Appendix 3.1

Planning Report

COAKLEY O'NEILL
town planning

PLANNING REPORT

In relation to

INDUSTRIAL LANDS WITHIN METROPOLITAN CORK



On behalf of

INDAVER IRELAND LIMITED

Prepared By

COAKLEY O'NEILL TOWN PLANNING LTD.

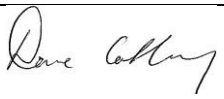
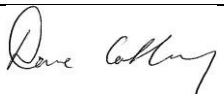
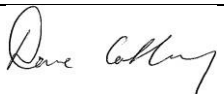
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1.0 INTRODUCTION

1.1 **This report looks at the development potential of industrial lands within 5 Strategic Employment Areas (SEAs) in the Cork Metropolitan Area and also Bottlehill for a strategic large-scale waste to energy recovery centre use. Guided by the planning policy provisions set out in the** *Cork County Development Plan, 2014* **(hereafter CDP), which direct that large-scale waste to energy recovery facilities should be located on industrially zoned lands within SEAs, the assessment focuses on these specific locations within the Cork Metropolitan Area, in addition to the landfill site at Bottlehill. Lands zoned for industrial use within SEAs in each of the relevant 2017 Municipal District Local Area Plans are also assessed.**

1.2 **The review set out in this report involved both a desk-top assessment and site visits. The desk top assessment included a search of planning registers to provide planning history data and a review of policy documents and the relevance of the various conservation, environmental and ecological designations. Land ownership was assessed via the Property Registration Authority. The availability of large heat users was also considered, and, in this respect, the** *Heat Network Feasibility Study* **prepared by Fichtner Consulting Engineers in March 2019 (submitted as Appendix 3.4 to the EIAR) was reviewed. A visit to the sites was then undertaken.**

1.3 **With the gathered information, a review of each site was carried out. This includes a discussion on the planning and development issues arising and their implications for the potential development of each for a large-scale waste to energy recovery facility use. Among the criteria used in the assessment of the suitability of the locations (illustrated below) and zoned lands within same are the following: land ownership/availability, site area, land zoning and development objectives, site accessibility and road upgrade requirements, potential visual impacts, potential impacts on amenity areas and designated habitats and proximity to existing and zoned residential and commercial areas.**


Bottlehill
Glashaboy
Glenville
Bartlemy
Castlewhite
Faggot Hill
Grenagh
Watergrasshill
Knockea
Ballinahina
Ballindenisk
Carrignavar
Ballincurrig
Leamlara
Lisgoold
Dungourney
Knockraha
Sarsfield Court
Sallybrook
Blarney
Tower
Glanmire
Knockgriffin
Midleton
Cork
Carrigrohane
Ballincollig
Ballinacurra
Passage West
Cloyne
East Ferry
Cobh
Aghada
Ballinora
Waterfall
Cork Airport
Business Park
Carrs Hill
Ballygarvan
Carrigaline
Coolbay
Ballycroneen
Ballinhassig

2.0 STRATEGIC PLANNING AND DEVELOPMENT CONTEXT

2.1 **In terms of waste policy, both EU and national waste policy requires waste to be managed in an economic, sustainable and environmentally appropriate manner, and that waste should be dealt with at, or as close to, source (the proximity principle). Implementing the EU waste hierarchy, waste should be managed as a resource and disposal should be the last resort. EU and national policies support the recovery of energy from residual waste. In particular, the** *Waste Framework Directive - 2008/98/EC* **(WFD) and Environmental Protection Agency's** *National Hazardous Waste Management Plan 2014-2020* **(NHWMP) require that Ireland should be self-sufficient in waste management.**

2.2 **The requirement of the country's Regional Waste Plans includes capacity for residual municipal waste as well as capacity for hazardous waste and an additional but unspecified capacity for industrial waste. It is highlighted that there is currently a spatial imbalance of suitable recovery capacity outside the Dublin region while a large quantity of residual municipal waste in Munster is being exported for recovery in waste to energy facilities in continental Europe. In this regard, the** *Southern Region Waste Management Plan 2015-2021* **(SRWMP) supports the development of thermal recovery in the southern region which meets the needs of the region, and the State, in reducing the export of residual wastes for treatment abroad.**

2.3 **The NHWMP anticipates that the private sector will develop technically and economically feasible treatment options, including thermal treatment. Similarly, the SRWMP notes that the required infrastructure will not be delivered by the Local Authorities as the investment is anticipated from the private sector.**

2.4 **In strategic planning terms, one of the National Strategic Outcomes of the** *National Planning Framework 2018* **(NPF) is the sustainable management of water, waste and other environmental resources. The following is included as one of the key growth enablers for the Cork City region:**

> *Improving sustainability in terms of energy, waste management and resource efficiency and water, to include district heating and water conservation. (Pg.49)*

2.5 **In terms of supporting a circular, resource efficient and a low carbon economy, the NPF supports the provision of adequate capacity and systems to manage waste in an environmentally safe and sustainable manner.**

> ***National Policy Objective 56***
> *Sustainably manage waste generation, invest in different types of waste treatment and support circular economy principles, prioritising prevention, reuse, recycling and recovery, to support a healthy environment, economy and society.*

2.6 **On effective waste management, the NPF states:**

Waste planning in Ireland is primarily informed by national waste management policies and regional waste management plans. Planning for waste treatment requirements to 2040 will require:

- *Waste to energy facilities which treat the residual waste that cannot be recycled in a sustainable way delivering benefits such as electricity and heat production.*
- *Development of necessary and appropriate hazardous waste management facilities to avoid the need for treatment elsewhere; (Pg.149)*

2.7 **In regional planning terms, the** *Southwest Regional Planning Guidelines, 2010* **acknowledge that progress is required on the development of a materials recovery facility to service Cork City and County.**

> ***5.6.17****. An important issue relating to waste management is the need for a Materials Recovery Facility (MRF) or Mechanical Biological Treatment (MBT) to be developed, at an early date, in a sustainable location within the Cork Gateway, with good transportation links***.**

2.8 **Policy** *RTS-08: Waste Management* **includes the following:**

> *The RPG supports the incorporation of the recommendation and policies of the National Hazardous Waste Management Plan 2008-12 and encourages the early provision of a Materials Recovery Facility, or Mechanical Biological Treatment (MBT), in a sustainable location within the Cork Gateway.*

2.9 *The Draft Regional Spatial & Economic Strategy for the Southern Region, 2018* **(RSES) advises that the Southern Regional Assembly will seek the implementation of the** *Southern Regional Waste Management Plan 2015* **(and its successor) and Local Authority Plans and Programmes to develop the Circular Economy.** Policy RPO 104 **refers.**

> ***RPO 104 Circular Economy***
> *It is an objective to support initiatives that develop the Circular Economy through implementation of the Southern Regional Waste Management Plan 2015 – 2021 and any updates to the Plan.*

2.10 **The Draft RSES acknowledges that in addition to the city, strategic employment locations such as Carrigtwohill (IDA and Amgen site), Little Island and Ringaskiddy are acknowledged as strategic assets for the Cork Metropolitan Area with respect to the distribution of employment growth.**

2.11 **The** *Cork Area Strategic Plan, 2001* **and its** *2008 Update* **(CASP) set out strategic polices at a sub-regional level. SEAs are identified as those locations, either existing or new, which have the capacity to accommodate additional employment growth, located on an existing or proposed public transport corridor, close to, or readily accessible by, existing and expanding population centres. These locations also have the benefit of existing infrastructure, both hard and soft.**

> *The focus is primarily on the expansion of existing key employment locations to accommodate additional growth, including the City Centre, Docklands (North and South), Blackpool, Kilbarry,*

Mahon, Eastgate/Little Island, Ringaskiddy, Airport/Airport Business Park, Whitegate/Aghada, Carrigtwohill and Mallow.

