

Adopted Amendment to the

**Bandon Electoral Area
Local Area Plan 2005**

Amendment 1:
'New Residential Zonings in Bandon'

**Adopted by the Members of Cork County Council at their meeting
on 25th June 2007**

Adopted Amendment to the Bandon Electoral Area Local Area Plan 2005

Amendment 1: 'New Residential Zonings in Bandon'

The adopted amendment relates to two sites in Bandon town, one to the north at Knockbrogan and one to the south of the town at Knockanreagh. In the Local Area Plan the site at Knockbrogan was located outside of the development boundary of the settlement and within the green belt of the town and comprises approximately 17.8 hectares. The site at Knockanreagh to the south of the town, measuring approximately 6.2 hectares, was within the development boundary and was zoned as open space. In order to augment the range and choice of land available, it was necessary to amend the Local Area Plan so as to zone both sites for residential development. This amendment was adopted by the Members of Cork County Council at their meeting on the 25th June 2007.

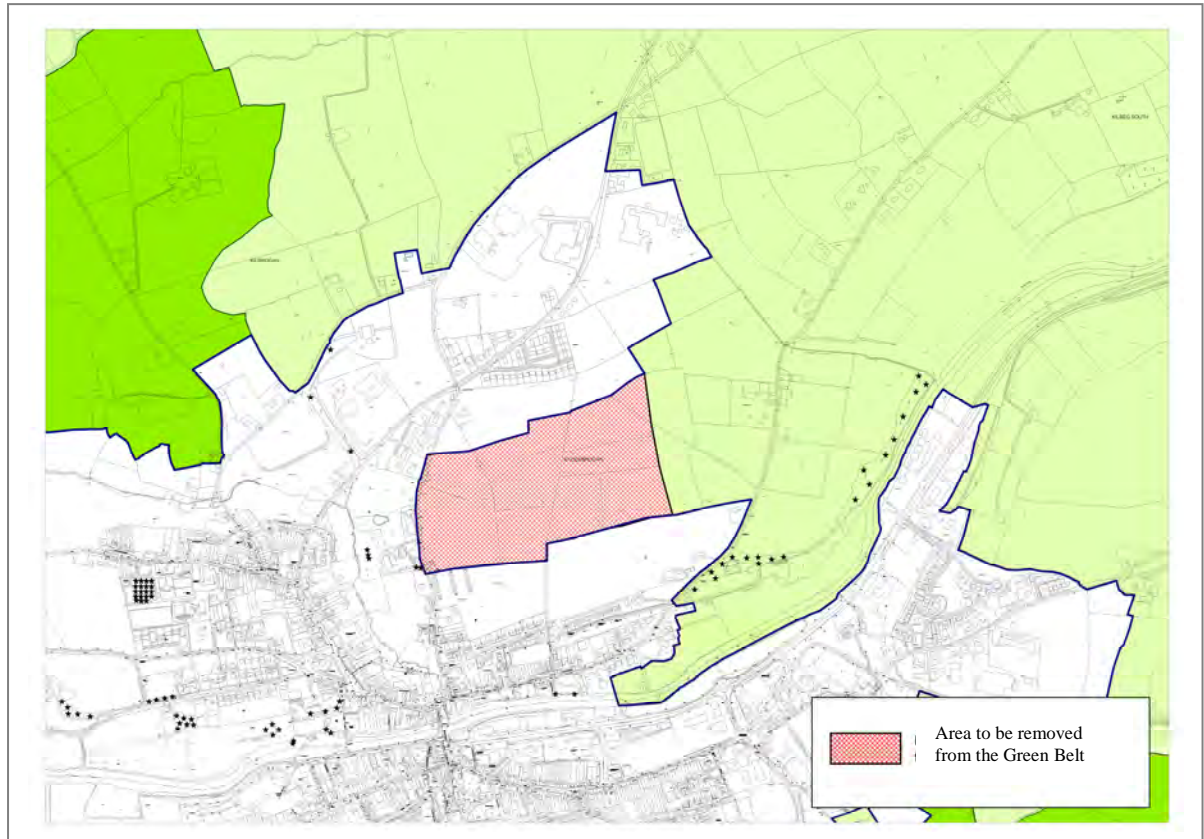
The adopted amendment incorporates the following changes into the Bandon Electoral Area Local Area Plan 2005:

- ***The inclusion of a new site for residential development, R-18 at Knockbrogan and consequently the exclusion of the site from the Bandon Green Belt Map.***
- ***The amendment of the site O-09 in the Zoning Map for Bandon from Open Space to a new residential zoning, R-19.***
- ***The inclusion of two new zoning objectives, R-18 and R-19.***

This document sets out the adopted amendment in full and should be read in conjunction with the Bandon Electoral Area Local Area Plan 2005.

