

Adopted Amendment to the

**Blarney Electoral Area
Local Area Plan**

Amendment No 1: Cork City – North Environs (Hollyhill)

September 2012

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Introduction

Cork County Council has amended the Blarney Electoral Area Local Area Plan under Section 20 of the Planning and Development Acts 2000 - 2010. The amendment involves a change in land-use zoning of 1.75 hectares of 'Residential' lands to 'Business' lands in order to facilitate the expansion of the existing uses on the 'Light Industry' zoned lands within Cork City located on adjoining lands to the south.

Site Location Map



Background

The lands which are the subject of this amendment are part of a larger site currently zoned for 'Residential' use under the 2011 Blarney Electoral Area Local Area Plan, with the specific objective to provide for 'Low density residential development. The reserved lands on this site shall be reserved for affordable housing only.'

The adjoining site to the south is zoned for 'Light Industry' use under the current Cork City Development Plan and is occupied by Apple Industries. Apple is a major employer in the region, is an important part of the economic infrastructure of the area and is developing plans to extend and improve its operations at this location.

This amendment should be viewed in conjunction with the Cork City Council's Part 8 procedure to facilitate the construction of a new 850m long roadway through lands at Knocknacullen West and East from the roundabout on Harbour View Road to the junction of Nash's Boreen/Hollyhill Road and Kilmore Heights in Hollyhill, Cork. The proposed development consists of a two-lane roadway with associated footpaths, boundary treatments, landscaping, public lighting, etc. that will bound to the north the subject site of this amendment. The works will include the removal of the existing roundabout, the creation of junctions to service adjoining lands, the repositioning of the O'Neill Grattan Park clubhouse and changing rooms, the demolition of a derelict house west of Nash's Boreen and other measures.

Planning Considerations

Provision has already been made in the Blarney Electoral Area Local Area Plan for potential business use expansion at this location, however, this amendment seeks to further facilitate this expansion and improvement.

The removal of this relatively small area of residential zoned land from the stock available to provide for future housing in this area will not undermine future provision. In addition, at a site specific level, the amendment (to remove a portion of the residential zoned lands) will not undermine the development of the remaining residential zoned lands within the existing zoning.

In conjunction with road realignment and associated works being undertaken by Cork City Council in this area, the amendment herein will facilitate the creation of a sustainable employment land bank, to the economic benefit of the wider region.

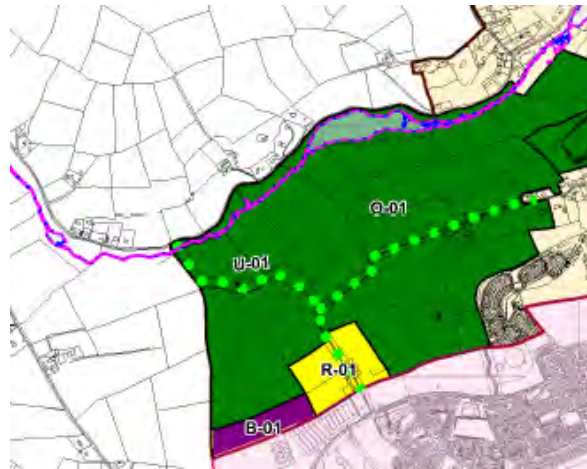
Amendment

'To rezone 1.75 hectares of land currently zoned 'Residential' to 'Business' on the site identified at Hollyhill and consequent changes to text.

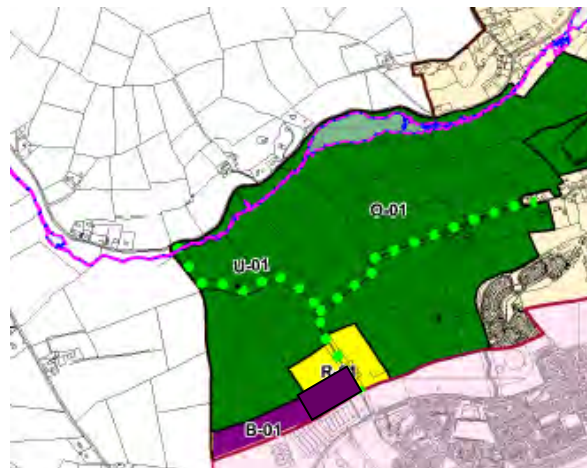
The amendment relates to material changes to:

- (a) *Zoning Map – Cork City North Environs 1/2* of the 2011 Blarney Electoral Area Local Area Plan, and,
- (b) Text changes to paragraphs 2.4.24 and 2.4.30, each of which respectively set out the specific zoning objectives for the subject site and the adjoining site to the west.

- a) Existing Zoning Map – Cork City North Environs 1/2 of the 2011 Blarney Electoral Area Local Area Plan



Amended Zoning Map – Cork City North Environs 1/2 of the 2011 Blarney Electoral Area Local Area Plan



- b) Para. 2.4.24 of the 2011 Blarney Electoral Area Local Area Plan

Objective No.	<u>Residential Objectives</u>	Approx. Area (Ha)
R-01	Low Density Residential Development. The reserved lands on this site shall be reserved for affordable housing only.	7.0 5.25

- Para. 2.4.30 of the 2011 Blarney Electoral Area Local Area Plan

Objective No.	<u>Residential Objectives</u>	Approx. Area (Ha)
B-01	Business Development	3.8 5.55

Environmental Issues

A Strategic Environmental Assessment (SEA) screening report, an Appropriate Assessment (AA) screening report and flood risk assessment (as part of the SEA screening) has been undertaken in conjunction with the amendment. The SEA screening report and AA screening report has been referred to Environmental Agencies, for comment. The flood risk assessment, undertaken as part of the SEA screening report, concludes that no flooding risk exists and business development is appropriate at this location.