The overall emphasis is on the provision of a choice of locations for investors…..The key existing strategic employment locations within the CASP sub region are outlined in this section, as are the employment types they currently or potential could accommodate, the key planning and transport issues impact on their further development and the status with regard to current market perception. (Pg. 41, CASP Update)

2.12 **With respect to individual SEAs, the following is advised in the 2008** *CASP Update*:

Ringaskiddy will continue act as a strategic employment location and indeed should see primarily industrial employment growth based on the relocation of port activity from Docklands. (Pg.34)

Significant employment growth is envisaged at Carrigtwohill and Little Island, with Ringaskiddy and Whitegate/Aghada the principal locations for new industrial employment. (Pg.36)

In addition to the strengthening of the City Centre's function, the proposed spatial strategy involves …… support for the development of Ringaskiddy as a strategic employment location, focused on industry. (Pg.35)

In particular, the future development of Whitegate/Aghada area for industrial purposes is identified. (Pg.56)

The primary locations for these large footprint offices are Cork City Centre, Docklands, Mahon, Blackpool, Eastgate/Little Island, Airport Business Park, Carrigtwohill, Ballincollig and Mallow…. Limited office uses are appropriate at all other strategic employment locations, including Kilbarry, Tivoli, Tramore Road and Curraheen. (Pg.65)

A total of 290,784m2 business & technology floorspace is required to 2020, equating to a land requirement of approximately 58ha (144 acres). There are a number of appropriate locations for these uses across CASP, with Docklands, Blackpool, Mahon and Kilbarry the primary City locations, and Eastgate/Little Island, Airport/Airport Business Park, Carrigtwohill, Curraheen and Ballincollig the primary County Metropolitan Cork locations. (Pg.66)

…..distribution uses……There are a number of appropriate locations for these uses across CASP, with Kilbarry and Tramore Road the primary City locations, and Eastgate/Little Island, Airport/Airport Business Park, Carrigtwohill, Ballincollig and Tramore Road the primary County Metropolitan Cork locations. (Pg.66)

The appropriate locations for new large-scale industrial uses include Ringaskiddy, Whitegate/Aghada, and Carrigtwohill. (Pg.67)

There is existing capacity in the strategic (primarily industrial) employment locations of Little Island, Ringaskiddy, Whitegate/Aghada and Carrigtwohill, with the further development of Little Island premised on the provision of high-quality public transport. (Pg.50)

2.13 **The** *CASP Update* **identifies the following strategy for each SEA:**

Area	*Indicative Employment Type*	*Key Planning Issues*	*Expansion/Intensification Potential*
Kilbarry	*Business & technology/distribution / limited offices*	*Accessibility by Road and public transport/Provision of high-quality public realm/linkages to established service centres*	*Significant potential for expansion*
Little Island	*Business & technology/Offices /Distribution*	*Accessibility by public transport/ impact on existing residential amenities/Provision of high-quality open space and amenities for workers/Consolidation of localised services*	*Potential lands for expansion to east, redevelopment and intensification of existing lands*
Ringaskiddy	*Industry*	*Accessibility by public transport / impact on existing residential amenities/Provision of high-quality open space and amenities for workers/Provision of localised services*	*Intensification and expansion of Port currently in the planning process. Significant additional lands available for development for port related/ other industrial use/office-based industry*
Whitegate/ Aghada	*Industry*	*Accessibility by public transport / impact on existing residential amenities/Provision of high-quality open space and amenities for workers/Provision of localised services*	*Significant additional lands available for development for industrial use, including lands at Saleen*
Carrigtwohill	*Business &technology/ Industry /Distribution/ Offices/Retail/ Commercial*	*Accessibility by public transport and local roads infrastructure*	*Significant lands zoned for employment uses which are yet to be developed*

2.14 **At a local planning policy level, the CDP supports and further develops national and regional policy.**

2.15 Policy CS 4-1(d) **of the CDP seeks to establish an appropriate balance between competing land uses in Cork Harbour to maximise the area's overall contribution to the sustainable development of the Cork Metropolitan Area.**

2.16 **The identified SEAs of Carrigtwohill, Kilbarry, Little Island, Whitegate and Ringaskiddy are all also**

designated in the CDP as 'High Value Landscapes'.

2.17 Objective EE 4-1 **of the Plan, addressing SEAs, is to promote the development of these areas for large scale developments where such development is compatible with the relevant environment, nature and landscape protection policies as they apply around Cork Harbour.**

2.18 **The overriding policy for SEAs is as follows:**

> ***County Development Plan Objective EE 4-1: Strategic Employment Areas***
> *Promote the development of Strategic Employment Areas suitable for large scale developments at Carrigtwohill, Kilbarry, Little Island, Ringaskiddy and Whitegate where such development is compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour. Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Centres.*

2.19 **In planning terms, these SEAs are generally of similar status from the perspective of their zoning, strategic function, accessibility (existing or planned), availability of lands, and services infrastructure (existing or planned).**

2.20 Section 6.4.11 **of the CDP states that the provision of strategic large-scale waste treatment facilities will be considered in 'Industrial Areas' designated as SEAs in the local area plans subject to the requirements of national policy, future regional waste management plans and the objectives set out in local area plans. Specifically, strategic large-scale waste treatment facilities including waste to energy recovery facilities will be considered in 'Industrial Areas' designated as 'Strategic Employment Areas', by reference to the zoning objective for appropriate uses in Industrial Areas, objective ZU 3-7(b).**

2.21 **The development of strategic large-scale waste to energy recovery facilities is directed therefore, by reference in** Paragraphs 6.4.11 **and** 11.7.4 **and** Policy Objective ZU 3-7(b) **of the Plan, to industrially zoned lands within SEAs.**

2.22 **The following section addresses the development of large-scale waste to energy facilities on industrially zoned lands within SEAs in the Cork Metropolitan Area.**

3.0 COMMENTARY ON POLICY CONTEXT

3.1 **National and regional policy require that additional waste to energy capacity be delivered and with regard to the provision of a new large-scale waste to energy facility, the Cork Metropolitan Area is the area where the greatest need arises outside the well-serviced Greater Dublin Area.**

3.2 **As discussed in Section 2 above, within the Cork Metropolitan Area the development of such a facility is directed by policy to industrially zoned lands within designated SEAs. There are 5 SEAs within the Cork Metropolitan Area which contain industrially zoned lands, as follows:**

- **Little Island**
- **Carrigtwohill**
- **Ringaskiddy**
- **Whitegate**
- **Kilbarry**

3.3 **The additional inclusion of Bottlehill in this assessment is a response to the guidance set out in the CDP advising that the Bottlehill landfill facility is a significant piece of existing infrastructure with scope for a specialised role in the area of integrated waste management and waste to energy.**

3.4 **in the first instance, the NPF advised that** *Waste to energy facilities deliver benefits such as electricity and heat production.* **The potential for same is addressed by the** *Heat Network Feasibility Study* **prepared by Fichtner Consulting Engineers in March 2019. It concludes that of the 6 areas considered district heating could be considered in Little Island or Ringaskiddy, but that with a larger number of customers in Ringaskiddy and with a larger average heat load, Ringaskiddy would be the most suitable of the 6 areas considered**

3.5 **In planning policy terms, the SEAs are generally of similar status from the perspective of their zoning, strategic function, accessibility (existing or planned), availability of lands, and services infrastructure (existing or planned).**

3.6 **The reality is that there is no significant or outstanding policy credential that can distinguish one SEA from another. That is why they are so designated. However, certain SEAs offer advantages over others with respect to the development of a large-scale waste to energy recovery facility.**

3.7 Objective EE 4-1 **of the Plan, addressing SEAs, is to promote the development of these areas for large scale developments where such development is compatible with the relevant environment, nature and landscape protection policies as they apply around Cork Harbour. It also seeks to protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Areas.**

3.8 Policy EE6-1 **reiterates this approach to development in Cork Harbour committing the Planning Authority to implementing sustainable measures which support and enhance the economic and**

employment generating potential of the Harbour in a manner that is compatible with other Harbour activities, as well as with the nature conservation values of the Cork Harbour Special Protection Area and the Great Island Channel Special Area of Conservation.

