

Adopted Amendment to the

**Fermoy Electoral Area
Local Area Plan 2005**

Amendment 1:
'New Residential Zonings in
Fermoy Environs and Mitchelstown'

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

Adopted Amendment to the Fermoy Electoral Area Local Area Plan 2005

Amendment 1:

'New Residential Zonings in Fermoy Environs and Mitchelstown'

The adopted amendment relates to two sites in Fermoy Environs and two sites in Mitchelstown.

In Fermoy Environs, one site is located to the north of the town at Ballynamona/ Lisnasallagh and comprises approximately 22.6 hectares, while the second site is to the southwest of the town at Duntahane and is approximately 6.4 hectares in size. Both sites were located outside of the development boundary of the town, within the Green Belt of Fermoy, as established in the Fermoy Electoral Area Local Area Plan 2005 and so their zoning for residential use required an amendment to the plan. It was agreed that both sites be zoned for residential development to augment the range and choice of sites available.

In Mitchelstown, both sites were already within the development boundary of the town but they were zoned for other uses. The first site is to the north-east of the town and was zoned for industrial development, with a specific objective 'I-03 – Industrial estate development for small and medium light industrial units'. The site is approximately 5.8 hectares in size. The second site is to the east of the town and was zoned for open space but not precluding small scale residential development. This is a larger site measuring approximately 20.4 hectares. It was agreed that the zoning of both sites be changed to residential development.

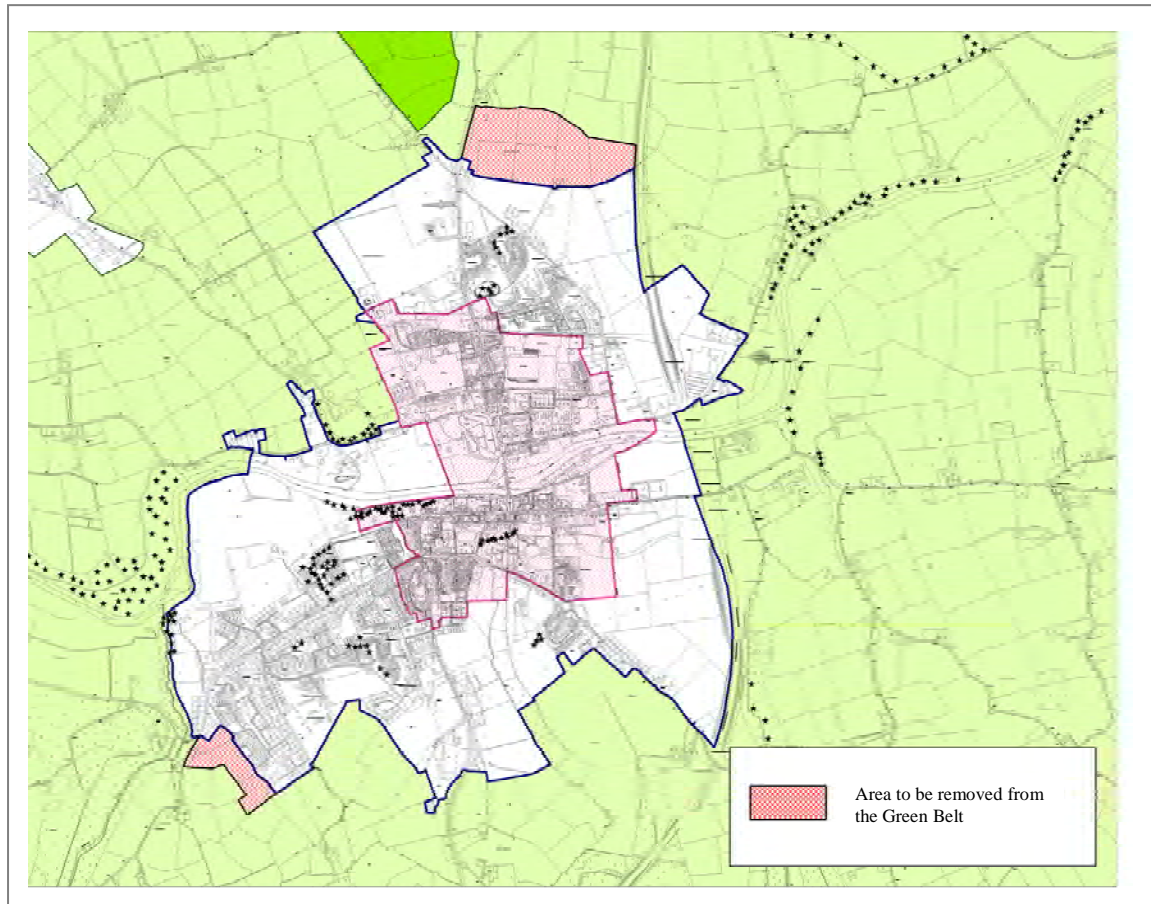
The adopted amendment incorporates the following changes into the Fermoy Electoral Area Local Area Plan 2005:

