

**Adopted Amendment to the
Carrigwohill Special
Local Area Plan**

***Amendment 1:
'Strategic Economic Development Opportunity at Ballyadam'***

**Adopted by the members of Cork County Council at their meeting
on the 24th April 2006**

Adopted Amendment to the Carrigtwohill Special Local Area Plan 2005

Amendment 1: 'Strategic Economic Development Opportunity at Ballyadam'

The land the subject of this adopted amendment comprises 56.2 hectares and lies immediately to the east of the settlement boundary of Carrigtwohill.

Although these lands were not included in the zoning map for the settlement of Carrigtwohill in the 1996 County Development Plan¹ most of the site was identified as a freestanding site suitable for major industrial development.

In response to renewed interest from the international investment market, through IDA Ireland, it was proposed to formalise this previous designation through this amendment and the complementary variation to the 2003 CDP. The adopted amendment is in 3 main parts;

- *The amendment of the existing text and the addition of a new section 7.7 Ballyadam to the Carrigtwohill Special Local Area Plan 2005*
- *The inclusion of this site on the 'Zoning Map' for the settlement of Carrigtwohill and the consequent amendment of the development boundary*
- *The addition of a new industrial zoning objective to Section 9 'Land use Proposals' for a Large-Scale Stand Alone Industry*

This document can also be read in conjunction with the Complementary Variation (Variation 4) to the 2003 County Development Plan and the Environmental Report prepared in relation to this proposed amendment.

¹ South Cork Volume, 1996 Cork County Development Plan pp.132

Adopted changes to Section 7 of the Carrigtwohill Special Local Area Plan 2005

1.1.1. It was agreed to add the following new section 7.7 Ballyadam to Section 7 Employment and Economic Activity.

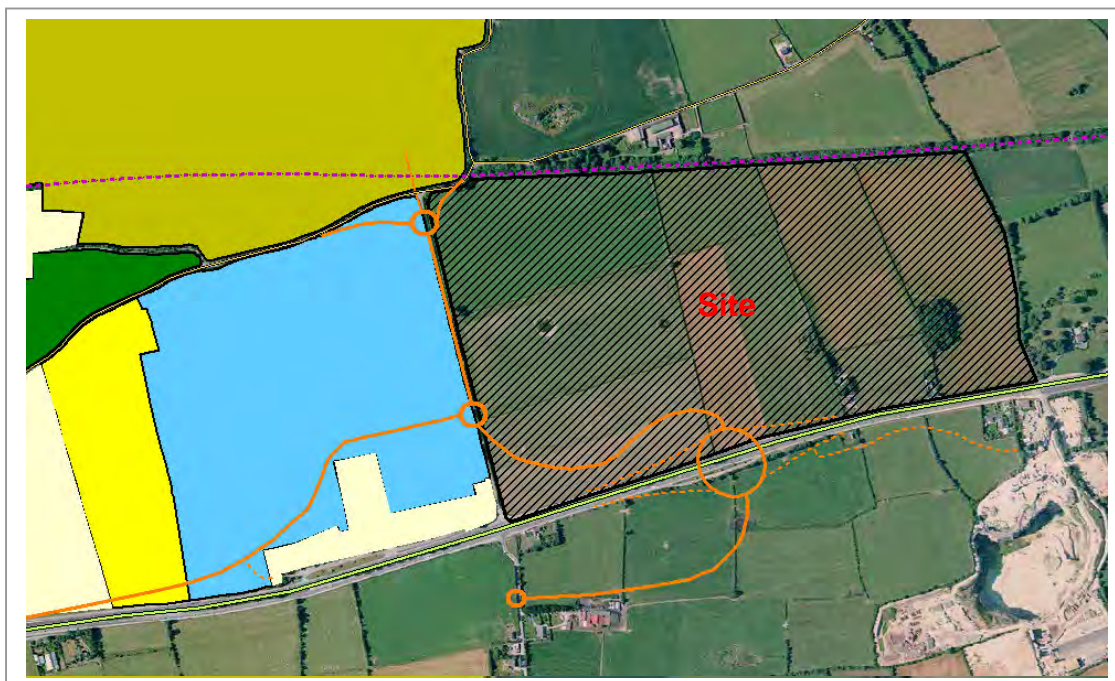
7.7 BALLYADAM

1.1.2. In the 1996 County Development Plan most of this land although not included in the zoning map for Carrigtwohill, was nevertheless identified as part of a free standing site for 'agriculture with an option for single major industry'.

1.1.3. It is one of very few sites in Metropolitan Cork where a large area suitable for standalone, larger scale industry exists close to a supply of good quality housing, and where major roads and railway infrastructure are present or are in the process of being developed. The mix of these elements creates the opportunity for employment in a highly sustainable location.

1.1.4. This large industrial site is located to the east of the Hedgy Boreen and it is bounded by the railway line to the north and the main N25 dual carrageway to the south. The site is generally level rising to a more elevated area to the south of the railway line to the eastern end of the site. It is considered to be a strategic industrial site within Metropolitan Cork reserved for large scale stand alone industry of regional or national economic importance and it is the Council's objective to reserve it in the longer term until such an opportunity arises.