3.9 **All of the SEAs in County Cork are also designated in the CDP as High Value Landscapes. As a consequence, in complying with the land use objectives of the CDP, it is therefore unavoidable that any proposed waste to energy recovery facility will be located in a High Value Landscape area.**

3.10 **With regard to this, it should be noted that the CDP recognises that landscapes are dynamic and continuously evolving. The objectives of the CDP, with respect to High Value Landscapes, do not attempt to prevent new uses or changes but to manage the change. Rather than prohibiting large scale developments in such landscapes, the CDP specifies that such developments within High Value Landscapes need to be undertaken with considerable care.**

3.11 Section 6.4.11 **of the CDP states that the provision of strategic large-scale waste treatment facilities will be considered in 'Industrial Areas' designated as SEAs in the local area plans subject to the requirements of national policy, future regional waste management plans and the objectives set out in local area plans.**

3.12 **Specifically, strategic large-scale waste treatment facilities including waste to energy recovery facilities will be considered in 'Industrial Areas' designated as 'Strategic Employment Areas', by reference to the zoning objective for appropriate uses in Industrial Areas, objective ZU 3-7(b).**

3.13 **The development of strategic large-scale waste to energy recovery facilities is directed, by reference in** Paragraphs 6.4.11 **and** 11.7.4 **and** Policy Objective ZU 3-7(b) **of the Plan, to industrially zoned lands within SEAs.**

3.14 **Finding an appropriate location within SEAs for a development such as waste to energy facility, involves a weighing of competing demands – the desire to have a facility as far removed as possible from sensitive receptors balanced with the demand to be proximate to sources of waste and reduce traffic movements. Therefore, a requirement not to impact on local amenities must be assessed in light of the necessity to consider potential future users of heat from the plant.**

3.15 **Every site, therefore, involves a balancing of such factors and it is in that context that sites must be assessed.**

4.0 LITTLE ISLAND

4.1 Location

4.1.1 **Little Island is located to the east of Cork City at the northern extent of Cork Harbour. While no longer an Island, it is bounded on its northern side by the N25 national road.**

4.1.2 **The area has a range of commercial, industrial, enterprise and residential uses. It has developed rapidly as an employment location since the 1990s to become one of the the largest industrial and commercial employment areas in the Cork Metropolitan Area.**

4.1.3 **The southwestern side of the Island is dominated by large chemical and pharmaceutical sites, some now vacant. The central area comprises residential areas (including Caslteview, Castle Wood and Fairways) situated along the R623 and adjoining local roads and bounded by two golf courses, one now closed. To the north of these are more recent commercial areas focused on the Eastgate Business and Retail Parks and the Euro Business Park. The Sitecast Industrial Estate and GB Business Park also lies adjacent. The eastern side of the Island is more open with lands in the northeast in agricultural use. The Harbour Point Business Park has been developed to the south and comprises a range of logistics, transport and wholesale uses. The Carrigrennan Wastewater Treat Plant lies to the extreme southeast of the Island, which was developed in 2004.**



4.2 Local Planning Policy Provisions

4.2.1 **Little Island is presented in the CASP Update as an employment area for business and technology, offices and distribution. As well as the redevelopment and intensification of existing lands, potential lands to the east are earmarked for expansion and intensification. A principle constraint to development at Little Island is identified as being access.**

> *There is existing capacity in the strategic (primarily industrial) employment locations of Little Island, Ringaskiddy, Whitegate/Aghada and Carrigtwohill, with the further development of Little Island premised on the provision of high-quality public transport. In Little Island, this requires an improved linkage with the existing rail station, as well as an internal bus service centred around the existing neighbourhood centre. (Pg.50)*

4.2.2 **In this regard, two schemes have recently been progressed: the Dunkettle Interchange Improvement Scheme and the Little Island Vehicular Capacity Improvement Interventions. The interventions scheme involves improvements to existing roads and bridge access. The Dunkettle scheme caters for the more local movements by introducing a dumbbell junction arrangement, which provides a direct connection between Glounthaune and Little Island, and also allows traffic from Glounthaune and Little Island to access the Jack Lynch Tunnel, the N8/M8 motorway northbound, Cork via the N8 and to head east via the N25. It is illustrated below.**



4.2.3 **Little Island is located within Cork Harbour. Policy CS 4-1(d) of the CDP seeks to establish an appropriate balance between competing land uses in Cork Harbour to maximise the area's overall contribution to the sustainable development of the Metropolitan Cork region. Little Island is categorised as a SEA in the CDP.**

4.2.4 **In the** *Cobh Municipal District Local Area Plan, 2017***, the main vision for the area is to promote a high-quality workplace environment for the existing and future workforce population and limited residential expansion. It is noted that Little Island has a significant residential element with 1,050 persons living on the Island and that the aim of the Local Area Plan will be to ensure that the business function in Little Island does not detract from the existing amenity of existing residential communities.**

4.2.5 **There are several Seveso II Directive Sites in Little Island including BASF Ireland Ltd. Little Island, BOC Gases Ireland Ltd., Janssen Pharmaceutical Services UC and Pfizer Little Island. A total of 32ha are zoned for Business Use and 91ha for Industrial Use. Significant potential is identified for the relocation of existing industries from Cork Docklands to Little Island. In terms of the scale of development, it is stated:**

> ***3.7.35*** *Over the lifetime of this plan, it is envisaged that Little Island will continue to function primarily as a strategic employment centre. It is not anticipated that there will any significant growth in the overall population of Little Island. However limited residential development can be accommodated in appropriate locations, subject to proper planning and sustainable development and as per the attached zoning map.*

4.2.6 **Little Island is acknowledged as an industrial location of strategic importance for industry where good access to the distribution network is a key factor. Provision has been made to reserve four areas for industrial development. It is stated that these areas are best placed to accommodate those uses that need to be relocated from major areas of urban regeneration in Cork City. Relevant Development objectives are as follows**

> ***Objective No. LI-GO-06*** *To ensure that future industrial development in Little Island does not negatively impact upon the amenity enjoyed by the existing residents of the area.*
>
> ***Objective No. LI-I-01*** *(64.2ha)*
> *Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in relation to the Cork Harbour SPA and to protect views of Little Island from the N25. The south eastern boundary contains the site of CO 077---025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south east quadrant of the site will require a detailed Archaeological Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black---tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for*

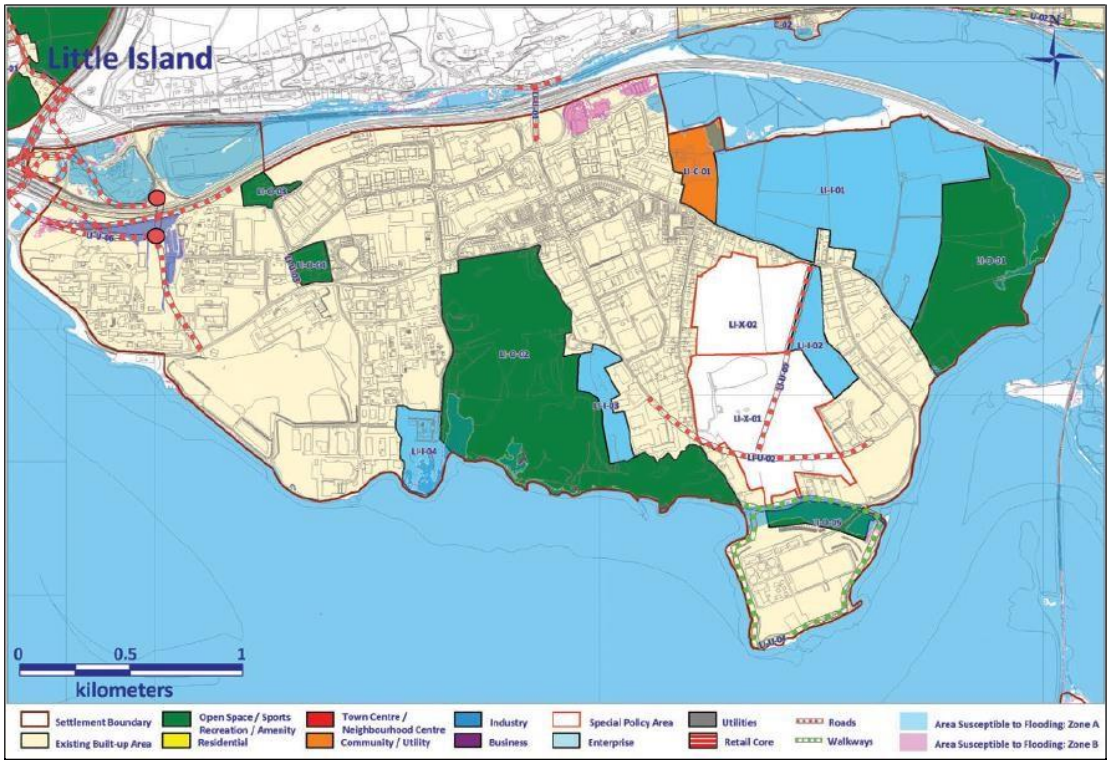
this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

Objective No. LI-I-02 *(13.6ha)*
Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20---metre wide tree planted buffer along northern and western boundary of site. This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black---tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.