- **The extension of the development boundary for Fermoy Environs to include new sites for residential development at Ballynamona/ Lisnasallagh to the north of the town and Duntahane to the southwest of the town and consequently the exclusion of these sites from the Fermoy Environs Green Belt Map.**
- **Inclusion of two new residential zoning objectives for these sites, R-12 for the site at Ballynamona/ Lisnasallagh and R-13 for the site at Duntahane.**
- **The amendment of the site I-03 in the Zoning Map for Mitchelstown from an industrial use to a new residential zoning.**
- **The amendment of the site O-04 in the Zoning Map for Mitchelstown from Open Space to a new residential zoning.**
- **As a consequence, the deletion of the specific zoning objectives I-03 and O-04 and the inclusion of two new zoning objectives R-11 and R-12.**

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

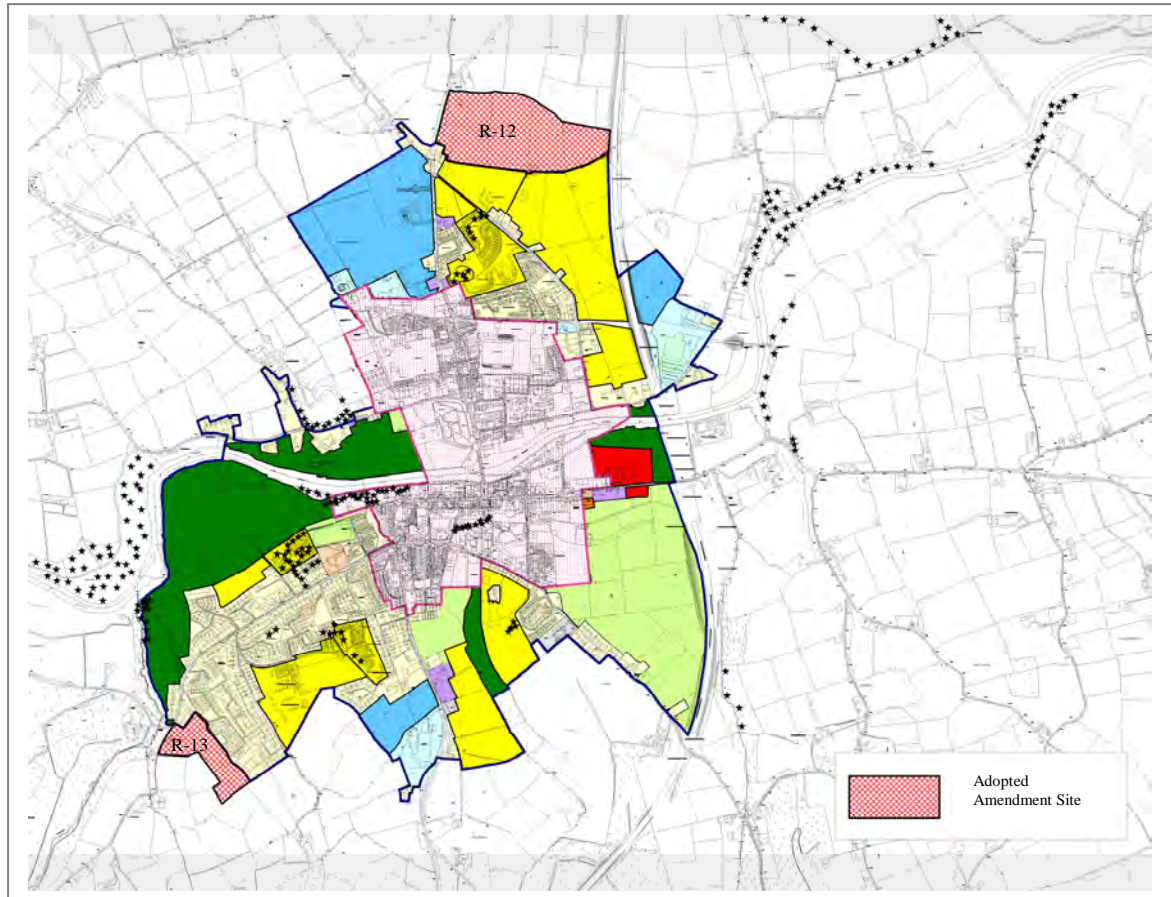
1.1 ADOPTED CHANGES TO SECTION 2 OF THE FERMOY ELECTORAL AREA LOCAL AREA PLAN

1.1.1. It was agreed to amend the Fermoy Environs Green Belt map so as to delete the sites of the proposed new residential zonings at Ballynamona/ Lisnasallagh and Duntahane from the green belt.



