



**Mallow Electoral Area  
Local Area Plan 2011**

**Amendment No 2: Mallow Environs**

**December 2014**





**Mallow Electoral Area Local Area Plan 2011, Amendment No 2 Mallow Environs.  
Adopted on the 08 December 2014.**

The Amendment is available for purchase from the Planning Department, Cork County Council, Floor 1, County Hall, Cork or can be viewed on line at <http://www.corkcoco.ie>.





# Section 1

## Background to the Amendment





**1 Background to the Amendment**

**1.1 Purpose of the Amendment**

- 1.1.1 Prior to this amendment, planning policy and zoning objectives for the environs of Mallow Town were contained within the Mallow Special Local Area Plan (SLAP) 2007 which was due to expire in June 2015. In order to provide for the continuation of the planning framework and zoning regime for the environs of the town post the SLAP, the Mallow Electoral Area Local Area Plan 2011 has been amended to incorporate the main provisions of the Mallow SLAP. The amendment comprises the insertion of a new settlement chapter dealing with the environs of Mallow Town and should be read as an Addendum to the existing Local Area Plan. The existing content of the Mallow Electoral Area Local Area Plan 2011 remains unchanged.
- 1.1.2 The amendment is intended as a short term, ‘interim’ measure pending the preparation of a comprehensive new Local Area Plan for the Mallow/ Kanturk Municipal District which is intended to include a section dealing with Mallow town in its entirety. The consultation process for this Municipal District LAP is due to commence in 2015, with a view to having a new statutory local area plan in place by mid 2017.

**1.2 Background to the Amendment**

- 1.2.1 In 2007 the Mallow Special Local Area Plan (SLAP) was jointly adopted by Cork County Council and Mallow Town Council, providing a single development framework for the town and environs to guide the future development of Mallow, following its designation as a ‘hub’ town under the National Spatial Strategy.
- 1.2.2 Within the Town Council boundary, the SLAP was later superseded by the Mallow Town Development Plan 2010. In 2012 the Council extended the statutory duration of the Mallow SLAP, as it applied to the environs of the town, until 30th June 2015, with the intention of preparing a new Joint Development Plan for the town and environs in co-operation with the Town Council. However plans for the abolition of the Town Council were subsequently announced so the initiative was put on hold. There was insufficient time available, post the establishment of the Mallow /Kanturk Municipal District, to prepare a new plan for the town and environs before the SLAP expires in 2015.
- 1.2.3 The Electoral, Local Government and Planning and Development Act 2013, provides that the Town Plan will remain in place after the abolition of the Town Council in May 2014, pending the preparation of a replacement plan by the County Council.
- 1.2.4 As a temporary measure, in order to provide for the continuation of the planning framework for the environs of the

town post June 2015, the main provisions of the SLAP have been incorporated into the Mallow Local Area Plan 2011. This document sets out the background to, and content of, that amendment.

**1.3 Planning and Environmental Considerations**

- 1.3.1 Although there have been a number of changes to planning policy since the SLAP was adopted in 2007, the intention in this amendment is not to make substantive changes to the planning regime inherited from the Mallow SLAP at this stage as preparation of a new Municipal District Local Area Plan will commence in 2015, and policy issues for the town as a whole can then be reviewed.
  - 1.3.2 However, it has been necessary to implement some changes and these are discussed below.
- Implementation of the Habitats Directive**
- 1.3.3 The Planning and Development Act 2010 introduced a mandatory requirement for land use plans to be subject to appropriate assessment of their impact on the Natura 2000 sites. The government published Guidelines for Planning Authorities on Appropriate Assessment of Plans and Projects in Ireland in December 2009.
  - 1.3.4 The Mallow SLAP adopted in 2007 was not subjected to this form of assessment. When the zonings adopted in 2007 were assessed from a Habitats Directive perspective as part of the preparation of this amendment there were some areas of conflict in relation to the land zoned as I-06, X-03 & X-07 because (see Figure 1-1 and Figure 1-2):
    - Part of the zoned land supply was actually within the SAC, and/or
    - Part of the zoned land supply was within an area of flood risk adjacent to the SAC which posed a threat to water quality and habitats within the River Blackwater in times of a flood event.
  - 1.3.5 Therefore in this amendment, zonings on the I-06, X-03 and X-07 site have been modified to ensure that there is no encroachment within the designated site or its adjacent flood plain:
    - a) The extent of land zoned X-03 has been reduced to exclude overlap with the SAC and to exclude the area within the flood plain of the SAC (along the southern site boundary)
    - b) The zoning boundary of the X-07 site has been revised to exclude overlap with the SAC and to exclude the area within the immediate flood plain of the SAC.
    - c) The extent of land zoned as I-06 has been reduced to exclude the area within the flood plain as it adjoins the

- SAC and poses a risk of impacting the Natura 2000 site.
  - 1.3.6 The areas excluded under X-03, X-07 and I-06 are now zoned as new areas of open space (O-09, O-10, O-11) and the policy objectives for these sites contain precautionary text to avoid impacts on the SAC.
  - 1.3.7 In this amendment, land zoned as open space within the Blackwater SAC as part of the Mallow SLAP remains zoned for open space, but the zoning objectives have been refined to include reference to the River Blackwater SAC.
  - 1.3.8 The Habitats Directive Assessment (HDA) of the amendment also raised concerns in relation to the potential for surface water runoff from zoned lands to have adverse impacts on water quality within the SAC and highlighted the need for a Sustainable Urban Drainage Strategy to be prepared to inform the HDA process and demonstrate how surface water could be managed and attenuated to prevent such impacts. This amendment represents an interim position and, in the context of the wider discussions which are ongoing in relation to the overall Blackwater Catchment as discussed under Section 1.3, the SUDs Plan for Mallow has yet to be prepared. However this amendment makes provision for the completion of a SUDs Plan for the town (Objective DB-01) and indicates development will need to be put on hold pending the completion of the SUDs Plan and development will need to comply with the SUDs Plan when it is completed. DB-03 also provides that development can only proceed where adequate measures for managing surface water are provided.
  - 1.3.9 If, on completion of the SUDs Plan, development objectives for Mallow need to change to take account of SUDs requirements, this will be reflected in the provisions of the new Local Area Plan.
  - 1.3.10 The Habitats Directive Assessment also raised concerns about the potential for contamination on the X -07 site (former sugar factory). This site has been subject to an extensive remediation process as part of its EPA licence and the approach taken in this amendment is that any residual issues are best dealt with at the project stage.
- Flood Risk Management**
- 1.3.11 Guidelines on ‘Planning and Flood Risk Management’ were published in 2009 and these informed the preparation of the Local Areas Plans adopted in 2011.
  - 1.3.12 Lands zoned for development under the Mallow SLAP in 2007 which are located in areas identified as being at risk of flooding have not been dezoned on grounds of flood risk as part of this amendment, other than where a conflict has arisen with the protection of the River Blackwater SAC as outlined in sections 1.3.4 and 1.3.5 above. However, under the provisions of this amendment, any proposal for development located within an

area which is at risk of flooding, will need to comply with the Ministerial Guidelines and the approach to flood risk management set out in Section 1 of the Mallow Electoral Area Local Area Plan 2011, thus ensuring that inappropriate development in areas at risk will be avoided. In addition the appropriateness of zonings in areas of flood risk will be reassessed as part of the preparation of the new Municipal District LAP in 2015 which will deal with Mallow town in its entirety. Details of the approach to flood risk, as contained in Section 1 of the Mallow Electoral Area LAP 2011, is included in Appendix A for information purposes.

**Water Quality issues affecting the River Blackwater SAC**

- 1.3.13 The realisation of the development potential of Mallow as a ‘hub’ town as provided for by the Mallow SLAP and the Mallow Town Plan 2010, remains a central feature of the development strategy for the county as a whole as identified in the County Development Plan and the Regional Planning Guidelines 2010. In order to realise the strategy significant development needs to take place and new infrastructure is required to facilitate such development including roads and water services. However, Mallow straddles the River Blackwater which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species and the Council also has an obligation to protect the favourable conservation status of the site.
- 1.3.14 The Natura Impact Report prepared as part of the review of the County Development Plan highlights the significant challenge that exists in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the Blackwater Catchment. In particular, significant conflict has been identified between:
  - A) Implementing the population and development objectives for the Blackwater Catchment, including Mallow, derived from the NSS and RPG which Cork County Council are obliged to implement and;
  - B) Achieving the water quality standards necessary to satisfy the conservation objectives for the Freshwater Pearl Mussel in the River Blackwater SAC, which the Council are required to implement through its hierarchy of plans and the “Appropriate Assessment” process.
- 1.3.15 These issues have been considered at length by representatives of the NPWS, Irish Water, the DoECLG and the Planning and Environmental staff of Cork County Council and the conclusion reached is that it is not possible to resolve the conflicts between these objectives as they currently stand.
- 1.3.16 In light of the designation of Mallow as a “hub” town under the NSS and RPGs there is particular difficulty in achieving the water quality standards which are required to restore the favourable

conservation condition of the Freshwater Pearl Mussel in that portion of the river which is downstream of Mallow.

- 1.3.17 In an attempt to overcome the conflict between these various objectives, the County Council have initiated discussions with the Department of Arts, Heritage and the Gaeltacht to try and find a solution to this issue. Unless the issues can be resolved, the development/ infrastructure strategy for the Blackwater Catchment may need to be reviewed in the future.
- 1.3.18 Cork County Council has also commenced discussions with Irish Water and the Department of Environment, Community and Local Government to prepare a Surface Water and Waste Water Management Plan for the upper catchment of the River Blackwater (west or upstream of Mallow Bridge) by the end of 2016. In addition, it is proposed to commission a Sustainable Urban Drainage System (SUDS) Plan for the town of Mallow. It is intended that these two initiatives will help support the discussion with the Department of Arts, Heritage and the Gaeltacht.
- 1.3.19 Pending the outcome of appropriate studies and investigations on the Blackwater Catchment, and discussions with all the stakeholders, **the implementation of the population target for Mallow will need to be put on hold. Therefore, notwithstanding the zoning provisions of this amendment, development will only be able to proceed where it can demonstrate that it will not have an adverse impact or interfere with the Councils ability to meet the requirements of the Water Framework Directive and the Habitats Directive.**
- 1.3.20 It is anticipated that further clarity will have emerged on these issues before the Municipal District Local Area Plan is completed and **the development strategy for Mallow can be revised as necessary at that stage.** Pending the resolution of these issues it is also envisaged that minor developments which do not have a significant impact on water services infrastructure and are therefore unlikely to interfere with the Councils ability to meet the requirements of the Water Framework Directive and the Habitats Directive, will be able to proceed, subject to the agreement of Irish Water.
 

**Government Guidelines**
- 1.3.21 Given the scale of development provided for in this amendment objectives have been modified to reference Government Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009).
 

**Census Data:**
- 1.3.22 The Mallow Electoral Area LAP uses 2006 Census Data. Data from the 2011 Census has been used in the preparation of the Core Strategy for the Draft County Development Plan 2013. This Core Strategy provides the most up to date information in terms of expected population and household growth, and the number

of new houses required in Mallow, in the period to 2022. This dataset, although different from the rest of the LAP adopted in 2011, has been used in the preparation of this Amendment as it provides the most up to date position for Mallow. The Draft CDP uses a ‘households to houses’ conversion rate of 15%, (in line with the RPG 2010) while the LAP prepared in 2011 used a rate of 30%.

**1.4 Strategic Environmental Assessment**

- 1.4.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. The Amendment has been subject to SEA and an Environmental Report was published with the amendment.
- 1.4.2 Table 1-1 below identifies the main issues that arose as part of the Strategic Environmental Assessment process in the preparation of this amendment and how the amendment was adapted to address the issues arising.