Objective No. LI-I-03 *(6.2ha)*
Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south---western edge of the site.

Objective No. LI-I-04 *(7.1ha)*
Industry ***Flood Risk Obj. IN---01 of Section 1 applies***

4.2.7 The Local Area Plan zoning map is illustrated below showing the areas zoned for industrial development.



4.3 Site Assessments

Site	Site Description	Assessment
Ballytrasna, Little Island, Co. Cork  	**The site of 2.237 hectares. The southern section of the site is located behind the site of an existing warehouse (Caulfield Transport) with frontage onto the industrial estate road. It has been recently redeveloped with light industrial / warehouse type uses.** **The northern section of the site is of irregular shape and has smaller road frontage than the rear section.** **It is currently undeveloped and vacant.**	Size: **The overall zoned site is 6.2ha in area. The potential development site is 2.237ha.** Access: **There is good road access and the site is located centrally within the island, but it has been subject to previous planning refusals in respect of site access.** Zoning: ***Objective No. LI-I-03*** *(6.2ha) Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south-western edge of the site.* **The site is directly adjacent a proposed Natural Heritage Area.** Compatibility: **Located in an industrial estate with a number of logistics and warehouse units. Nearby businesses include Caulfield Transport and Swissco.** Availability: **It is in several ownerships. The southern part has already been developed on foot of recent planning permissions. There are historic planning refusals on the northern part of the site for light industrial uses related to access issues. Signage located on the northern part of the site however would indicate that it has been sold.** Comment: **Only the northern part of the site is undeveloped, but this has been subject to a number of planning refusals for industrial type development. The site is unsuitable with respect to size, access and availability.**
Site	**Site Description**	**Assessment**

Site	Site Description	Assessment
Leo Pharma, Wallingstown, Little Island, Co. Cork   	**The site is located at the end of an industrial estate in Wallingstown, off the L7078 on the western end of Little Island.** **The overall landholding is c. 7.1ha and is bounded to the east by the L7078 and the Cork Golf Club, to the north by undeveloped land for sale (recently sold), to the west by the Waterfront Business Park, Janssen Pharmaceuticals and FMC Limited, and to the south by Cork Harbour.** **The L7078 is accessed off the R623.**	Size: **The site is 7.1ha in area. the area potentially available for development is c.2.3ha.** Access: **Located at the end of an industrial estate centrally within the Island. Access to undeveloped area would have to be through third party lands.** Zoning: *Objective No. LI-I-04 (7.1ha) Industry Flood Risk Obj. IN---01 of Section 1 applies* Compatibility: **The area is an established industrial area.** Availability: **The lands are already partly developed comprising the existing Leo Pharma complex. The undeveloped area lies to the south of the existing complex, adjoining the Harbour. It is located within the Flood Zone.** Comment: **The site is not available for development, in that it is not for sale, would require third party consent to secure access, is not of sufficient size and is located within a flood zone, all of which rule it out to accommodate a large-scale waste to energy recovery centre.**

Site	Site Description	Assessment
Courtstown, Little Island, Co. Cork   	**The site is located at the eastern end of the island adjacent Courtstown Industrial Estate and Harbour Point Business Park.** **Currently in agricultural use / idle and generally topographically flat. Bounded by open space to the east.** **There are residential properties on opposite side of the road.**	Size: **Overall site is approximately 13.6ha in area.** Access: **Located at the far eastern end of the island. Existing access to Little Island is severely constrained. The forthcoming Dunkettle Scheme will result in improvements at western side of Island rather than eastern end. Access to southern part of the site would require access through third party lands.** Zoning: ***Objective No. LI-I-02*** *(13.6ha) Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20---metre wide tree planted buffer along northern and western boundary of site. This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black---tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.* Compatibility: **Harbour Point Business Park has a number of office and wholesale uses. Existing residential uses are nearby and there is a current planning application for the development of 75 no. dwellinghouses adjoining the northern part of the site.** Availability: **Northern part of the lands are currently undeveloped lands but not currently on market. Three separate ownerships. Ruden Homes, a residential developer own northern part. There are expired planning permissions for site development works for warehouse/distribution uses, a waste transfer station and light industrial warehouse units.** Comment**: Development of the northern part of the site could be severely restricted given the zoning objective for adjoining site and current application for residential development. There is a recent application for a waste transfer station on part of these lands. The previous application for this use at this same site was withdrawn following mass opposition to the proposed use. Other parts of the site are not available for development and would require third party consent to secure access, which rule it out to accommodate a large-scale waste to energy recovery centre.**

Industrially Zoned Lands, Little Island







Large area of land zoned for industrial use at eastern end of the Island.

Currently in agricultural use and generally topographically flat. Bounded by flood zone to the north and open space to the east.

There are residential properties on opposite side of the road.

Size: **approximately 64.2ha in size.**

Access: **Good location a short distance from N25 interchange. However, existing access to Little Island is severely constrained. The forthcoming Dunkettle Scheme will result in improvements at western side of Island rather than eastern end. There is a growing campaign for a 3rd access onto Little Island from the eastern end, in response to concerns about traffic congestion, notwithstanding the upgrade to the Dunkettle Interchange.**

Zoning: ***Objective No. LI-I-01*** *(64.2ha) Industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in relation to the Cork Harbour SPA and to protect views of Little Island from the N25. The south eastern boundary contains the site of CO 077-025 Castle site. This is a Recorded Archaeological Monument. The Zone of Archaeological Potential associated with the medieval castle can be quite extensive. Any development at the south east quadrant of the site will require a detailed Archaeological Assessment to clarify there is no subsurface archaeology within the development site before development can be considered in this area including geophysical survey and licensed archaeological testing. This area is known to be an important feeding location for a number of species of bird for which the Cork Harbour SPA is designated (including Oystercatcher, Curlew and Black---tailed Godwit). Consideration of implications for these species will be integral to the assessment of new development proposals for this area. It may be necessary to retain a proportion of this zone as undeveloped land to ensure that sufficient undisturbed field feeding habitat remains available to maintain the favourable conservation status of populations of these species.*

Compatibility: **Currently in agricultural use and unlikely to be redeveloped in short term. Residential uses along southern boundary of the lands.**

Availability: **Not currently for sale. Part of these lands to the rear of the Anchor Business Park were recently sold. Planning permissions in place for commercial park development works at eastern side of the site.**

Comment: **Visually exposed to views from north and east. Proximity to flood zone and designated sites. Lands on southern side bounding existing residential estates.**

5.0 CARRIGTWOHILL

5.1 Location

5.1.1 **Carrigtwohill is located approximately 8km to the east of Cork City. The town is situated northern side by the N25 national road and has seen significant growth in population in the recent past.**

5.1.2 **Residential estates are located to the north and east of the main street. Commercial and employment area are located at the western side of the town, in two large industrial estates, including the IDA Ireland held lands. Units on these premises are of an industrial scale, with international medical technology and pharmaceutical firms such as Stryker and GE Healthcare based here. Merck Millipore pharmaceutical plant is located to the south of the N25.**

5.1.3 **The Cork-Midleton Rail line runs to the north of the town and the town's new railway station on this line is located off Station Road. To the north of the rail line, substantial areas of agricultural land have been zoned for residential development.**

5.1.4 **Harpers Island, and Cork Harbour Special Protection Area and Great Island Channel Special Area of Conservation are directly south of town on the opposite side of the N25.**

5.1.5 **To the east of the town, the former Amgen site has been zoned for industrial use and remains vacant.**



5.2 Local Planning Policy Provisions

5.2.1 **Carrigtwohill is located within Cobh Municipal District and identified as a Metropolitan Town. As well as functioning as a main town, Carrigtwohill is designated as a SEA in the CDP. In this respect, one of the overriding policy objectives for Carrigtwohill is as follows:**

