

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

February 2006

Amendment to the Carrigaline Electoral Area Local Area Plan 2005

Curraheen

The preparation of the Curraheen Action Area Plan resulted from the Special Zoning Objective X-01: Cork City South Environs as specified in the Cork County Development Plan 2003 (as varied) and as now contained in the Carrigaline Electoral Area Local Area Plan 2005, Section 8.

In conformity with the specific zoning objective, X-01 for Cork City – South Environs in the Cork County Development Plan 2003 (as varied), Cork County Council prepared an Action Area Plan for Curraheen in February 2004, which identifies the potential for a range of additional uses at the western edge of the City that would be associated with the specific sports, educational, research and campus accommodation needs of both the CIT and UCC. The Curraheen Action Area Plan provides a long-term framework for the area that lies between the Curragheen River, the Twopot River and the Ballincollig Bypass. The Curraheen Action Area Plan was adopted by the Development Committee of Cork County Council on 19th March 2004.

These lands comprise 46.3 hectares and lie immediately to the west of the Cork City boundary at Bishopstown and are bounded to the north, south and west by the Metropolitan Green Belt. The lands are comprised of a number of different land uses and landowners including Curraheen Park and the lands owned by Bord na gCon, the former Cork City soccer ground in the ownership of the Football Association of Ireland, lands in the ownership of University College Cork which are currently used for sports pitches and an area of farmland to the northern end.

The Action Area Plan that has been prepared proposes a number of uses for the area including the provision of an access road serving the Cork Institute of Technology, open space and recreation uses, purpose built student accommodation, the retention of the Greyhound Stadium and provision of a Research Science Campus.

This Amendment will incorporate the proposals of the Action Area Plan into the Carrigaline Electoral Area Local Area Plan.

- ***Delete paragraph 3.3.9 of the Carrigaline Electoral Area Local Area Plan and to replace it with a new paragraph 3.3.9.***
- ***Delete the text of the specific zoning objective X-01 and to replace this text with a detailed specific objective, which carries forward the principle elements of the Action Area Plan, to ensure an integrated and coordinated approach to the development of these lands.***
- ***An indicative development framework, as outlined in the Action Area Plan, is also included as part of the Amendment.***
- ***Only the recommendations and map of the Action Area Plan are included in this Amendment.***

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

1.1 CHANGES TO SECTION 8 OF THE CARRIGALINE LOCAL AREA PLAN

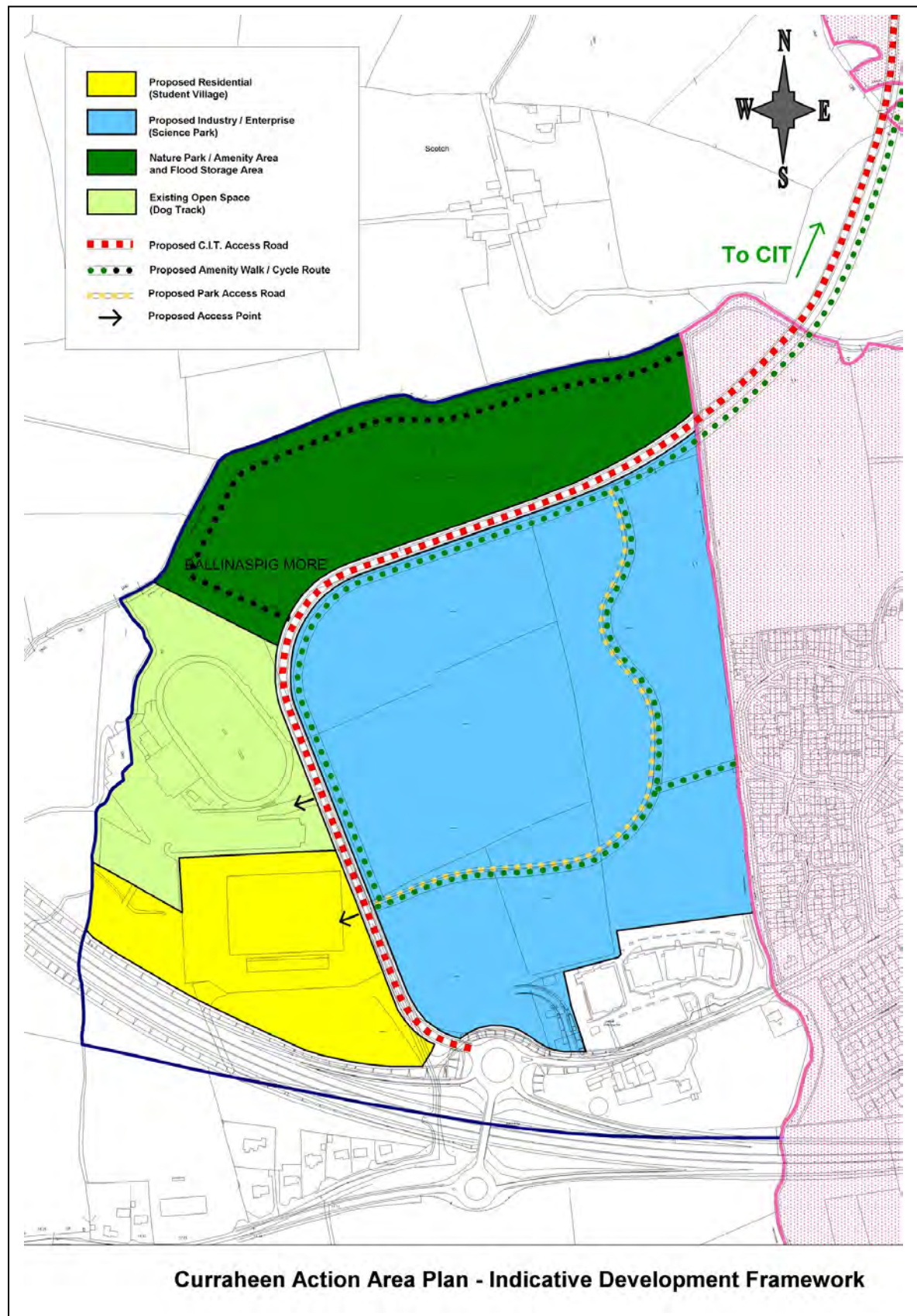
1.1.1. Delete paragraph 3.3.9:

~~This special zoning objective has been included in order to provide for the proper development of this important area at the western edge of the city. The completion of the Ballincollig by pass and the possible provision of an access road serving the Cork Institute of Technology create the opportunity to prepare an Action Area Plan to identify the potential for a range of additional uses associated with both the CIT and UCC.~~

1.1.2. And replace it with the following amended paragraph

The special zoning objective X-01 has been included to provide for the integrated development of an important area of land at the western edge of the city. These lands provide an important opportunity to provide for a central spine road that would provide vehicular and separate pedestrian and cycle access to the CIT, allow for the development of a student village, retain the greyhound stadium as a landmark feature together with its associated car parks, provide for additional open space including an extension to existing parklands and also allow for the development of a research/science park. A detailed action area plan has been prepared for the site that sets out details of the development that is envisaged. The principle recommendations of the Curraheen Action Area Plan and an indicative development framework have been included in this Plan.

1.1.3. Include the following indicative development framework for Curraheen



1.1.4. Delete the text of the specific objective X-01

| <i>Objective No.</i> | <u>Specific Objective</u> | <i>Approx Area (Ha)</i> |
|----------------------|--|-------------------------|
| X-01 | Primarily active open space, sports and recreation uses with possible provision of an access road serving the Cork Institute of Technology. Subject to a detailed Action Area Plan, the area (such as brown field portions) has potential for a range of additional uses associated with the specific sports, educational, research and campus accommodation needs of both CIT and UCC. | 46.3 |

1.1.5. And replace it with new text as follows:

| <i>Objective No.</i> | <u>Specific Objective</u> | <i>Approx Area (Ha)</i> |
|----------------------|---|-------------------------|
| X-01 | <p>These lands are recognised as an opportunity site at the western edge of the City which should accommodate uses including open space and parkland, a new access road to the CIT, separate pedestrian and cycle routes in a landscaped setting, a student village, a research/science park, a new nature and leisure trail which would include additional flood storage accommodation together with the retention of the greyhound track and its associated car parks. Any proposals for development will be carried out in accordance with the Action Area Plan, approved by the Council's Development Committee on 19th March 2005. The development of these lands will have to be carried out in a comprehensive manner and will make provision for the following:</p> <ul style="list-style-type: none"> • A central spine road, which would also provide a western access to the CIT. • Pedestrian and cycle access through the science park and over the Twopot River via a new bridge. • Retention of the greyhound stadium and all existing surfaced car parking areas, to allow for future expansion of the greyhound stadium and any other related leisure uses (totalling 7 ha). | 46.3 |

| <i>Objective No.</i> | <u>Specific Objective</u> | <i>Approx Area (Ha)</i> |
|----------------------|--|-------------------------|
| | <ul style="list-style-type: none"> • Development of the southwestern corner as a student village providing student accommodation and ancillary facilities. (The development of student accommodation may be considered separately, and not as part of a comprehensive approach to all of the lands within this X-01 objective). • A nature park and leisure trail in much of the land in the northern portion that is liable to flooding (totalling over 8 ha in area), with no permanent building development on these lands to the north of the CIT access road. Possible engineering of these northern lands to provide additional flood storage accommodation should be considered subject to the completion of a detailed drainage study of the overall proposed Action Area Plan development. • Development of a research/science park in a single, high quality landscaped campus style layout, including the potential to create a lake as a central feature. The area of the research/science park totals approximately 23 ha including an area of attenuation pond of approximately 4 ha. <p>- No development of the science park is allowed until satisfactory alternative sports pitches and related facilities are provided locally.</p> <p>- Development of the research/science park shall be conditional on the establishment of the institutional arrangements for the management of the facility.</p> <p>- Development of the research/science park shall also be conditional on a detailed drainage assessment and drainage management arrangements for the development, to the satisfaction of the Planning Authority.</p> <p>- Two access points should be provided for the research/ science park, one at the western end and one at the northern end closest to the CIT.</p> | |