Table 1-1 Concerns emerging from the SEA process		
	Issue	Action taken
1	What is Mallow’s role in terms of the sustainable development of Cork. Should it function as a self sufficient town or as a dormitory town for Cork city. How can sustainable growth be delivered?	Objective DB-05 seeks to provide a balance between the provision of housing and employment growth.
2	Need for a Stormwater and Wastewater Management Plan for the Upper Catchment of the River Blackwater is needed to inform how development options can proceed within the Environs.	Council has committed, as one of the stakeholders, to the preparation of this plan.
3	A Sustainable Urban Drainage Systems Plan for the entire town is needed to manage surface water and protect water quality. The recommendations of this SUDS Plan need to be finalised and implemented as a prerequisite to permitting further development within the Environs.	Requirement for a SUDS plan has been included in the amendment.



Table 1-1 Concerns emerging from the SEA process		
	Issue	Action taken
4	An updated Traffic & Transportation Strategy is required identifying the critical new movement infrastructure necessary to release new housing and employment land, traffic management mechanisms to address congestion in the town centre and setting out proposals to deliver increased modal shift to walking and cycling for short trips.	Requirement for an updated traffic strategy has been included in the amendment.
5	Proposals needed for the protection of local biodiversity outside designated sites.	Recommendation included.
6	Need to minimise soil impacts. Consider preparation of a soil management plan given the significant amount of greenfield land targeted for development.	This issue has been deferred to the next LAP which will deal with the town in its entirety.
7	Additional text required requesting urban design framework to accompany development of employment land within the town.	This is acknowledged in Section 2.7.11 of the amendment. This issue will need further consideration as part of the next LAP.
8	Additional text needed to ensure any residual contamination issues are resolved prior to redevelopment of lands zoned X-07 (former Sugar Factory site).	Recommendations included.
9	Some areas zoned for development contain areas where there are high concentrations of archaeological monuments, with large zones of archaeological potential, creating conflicts between development objectives and protection of	Objective DB-08 deals with archaeological heritage. Review of zonings will be done as part of the next LAP which will deal

Table 1-1 Concerns emerging from the SEA process		
	Issue	Action taken
	archaeological heritage. The development objectives for such land needs to reviewed to give more balance to the protection of archaeological heritage.	with the town in its entirety.

**1.5 Habitats Directive Assessment**

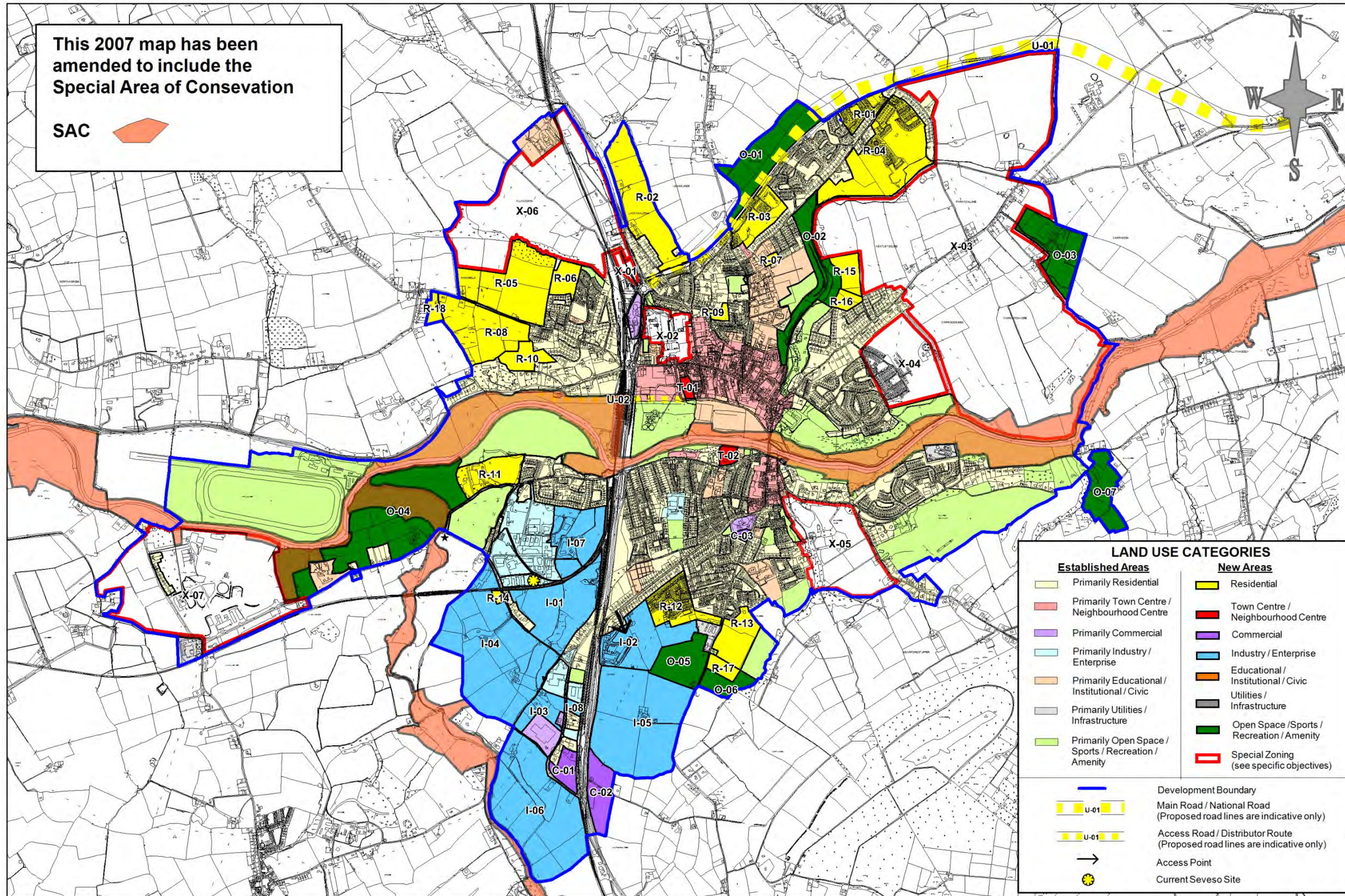
- 1.5.1 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) and section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.
- 1.5.2 Habitats Directive Assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of draft policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is made to the potential for policies to contribute to impacts which on their own might not be significant, but which could contribute to an impact which is significant when considered in combination with impacts arising from the implementation of other plans or projects.
- 1.5.3 The Habitats Directive Assessment Screening Report of this Amendment was published as part of the amendment process.
- 1.5.4 As detailed in the Screening Report, some additional studies and investigations are outstanding in relation to the Blackwater Catchment and the SUDS plan for Mallow has yet to be prepared. It is acknowledged that once these plans / studies are complete, it may be necessary to change the development strategy for Mallow and this can be done as part of the preparation of the next Local Area Plan.
- 1.5.5 Table 1-2 below identifies the main issues that arose as part of the Habitats Directive Assessment process in the preparation of this amendment and how the amendment was adapted to address the issues arising.

Table 1-2 HDA Issues		
No	Issues	Action Taken
1	A SUDs plan for Mallow is needed to demonstrate how development can be accommodated without impacting on water quality in the SAC. The AA process needs to be completed. .	Objective to prepare a SUDS plan has been included in the amendment. Development on hold pending completion of SUDS Plan.
2	There is no certainty that the Mallow population targets can be accommodated without having adverse effects on the integrity of the Blackwater River SAC. Need for SUDs may affect the area of land available for development and the quantum of development which can be accommodated.	Reflected in Section 1.3.8, 1.3.9, 1.5.4, 1.5.5, 2.3.1., 2.6.10., 2.8.2 and objectives DB-01 and DB-02.
3	Amendment needs to acknowledge that objectives, zonings, targets etc may need to be altered following completion of further studies on the Blackwater and the completion of the SUDs plan.	This is acknowledged. See section 1.3.8, 1.3.9, 1.3.13 to 1.3.20, 2.3.1., 2.6.10., 2.8.2, 2.6.10 and objectives DB-01 and DB-02.
4	Boundaries of sites X-03, X-07 & I-06 should be amended where it overlaps with the SAC or is within the floodplain adjacent to the SAC and poses a residual risk of impacts on water quality.	Boundaries and objectives have been modified.
5	Boundaries of land zoned for development within an identified flood risk zone should be altered to ensure there is no pressure within the flood plain of the SAC, even if it is outside the SAC.	Some lands within the floodplain outside the SAC have been retained and text is included to address flooding issues at the project stage.
6	Development boundary objectives should provide for the retention and the enhancement of features of biodiversity value including wetlands, woodlands, mature trees,	See objective DB-09.

Table 1-2 HDA Issues		
No	Issues	Action Taken
	hedgerows and other field boundaries within and along their boundaries.	
7	Areas zoned open space which overlap with the SAC designation should include text to flag this issue. It should be clear that open space areas within SAC are not suitable for <b>development and that</b> watercourses, riparian habitat and woodland habitat will be retained and protected where appropriate.	Text has been included as appropriate in each Open space objective. Only 0-01 makes provision for some housing development.
8	Need to ensure protection and retention of watercourses, floodplains and riparian habitats on X-01	Done.
9	Need for masterplans to be informed by an ecological assessment which would identify key ecological resources which should be retained and integrated into future development.	Done see X-03, X-06 and X-07
10	Relevant objectives should state that watercourses, woodland and riparian habitats are to be retained and protected. It would be desirable to provide for protection of field boundaries, hedgerows and other features of biodiversity value where possible.	See R-05, R-08 , E-01, I-01, I-03, I-04. I-05 I-06 and B-01
11	Potential for contaminants on land zoned X-07 should be addressed.	Text has been included to deal with this at the project stage.
12	Roads proposals advocated by SLAP have not been fully assessed. U-02 connecting Park Road and the N72traversese the SAC.	Objective U-02 from the SLAP has been omitted. Access issues will need to be addressed in a revised Traffic and Transportation study. The wording of the objectives re Northern Relief Road and M20 have

Table 1-2 HDA Issues		
No	Issues	Action Taken
		been revised to protect only the route corridor.

