

Adopted Amendment to the

**Skibbereen Electoral Area  
Local Area Plan 2005**

Amendment 2:  
'New Residential Zonings at Cloheen, Clonakilty'

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



## **Adopted Amendment to the Skibbereen Electoral Area Local Area Plan 2005**

### **Amendment 2:**

#### **'New Residential Zonings at Cloheen, Clonakilty'**

***The two sites the subject of this adopted amendment are located to the southwest of Clonakilty town. These sites were part of the green belt around Clonakilty town, as established in the Skibbereen Electoral Area Local Area Plan 2005. The most westerly of the sites is approximately 17.2 hectares in size while the more easterly site is approximately 23.3 hectares. The inclusion of these sites within the boundary of Clonakilty Environs and their zoning for residential development required an amendment to the Local Area Plan.***

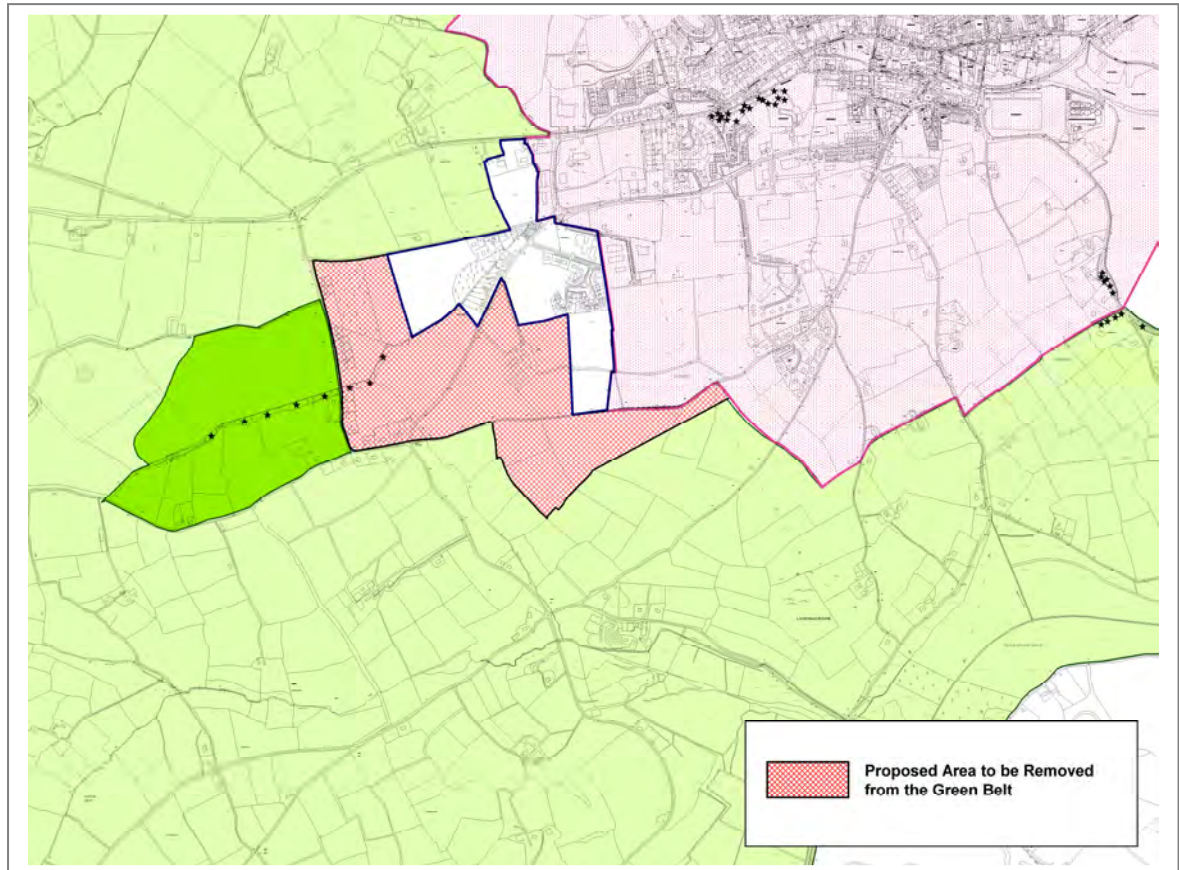
***The adopted amendment incorporates the following changes into the Skibbereen Electoral Area Local Area Plan 2005:***

- ***The extension of the development boundary for Clonakilty Environs to include two new sites for residential development at Cloheen and consequently, the exclusion of these sites from the Clonakilty Green Belt Map.***
- ***The inclusion of two new Residential zoning objectives, R-06 and R-07 for Clonakilty Environs.***
- ***The deletion of the paragraph 1.1.8 and the inclusion of a new paragraph to replace it.***
- ***The inclusion of additional text to paragraph 1.1.9. and the insertion of a new paragraph following paragraph 1.1.9.***

***This document sets out the adopted amendment in full, including the text of the new paragraphs, and should be read in conjunction with the Skibbereen Electoral Area Local Area Plan 2005.***