1.2 ADOPTED CHANGES TO SECTION 8 OF THE FERMOY ELECTORAL AREA LOCAL AREA PLAN: FERMOY ENVIRONS

1.2.1. It was agreed to include two new residential zonings in Fermoy Environs, R-12 to the north at Ballynamona/ Lisnasallagh and R-13 to the southwest at Duntahane and to amend the zoning map for Fermoy Environs accordingly;

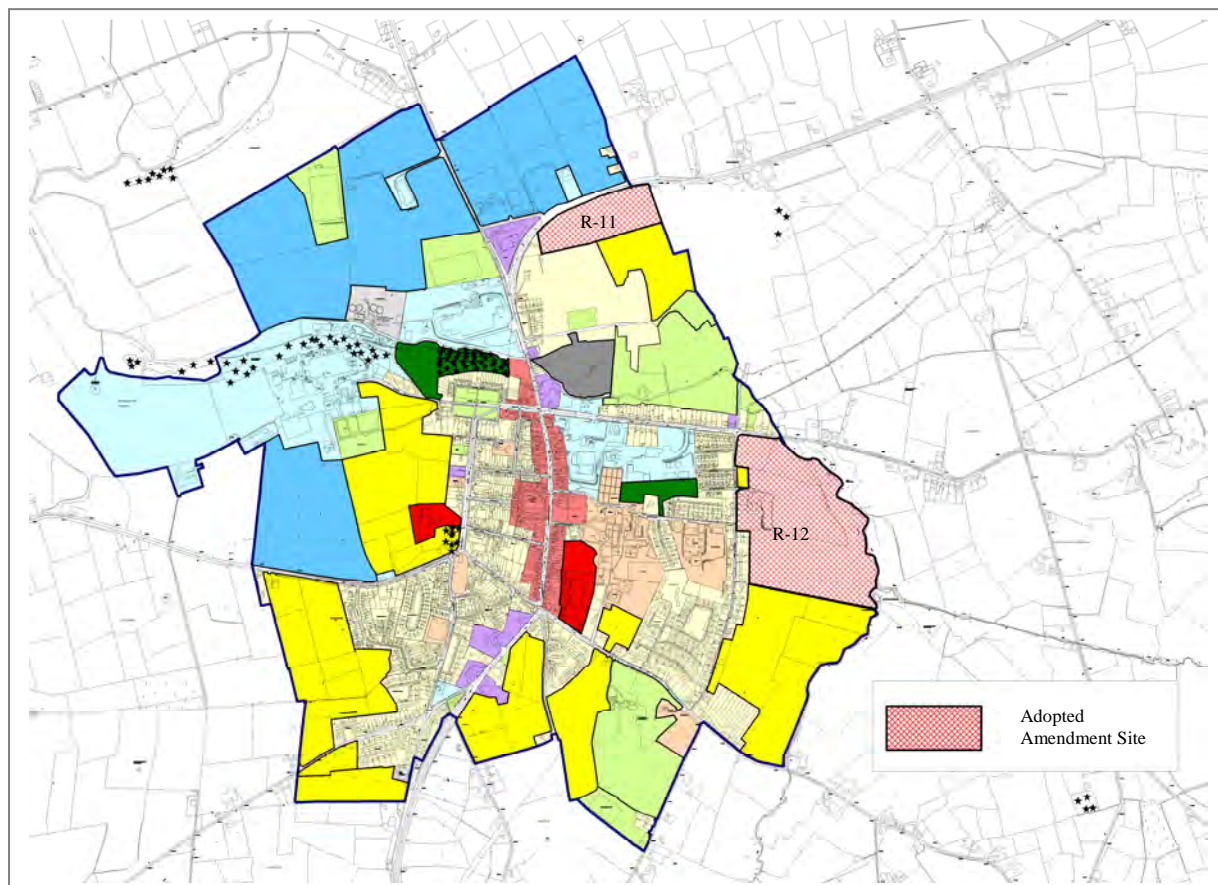


1.2.2. It was agreed to amend the existing text for the Fermoy Environs by including the following specific zoning objectives:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-12	Medium density residential development to include a mix of house types and sizes.	22.6
R-13	Low density residential development, subject to a landscape based scheme with detailed provision for retaining existing trees and hedgerows.	6.4

1.3 ADOPTED CHANGES TO SECTION 8 OF THE FERMOY ELECTORAL AREA LOCAL AREA PLAN: MITCHELSTOWN

1.3.1. It was agreed to change the I-03 industrial zoning and the O-04 open space zoning to new residential zonings, R-11 and R-12 respectively and to amend the zoning map for Mitchelstown accordingly;



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

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
R-11	Medium density residential development.	5.8
R-12	Low density residential development with provision for serviced sites on a portion of the site and an amenity walk by the stream along the eastern boundary.	20.4

1.3.3. It was also agreed to delete the specific zoning objectives I-03 and O-04 in the text of the settlement of Mitchelstown:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
I-03	Industrial estate development for small and medium light industrial units.	5.8

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
O-04	Lands to remain predominantly open and rural in character. This zoning does not preclude small scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan and the Cork County Development Plan 2003 (as varied).	20.4