briefing
- Publish Municipal District Preliminary Consultation Document on 14 December 2015.
- Public Consultation period runs from **Monday 14<sup>th</sup> December 2015 – Monday 25<sup>th</sup> January 2016.**
- Prepare Chief Executive's Report to summarise submissions received, issues raised therein and recommendations on matters to be included in the Draft LAP. Report to be issued
- to Members for their consideration in March 2016.
- MD's (by resolution) can ask Chief Executive to include additional matters.
- Chief Executive to supply a response to any MD resolutions.
- Commence preparation of the Draft Local Area Plans.