Figure 1-1 Zoning Objectives and River Blackwater Special Area of Conservation



Cork County Council  
Planning Policy Unit

Mallow Town Council

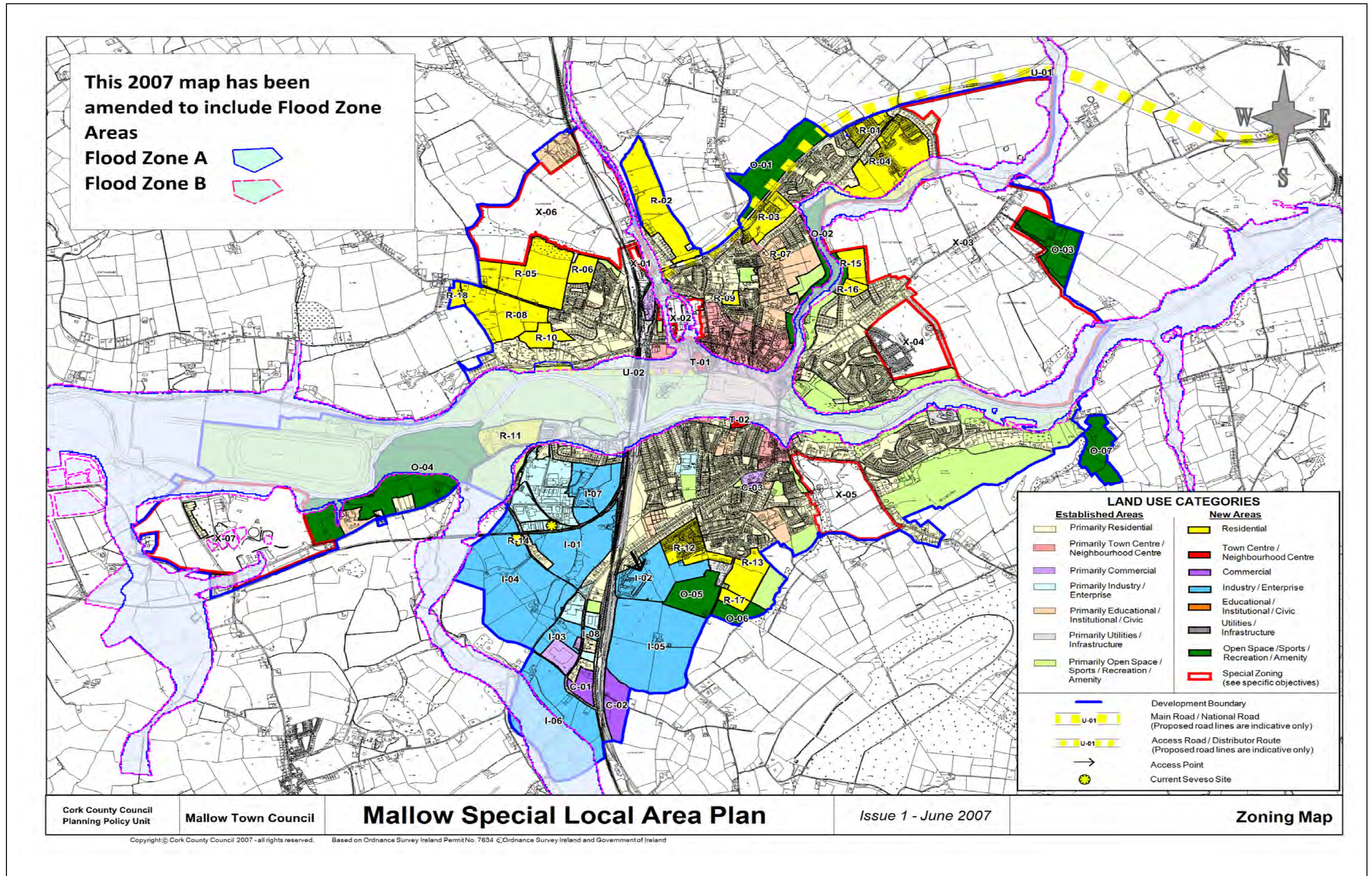
**Mallow Special Local Area Plan**

Issue 1 - June 2007

**Zoning Map**

The SAC designation overlaps with lands zoned X-03 (along the northern riverbank), a portion of the X-07 site and several areas of established and proposed Open Space.

Figure 1-2 Zoning Objectives and Flood Risk Areas





## Section 2

# The Adopted Amendment





## 2 Mallow (Environs)

*The overall vision for Mallow Environs is to realise the significant population growth proposed as part of its “hub” status under the NSS and support this growth with the expansion of the employment base of the town, making it a strategic focus of employment outside Metropolitan Cork; to ensure new development delivers enhanced quality of life for all based on high quality residential, working and recreational environments, is well-connected to the existing urban environment; delivers sustainable patterns of growth reflecting the need to reduce energy consumption and emissions; and respects and protects the landscape, heritage and biodiversity assets of the town.*

### 2.1 VISION AND CONTEXT

#### Strategic Context

- 2.1.1 The National Spatial Strategy identifies nine ‘gateway’ cities to act as the focus for regional growth. These are to be supported by nine strategically located medium sized ‘hub’ towns. In the South West region, Cork was identified as a ‘gateway’ to act as an engine of regional, national and international growth. Mallow has been designated as a ‘hub’ town, with the purpose of supporting the ‘gateways’ and energising smaller towns and rural areas within its sphere of influence.
- 2.1.2 The NSS states that as a ‘hub’ Mallow “will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.”
- 2.1.3 Building on the strategy of the NSS, the South West Regional Planning Guidelines 2010 identify a population target for Mallow of 22,000 by 2022. It recognises that significant new infrastructure and services will be required to achieve this target and that the employment base of the town needs to expand to underpin the growth.
- 2.1.4 Mallow is located within the CASP / Greater Cork Ring Strategic Planning Area. The objective for Mallow as set out in the County Development Plan 2014 is to grow its population to a slightly lower level of 20,000 persons by 2022, developing the town as an integrated employment centre so that it fulfils its role at regional and county level. This amendment is based on a population target of 20,000, in line with the County Development Plan.
- 2.1.5 This LAP seeks to retain the planning framework contained in the SLAP so residential land can be developed efficiently and in

a logical fashion, ensuring a shortage of land does not arise and a range of housing is provided to meet different needs. The strategy seeks to ensure that most new housing provided is within a 20minute walking distance of the town centre or a planned neighbourhood centre, and close to employment developments to reduce dependency on private car transport.

### 2.2 PLANNING CONSIDERATIONS

#### Local Context

- 2.2.1 Mallow is located in north Cork approximately 30km north of Cork City and 60km south of Limerick City. The N20 and Cork-Dublin railway line currently dissects the town in a north-south fashion, west of the town centre. The River Blackwater and its wide flood plain runs east-west through the centre of the town and acts as an important flood storage area. The River Blackwater is designated for protection under the Habitats Directive due to the significance of habitats and species it supports. The steeply sloping sides of the Blackwater Valley make an important contribution to the setting of the town. The Blackwater Valley and lands south-east of the town (around the Castle and Bearforest) are designated as scenic landscape.
- 2.2.2 Scenic Route S14 is designated along the western approach to the town (N72 Killarney Road). It includes views of the river, Mallow Racecourse and some large period residences.

### 2.3 POPULATION AND HOUSING

- 2.3.1 The population of Mallow has encountered steady growth since 2006. The core strategy for the County Development Plan sets a population target of 20,000 persons for Mallow to 2022 and this would require growth of 8,395 persons on existing population levels. The target growth allocated to the Environs in this period is 5,895. (Note: Section 2.6 Infrastructure – Water Services outlines a number of constraints which need to be addressed before this target can be achieved.)

**Table 2-1 Mallow Population & Households**

	Census 2011	Target 2022	Growth 2011-2022
<b>Population</b>			
Town	8,584	11,084	2,500
Environs	3,021	8,916	5,895
<b>Total</b>	<b>11,605</b>	<b>20,000</b>	<b>8,395</b>
<b>Households</b>			
Town	3,066	4,600	1,533
Environs	1,079	3,700	2,621
<b>Total</b>	<b>4,145</b>	<b>8,300*</b>	<b>4,154</b>

Note: \* population target divided by household size of 2.41 (RPG)

- 2.3.2 National trends for household size show that this is reducing by an average of 0.28 persons per annum which is consistent with

wider European trends. In line with the Regional Planning Guidelines, a household size assumption of 2.41 persons for 2022 is used to calculate household growth.

- 2.3.3 By 2022 the number of households is expected to reach 8,300, an increase of 4,154 households in the town and environs. Allowing for 15% margin to cover vacancy etc. This level of household growth would require the provision of 4,777 new housing units in the period 2011-2022. However surveys have identified 225 vacant units, reducing the amount of new housing required to 4,522.
- 2.3.4 The population growth target of 5,895 within the Environs in the period 2011 to 2022 is expected to give rise to the need to accommodate an additional 2,621 households equating to an additional 3,014 housing units within the environs by 2022. The Special Local Area Plan adopted in 2007 included a zoned land supply capable of accommodating approximately 6,000 units, the majority of which was located within the environs of the town and this supply is retained as part of this amendment. Although it is important to include a strategic reserve when planning for future growth, the supply of housing land will need to be reassessed when a new local area plan for the town and environs as a whole is prepared. This process is due to commence in 2015.
- 2.3.5 Within the Environs of the town the Mallow SLAP included two large Master Plan sites (X-03 and X-06) to accommodate 4,000 houses and other uses. The SLAP made provision for developers/ landowners to prepare master plans for these sites and submit them to the Council for approval. While this approach has been maintained in this interim amendment, the Council is working towards having an alternative approach for the next round of Municipal District Local Area Plans, in keeping with the provisions of the Guidelines for Planning Authorities on Local Area Plan preparation published in 2013. These Guidelines generally discourage the use on non statutory studies or frameworks to give guidance on specific development proposals, as they are outside the statutory process for defining such content.

### 2.4 EMPLOYMENT AND ECONOMIC ACTIVITY

- 2.4.1 The County Development Plan promotes the development of Mallow as a major integrated employment centre. The key growth areas envisaged by the RPGs include the knowledge based economy and internationally traded services located in high quality sustainable locations such as Mallow. In order to ensure growth in employment is deliverable, the town requires a strong supply of zoned employment land with good access to the national and regional road network.
- 2.4.2 The designation of Mallow as a ‘hub’ town emphasises the leading role that it is intended to take in the economic

- development of the region. As a hub town the vision for Mallow is about developing it as a strong, self sufficient town with a critical mass to attract and retain employment and population. Strong employment growth is needed to underpin sustainable population growth and ensure a greater proportion of people can work locally.
- 2.4.3 Food processing, metal fabrication, general engineering and the services industry are the main sources of employment in Mallow at present. There is a significant concentration of industrial development to the south-west of the town at Quartertown and the Mallow Town Plan 2010 identifies this area as an “economic growth centre” and a priority location for industry and employment activity. The Mallow SLAP zoned large areas of land for industrial use in Quartertown and 139ha of zoned industrial land remains available for development west of the N20. These lands remain zoned as part of this amendment, subject to some modifications to the I-06 boundary to protect the River Blackwater SAC.
- 2.4.4 The former Sugar Factory site, 4km west of the town, is one of the largest brownfield sites in the County (c. 75ha), has been the subject of an extensive rehabilitation programme and is suitable for redevelopment.
- 2.4.5 The Strategy for Mallow is to provide a broad employment base in the town so that the number of people commuting long distances for work, can be reduced. The strategy seeks to facilitate the provision of approximately 5,000 new jobs in the town across a range of sectors and to develop new employment uses at locations accessible via walking, cycling or public transport from the main residential areas so dependence on the private car can be reduced. The plan provides a strong supply of land to cater for different employment uses, provides a choice of sites in terms of character, location and environmental quality, including lands for a Foreign Direct Investment project. The key employment sectors targeted include logistics and transport, business and technology, engineering and food processing:
- 2.4.6 *Logistics and Transport Industries:* Mallow’s location at a strategic junction on the National Road network within about an hour’s driving time of both the gateway cities of Cork and Limerick and its’ access to rail services make it a suitable location for the logistics and transport industries. Amongst the most appropriate areas for this form of development in Mallow is the Quartertown area where land is flat or gently sloping and there is the potential for good access to the N72 and N20. Connectivity with the rail network is also an option. The Mallow Special Local Area Plan made provision for such uses within the areas zoned I-04 and I-06 and these zonings are retained. Lands zoned I-06 has been modified to exclude a portion of the zoned land within the flood plain adjoining the SAC as it posed a threat to water quality and habitats within the River Blackwater associated with a flood event.
- 2.4.7 The Mallow SLAP made provision for the development of roadside services development on lands zoned C-02 to the south of the town including overnight parking, a restaurant and lodge-hotel. Since the publication of the SLAP a new zoning regime has been prepared for the County which no longer includes the commercial land use category. In this amendment the site is now identified as a Special land-use category (X-08) and the detail of the specific zoning objective remains the same.
- 2.4.8 This zoning objective to provide roadside facilities was adopted in 2007 when a bypass for Mallow was under consideration and the site was suitably located in relation to the road scheme proposed at the time. In the interim, plans for a new motorway to the east of Mallow have been progressed, although they are currently suspended. It now looks unlikely that this site would serve as a roadside services point and current policy in relation to the protection of strategic road infrastructure and the restriction of new accesses onto the national road network would militate against development on the site. While the zoning has been retained as part of this amendment (although reclassified as a Special Policy Area), the zoning will be reviewed as part of the preparation of the new LAP. In the interim any proposals to develop the site would need to be compatible with the requirements of National Policy on the protection of National Routes.
- 2.4.9 *Business and Technology:* Mallow needs to be able to benefit from the growth in technology and science based employment in the manufacturing and office sectors. At present, Mallow has limited provision of third level education and training facilities but has the potential for third level facilities, possibly on an outreach basis in a location close to the town centre. Investment in this sector is often attracted to sites that benefit from a high standard of environmental conditions. The SLAP identified a site at Carrigoon Beg at the southern end of the X-03 Masterplan site, overlooking the River Blackwater where provision is made for phased development which will accommodate a high quality enterprise / technology park on a 40 ha site. The development of this use will depend on the provision of good access, infrastructure and broadband technology. This zoning has been retained.
- 2.4.10 The SLAP identified the I-02 site for office based industry. This zoning has been retained but is reclassified as Enterprise.
- 2.4.11 It is important for the future economic development of Mallow that sites are identified for large-scale stand-alone industry. The SLAP identified the I-05 site as a gateway site for large stand alone industry and this zoning is retained in this amendment.
- 2.4.12 *Engineering and Food Processing:* This sector is a significant employer in Mallow. Generally, this landuse requires smaller sites and is less sensitive to the quality of environmental conditions than other economic sectors. Many uses falling within this sector benefit from a degree of separation from residential and other more sensitive employment development because of noise or other impacts that are sometimes inherent in the processes carried on.
- 2.4.13 There are pockets of this type of industry in many places around the town. However, in the past these uses have concentrated in the Quartertown area perhaps because of its’ relative isolation from the main residential areas of the town. The two main existing industrial estates in Mallow are the I.D.A. development which is only partly developed and the adjacent Town Council owned site (Quartertown Industrial Estate). There is a disused siding off the Mallow-Killarney railway line that traverses the site.
- 2.4.14 Within the Town Council owned site is a distribution depot where LPG is stored in significant quantities (above ground) and to which the Major Accidents Directive applies. This EU Directive seeks to prevent major industrial accidents and to limit the consequences of accidents on both people and the environment. The effect of this directive is that where certain classes of development are proposed within 600m of the perimeter of this depot, the planning authority is required to consult with the health and safety authorities and to take account of the risks associated with the possibility of a major accident.
- 2.4.15 To the south of the Killarney railway line a large area (19.9ha) of land has been identified for future industrial development in previous plans ( I-01). The development potential of this land is affected by the Major Accidents Directive (SEVESO II) consultation zone associated with the LPG depot referred to in the preceding paragraph.
- 2.4.16 Further south, towards the junction with the N20 at Robs Bridge, is an area where there is a variety of industrial, warehousing and office development that has occurred in piecemeal fashion over several years. The existing character of Quartertown with the predominance of general industrial, warehousing with some commercial uses and the constraint imposed by the existing LPG plant, make Quartertown a logical area for the expansion of this sector. It will be important to deliver improvements to the road network in this area in order to improve facilities for heavy goods vehicles and improve links for pedestrians and cyclists to the main residential parts of the town.
- 2.4.17 The former Sugar Factory Site (X-07): There were extensive discussions about the future of the Sugar Factory site at the time of the preparation and adoption of the Mallow SLAP in 2007. The adopted SLAP included an objective which provides for the re-development of the site for medium to high density



