

CORK CITY DEVELOPMENT PLAN 2009 – 2015

VARIATION (NO. 1)

Farranferri s Local Area Plan

(Adopted by Council on the 7th December 2009)

Under Section 13 of the
Planning and Development Acts 2000-2006

21st December 2009



Cork City Council
Comhairle Cathrach Chorcaí

Proposed Variation & SEA Screening Report sent to EPA and DoEHLG for consideration	17 th September 2009
Prepared by	Cork City Council Planning Policy Section
Draft Variation published	9 th October 2009
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Variation adopted	7 th December 2009
Variation published	21 st December 2009

VARIATION (NO. 1)

Farranferris Local Area Plan

INTRODUCTION

Cork City Council has prepared a Local Area Plan, under Section 18 of the *Planning & Development Acts 2000 - 2006*, for the Farranferris area of the City. The plan area is located in the North West sector of the city and is bounded by Fairhill to the west, Fairfield Avenue to the east and Great William O' Brien Street and Commons Road to the south.

Included in the Farranferris Local Area Plan are a number of policy proposals that would constitute material amendments to the *Cork City Development Plan 2009 – 2015* if adopted. In order to incorporate the proposed changes to the City Plan 2009 - 2015, a formal Variation pursuant to Part II Section 13 of the Planning and Development Acts 2000 – 2006 was undertaken. This variation was adopted by Council, following the requisite period of public consultation, at the Ordinary General Meeting on the 7th December 2009.

The material amendments to the *City Plan 2009 - 2015* that form the variation are:

Mapping Amendments

MATERIAL AMENDMENT MA 1:

FARRANFERRIS AREA: MAP 6 – NORTH CENTRAL SUBURBS

Amend Map 6: North Central Suburbs Objectives by:

Rezoning an area currently zoned Sports Grounds to Residential, Local Services and Institutions (see attached map for details) on lands associated with Farranferris College.

MATERIAL AMENDMENT MA 2:

FARRANFERRIS AREA: MAP 6 – NORTH CENTRAL SUBURBS

Amend Map 6: North Central Suburbs Objectives by:

Rezoning an area currently zoned Residential, Local Services and Institutions to Landscape Preservation Zone (see attached map for details) on lands associated with Farranferris College.

**MATERIAL AMENDMENT MA 3:
FARRANFERRIS AREA: MAP 6 – NORTH CENTRAL SUBURBS**

Amend Map 6: North Central Suburbs Objectives by:
Amending the Landscape Preservation Zone, NW10 (see attached map for details) associated with Farranferris College to include lands within the curtilage of the college and the gate lodge at the main avenue entrance.

**MATERIAL AMENDMENT MA 4:
FARRANFERRIS AREA: MAP 6 – NORTH CENTRAL SUBURBS**

Amend Map 6: North Central Suburbs Objectives by:
Rezoning an area currently zoned Residential, Local Services and Institutions to Landscape Preservation Zone (see attached map for details) on lands to the front of the North Monastery.

**MATERIAL AMENDMENT MA 5:
FARRANFERRIS AREA: MAP 6 – NORTH CENTRAL SUBURBS**

Amend Map 6: North Central Suburbs Objectives by:
Altering the extent of the Area of High Landscape Value Development Objective on North Monastery lands.

Chapter 10 – Landscape and Natural Heritage Amendments

MATERIAL AMENDMENT MA 6: Chapter 10 – Landscape and Natural Heritage

Insert two new entries in *Table 10.2 (Part 1)* to take account of MA 2 and MA4 above namely NW 10a for MA 2 and NW 10b for MA 4.

Table 10.2(Part 1) Schedule of Objectives applying to Landscape Preservation Zones

Map zone	Ref	Landscape Preservation Zone (general name)	Landscape Assets to be protected (see table 10.1)	Site Specific Objectives
NORTH-WEST				
NW	1	Shanakiel Ridge (1)	G,A,E	<ul style="list-style-type: none"> To provide public open space as part of new neighbourhood park; To allow a small amount of residential development to overlook this public open space (fronting westwards behind the existing houses) minimising the impact on the setting of Our Lady's Hospital; To retain limestone field boundary wall as landscape element and repair / reinstate where necessary; To ensure landscape structure maximises the potential of the stream and other assets.
NW	2	Shanakiel Ridge (2) / Our Lady's Hospital / Saint Anne's Hospital	G,A,C,E	
NW	3	Shanakiel Ridge (3) / Hyde Park / Shanakiel House	C,E,A	
NW	4	Sunday's Well (1) / Old Jail	G	
NW	5	Sunday's Well (2) / Lee Riverside	A,B,C,E,F	
NW	6	Sunday's Well (3) / North Mall Distillery	B,C,D,E, G,I,Q	<ul style="list-style-type: none"> - To create a publicly accessible riverside open space with significant ecological value as part of campus development; - To provide an additional public pedestrian bridge to access the development site at the eastern end of the distillery site from the Lee Maltings site; - To provide an additional public route along through the centre of the site along the Mill Stream.
NW	7	Gurranabraher Ridge (1) / Mount Saint Joseph's	E,G,C,A	
NW	8	Gurranabraher Ridge (1) / Saint Mary's Orthopaedic Hospital	C,A,E,I	<ul style="list-style-type: none"> - To increase tree coverage on the lower slopes of the hospital site and to protect and enhance the existing tree coverage at the boundary of the site; - To explore potential for publicly accessible vantage point.

NW	9	Knocknaheeny Water Tower	G	
NW	10	Farranferris College Ridge	B,D,E,C,A, J,G	<p>To restore and enhance the Historic Landscape;</p> <p>To seek re-use of college building and to allow development within its immediate environs consistent with the Protected Structure and landscape significance of the site;</p> <p>To reinforce landscape structure on site, including new tree planting and retention of watercourse as landscape / ecology feature;</p> <p>To allow development to replace existing structures within Area B in conformity with Local Area Plan objectives;</p> <p>To allow limited development within Area D in conformity with Local Area Plan objectives</p>
NW	10a	Farranferris Ridge (Upper)	A,B,C,D,E	<p>To provide a passive amenity space which benefits from an enhanced landscape structure and significant tree planting;</p> <p>To protect and enhance the watercourse and its setting.</p>
NW	10b	Farranferris Ridge	G,H	To seek the development of a passive public open space to provide for the surrounding residential areas.
NW	11	Commons Road / Lover's Walk Ridge	C,G,F	To connect between Commons Road and Seminary Walk / Lover's Walk ;

New Text Inserted in Red

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