> ***County Development Plan Objective EE 4-1: Strategic Employment Areas***
> *Promote the development of Strategic Employment Areas suitable for large scale developments at Carrigtwohill, Kilbarry, Little Island, Ringaskiddy and Whitegate where such development is compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour. Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment Centres.*

5.2.2 **The CDP envisages further population growth in the town arising from an overall increase in the expectations for the Metropolitan Area and an intensification of employment provision, following the delivery of the commuter rail link.**

5.2.3 **In the CASP Update as a location for the development of a wide range of different employment uses including Business & technology, industry, distribution, offices, retail, and commercial.**

5.2.4 **In the** *Cobh Municipal District Local Area Plan, 2017***, the main vision for the area is to realise the significant population growth proposed, to maximise the value of the suburban rail project, grow the employment base of the town as a key location for the delivery of the economic targets for the whole of Metropolitan Cork, and build a vibrant and accessible town centre that provides for the needs of the expanding community, while retaining the unique character and community spirit of the town.**

5.2.5 **In terms of constraints, there is one Seveso listed site, Merck Millipore, identified as a lower tier establishment, located at the southwestern end of the town. The town is located adjacent to Harpers Island, which is an important subsite within the Cork Harbour Special Protection Area, and which also forms part of the Great Island Channel Special Area of Conservation. Areas in the west, south and central part of the town are within Flood Risk Zones.**

5.2.6 **The Local Area Plan notes that Carrigtwohill is one of the primary locations for industrial development and an important location for high technology manufacturing.**

5.2.7 **With respect to industrial development a total of 174.2ha are zoned for Industrial Use. These are divided into 5 separate zoning objectives. Four of which are located to the western side of the town and 1 to the east. The Local Area Plan sets out a series of objectives in relation to industrial development:**

> ***3.6.61*** *One of the key development priorities for the Cork Gateway identified in the National Development Plan 2007-2013 is the development of lands in Carrigtwohill by IDA Ireland as part of its Strategic Sites Initiative and the IDA landbank has been protected in this plan.*

3.6.62 *The site proposed for industry at Ballyadam (CT-I-03), has been identified for this use as far back as the 1996 County Development Plan and remains an important asset to the town. While previously zoned for standalone uses only, it is now the intention of Cork County Council to allow for a wider range of industrial uses on site.*

3.6.63 *The following criteria will need to be addressed in the development of the site:*

- *Road improvements required to the National Primary network including a new grade separated interchange with the N25;*
- *Road improvements to the local road network. These routes should be capable of providing public transport to connect the site with the town centre and railway station and adequate land should be reserved to facilitate likely future traffic growth;*
- *The need to set aside land for a passenger station to serve the proposed development in the medium or longer term, subject to the selection of an agreed location in consultation with Iarnród Éireann;*
- *A landscaping and tree planting scheme will be implemented to enhance the setting of the development; and*
- *A detailed Traffic Impact Assessment (TIA), Mobility Management plan and parking strategy that optimizes modal shift to rail, cycling and walking will also be required.*

3.6.64 *Provision has also been made for sites suitable to accommodate additional Industrial development, ensuring Carrigtwohill has the optimum mix of sites to meet the industrial sector requirements. Additional lands to the west of Carrigtwohill have been included for this purpose.*

3.6.65 *In relation to the development of other lands zoned for industrial use, the following issues should be considered as part of any development proposals,*

- ***CT-I-01*** *-High quality structural landscaping shall be provided along the western site boundary as part of a comprehensive landscaping scheme for the site and shall also include proposals to minimise the impact on existing residential properties on the eastern site boundary.*
- ***CT-I-02*** *•Consideration should be given to providing connectivity between the south•western part of this site and the proposed passenger rail station at Fota Business and Retail Park.*

5.2.8 **Relevant development objectives are as follows**

Objective No. CT-I-01*: Industrial type activities including warehousing and distribution. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.*

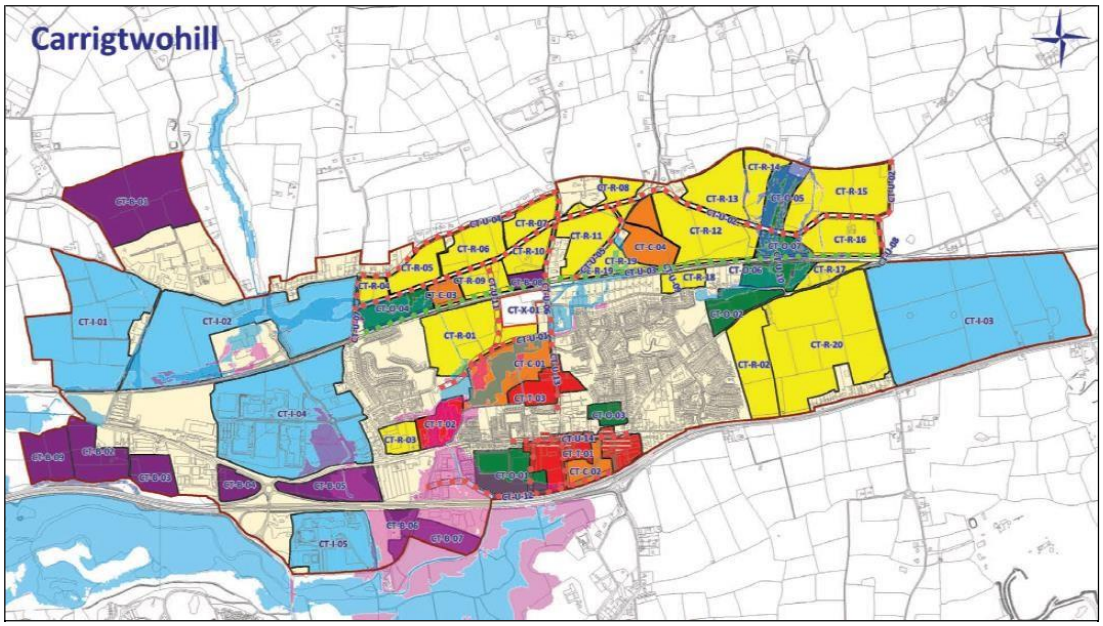
Objective No. CT-I-02*: It is an objective to develop this site for industrial type activities giving priority to high quality manufacturing. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.*

Objective No. CT-I-03*: Industrial Development. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.*

Objective No. CT-I-04*: Maintain existing industrial uses. Flood Risk Objective IN-01 applies.*

Objective No. CT-I-05*: Maintain existing industrial uses. Flood Risk Objective IN-01 applies.*

5.2.9 **The Local Area Plan zoning map is illustrated below showing the areas zoned for industrial development (those areas illustrated in light blue).**



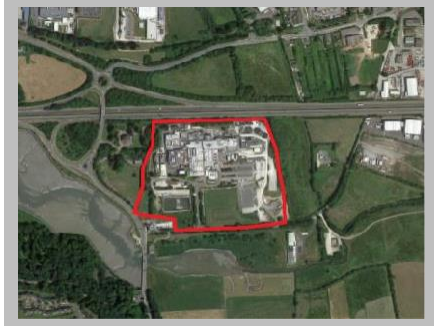
5.3 Site Assessments

Site	Site Description	Assessment
Lands at Killacloyne, Carrigtwohill   	**The site is 29.9 hectares.** **The lands are agricultural farmlands comprising a series of fields enclosed by hedgerows.** **The site rises to a higher level on its northern side.** **There are a series of one-off dwellings fronting onto the local roadway at the eastern boundary of the site.** **There is a commercial estate to the immediate north focused on warehousing, transport and distribution uses.** **To the east are IDA Ireland owned lands adjoining the Carrigtwohill Business Park.**	Size: **The site is 29.9ha in area.** Access: **Road access is available but is substandard via narrow local roads of rural character. Access from the south is over a rail bridge on the Cork Midleton line.** Zoning: ***Objective No. CT-I-01:*** *Industrial type activities including warehousing and distribution. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.* Compatibility: **While zoned for future industrial development, the lands are agricultural farmlands comprising a series of fields enclosed by hedgerows. There are a series of one-off dwellings fronting onto the local roadway. There is a commercial estate to the immediate north focused on warehousing, transport and distribution uses. To the east are IDA Ireland owned lands adjoining the Carrigtwohill Business & Technology Park.** Availability: **The lands are in several private ownerships and not currently for sale.** Comment: **Flood risk objectives apply to areas on southern, eastern and northern boundaries. The lands are in several private ownership and not currently for sale. Access is very poor via local rural roadways.**