within the site and a Steering Committee has been established to progress options.

- 2.4.22 The River Blackwater is one of the town's most significant natural resources and is renowned for wild salmon, sea trout and brown trout fishing. The town needs to consider ways which it can target this established tourism market and provide other water-based activities such as kayaking and boating on the river, subject to satisfying the EU Habitats Directive.
- 2.4.23 The town has a limited supply of tourism accommodation with only one three star hotel within the centre of town. Mallow would benefit from the provision of another high quality hotel with conference facilities within the town.

- The preparation and implementation of an economic development strategy for the masterplan area;
- An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure.
- The requirements for social and physical infrastructure to support the mixed use development.

2.4.18 To date no masterplan has been approved and the lands have not been developed. For the purposes of this interim amendment the zoning objective (X-07) remains as per the SLAP, subject to minor amendments in relation to Appropriate Assessment and flood risk considerations on site. The site abuts the River Blackwater, a designated Natura 2000 site and protecting the water quality of the river will be a critical requirement of any redevelopment proposal. A portion of the site is also identified as being at risk of flooding.

2.4.19 The redevelopment of this significant brownfield site is a priority, however, the mix of uses proposed under the 2007 SLAP may no longer be appropriate. A comprehensive review of the future role of this site can play in Mallow's future development can be undertaken as part of the planning process for the new Mallow/Kanturk Municipal District Plan.

#### **Retail and Neighbourhood Centre**

2.4.20 The principle focus for retail will continue to be Mallow town centre. Within the Environs of the town a number of neighbourhood centres have been identified within the X-03 and X-06 masterplan sites and these are retained in this amendment. This will allow for a limited amount of local retail facilities to serve the needs of the population.

#### **Tourism**

2.4.21 Mallow has a wealth of heritage assets which can act as a vehicle to expand the tourism sector of the local economy. Mallow Castle and its grounds comprising approximately 30 acres were purchased by the County Council in 2011. The Council are actively assessing potential tourism opportunities

## **2.5 COMMUNITY FACILITIES**

### **Education**

- 2.5.1 There are ten schools in Mallow at present, seven at primary level and three at secondary level. The provision of additional facilities at both primary and secondary level has been identified to facilitate the needs of the target population growth. The X-03 and X-06 masterplan sites both make provision for additional education facilities. There is currently an application being progressed for a 2-storey 8 classroom primary school at Castlepark (West of X-03, to the south of St. Josephs Road).
- 2.5.2 The plan aims to encourage the provision of new primary schools (where possible) within a 10 minute walking distance (800m) from most new and existing housing. Similarly, the location of new secondary school facilities should be located in an area where it can be linked to adjacent residential areas by energy efficient means of travel such as walking, cycling, bus and rail transport so that car dependency can be reduced.
- 2.5.3 Mallow College of Further Education offers FETAC and City and Guilds accredited courses in a wide range of subjects. There is also a college of design and tailoring in West End. There is opportunity to further expand the suite of third level options within the town, including a possible outreach campus associated with NUI Cork and/or C.I.T.
- 2.5.4 There are four crèche facilities within the town providing both pre-school and nursery childcare services. The delivery of future additional facilities will need to meet the requirements set out in the Childcare Guidelines which require provision of a crèche facility per 75 housing units.

### **Healthcare**

- 2.5.5 Mallow is served by two hospitals, Mallow General Hospital (within the northern environs) and St. Patrick's Hospital (to the south-west) which specialises in elderly care, and a HSE primary healthcare clinic.

### **Open Space, Sports and Cultural Facilities**

2.5.6 Mallow has a wide range of sporting and recreational facilities including Mallow Racecourse, Mallow Rugby Club, Mallow Celtic and Mallow United Soccer Clubs, Mallow GAA Club, the Athletic Club, and Mallow Golf Club. Since the SLAP was adopted in 2007, Mallow GAA has relocated to lands on the eastern periphery of the town (zoned O-03 in the SLAP). The new facility includes a state of the art clubhouse, playing pitches with covered stand, indoor training facilities, a gym and meeting room/conference facilities.

2.5.7 The town park is a strategic open space feature within the town. It incorporates soccer pitches and riverside walks but is subject to periods of regular flooding. Lands have been reserved along the river to provide an east-west amenity corridor through the town. Any proposed works will need to be assessed for its impacts on the Natura 2000 designation and will need to comply with the planning guidelines for areas of floods risk. Lands previously zoned as open space in the SLAP have been retained as open space in this amendment. Some additional areas of open space have been included. These relate to a portion of lands previously zoned X-03, X-07 and I-06 which were within the SAC and/or area of flood risk. This measure is to ensure the zoning regime does not prejudice the conservation objectives of the River Blackwater SAC. Also lands previously zoned "established open space" in the SLAP 2007 are now zoned O-08.

### **Other Services**

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

## **2.6 INFRASTRUCTURE**

### **Roads and Public Transport**

2.6.1 Mallow is located on the N20 national primary route linking Cork and Limerick. The N72 (Killarney route) traverses the town centre in a west-east fashion and this links up to the N73 Mitchelstown route to the north-east of the town. These national routes traverse and bisect the town causing congestion which adversely impacts on the amenity of the town, the capacity of the local 'internal' road network and the convenience and accessibility of local trips within the town to access shops and services. There is only one bridge crossing in Mallow to the east of the town centre which further constraints traffic movement within the town and further limits accessibility between areas north and south of the river. The need to cross the N20 further limits connectivity between the eastern and western sides of the town. Traffic congestion in the town centre is a significant problem and traffic circulation within the town needs to be improved.

- 2.6.2 The Cork – Dublin rail line passes to the west of the town and the town benefits from half hourly services to Cork City. Mallow is also served by the Dublin-Killarney line services. The location of the train station to the west of town and west of the N20 is removed from the main residential areas to the east.
- 2.6.3 Bus Eireann operates an hourly public bus service, which passes through the town southbound to Cork City and northbound to Charleville and Limerick. A private City Link bus service linking Cork and Galway also serves the town with regular daily services.
- 2.6.4 The Mallow Traffic and Transportation Study was prepared in 2011 and recommends the construction of several new roads to the north, east and west of the town to connect new development areas to the N20, N72 and proposed M20 and to enhance accessibility within the town itself, as well as upgrading existing roads and junctions. The study also makes recommendations in relation to facilities for pedestrians, cyclists public transport services, traffic management and parking etc. The study recommends a number of river crossings and roads through the River Blackwater SAC and the floodplain but has not been subject to Environmental, Flood Risk or Habitats Directive Assessment and the recommendations of the study cannot therefore be relied upon. The recommendations assume the delivery of the M20 which is now suspended. The study needs to be revised and updated to take account of these constraints.
- 2.6.5 The route corridor for the M20 is protected in this plan (U-02). The proposed design includes on/off ramps north of the town and an on-ramp south of the town.
- 2.6.6 In the short-term the provision of a Northern Relief Road is critical to take N72 traffic away from the centre of Mallow. As identified in the SLAP, the existing corridor of the former Mallow/Fermoy railway line provides a possible route for a relief road but no Habitats Directive Assessment of the route has been undertaken. Objective U-01 seeks to protect the potential route corridor for this road, pending further assessment.
- 2.6.7 The biggest challenge in delivering more sustainable forms of travel within the town is increasing the number of people walking and cycling for short trips such as the school run and journeys to work within the town. In terms of the wider built up area general accessibility for pedestrians and cyclists needs to be improved between residential areas and the town centre, transport services, employment areas, schools and other services to enhance opportunities, and provide convenient routes for walking and cycling on local journeys. These issues should be addressed by any future updated Movement Strategy for the town.
- 2.6.8 In the longer term, once a critical mass of population has been achieved, more ambitious public transport projects could be progressed such as an integrated public transport system for bus and rail; an urban bus service within the town and serving the train station; enhanced park and ride facilities at the train station and a bus station / interchange facility with car parking; passenger information and a bus shelter to make the public transport services more attractive and user-friendly.
- Water Services**
- 2.6.9 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of target growth in Mallow in the short-medium term. Irish Water is now responsible for the national operation of public water services (water and wastewater) including management and maintenance of water services assets, investment and planning, managing capital projects and customer care and billing. Irish Water will make capital and operational investment decisions regarding the country's national water infrastructure.
- 2.6.10 The review of the County Development plan has highlighted the significant challenges which must be met in relation to the achievement of the water quality standards needed to restore the favourable conservation status of the Freshwater Pearl Mussel in the overall Blackwater Catchment. The Council is working in close consultation with all of the relevant bodies including Irish Water, the National Parks and Wildlife Service and various Government Departments in order to find a suitable solution to these issues. Unless these issues are resolved the development / infrastructure strategy for Mallow and the wider Blackwater Catchment may need to be reviewed. Pending the outcome of appropriate studies and investigations the implementation of population targets for Mallow and the wider catchment will need to be put on hold.
- 2.6.11 The sections below provide more detail on the existing water supply and wastewater treatment infrastructure available in Mallow. Subject to resolution of the issues in relation to the Blackwater Catchment detailed above, further investment will be needed in the water services infrastructure in Mallow to facilitate the development proposed in this plan.
- Water Supply**
- 2.6.12 The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town.
- 2.6.13 The Mallow WS is the primary scheme for Mallow. It receives its raw water from a surface water source (Clyda River) at Dromore, an impounding reservoir (lake) at Fiddane and a well within the site of the Ballyellis Water Treatment Plant. The Box Cross WS consists of three bored well sites located at Box Cross near Doneraile and this source is adequate to provide for the future needs of Mallow. The water is treated and then pumped to two reservoirs at Ballyvinitier.
- 2.6.14 The watermain network in Mallow needs to be upgraded and extended to cater for new development especially in the locations to the north west and south west of the town. The Box Cross Water Supply Scheme will need to be extended to cater for development to the North West of the town including Kennel Hill and also for development sites such as the X-03. Extension of the Box Cross WS will allow this scheme to provide a water supply to areas previously supplied by the Mallow WS and thus will free up capacity in the Mallow WS enabling it to be used to supply other locations including the southwest of the town and those zoned for employment uses in the Quartertown area.
- 2.6.15 The Irish Water Proposed Capital Investment Programme (2014-2016) does not contain a scheme for further extension of the Box Cross WS and provision of new watermains. Cork County Council will engage with Irish Water in relation to the provision of water services infrastructure to cater for the development required to achieve the target population for Mallow. However intending Developers must satisfy themselves that Irish Water will make arrangements for the provision of new infrastructure. Developers will also need to obtain a connection agreement from Irish Water for water supply.
- 2.6.16 The current unaccounted for Water (UFW) in County Cork is estimated at greater than 40%. To reduce leakage to sustainable levels and reduce water demands, ongoing investment in water conservation measures (network management, leak control, main rehabilitation) will be required in the coming years.
- Wastewater**
- 2.6.17 Mallow Environs is served by the Mallow Waste Water Treatment Plant which has a design capacity of 18,000 p.e and currently provides tertiary treatment for 14,000 PE. The plant discharges to the River Blackwater downstream of Mallow Bridge. The Mallow WWTP has a Waste Water Discharge License from the EPA. There are some ongoing compliance issues with the plant. Further development in Mallow will require additional nutrient reduction measures to comply with Articles 3 & 5 of the EU Urban Wastewater Treatment Directive.
- 2.6.18 Upgrading of the Mallow WWTP and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to cater for the target population for Mallow.
- 2.6.19 Capital investment in water services is now the remit of Irish Water. The Irish Water Proposed Capital Investment Programme (2014-2016) contains the following schemes:
- Mallow Sewerage Scheme(H)-Network – Review scope and commence construction. (The purpose of this scheme is to eliminate the combined sewer overflows (sewage overflow pipes that