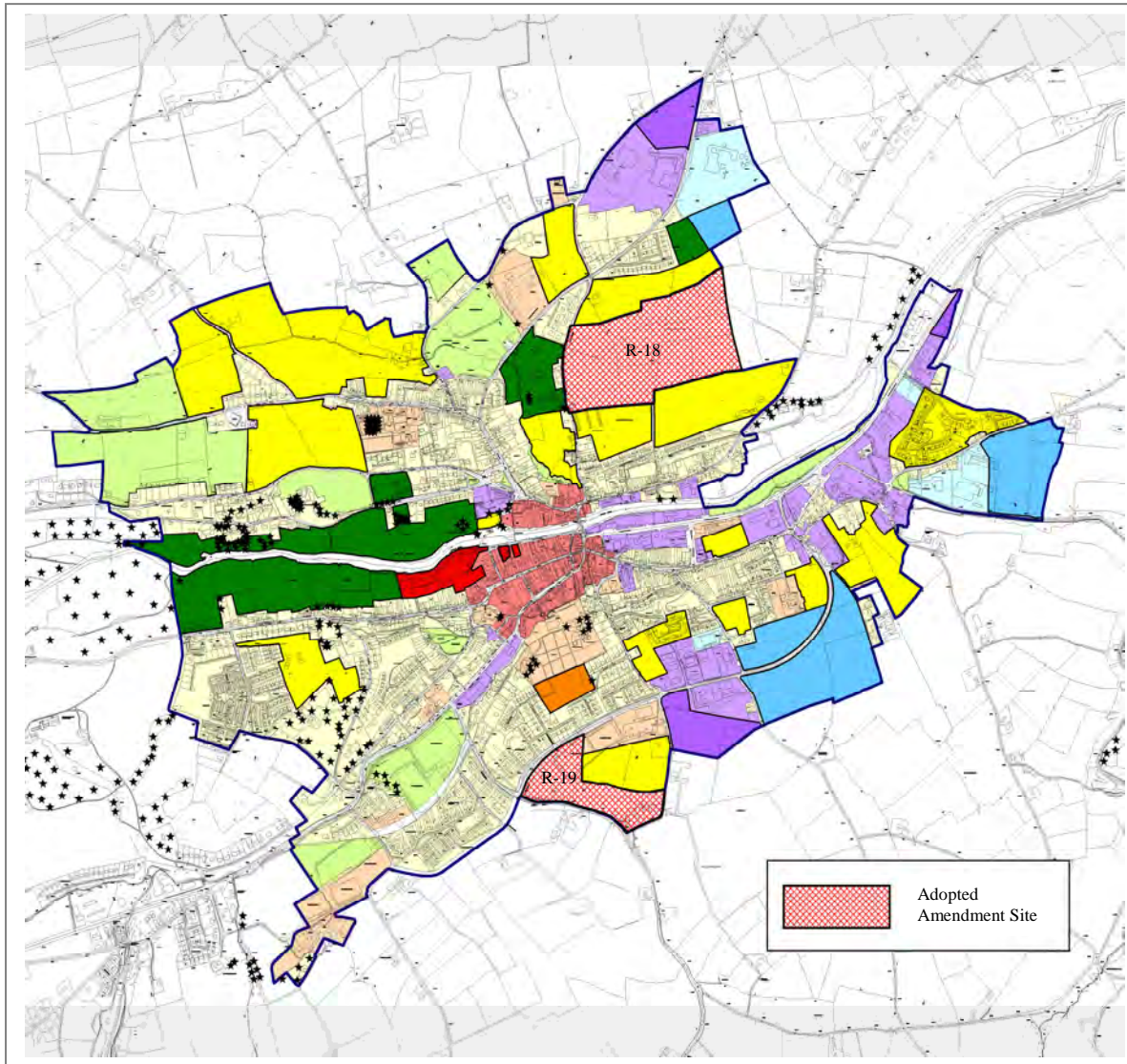
1.1 ADOPTED CHANGE TO SECTION 2 OF THE BANDON ELECTORAL AREA LOCAL AREA PLAN

1.1.1. It was agreed to amend the Bandon Green Belt map so as to delete the site of the proposed new residential zoning at Knockbrogan from the green belt.



1.2 ADOPTED CHANGES TO SECTION 8 OF THE BANDON ELECTORAL AREA LOCAL AREA PLAN

1.2.1. It was agreed to include a new residential zoning, R-18 to the north of Bandon at Knockbrogan. It was also agreed to change the O-09 open space zoning to a new residential zoning, R-19 and to amend the zoning map for Bandon accordingly;



1.2.2. It was agreed to amend the existing text for the settlement of Bandon by including the following specific zoning objectives:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-18	Low density residential development, subject to a landscape based scheme with detailed provision for retaining existing trees and hedgerows and to include substantial screen planting to reflect the elevated location of the site.	17.8

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
R-19	Low density residential development.	6.2

1.2.3. It was also agreed to delete the specific zoning objective O-09:

<i>Objective No.</i>	<u>Specific Objective</u>	<i>Approx Area (Ha)</i>
O-09	Passive open space that will remain predominantly open and rural in character. There is limited capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to one-off housing in the countryside.	6.2