Site	Site Description	Assessment
Lands at Anngrove, Carrigtwohill   	**The site is 35.6 hectares.** **The site is located at the eastern side of the town to the north of the Cork Midleton rail line.** **The site is situated to the north of the IDA Ireland's Carrigtwohill Business & Technology Park and form part of its potential future extension.** **Powerlines run in a north-south direction through the centre of the lands, adjacent the Gilead Sciences facility.** **The southeastern part of the site has been developed as a Stryker facility.** **There are construction works underway on the western part of the site as part of a wider project of flood management scheme across IDA Ireland lands in the area.**	Size: **The site is 35.6ha in area.** Access: **There are a number of potential access points to the lands: from local roadways on the western and northern boundaries (both of which are poor options) or through the IDA Ireland Business & Technology Park to the south.** Zoning: ***Objective No. CT-I-02:*** *It is an objective to develop this site for industrial type activities giving priority to high quality manufacturing. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.* Compatibility: **Lands along the north boundary comprise both commercial and residential uses. The commercial uses are situated at the western side in a cluster of warehouse and distribution uses. The residential uses comprise one-off rural dwellings along the local road. The Gilead Sciences pharmaceutical facility adjoins.** Availability: **In ownership of IDA Ireland and intended to form part of expanded Carrigtwohill Business & Technology Park. Construction underway throughout the site for a flood management scheme.** Comment: **Availability an issue as lands are in IDA ownership. Flood risk issues are currently being addressed by flood management scheme. Access through the Business & Technology Park is the most suitable option but may not be available. Part of the lands at their eastern side are in close proximity to adjoining residential uses.**

Site	Site Description	Assessment
Former Amgen Site, Carrigtwohill   	**The site is 56 hectares.** **It comprises IDA Ireland's strategic landbank at Ballyadam and is located approximately 2km to the east of the town centre on the northern side of the N25 road.** **The northern boundary is formed by the Cork-Midleton rail line.** **The site is generally topographically flat with access off the N25 already in place.**	Size: **The site is 56ha in area.** Access: **Access options from the north and south. The northern access would be from a local rural road, the Carrigane Road, which is generally unsuitable. Southern access can be secured from the N25, which is subject to upgrading proposals.** Zoning: *Objective No. CT-I-03: Industrial Development. Flood Risk Objective IN-01 applies. Traffic Impact Assessment and Road Safety Audit required.* Compatibility: **Site is serviced. Lands to the east and north are in agricultural use. While there is a quarry operating to the south on the opposite side of the N25, there is no industrial development in this part of Carrigtwohill. Lands adjoining to the west were rezoned for residential development in 2017. These had previously been zoned for industrial use.** Availability: **In the ownership of IDA Ireland who are marketing the site for foreign direct investment for significant employment-based uses.** Comment: **Formerly earmarked for development by Amgen, the site has remained vacant since. Southern and southwestern part of the site are located within the route corridor for the proposed N25 upgrade. There has been opposition from Transport Infrastructure Ireland to proposed development on nearby lands for this reason. No access for western bound traffic on southern side of the N25. Access options not likely to be fully resolved until there is more clarity on the proposed upgrade of the N25 at this location which is a number of years away. There are 5 recorded monuments on the site. In the ownership of IDA Ireland.**

Site	Site Description	Assessment
Carrigtwohill Technology Park, Cork   	**The site is 39.7 hectares.** **The site comprises the southern part of the established Carrigtwohill Business & Technology Park, located on the western edge of the town.** **Companies within the Park include AbbVie, GE Healthcare, Stryker and Gilead Sciences.** **Access is from the southern side via the local road accessing the town from the N25 Cobh Cross interchange to the west.**	Size: **The site is 39.7ha in area.** Access: **There is good access to the Park from the local road to the south, a short distance from the N25 Cobh Cross interchange to the west.** Zoning: *Objective No. CT-I-04: Maintain existing industrial uses. Flood Risk Objective IN-01 applies.* Compatibility: **General compatibility with uses within the Park. Large residential estates in Castlelake adjoin the Park to its east.** Availability: **In the ownership of IDA Ireland who are marketing the site for foreign direct investment for significant employment-based uses.** Comment: **A flood management scheme for the Park and adjoining lands has secured planning permission and is under construction. There is only one site of substantial size available for development, which is situated on the eastern boundary to the south of the rail line. This site is subject to flood management works and has power running northwards along its western boundary. It adjoins residential estates to the immediate east and is only c.3.5ha in area.**

Site	Site Description	Assessment
Merck Millipore, Carrigtwohill, Cork   	**The site is 13 hectares.** **It is located in the southeast of the town, to the south of the N25 and adjacent the Cobh Cross interchange.** **The site comprises the existing, established Merck Millipore manufacturing facility.** **Surrounding uses include Barryscourt Business Park to the east, the N25 and Carrigtwohill Town Centre to the north, Bramley Lodge restaurant and the R624 to the west, and Cork Harbour to the south and south-west. The Tibbotstown Stream runs along the eastern boundary.**	Size: **The site is 13ha in area.** Access: **There is an existing access to the manufacturing facility on its southern boundary in close proximity to the Cobh Cross interchange on the N25 national route.** Zoning: *Objective No. CT-I-05: Maintain existing industrial uses. Flood Risk Objective IN-01 applies.* Compatibility: **The site comprises an existing pharmaceutical manufacturing facility and the immediate area does not contain any substantial degree of alternative incompatible uses. There are, however, conservation structures adjoining and a recorded monument at the southern extent of the site.** Availability: **The lands are part of the existing Merck Millipore complex. They are not available for development.** Comment: **The lands are in private ownership and comprise an existing pharmaceutical manufacturing plant. They are not available for development.**

6.0 RINGASKIDDY

6.1 Location

6.1.3 **Ringaskiddy which is located circa 14km southeast of Cork City, 5km east of the town of Carrigaline on the western side of the lower reaches of Cork Harbour. It is connected to the wider road network by the N28 National Primary Route which connects up to the Cork South Ring Road (N40) at the Bloomfield interchange at Rochestown.**

6.1.2 **The settlement originally comprised a small fishing village, however, its character was altered by the reclamation of extensive lands for industrial and port related development in the 1970s.**

6.1.3 **The village adjoins the Port of Cork deep-water ferry port facility which provides bulk cargo at Ringaskiddy West and passenger ferry and RoRo traffic at Ringaskiddy East. The wider surrounding area accommodates a series of significant industrial employers and pharmaceutical plants on large sites, including Pfizer, Centocor, Novartis, Johnson & Johnson and GlaxoSmithKlein. These sites are interspersed between lands generally in agricultural use.**

6.1.4 **To the east of the ferry port, port lands are used for the storage of cars, adjoining the National Maritime College of Ireland. Between the college and Haulbowline Road is the site of the UCC Maritime research facility. Beyond this, at the eastern end of Ringaskiddy, Haulbowline Bridge provides access to Rocky Island and its crematorium, and the naval service base on Haulbowline Island.**

6.1.5 **Approx. 2km northwest of Ringaskiddy on the N28 is the small village of Shanbally, which is also included within the development boundary of the settlement.**