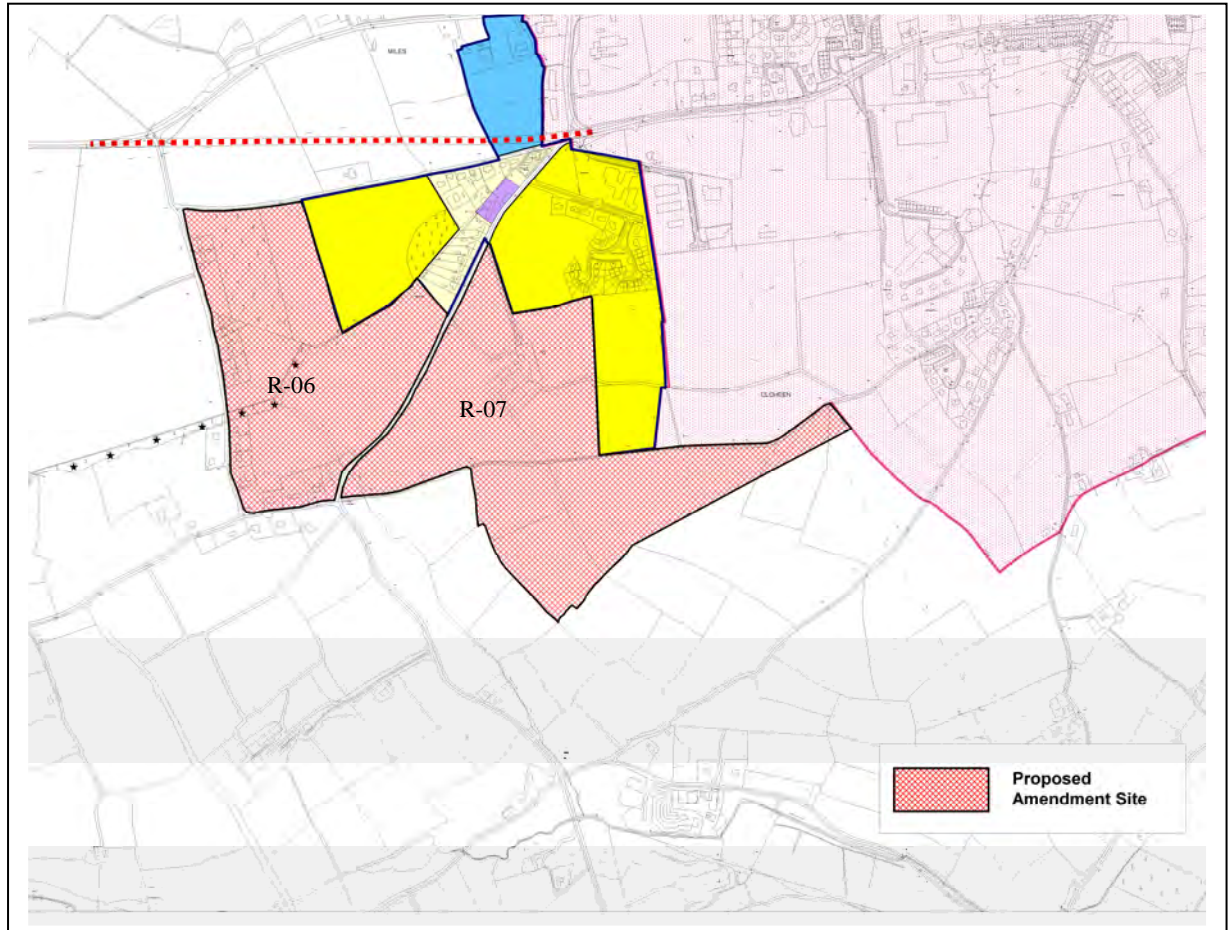
**1.1 ADOPTED CHANGES TO SECTION 2 OF THE SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN**

1.1.1. It was agreed to amend the Clonakilty Green Belt map so as to delete the sites of the new residential zonings at Cloheen from the green belt.



**1.2 PROPOSED CHANGES TO SECTION 8 OF THE SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN**

1.2.1. It was agreed to include two new residential zonings, R-06 and R-07 at Cloheen, Clonakilty Environs and to amend the zoning map for Clonakilty Environs accordingly;



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

Objective No.	<b><u>Specific Objective</u></b>	Approx Area (Ha)
R-06	Medium density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town.	17.2

Objective No.	<b><u>Specific Objective</u></b>	Approx Area (Ha)
R-07	Medium density residential development to include a mix of house types and sizes. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town.	23.3

**1.2.3.** It was also agreed to amend the text for Clonakilty Environs as follows<sup>1</sup>:

Delete existing paragraph 1.1.8. and insert a new paragraph to read: -

“The water supply in Clonakilty is severely overloaded and major shortages have been experienced at times of peak demand. The solution to this problem is augmentation of the supply from Dunmanway and approval was recently received for the appointment of a consulting engineer for the project. Construction is expected to commence in 2008, with works to be completed in the first quarter of 2010.”

Include additional text to paragraph 1.1.9., as follows;

“The Preliminary report for this upgrading is with the Department of the Environment, Heritage and Local Government for approval and a Foreshore Licence from the Department of Communications, Marine and Natural Resources will be required for the outfall. The earliest start date for construction is 2009, with commissioning 18 to 24 months thereafter.”

Include a new paragraph following paragraph 1.1.9., to read;

“Given the shortage of drinking water supply and the lack of additional capacity in the waste water treatment plant and the lengthy timescale within which these deficiencies are expected to be resolved, priority will be given to the development of zoned land closest the town centre. Therefore, it may not be possible to develop the zoned lands more distant from the town centre until the drinking water and waste water infrastructure has been upgraded or a satisfactory alternative can be provided by intending developers.”

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<sup>1</sup> The inclusion of this text was agreed by the Members of the Council at their meeting on 25<sup>th</sup> June 2007 on foot of a recommendation by the County Manager in his Report to Members in May 2007.