discharge directly into the river during heavy rainfall events) from the network. A Consultant has been appointed for detailed design, planning and statutory approvals)

- Mallow Sewerage Scheme (H)-Wastewater Treatment Plant (Nutrient Reduction) – Review scope and commence construction  
(The purpose of this scheme is to maintain the Total Nitrogen (as N) discharge within the prescribed discharge limits. A Consultant is to be appointed for Concept Design)

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

#### **Surface Water**

- 2.6.21 Surface water is generally discharged to the sewer network (storm or combined in some cases) which can become overloaded in periods of heavy rainfall. Development of greenfield land increases the impermeable area and thus increases the stormwater runoff. Sustainable Urban Drainage Systems (SuDS) can be used and are utilised to reduce and manage runoff to surface water drainage systems and to improve the quality of surface water discharges.
- 2.6.22 SuDs can be used in new development to replicate, as closely as possible, the surface water drainage regime of the predevelopment greenfield situation by using the layout and design of the development to reduce the extent of impermeable surfaces and build in retention and infiltration measures at source to reduce / slow the rate of runoff and provide some treatment of the surface water.
- 2.6.23 The management of water quality within the Blackwater catchment is a critical factor in achieving the conservation objectives for the SAC. Managing surface water discharges is therefore a significant issue for the catchment. Cork County Council is in the process of commissioning a Sustainable Urban Drainage Systems Plan for Mallow town to ensure storm water can be properly managed, attenuated and treated before discharging to the Blackwater. The Council is also working with Irish Water and other stakeholders to prepare a storm water plan for the Blackwater Catchment.
- 2.6.24 Pending the completion of this SUDS Plan for Mallow it would be premature to permit any development which could have an

adverse impact on the River Blackwater SAC.

#### **Flooding**

- 2.6.25 Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the town park and Park Road continue to function as part of the floodplain and are inundated during some flood events.
- 2.6.26 The approach to assessing and managing flood risk has changed significantly since the Mallow SLAP was adopted with the publication of new government guidelines in 2009 - Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' (DEHLG 2009). These guidelines require that future development is avoided in areas indicated as being at risk of flooding.
- 2.6.27 Areas at risk of flooding in Mallow are shown on the Mallow Environs zoning Map (figure 2-1). The approach to flooding within the electoral area and details of how development proposals in areas at risk of flooding will be assessed is detailed in Section 1 of the Mallow Electoral Area Local Area Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management'. ( See Appendix A)
- 2.6.28 In general in this amendment lands have not been de-zoned on grounds of flood risk. However, development objectives have been modified to require a site specific flood risk assessment at the project stage and all proposals for development in areas at risk will need to comply with the provisions of the Ministerial Guidelines. This is an interim position and the appropriateness of zonings within areas at risk of flooding will be reassessed when the new LAP is prepared.
- 2.6.29 In response to HDA issues, the boundaries of some parcels of zoned land (X-03, I-06 & X-07) have been modified where an area of flood risk posed a residual risk of impacting the Special Area of Conservation during a flood event.
- 2.6.30 There are also flooding issues along the Spa Glen and parts of the R-04 and X-03 sites are shown to be at risk of flooding along the boundary with the N72. Measures to relieve flooding in Spa Glen were implemented as part of the Flood Relief Scheme. A housing development has also been granted and is partially complete on part of R-04 and makes provision for open space in the area at risk of flooding. Inappropriate development in areas at risk will need to be avoided and it is considered that this can be managed at the project stage.
- 2.6.31 Part of the X-07 site is also identified as being at risk of flooding. The northern part of this site abuts the River Blackwater SAC and the zoning boundary has been amended to exclude the

areas within the SAC. Some areas of flood risk also exist in the southern portion of the site but this land is already developed for industrial uses and the zoning has therefore been retained in this area. Areas of flood risk are also shown which coincide with lagoons that existed on site when it was used as a Sugar Factory. Remediation works have been undertaken on site in recent years which may have altered the ground conditions and the propensity for flooding and these issues will need to be considered at the project stage.

#### **Waste**

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

#### **Broadband**

- 2.6.33 Broadband is available and the town is listed to benefit from upgrades to network speeds through the Metropolitan Area Network (MANS).

## **2.7 ENVIRONMENT AND HERITAGE**

#### **The Blackwater Corridor**

- 2.7.1 Mallow is set in a rich and diverse landscape on the banks of the River Blackwater. It is this setting which sets it apart from many other towns within the settlement network of the county. It is an objective to ensure this setting is protected while simultaneously accommodating future growth in the town. One of the key planning and sustainable development goals is to protect the habitat, landscape, visual and amenity qualities of the River Blackwater and its flood plain so they can contribute to the ecological diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the plan.

#### **Landscape**

- 2.7.2 Mallow is located within the Landscape Character Type known as 'Fertile Plain with Moorland Ridge', as detailed in the Cork County Draft Landscape Strategy 2008. The town is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The landscape setting of the town bestows a number of benefits:
- It establishes an attractive and distinctive image for the town;
  - It gives opportunities for sport and recreation in a pleasant setting close to the town and
  - It helps to maintain and enhance the biodiversity of the

surrounding area.

2.7.3 A large section of the Environs (east and west of the town) is designated as Scenic Landscape under the County Development Plan due to its attractive riverside setting. This designation overlaps with lands zoned X-03 and X-07 within the plan area.

**Built Heritage**

2.7.4 The Record of Protected Structures is the principle mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county. Mallow has a wealth of structures and monuments of architectural and historical interest and there are 138 structures on the RPS listed within the Town Plan, such as Mallow Castle, The Spa and The Clockhouse. There is a further structure on the Record of Protected Structures in the Environs (Woodstown House) and this is contained within the County Development Plan 2009.

2.7.5 Within the Town Plan three areas of townscape value have been designated Architectural Conservation Areas and these include the town centre which includes the area around Mallow Castle, Spa Glen and Bearforest Demense.

**Archaeology**

2.7.6 There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period and again in the 18<sup>th</sup>/19<sup>th</sup> century with the development of the railway and industry. These are awarded protection under national legislation and policies contained in the County Development Plan 2009. It will be an objective to preserve archaeological sites and ensure development proposals do not compromise important national archaeological monuments and structures.

2.7.7 There are a number of sites zoned for development (O-05, I-05, R-03, X-03, X-06 and areas identified as open space with potential for sports facilities) in areas where there are known archaeological monuments. Any proposals to develop these sites will need to include appropriate measures for the protection of the archaeological sites and features.

**Natural Heritage**

2.7.8 The Blackwater River and its banks have been identified as a significant habitat containing important rare species. Accordingly, it has been designated a Special Area of Conservation (SAC) under the EU Habitats Directive. This Amendment and all future development proposals, need to avoid adverse impacts on this designated site and will be subject to Habitats Directive Assessment in order to determine their potential for impact on the designated site. (Issues in relation to water quality are addressed under Section 2.6.10 above)

2.7.9 It is important to retain areas of local biodiversity value,

ecological corridors and habitats within Mallow Environs and to protect these from inappropriate development. This includes the Blackwater and its tributaries, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grassland.

**Urban design**

2.7.10 Urban design has a critical role to play in shaping the quality of the future urban environment in Mallow. The defining qualities of successful urban places include a sense of place, ease of movement, legibility, quality of the public realm, variety, efficiency, inclusivity and adaptability. The layout and design of future development should be informed by the provisions of the Guidelines on Sustainable Residential Development in Urban Areas, the accompanying Urban Design Manual, the Council’s Design Guide for Residential Estate Development and the Design Manual for Urban Roads and Streets. These documents put “place making” at the centre of planning policy and decision making and are essential tools for informing urban design decisions within the urban expansion areas of Mallow.

2.7.11 Urban Design is equally important within employment areas, particularly those aimed at enterprise type development where a high quality environment is required.

**2.8 PLANNING PROPOSALS**

2.8.1 Table 2-2 below summaries the key housing land requirements within the Environs of Mallow within this Amendment.

2.8.2 Pending the outcome of appropriate studies and investigations in relation to the Blackwater Catchment, the conclusion of discussions with the relevant stakeholders on this issue and the completion of the Sustainable Urban Drainage Systems Plan for the town, the implementation of the population targets for Mallow will need to be put on hold.

<b>Table 2-2: Population &amp; Housing Requirement Mallow Environs</b>			
	<i>Population growth 2011-2022</i>	<i>Household Growth 2011-2022</i>	<i>New Housing units required.</i>
Environs	5,895	2,621	3,014

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

2.8.4 For the purposes of this amendment there have been some minor changes to the categorisation of the zonings as adopted in Special Local Area Plan 2007, to bring them into line with the Cork County Development Plan and the Local Area Plans adopted in 2011 and to reflect requirements in relation to flood risk management and Appropriate Assessment. A new “built up area” category now replaces established land use categories contained in the Mallow SLAP 2007.