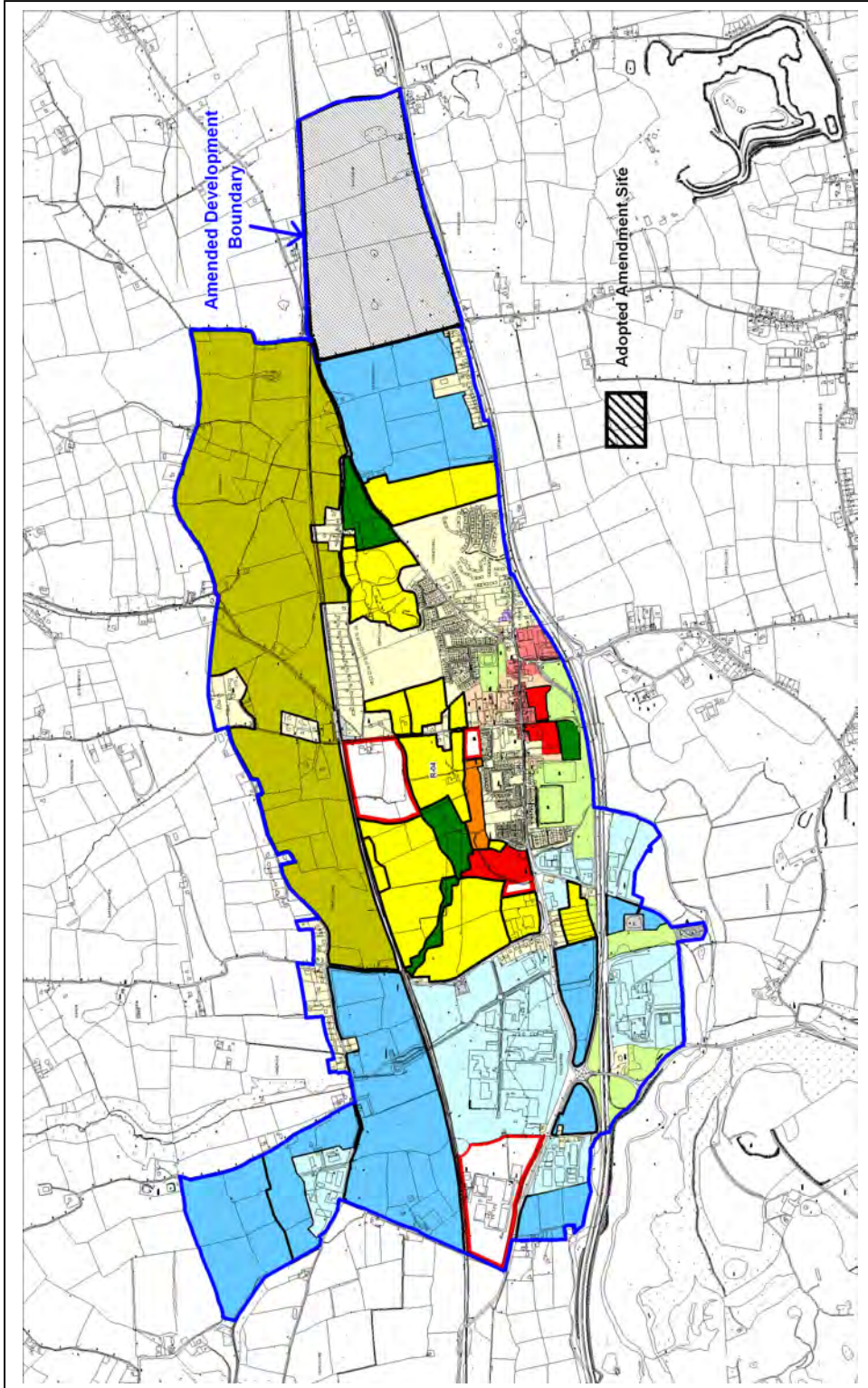
1.1.5. Much of the roads infrastructure required to develop this site would be required in any event, however this development creates an opportunity to bring forward the construction of a new grade separated junction with the N25 National Primary Route and also local road connections with the main street and the station site in Carrigtwohill.



Outline of the site showing roads infrastructure (indicative)

**ADOPTED CHANGES TO THE CARRIGTWOHILL SPECIAL LOCAL AREA PLAN
'ZONING MAP'**

1.9.1. It was agreed to include the following site within the Zoning Map for Carrigtwohill and amend the development boundary accordingly;



ADOPTED CHANGES TO SECTION 9 OF THE CARRIGTWOHILL SPECIAL LOCAL AREA PLAN

1.9.2. It was agreed to amend the existing text and include the following objective to Section 9.5 Industry and Enterprise;

Objective No.	<u>Amendment to Carrigtwohill Special Local Area Plan – New Industrial Site at Ballyadam</u>
I-09	<p>It is an objective of this plan to reserve this strategic site for large stand-alone high quality industrial development.</p> <p>This site will be reserved and protected in the longer term for an industrial development of regional or national economic importance.</p> <p>The following criteria will need to be addressed in the development of the site:</p> <ul style="list-style-type: none"> • <i>Road improvements required to the National Primary network including the new grade separated interchange with the N25;</i> • <i>Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth;</i> • <i>The need to set aside land for a passenger station to serve the proposed development in the medium or longer term subject to consultation and agreed location with Iarnród Éireann;</i> • <i>A landscaping and tree-planting scheme will be carried out to enhance the setting of the development; and</i> • <i>A detailed Traffic Impact Assessment (TIA) will also be required.</i>