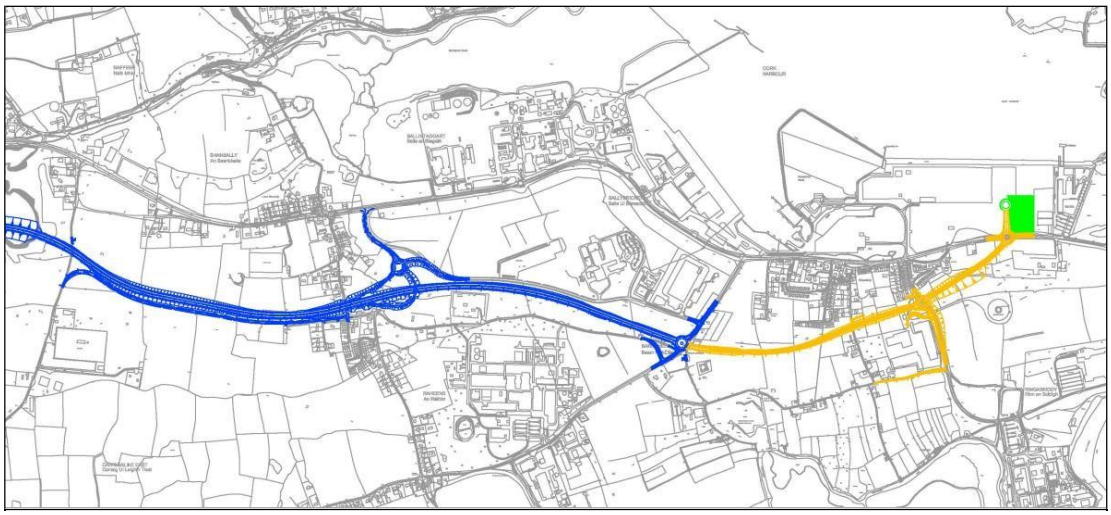


6.2 Local Planning Policy Provisions

6.2.1 **Ringaskiddy is designated as a SEA and acknowledged as one of the key employment locations in Cork County, having the largest concentration of direct employment investment in the country outside of the Greater Dublin Area.**

6.2.2 **The Planning Authority's stated aim is to promote its development as a SEA suitable for large scale industrial developments which are compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour. Lands will be protected from inappropriate development which may undermine Ringaskiddy' s role as a SEA.**

6.2.3 **It is highlighted that the N28 is a critical piece of infrastructure which needs to be upgraded to dual carriageway and that failure to do so will have severe competitive and economic implications for both the Metropolitan Cork area and the region as a whole. The M28 Cork to Ringaskiddy Project is the upgrade of approximately 12.5km of the N28 National Primary Route from the N40 South Ring Road, at Bloomfield Interchange, to Ringaskiddy. It was granted planning permission by An Bord Pleanala under case reference PL04.MA0014 in June 2018. This decision is currently the subject of judicial review.**



6.2.4 **No significant additional population growth is proposed in the settlement, but recognition is given to the protection of the amenity of existing residents. It is envisaged that Ringaskiddy will continue to act as a SEA and indeed should see significant industrial employment growth.**

6.2.5 **There are three upper tier Seveso establishments in Ringaskiddy. These are Novartis Ringaskiddy Ltd, Pfizer Ireland Pharmaceuticals and Smithkline Beecham (Cork) Ltd. There are two Lower Tier Establishments: Carbon Chemicals Group Ltd and Hovione Limited.**

6.2.6 **With respect to industrial development a total of 361.32ha are zoned for Industrial Use. These are divided into 20 separate zoning objectives.**

6.2.7 **Relevant development objectives in the LAP are as follows:**

Objective No. RY-I-01: *Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The open space zonings in specific objectives RY-O-01 and RY-O-02 shall be provided as part of this development. This zone is adjacent to Cork Harbour Special Protection Area.*

Objective No. RY-I-02: *Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This zone is adjacent to Cork Harbour Special Protection Area.*

Objective No. RY-I-03 *Industry with provision for appropriate landscaping, along the north western boundary to residential areas.*

Objective No. RY-I-04: *Industry, with provision for appropriate landscaping, along the eastern and northern boundary to residential areas.*

Objective No. RY-I_05: *Industry, with provision for appropriate landscaping, along the eastern and southern and south western boundaries to residential areas.*

Objective No. RY-I-06: *Suitable for industry including small to medium sized enterprises with appropriate measures taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

Objective No. RY-I-07: *Suitable for industry including small to medium sized units. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

Objective No. RY-I-08: *Suitable for large standalone industry with suitable provision for landscaping and access points from the R613 and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Lough Beg which forms part of the Cork Harbour Special Protection Area. Lough Beg and some of the fields in the area are known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular importance for wintering birds. * **Flood Risk Obj. IN-01 of Section 1 applies**.*

Objective No. RY-I-09: *Port related industry. The site is zoned for use as a transitional site, between the established residential use on the eastern side and industry and enterprise zoning on the western side; it is suitable for office use associated with port uses. Appropriate landscaping shall be provided on the eastern boundary of the site. This zone is adjacent to Cork Harbour Special Protection Area.*

Objective No. RY-I-10: *Industry, with provision for appropriate landscaping to Eastern boundary with open space (RY-O-06) and to the residential areas to the south and western boundaries of site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

***Objective No. RY-I-11**: Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area, the scale of which will be determined at project level. This zone is adjacent to Cork Harbour Special Protection Area.*

***Objective No. RY-I-12**: Industry, with provision for appropriate landscaping along the eastern, southern and south western boundaries to residential areas. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

***Objective No. RY-I-13**: Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area. This zone is adjacent to Cork Harbour Special Protection Area.*

***Objective No. RY-I-14**: Industry and Enterprise, the site is zoned for use as a transitional site, between the established residential use on the western side and industry/enterprise zoning on the eastern side, it is suitable for office-based industry use. Appropriate landscaping shall be provided on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

***Objective No. RY-I-15**: Suitable for large stand-alone industry with suitable provision for appropriate landscaping and protection of the access points and provision for open space buffer to the Martello Tower and its associated pedestrian accesses. Any development proposals shall protect the special function and integrity of the setting of the Martello Tower and maintain the existing line of sight from the Martello Tower to the other four fortifications in the Harbour (Fort Camden Meagher, Carlisle Davis, Westmorland and the Martello Tower on Haulbowline Island). This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

***Objective No. RY-I-16**: Suitable for limited extension of adjacent stand-alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA. * **Flood Risk Obj. IN-01 of Section 1 applies**.*

***Objective No. RY-I-17**: Port related industry with appropriate landscaping where necessary. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

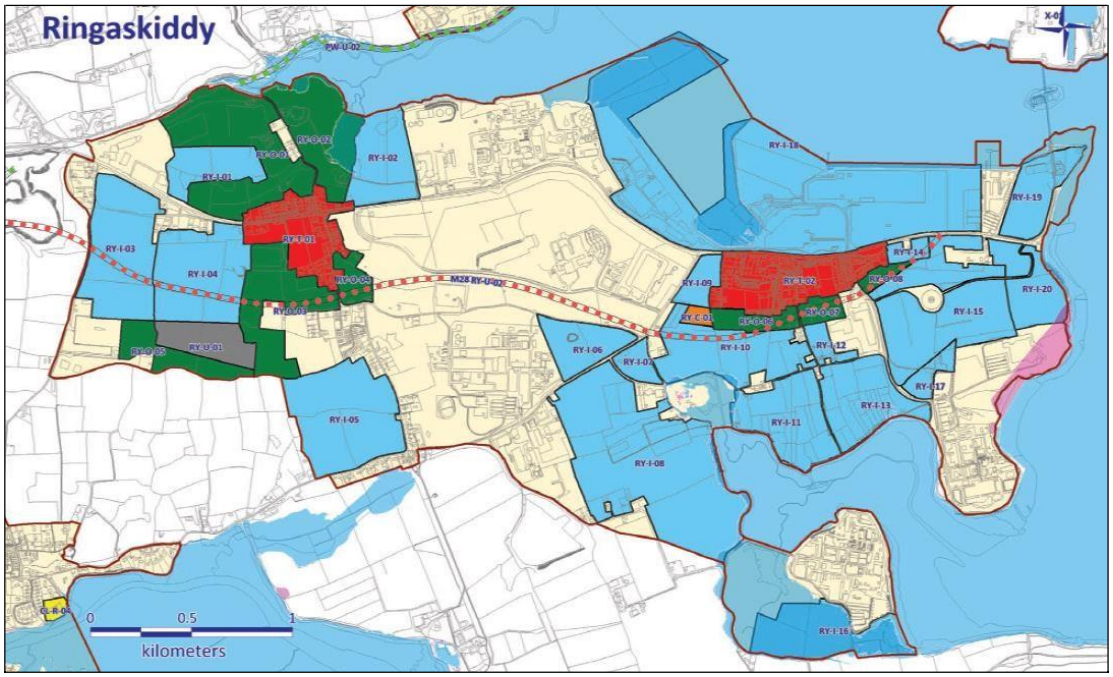
***Objective No. RY-I-18**: Port Facilities and Port Related Activities. This zone is adjacent to the Cork Harbour Special Protection Area and partially overlaps Monkstown Creek proposed Natural Heritage Area.*
** **Flood Risk Obj. IN-01 of Section 1 applies**.*