**Development Boundary Objectives**

2.8.5 The following objectives shall apply to all development within the development boundary of Mallow Environs.

<b>Objective No.</b>	<b>Development Boundary Objectives</b>
DB-01	Mallow is located within the catchment of the River Blackwater Special Area of Conservation (SAC), a designated Natura 2000 site. Development proposals in areas within or adjacent to the SAC may require the provision of a Natura Impact Statement.  Development provided for in this plan may only proceed where appropriate water services infrastructure is in place to meet the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.  A Sustainable Urban Drainage Systems Plan for Mallow will be prepared by Cork County Council. All development provided for in this plan may only proceed where it complies with this Sustainable Urban Drainage Systems Plan.
DB-02	Subject to DB-01 above and the completion of studies on the Blackwater Catchment in relation to its capacity to accommodate further growth, is an objective of this plan to facilitate population growth in the order of 5,895 within the environs of Mallow town by 2022 with associated household growth of 2,621 and new housing provision in the order of 3,014 housing units.
DB-03	All development will normally be connected to the public water supply and the public waste water treatment system, and make appropriate provision for storm water disposal in accordance with the Mallow SUDS prepared under DB-01, or as otherwise agreed with the Planning Authority. Development can only proceed where adequate water supply, waste water treatment infrastructure and measures for managing storm water are provided and are of sufficient standard to ensure development does not interfere

Objective No.	Development Boundary Objectives
	with the Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive.
DB-04	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of the Mallow Electoral Area Local Area Plan, as appropriate, and with the provisions of the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6.
DB-05	It is an objective of this plan to provide a balance between the provision of housing and employment in the town to ensure that Mallow develops as a socially cohesive town with its own economic base rather than a 'dormitory town' for Cork or Limerick.
DB-06	An updated Traffic and Transportation Strategy for Mallow will be prepared by Cork County Council to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan. All development will be required to be consistent with the recommendations of this strategy.
DB-07	All new development will normally include proposals for the provision/ improvement of new footpaths and cycle ways, as appropriate, to improve the network of green travel modes, subject to satisfying Appropriate Assessment criteria (where relevant).
DB-08	All development will normally respect the built and archaeological heritage of the area. There are several archaeological sites/Recorded Monuments / areas of industrial archaeological interest within the development boundary of Mallow Environs and account will need to be taken of these in the formulation of any proposals for development in this area.
DB-09	All development should where possible provide for the retention and enhancement of features of biodiversity value including wetlands, woodlands, mature trees, hedgerows and other field boundaries within and along their boundaries.

Objective No.	Development Boundary Objectives
DB-10	All new urban development's will normally be of a high design quality and support the achievement of successful urban spaces and sustainable communities. Development proposals shall have due regard to the provisions to the Guidelines on Sustainable Residential Development in Urban Areas, the accompanying Urban Design Manual, the Council's Design Guide for Residential Estate Development and the Design Manual for Urban Roads and Streets.  It is a requirement that a design statement be submitted with all applications for residential/ mixed use/employment development in order to facilitate the proper evaluation of the proposal.

**Special Zoning Objectives**

2.8.6 This section sets out the main special zoning objectives for Mallow including the development of new residential neighbourhoods.

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
X-01	Subject to compliance with the development boundary objectives:  Opportunity site for commercial development with the option for civic, hotel and car parking uses. It is recognised that this site may be linked to the development of the neighbouring land within the former town council area.  All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – "The Planning System and Flood Risk Management". In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.  Development should provide for the retention and protection of watercourses, floodplain and riparian	1.5

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	habitat and all ecological resources on the site.	

**X-03: Strategic Issues: Keatleysclose and Carrigoon Beg**

2.8.7 The scale of growth proposed in Mallow requires large-scale expansion to the residential areas of the town. It is considered that the most suitable location for this expansion is to the east of the town as the area is close to the services and amenities of the town centre, is accessible for pedestrians and cyclists (as it does not require the crossing of any major roads or the River Blackwater), is relatively low lying and will not have a significant impact on the physical setting of the town and offers access to the amenities of the River Blackwater through river walks etc.

**2.8.8 Phasing & Co-ordination**

2.8.9 It is considered that one of the key principles for the development of this area is to secure comprehensive proposals at the outset so that the development as a whole can be planned as a single entity together with its' physical and social infrastructure. Therefore this plan's proposals are based on the submission by developers / landowners of a comprehensive master plan for the site as a whole. They will be expected to consult with the public before submitting their proposal to the Planning Authority for approval. Once the master plan has been approved it will be used as the basis to regulate the granting of planning permission for the constituent elements of the development.

2.8.10 The master plan for the development must also include clear and unambiguous proposals for the phasing of the development and the timing of provision for all its' supporting physical and social infrastructure.

2.8.11 To the south of the site lies the River Blackwater SAC and floodplain. While the southern site boundary has been revised to avoid direct encroachment on these areas, the master plan and development proposals will need to assess the potential for impacts on the SAC (via a Natura Impact report) and demonstrate compliance with the flooding guidelines by submitting a site specific flood risk assessment.

2.8.12 A significant issue with the development of this area generally concerns the need to provide a new road network to provide linkages to the rest of the town and the national road network, including the proposed M20 to the east, plans for which are currently suspended. The proposed masterplan should also include a detailed access strategy for the area as a whole.

2.8.13 Provision will also need to be made through the masterplan for

the upgrading of existing roads and footpaths in the area in order to provide a high degree of connectivity for pedestrians and cyclists. As part of the distributor road network provision should be made for appropriate vehicular, pedestrian and cycle access to existing residential zoned lands north of Aldworth Heights, within the former Town Council area (R-15 & R-16 in the Mallow SLAP).

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
X-03	<p>Subject to compliance with the development boundary objectives :</p> <p>To secure the development of in the region of 3,000 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. So that the development of this land can be properly co-ordinated, it will only be in accordance with a master plan for the entire area to which this objective relates that has been approved by the Planning Authority. A comprehensive master plan may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly. The proposed masterplan format should be prepared in co-ordination with the local authority, the public and relevant stakeholders. The masterplan should be informed by an ecological assessment which would identify key ecological resources on the site which should be retained and integrated into future development.</p> <p>The master plan will include and pay particular attention to:</p> <ul style="list-style-type: none"> <li>• The steps taken by the developers and landowners preparing the Masterplan to consult with other landowners and residents in the area generally;</li> <li>• A good mix of house types proposed to cater for every household size to include housing designed for the elderly and disabled.</li> <li>• The provision of this new housing should be within clearly defined network of character areas so that each area can develop its own identity and sense of community.</li> </ul>	250.5

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<ul style="list-style-type: none"> <li>• A mixed use neighbourhood centre with local shopping facilities, a general employment area, crèche, bank, a bring site, a community hall and sports and recreational facilities.</li> <li>• A high environmental quality enterprise/employment zone.</li> <li>• Small-Medium industrial and distribution uses, possibly best located to the northern end of the site nearest the N72.</li> <li>• In addition to the open space normally provided in housing areas, to provide an additional 30ha of both formal and informal open space areas particularly near the river and the Spa Glen Area where attractive walks, sports and play areas would provide a high quality environment for residents. Easy access to these areas would contribute to the overall quality of the development.</li> <li>• Clear and unambiguous proposals for the funding and provision of the physical and social infrastructure required by the masterplan including proposals for the payment of monies under S48 and S49 of the Planning and Development Acts, as amended.</li> <li>• Where appropriate the masterplan will include draft proposals for an agreement with the planning authority and others under S47 of the Planning and Development Acts for the purpose of regulating the development proposed under the masterplan.</li> <li>• The protection of the Blackwater River flood plain. Development will normally comply with the provisions of Section 1 of this LAP and the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ (DEHLG 2009).</li> <li>• Tree preservation particularly for mature trees and hedgerows on the site and where existing tree preservation orders are in place.</li> <li>• Land for the provision of an extension to the existing cemetery on St. Joseph’s</li> </ul>	

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<p>Road.</p> <ul style="list-style-type: none"> <li>• High quality landscaping and natural screening throughout the development, particularly along the northern boundary of Keatleysclose and the southern boundary of Carrigoon Beg.</li> <li>• The setting aside of land for the construction of a new secondary school. Proposals for the provision and construction of national primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction.</li> <li>• Phasing proposals and implementation strategy to achieve this objective and secure the overall co-ordination of the development.</li> </ul> <p>The master plan must also include a detailed access / infrastructure strategy for the development as a whole. This is to include the following;</p> <ul style="list-style-type: none"> <li>• A distributor road network involving the upgrading of existing roads and junctions and the construction of new roads which will link the development to the town centre and the National Road Network at appropriate junction intersections.</li> <li>• The need to set land aside free from development to facilitate the possible upgrading of the N20.</li> <li>• These works should include provision of cycle ways, footpaths and should be capable of accommodating public transport.</li> <li>• Proposals, agreed with Irish Water for 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.</li> <li>• A detailed SUDS strategy for the site consistent with the Mallow SUDS Plan.</li> <li>• Bus stops/shelters within the development and on nearby public roads to ensure that there is a good public transport service for residents.</li> </ul>	

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<ul style="list-style-type: none"> <li>The masterplan will also respect current NRA policies and guidelines in relation to access onto the National Route Network.</li> <li>Walkways and cycleways throughout the development linking residential areas to the neighbourhood centre.</li> </ul> <p>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>Proposals for development which would likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of these sites will not be adversely affected.</p>	

**Keatleysclose**

2.8.14 Keatleysclose to the north of St. Josephs Road is predominantly agricultural land and field boundaries consist of managed hedgerows and mature broadleaf trees. The western portion of the site gently slopes downwards towards the N72 while the far eastern portion of the site close to Oliver’s Cross is relatively flat. There is a steep slope along the western boundary, which forms part of the Spa Walk, and this is densely vegetated with scrub and woodland.

2.8.15 Other uses within Keatleysclose include individual houses which front onto St. Josephs Road, Mallow Rugby Club which comprises a clubhouse and pitch and a cemetery which adjoins the Rugby Club and is currently at capacity.

**Carrigoon Beg**

2.8.16 The area to the south of St. Josephs Road is known as Carrigoon Beg. The site gently slopes down to the River Blackwater.. The predominant use is agriculture and field boundaries are managed hedgerows and mature broadleaf trees. Parts of the wooded areas along the southern boundary of the site are protected. For example the Maple Wood at the southeastern

corner of the site is one of 4 tree preservation orders within the former Town Council administrative boundary. There are a number of archaeological sites within the boundary of the site including a ringfort and a fulacht fiadh.

**X-03 Master Plan**

2.8.17 The master plan for the area should make provision for the issues referenced in Objective X-03 and detailed above. It must also make provision for the improvement of a number of key infrastructural services and works.

2.8.18 Designating this area as a whole creates the opportunity to comprehensively plan for a new neighbourhood for Mallow that could accommodate a wide variety of employment, residential, community and recreational uses. It is considered that a master plan may be prepared for the overall site so that the development of this site can be properly co-ordinated.

2.8.19 In preparing this master plan particular attention and protection should be given to the sensitive landscape features which include the Spa Glen and the River Blackwater corridor. These features form an important part of the site and should be incorporated into the overall development in a sensitive manner and subject to satisfying Appropriate Assessment criteria.

2.8.20 Designating this area for mixed use development will create an opportunity for a new neighbourhood centre which will serve both the Ballyvinitier area and the St. Josephs Road area. There may also be potential for the provision of a river crossing over the Blackwater which would connect the Ballyellis area to the new development.

2.8.21 This masterplan site will also provide an opportunity to develop other uses such as sports and recreation, employment and local retail facilities. This open space requirement will be in addition to the provision of open space within residential developments.

2.8.22 The River Blackwater will continue to be a valuable amenity and it is an objective that a new River Walk should be incorporated into any proposals for the development of Carrigoon Beg. The proposed route will need to ensure its avoids impacts on the SAC.

2.8.23 Most of this land is within 2km of the town centre and can be accessed from St. Joseph’s road. However in order to allow residents the convenience of neighbourhood shopping a neighbourhood centre which offers local shopping needs should be located in this area.

**X-06: Kilknockan**

2.8.24 This area forms an extension of the Mallow development boundary to the north west of the town and extends towards Mallow General Hospital. The area itself is proximate to both the town centre and the railway station, however access remains the most critical factor in determining the development

potential of these lands. In order to provide for the development of a comprehensive access strategy to serve these lands it is considered that a masterplan is most appropriate. This area adjoins the large residential zoning R-05 to the south. The masterplan prepared for the X-06 site at Kilknockan may assist in serving the eventual format for the development of R-05.

2.8.25 The eastern edge of the site abutting the N20 is identified as being at risk of flooding. This will need further assessment at the project stage.

