

# City Development Plan 2009 - 2015

Proposed Variation (No.6)

Traveller Halting Site, Ballyvolane

Under Section 13 of the Planning and Development Acts 2000-2010

12<sup>th</sup> October 2011



**Cork City Council**  
**Comhairle Cathrach Chorcaí**



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### Traveller Halting Site, Ballyvolane

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#### Introduction

Cork City Council intends to make a variation to the Cork City Development Plan 2009 - 2015 under Section 13 of the Planning and Development Acts 2000 - 2010.

The proposed variation (no. 6) is a change in land-use zoning of a 1.0ha site zoned '*Light Industry and related uses*', to '*Residential, Local Services and Institutions*' in order to facilitate a 20 no. bay temporary Traveller Halting Site at Ballyvolane Road.

Under the City Council's Traveller Accommodation Programme the target of accommodating 11 no. Traveller families in standard local authority housing was exceeded in 2010 and it is hoped that a number of families from the Spring Lane halting site will be housed under this programme. Current projections indicate that the provision of a 20 no. bay halting site in addition to the existing 10 no. bay site will properly cater for the needs of the residents in the existing site.

#### Background

Under the Housing (Traveller Accommodation) Act 1998, Cork City Council is required to prepare a five year Traveller Accommodation Programme, to secure the implementation of accommodation within the Council's functional area. The Council's intention to provide additional Traveller Accommodation throughout the city is set out in the Traveller Accommodation Programme 2009-2013, adopted January 2010.

A Housing & Community Directorate report (6<sup>th</sup> July 2011) identified a need to relocate 23 no. families currently residing on the periphery of the Spring Lane halting site. In addition to the tenant families located on the 10 no. bays, an unauthorised subsidiary site has grown around the perimeter of the site accommodating 23 no. family units related to the tenant families.

The situation is no longer tenable as the families on the periphery have only very limited toilet facilities and rely on the goodwill of their relatives in the bays for shower facilities. As a result, the sanitation facilities are subject to excessive demands.

The Council has consulted with the families, and the majority have stated a preference for halting site accommodation in the short term, in the immediate neighbourhood, in order to access schools, church, doctor and other support mechanisms.

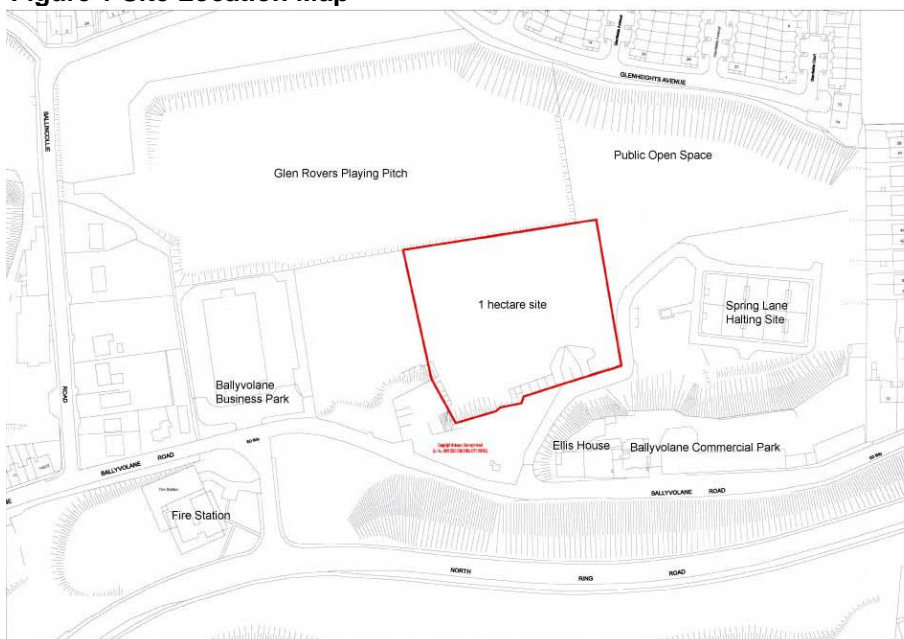
The Housing Department has identified a 'suitable' plot of land immediately adjacent to the existing halting site, known as Ellis's Yard. However, the landholding is currently zoned 'Light Industry and related uses' and requires rezoning to Residential, Local Services & Institutions, to accord with the City Development Plan.

The proposed variation is considered to be consistent with the Joint Housing Strategy and accords with **City Development Plan Policy 6.18 Provision of Traveller Accommodation, 'to provide appropriate accommodation for Travellers and /or halting sites and /or transient site facilities through the implementation of the Traveller Accommodation Plans (and subsequent plans) and the Joint Housing Strategy.'**

A Strategic Environmental Assessment (SEA) screening and Flood Risk Assessment (FRA) has been undertaken in conjunction with the variation. The SEA screening has been referred to the Environmental Protection Agency for comment following which a final adjudication will be made on whether a full SEA is undertaken.

The Flood Risk Assessment report concludes that the area is not prone to flooding and that the proposed residential use can be accommodated at this site.

**Figure 1 Site Location Map**



## Amendment

The proposed variation to the Cork City Development Plan 2009 - 2015 is to amend Map 6 - North Central Suburbs Objectives (Volume 2 Mapped Objectives):

To vary the land-use zoning of a 1.0 hectare site at Ballyvolane Road, from '**Light Industry and related uses**' to '**Residential, Local Services & Institutions**' on Map 6 North Central Suburbs Objectives, Volume 2 Mapped Objectives, Cork City Development Plan 2009 - 2015.

Figure 2 City Development Plan 2009 - 2015 Zoning Map 11



\* light industry is coloured blue, residential is off-white

Figure 3 Proposed Amendment



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