

Cork City Development Plan 2015-2021

Variation No. 7

**(Bessboro Road, Mahon; Sunview, South Douglas Rd.;
Westside, Model Farm Road; and the Former Bolands Mills,
Old Mallow Road Site)**

Adopted 23rd March 2020



Comhairle Cathrach Chorcaí
Cork City Council

Variation No. 7 (Bessboro Road, Mahon; Sunview, South Douglas Rd.; Westside, Model Farm Road; and the Former Bolands Mills, Old Mallow Road Site) Cork City Development Plan 2015-2021

At the Council Meeting of 23rd March 2020, the Elected Members of Cork City Council adopted a resolution under Section 13 of the Planning and Development Act 2000 (as amended) to make Variation No. 7, consisting of the following sites: 7 (a) Bessboro Road, Mahon; 7(c) Sunview, South Douglas Rd.; Westside, 7(d) Model Farm Road; and the 7(e) Former Bolands Mills, Old Mallow Road Site) to the Cork City Development Plan 2015-2021, with the following modification: to delete 7(b), site at Bessboro Road, Mahon.

Variation No. 7 changes the zoning of sites at Bessboro Road, Mahon and Westside, Model Farm Road from “Business and Technology” to “Residential, Local Services, and Institutional Uses”; the zoning of the Former Bolands Mills, Old Mallow Road site from “Light Industry and Related Uses” to “Residential, Local Services, and Institutional Uses”; and the zoning of the Sunview, South Douglas Rd. site from “Sports Grounds” to “Residential, Local Services, and Institutional Uses.”

The Planning Authority determined, using the screening criteria set out in Schedule 2A Planning and Development Regulations 2001-2004, the DoEHLG SEA Guidelines and Annex 2 of Directive 2001/42/EC, that a Strategic Environmental Assessment was not required for Variation No. 7.

An Appropriate Assessment Screening was undertaken of Variation No. 7 in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC). The variation is not predicted to have a likely impact on the key features or the conservation function of any Natura 2000 sites.

The Variation consists of amendments to the land use mapping set out in Volume Two of the City Development Plan. The new zoning for each site as stated above will be “Residential, Local Services and Institutional Uses”. Specifically the proposed amendments are to Map 4 North Central Suburbs Objectives (page 5), Map 6 South Eastern Suburbs Objectives (page 7), Map 7 South Central Objectives (page 8) and Map 8 South Western Suburbs Objectives (page 9). The changes to the Maps are outlined in Figures 1-4 below.

Bessboro Road, Mahon: Sites 7(a)

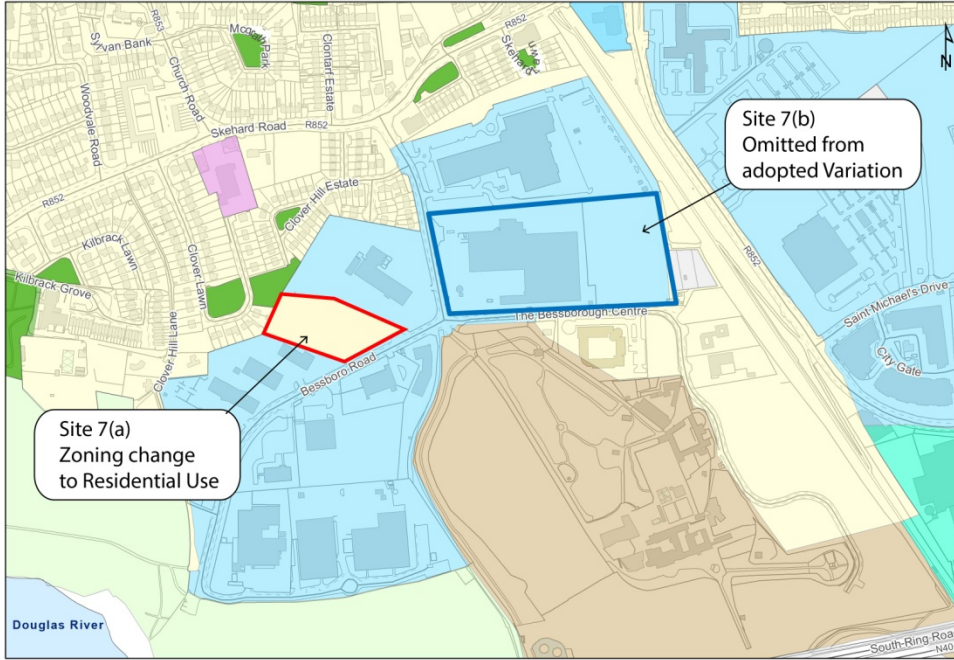


Figure 1. The zoning of the site 7(a) outlined in red has changed to Residential, Local Services, and Institutional Uses

Sunview, South Douglas Rd: Site 7(c)



Figure 2: The zoning of the site outlined in red has changed to Residential, Local Services, and Institutional Uses

Westside, Model Farm Road: Site 7(d)



Figure 3: The zoning of the site outlined in red has changed to Residential, Local Services, and Institutional Uses

Former Boland’s Mills, Old Mallow Road: Site 7(e)

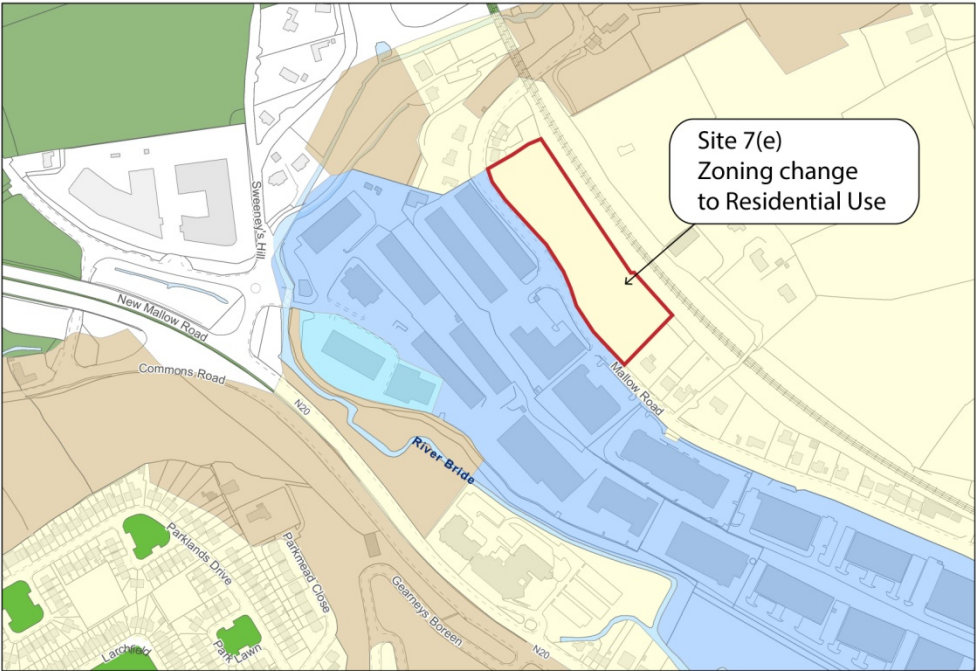


Figure 4: The zoning of the site outlined in red has changed to Residential, Local Services, and Institutional Uses