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
X-06	<p>Subject to compliance with the development boundary objectives :</p> <p>To secure the development of in the region of 1,000 new dwellings on this site through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. So that the development of this land can be properly co-ordinated, it will only be in accordance with a master plan for the area to which this objective relates that has been approved by the Planning Authority. The master plan may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly. The proposed masterplan should be prepared in co-ordination with the local authority, the public and relevant stakeholders.</p> <p>The masterplan should provide for the retention and the protection of the woodland and riparian habitats on site and should be informed by an ecological assessment which would identify key ecological resources on the site which should be retained and integrated into future development.</p> <p>The masterplan for this area should make provision for the following;</p> <ul style="list-style-type: none"> <li>In the region of 1,000 residential units, allowing for a mix in house type and size to include provision for the elderly.</li> <li>Phasing proposals and implementation strategy to achieve this objective and secure the overall co-ordination of the</li> </ul>	67.5

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<p>development.</p> <ul style="list-style-type: none"> <li>• A comprehensive access strategy, including a traffic management plan, and addressing the need for enhanced connectivity across the N20 between the western and eastern sides of the town capable of accommodating public transport and dedicated green routes.</li> <li>• A mixed-use neighbourhood centre with local shopping facilities, a bring site, a community hall and sports and recreational facilities.</li> <li>• Proposals for the provision and construction of national primary schools to meet the educational requirements of those likely to live in the development including the timing of their construction.</li> <li>• Proposals, agreed with Irish Water for 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.</li> <li>• A detailed SUDS strategy for the site consistent with the Mallow SUDS Plan.</li> <li>• Clear and unambiguous proposals for the funding and provision of the physical and social infrastructure required by the masterplan including proposals for the payment of monies under S48 and S49 of the Planning and Development Acts.</li> <li>• Where appropriate the masterplan will include draft proposals for an agreement with the planning authority and others under S47 of the Planning and Development Acts for the purpose of regulating the development proposed under the masterplan.</li> <li>• The proposal should allow a reservation for a possible extension of the hospital site and include a new access / egress strategy for the hospital onto the N20.</li> </ul> <p>All proposals for development within the</p>	

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<p>areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p>	

**X-07 Greencore ( Former Sugar Factory)**

- 2.8.26 Since the SLAP was adopted, the Mallow Traffic and Transportation Study 2011 has been completed and highlights the need for significant new roads infrastructure to serve the site including the need for new distributor roads and a new river crossing to link the site to the N72 near Mallow Racecourse. These proposals have not been subject to Appropriate Assessment and an updated Traffic and Transportation Study is required.
- 2.8.27 To the north and north-west of the site lies the River Blackwater SAC and floodplain. While the northern site boundary of the Master plan area has been revised to avoid direct encroachment on these areas, the master plan and development proposals will need to assess the potential for impacts on the SAC (via a natura impact report) and demonstrate compliance with the flooding guidelines by submitting a site specific flood risk assessment (pockets of flood risk remain within the site).
- 2.8.28 The site is remote from existing water and wastewater treatment services. There is no provision in box cross for Water Supply for this site. The Sewer network would need a significant extension (across the railway line) and gravity may be an issue.
- 2.8.29 Access issues also need to be addressed including the need for a further river crossing to create north-south permeability. A critical barrier will be ensuring connectivity to town and offering green modes for short trips.
- 2.8.30 The following special zoning objective requires that a Masterplan be prepared for the Greencore site at Mallow West.

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
X-07	<p>Subject to compliance with the development boundary objectives :</p> <p>To secure the re-development of this site for medium to high density mixed uses focussed on the provision of high quality work places based on innovative technologies (but perhaps including a residential component and cultural projects) through a phased programme of development that will secure the timely provision of the necessary physical, social and economic infrastructure. So that the development of this land can be properly co-ordinated, it will only be in accordance with a master plan for the area to which this objective relates that has been approved by the Planning Authority. The master plan may be prepared by a single developer or landowner or by a group of developers or landowners acting jointly.</p> <p>The masterplan should be informed by an ecological assessment which would identify key ecological resources on the site which should be retained and integrated into future development.</p> <p>The master plan will pay particular attention to:</p> <ul style="list-style-type: none"> <li>• The preparation and implementation of an economic development strategy for the masterplan area.</li> <li>• An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure.</li> <li>• The requirements for social and physical infrastructure to support the mixed use development.</li> </ul>	75.1



Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
	<ul style="list-style-type: none"> <li>Proposals, agreed with Irish Water for 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.</li> <li>A detailed SUDS strategy for the site consistent with the Mallow SUDS Plan.</li> <li>Proposals for dealing with any residual contamination issues post the completion of the site remediation process.</li> <li>All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</li> </ul> <p>Proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of these sites will not be adversely affected.</p>	

**X-08: Roadside Services Development (new)**

2.8.31 Lands zoned X-08 corresponds with the parcel zoned C-02 in the SLAP which seeks to provide a roadside services area. The changes to the landuse regime in the County Development Plan do not include such uses within the new “Business” category and so the objective has been moved to a “Special Zoning” category. Proposals to develop the site would need to be compatible with the requirements of National Policy on the

protection of National Routes.

Objective No.	Specific Objective: Special Zoning	Approx Area (Ha)
X-08	Subject to compliance with the development boundary objectives :  Roadside services development to include provision for hotel, restaurant and ancillary overnight truck parking facilities.	7.3

**Residential Areas**

2.8.32 This section sets out the main residential zoning objectives for Mallow. Since the adoption of the Mallow SLAP 2007 a number of parcels of zoned residential land has been completed or partially completed within the Environs. This includes the partial completion of R-03, R-04 & R-12 and the completion of R-01.

2.8.33 Compliance with the development boundary objectives, specifically the resolution of issues in relation wastewater and the preparation of the SUDS plan for Mallow is essential to the delivery of the housing provided for by these zonings.

Objective No.	Residential Objectives	Approx Area (Ha)
R-01	Medium density residential development.	<i>Developed</i>
R-02	Medium density residential development subject to compliance with development boundary objectives, satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided.	7.2
R-03	Medium density residential development subject to compliance with development boundary objectives.	8.3
R-04	Medium density residential development, subject to subject to compliance with development boundary objectives.	26.8

Objective No.	Residential Objectives	Approx Area (Ha)
	Part of the site is within an area at risk of flooding. All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.	
R-05	Medium density residential development, subject to subject to compliance with development boundary objectives, satisfactory access, servicing and landscape provision. Crèche to be provided.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.	22.0
R-08	Medium density residential development, subject to compliance with development boundary objectives, satisfactory access, servicing and landscape provision. Nursing home to be provided.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development..	16.8
R12	Medium density residential development subject to compliance with development boundary objectives	1

Objective No.	Residential Objectives	Approx Area (Ha)
R-13	Medium density residential development with the protection of Carhookeal House and its setting, subject to compliance with development boundary objectives.	7.9
R14	Medium density residential development subject to compliance with development boundary objectives. It is also considered that the site could be developed for non-residential uses in conjunction with the overall development of industrial lands which are contiguous with the site.	0.5ha
R-17	Residential care facility to include nursing home and housing for the elderly, subject to compliance with development boundary objectives.	2.2
R-18	Low density residential development subject to compliance with development boundary objectives. Due to access difficulties the development of this site should be in conjunction with the development of the adjoining site to the east (R-08).	1.7

**Enterprise Areas**

2.8.34 Lands zoned for office based industry are available to the south of Gouldshill, adjacent to the Mallow Primary Care Centre (formerly zoned I-02 in the Mallow SLAP).

2.8.35 The Enterprise Zoning Objective for Mallow is as follows:

Objective No.	Enterprise Objectives	Approx Area (Ha)
E-01	Office-based industry subject to the provision of satisfactory access and compliance with development boundary objectives. Field boundaries, hedgerows and other features of biodiversity value shall be protected where possible.	16.3

**Industrial Uses**

2.8.36 Most of the industrial land use zonings from the Mallow SLAP have been maintained in this Amendment. The Industrial zoning objectives for Mallow are set out in the following table:

Objective No.	Industrial Objectives	Approx Area (Ha)
I-01	Industrial and/or warehousing and distribution development subject to compliance with development boundary objectives.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible.	20.0
I-03	Industrial estate development subject to compliance with development boundary objectives.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible.	5.0
I-04	Distribution and small or medium scale industrial development subject to compliance with development boundary objectives. Proposals for the development of this site should include the provision of a linear riverside park for amenity purposes, in a manner that is compatible with the protection of the River Blackwater SAC.  All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and	46.3

Objective No.	Industrial Objectives	Approx Area (Ha)
	1-6.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development.	
I-05	Large scale stand alone industry subject to compliance with development boundary objectives.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development..	39.6
I-06	Distribution and small or medium scale industrial development subject to compliance with development boundary objectives,  Parts of the site are adjoining lands at risk of flooding. Proposals will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.  Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development..	41.0
I-08	Extension of existing light industry site at Quartertown subject to compliance with development boundary objectives. Access to be provided	0.8

Objective No.	Industrial Objectives	Approx Area (Ha)
	through the existing entrance and landscaping to be provided along the southern boundary of the site to protect residential amenity.	

**Business Uses**

2.8.37 The SLAP includes a site zoned for commercial development west of the N20 at Quartertown (C-01). This zoning has been retained but has been reclassified as Business, allowing for a greater range of uses in line with the zoning categories of the County Development Plan.

Objective No.	Business Objectives	Approx Area (Ha)
B-01	Business Uses subject to compliance with development boundary objectives. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development..	7.3

**Community/Utility**

2.8.38 Mallow is served by two hospitals and it is an objective of the Council to protect these uses from inappropriate development. Previously, these were identified as “established uses” but under the new zoning regime this would revert to “built up area”. Given the specialised nature of these landuses they have now been specifically zoned to protect and support the continued operation of these important healthcare facilities at these locations.

Objective No.	Community/Institutional/Civic Objectives	Approx Area (Ha)
C-01	Mallow Hospital	
C-02	St. Patrick’s Hospital.	

**Open Space, Sports and Recreation**

2.8.39 This section sets out the main open space, sports and recreation zoning objectives for Mallow. Areas previously zoned “established Open Space” are now zoned under O-08 as this “established” category has been removed. Since the SLAP, Mallow GAA have developed a new state of the art sports facility on lands zoned O-03. This includes a large pavilion containing a gym, indoor training facilities, a bar, meeting room, along with a covered stand, outdoor pitches and ancillary parking facilities. This zoning objective will now change to protect this open space use.

2.8.40 Objective 0-01 makes provision for some residential development but this is not the norm in open space zonings.

Objective No.	Specific Objective: Open Space, Sports and Recreation	Approx Area (Ha)
0-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	16.4
0-02	Spa Glen Landscape Amenity Area (almost entirely within the town council boundary). Informal open space and recreation uses but with provision for a limited residential component mainly in the area near Ballylough Cross. Residential proposals must include provision for enhanced public access to the areas of significant amenity value.  Watercourses, woodland and riparian habitats on site should be retained and protected.	12.4
0-03	Lands to remain in open space, sports and recreation use.	
0-04	This site makes a significant contribution to the setting of the	48.9

Objective No.	Specific Objective: Open Space, Sports and Recreation	Approx Area (Ha)
	hospital at Kilvealaton East.  Parts of the site are at risk of flooding and are unsuitable for development . Development proposals will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.  Part of the site is within a Special Area of Conservation and is unsuitable for development. Any proposals for any open space related development on the remainder of the land which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of this site will not be adversely affected.	
0-05	Sports and playing pitch provision.	9.3
0-06	Sports and playing pitch provision. Watercourses, woodland and riparian habitats on site shall be retained and protected.	6.2
0-07	Mallow Rugby Football Club. Sports facilities and playing pitch provision.  Watercourses, woodland and riparian habitats on site shall be retained and protected.	9.3
0-08	Open Space/ Sports /Recreation/ Amenity.  Parts of the site are at risk of flooding. Proposals will need to comply with Objectives FD 1-1 to FD 1-6 detailed in	-

Objective No.	<b>Specific Objective: Open Space, Sports and Recreation</b>	Approx Area (Ha)
	<p>Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>Parts of the site are within a Special Area of Conservation and is unsuitable for development . Any proposals for development on the remainder of the land which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of this site will not be adversely affected.</p> <p>Watercourses, woodland and riparian habitats on site shall be retained and protected.</p>	
0-09	<p>Open Space/ Sports /Recreation/ Amenity.</p> <p>These lands form part of the flood plain and are not generally suitable for development.</p> <p>Parts of the site are at risk of flooding. Any development proposals on site will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>Part of the site is adjacent to a Special Area of Conservation. Any proposals for development which would be</p>	

Objective No.	<b>Specific Objective: Open Space, Sports and Recreation</b>	Approx Area (Ha)
	likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of this site will not be adversely affected.	
0-10	<p>Open Space/ Sports /Recreation/ Amenity.</p> <p>These lands form part of the flood plain and are not generally suitable for development.</p> <p>Parts of the site are at risk of flooding. Proposals will need to comply with Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>Parts of the site are within a Special Area of Conservation. Any proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of this site will not be adversely affected.</p>	
0-11	<p>Open Space/ Sports /Recreation/ Amenity.</p> <p>These lands form part of the flood plain and are not generally suitable for development.</p> <p>Parts of the site are at risk of flooding. Proposals will need to comply with</p>	

Objective No.	<b>Specific Objective: Open Space, Sports and Recreation</b>	Approx Area (Ha)
	<p>Objectives FD 1-1 to FD 1-6 detailed in Section 1 of the Plan, as appropriate and with the provisions of the Ministerial Guidelines – “The Planning System and Flood Risk Management”. In particular a site specific flood risk assessment will be required as described in objectives FD 1-4, 1-5 and 1-6.</p> <p>Parts of the site are within a Special Area of Conservation. Any proposals for development which would be likely to have a significant effect on nature conservation sites and/or habitats or species of high conservation value will only be approved if it can be demonstrated by means of an Appropriate Assessment or other ecological assessment that the integrity of this site will not be adversely affected.</p>	

**Utilities**

2.8.41 This section sets out the main utility zoning objectives for Mallow. New and upgraded roads infrastructure will be required to cater for the planned growth of the town and should be designed to minimise or avoid impacts on the landscape, biodiversity and heritage resource of the town.

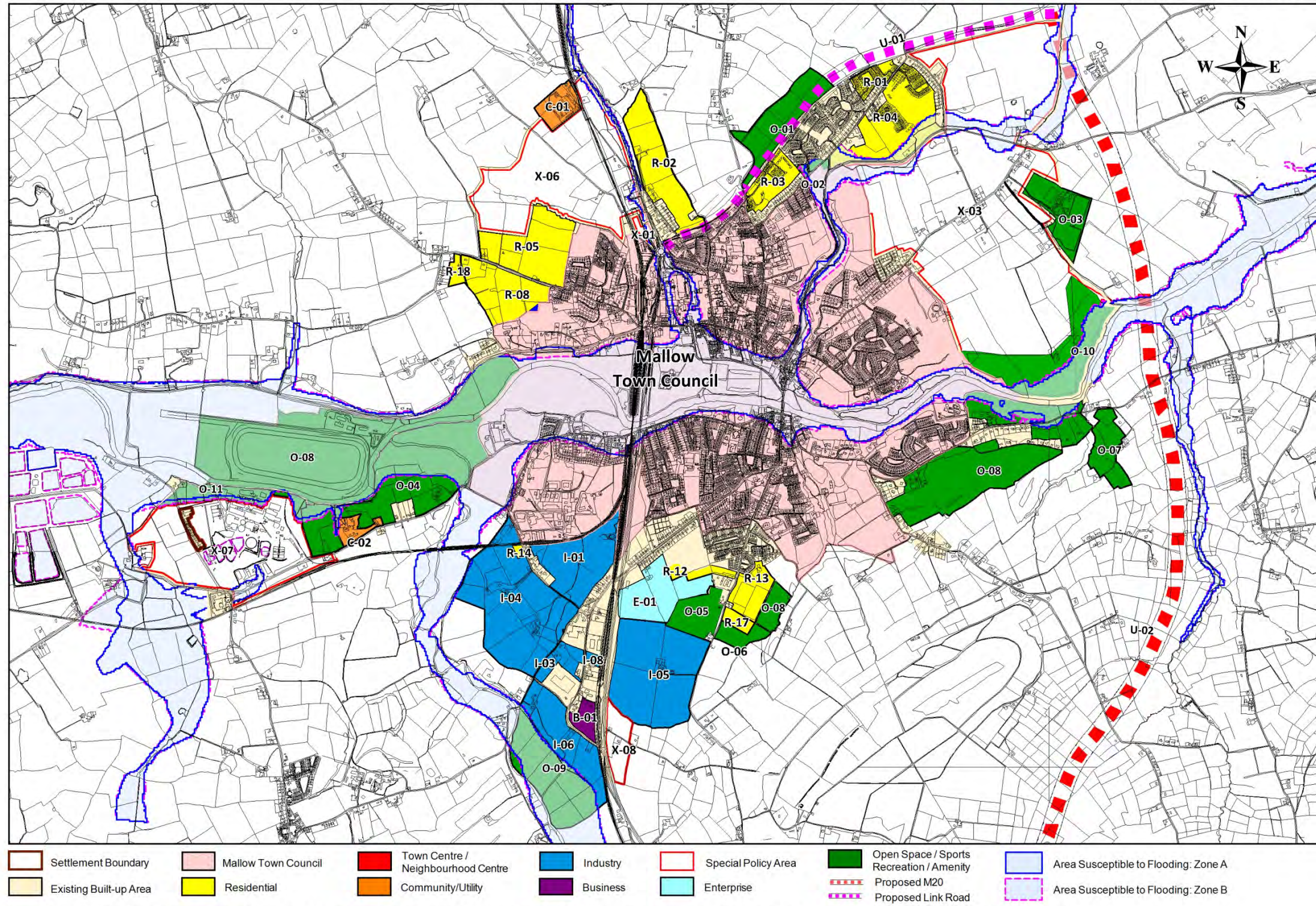
Objective No.	<b>Specific Objective: Utilities</b>	Approx Area (Ha)
U-01	Protect the Corridor for the Mallow Northern Relief Road – N72 from inappropriate development.	N/A
U-02	Protect the M20 Route Corridor from inappropriate development.	N/A

Cork County Council  
Local Area Plans

Mallow Electoral Area Local Area Plan

December 2014

MALLOW ENVIRONS



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Figure 2-1 Mallow Environs Zoning Map December 2014





## **Appendix A:**

### **Extract from the Mallow Electoral Area LAP 2011:**

#### **Section 1.8 Flood Risk.**







*This appendix comprises an extract from Section 1 of the Mallow Electoral Area Local Area Plan 2011 comprising the section of the plan detailing the approach to flood risk assessment and the objectives in relation to flood risk assessment. This extract is for information purposes only.*

**Extract:**

1.8 Flood Risks

**Overall Approach**

- 1.8.1 The County Council, in preparing its strategy for the management of flood risks set out in the following paragraphs, has had regard to its obligations under section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister for the Environment, Heritage and Local Government and the Minister of State at the Department of Finance with special responsibility for the OPW in November 2009.
- 1.8.2 Volume 2 of this plan includes the Strategic Flood Risk Assessment that explains in detail the overall approach to flood risk management that has been followed. It is important to read this document in conjunction with Volume 1 of the plan. The County Council has also conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in the preparation of its strategy.
- 1.8.3 The assessment and management of flood risks in relation to planned future development is an important element of this local area plan. The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas flooding can periodically occur following unusual weather or tidal events.
- 1.8.4 To comply with the EU Floods Directive introduced on 26<sup>th</sup> November 2007, and in line with the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning & Development

Acts an assessment of flood risks has been formally taken into account in the preparation of this plan.

- 1.8.5 In this plan the approach is to:
- Avoid development in areas at risk of flooding; and
  - Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
- 1.8.6 The overall objectives are addressed in the following paragraphs of this section. With regard to specific settlements, the relevant sections of the plan include objectives, some of which relate to specific land parcels, giving effect to this overall approach.
- 1.8.7 In order to provide information about possible flood risks to the public generally and to those contemplating development, the County Council, in close association with the OPW, has compiled a series of indicative maps showing areas that could be at risk from flooding. The intention is to make these maps available to the public for the whole of the County but, to facilitate the preparation of the local area plans, the areas close to recognised settlements have been prioritised, and flood risk information here is made available for the first time through the publication of this plan. The Information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:
- ‘Floodmaps.ie’ – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. ‘Flood point’ information is available on this site and has been noted.
  - ‘Flood Hazard Mapping’ for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.
- 1.8.8 In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single ‘Indicative Flood Extent Map’ for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area.

When this work is complete for the whole county, including rural areas outside settlements, it is intended to make this available for public inspection.

- 1.8.9 The Indicative Flood Extent Map shown on the zoning maps in this plan provides information on two main areas of flood risk:
- **Zone A – High probability** of flooding. Most areas of the County that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only considered in exceptional circumstances, such as in major urban or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.
  - **Zone B - Moderate probability** of flooding. In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.
  - **Elsewhere** – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.
- 1.8.10 Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that

some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.

**Flood Risks and ‘Zoning’**

- 1.8.11 In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have not been included as zoned land unless the proposed use or development satisfied the ‘Justification Test for Development Plans’ set out on page 37 of the Ministerial Guidelines.
- 1.8.12 With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.
- 1.8.13 However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the ‘Indicative Flood Extent Maps’, in this plan the zoning has generally been retained (either as a ‘zoning’ or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.
- 1.8.14 In line with the approach set out in the Ministerial Guidelines, areas ‘zoned’ for town-centre development comprise the main category of future development ‘zoning’ that often satisfy the requirements of the ‘Justification Test for development plans’

and in many cases these zonings have been retained notwithstanding the indication of significant risks of future flooding. Development proposals in these ‘town-centre zonings’ will need to follow the procedures indicated in paragraph 1.8.19 at the planning application stage with a view to developing appropriate flood-mitigation measures at the project stage.

**Applications for Planning Permission in Areas at Risk of Flooding**

- 1.8.15 In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the ‘Indicative Flood Extent Maps’ shown in the plan.
- 1.8.16 In these areas, all applications for planning permission falling within flood zones ‘A’ or ‘B’ will need to comply with Chapter 5 of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.
- 1.8.17 In order to reflect the possibility that the ‘Indicative Flood Extent Maps’ in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.
- 1.8.18 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.
- 1.8.19 Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial

study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.

The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
  - further study;
  - revision of proposals to avoid area shown at risk of flooding; or
  - continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

1.8.20 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject

to other relevant proper planning considerations, permission may be granted for the development.

1.8.21 Where the site does not benefit from a specific zoning objective in this plan and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
  - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
  - Comprises significant previously developed and/or under-utilised lands;
  - Is within or adjoining the core of an established or designated urban settlement;
  - Will be essential in achieving compact and sustainable urban growth; and
  - There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Flood Risks – Overall Approach	
FD 1-1	<p>It is an objective of this plan to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <ul style="list-style-type: none"> <li>• Avoid development in areas at risk of flooding; and</li> <li>• Where development in floodplains cannot</li> </ul>

Flood Risks – Overall Approach	
	be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
FD 1-2	In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.
FD 1-3	In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

Development in Flood Risk Areas	
FD 1-4	It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.
FD 1-5	Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

Development in Flood Risk Areas	
FD 1-6	<p>Where the site specific flood risk assessment required under FD 1-4 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</p> <ul style="list-style-type: none"> <li>• The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).</li> <li>• The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:           <ul style="list-style-type: none"> <li>○ Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;</li> <li>○ Comprises significant previously developed and/or under-utilised lands;</li> <li>○ Is within or adjoining the core of an established or designated urban settlement;</li> <li>○ Will be essential in achieving compact and sustainable urban growth; and</li> </ul> </li> </ul> <p>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>

*End of extract.*







Cork County Council  
Planning Policy Unit