***Objective No. RY-I-19**: Suitable for the extension of the adjacent Third Level Educational Campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office*

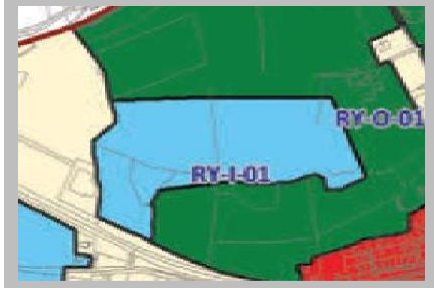
*accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full-time residential accommodation. * **Flood Risk Obj. IN-01 of Section 1 applies.***

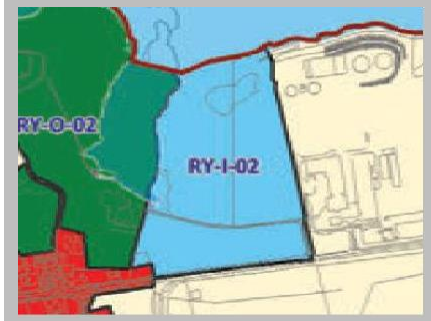
***Objective No. RY-I-20**: Suitable for the extension of the opposite Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full-time residential accommodation. Any existing access to the nearby Martello tower which crosses this site shall be protected and provision for open space buffer to any existing access shall be provided. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

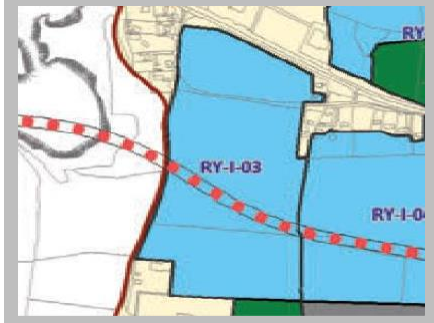
6.2.8 **The Local Area Plan zoning map is illustrated below showing the areas zoned for industrial development (those areas illustrated in light blue).**

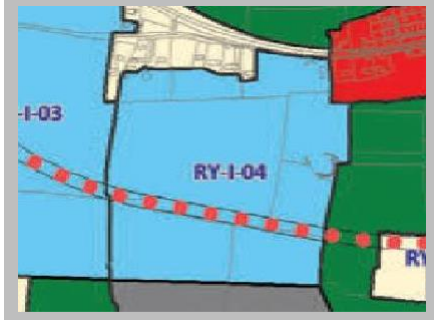


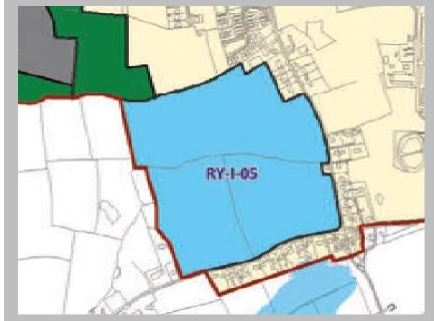
6.3 Site Assessments

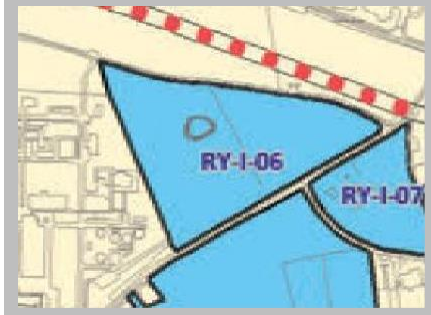
Site	Site Description	Assessment
Lands at Shanbally, Ringaskiddy, Cork   	**The site is 8.6 hectares.** **The lands comprise a number of agricultural fields under grass and enclosed by hedgerows and small trees.** **The site rises to a higher level at its northern side. The southern side, adjacent the N28, is at a lower level than the roadway.** **Shanbally village centre lies to the southeast. To the west are commercial uses within the Portgate Business Park.**	Size: **The site is 8.6ha in area.** Access: **There is potential for access onto the N28, where there is an existing agricultural access.** Zoning: ***Objective No. RY-I-01:*** *Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The open space zonings in specific objectives RY-O-01 and RY-O-02 shall be provided as part of this development. This zone is adjacent to Cork Harbour Special Protection Area.* Compatibility: **The lands are in agricultural use. The village of Shanbally lies approximately 170m to the southeast. There are also residential dwellings on the opposite side of the N28.** Availability: **The lands are in use and not currently for sale.** Comment: **Proximity to the village and adjoining residential uses as well as the higher level of the northern part of the site give rise to issues, as well as the requirement to provide for open space as part of adjoining sites.**

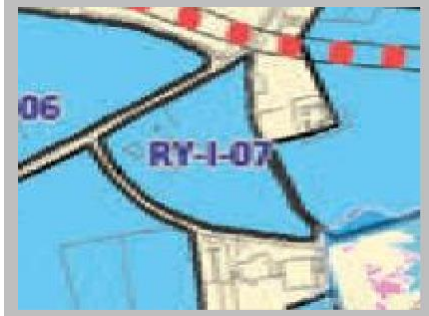
Site	Site Description	Assessment
Raffeen Creek, Ringaskiddy, Cork   	**The site is 5.6 hectares.** **The site comprises two distinct parts, the Raffeen Creek Golf club, situated at a lower level adjoining the Monkstown Creek and a hard surface car park at a higher level that forms part of a Pfizer Pharmaceutical facility.** **Access is via the N28**	Size: **The site is 5.6ha in area.** Access: **There is access via an internal roadway off the N28.** Zoning: ***Objective No. RY-I-02:*** *Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This zone is adjacent to Cork Harbour Special Protection Area.* Compatibility: **The lands bound the eastern extent of Shanbally village centre, which includes residential, school and community uses.** Availability: **The lands are in the ownership of Pfizer. They are in use and not for sale.** Comment: **The topography of the site essentially divides it into three distinct sites, each of which is too small to accommodate a large-scale waste to energy recovery centre. Furthermore, the site is in use and not for sale.**

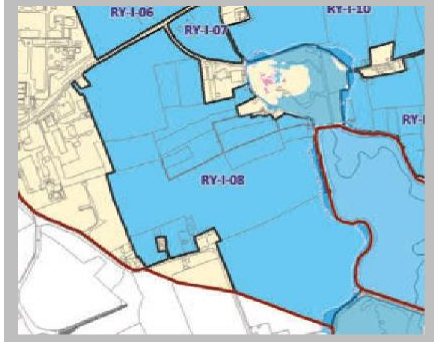
Site	Site Description	Assessment
Lands at Raffeen, Ringaskiddy, Cork   	**The site is 22 hectares.** **The site is located at the western side of the Ringaskiddy settlement on the southern side of the N28 road.** **It comprises a number of large agricultural fields under both grass and crops. The lands rise gently from a lower level adjacent the roadway to higher ground on their southern side.** **The lands are traversed by high level 110kv powerlines that run in both north-south and east-west directions.** **There are one-off residential dwellings adjoining to the west accessed via a small local road that runs along the site's western boundary.**	Size: **The site is 22ha in area.** Access: **There is potential for access from the N28 which bounds the northern side of the site.** Zoning: *Objective No. RY-I-03 Industry with provision for appropriate landscaping, along the north western boundary to residential areas.* Compatibility: **Commercial uses to the immediate north on the opposite side of the N28. Residential uses to the west and an electricity transformer station to the south.** Availability: **The lands are in two separate ownerships. IDA Ireland own the northern part of the site. They are in use for agriculture and are not currently for sale.** Comment: **The new M28 road proposal splits the site in two. This proposal is currently under judicial review. A road reservation objective applies to almost the entire southern part of the site. There will be no direct access onto the N28 at this location. Access to lower part of site will have to be via local road north from housing estates in Carrigaline. Lands to the west are now included in Strategic Land Reserve process bringing the potential for significant residential uses in close proximity to the site. The northern part of the site is already adjoining existing residential uses. Availability an issue as part of lands are in IDA ownership.**

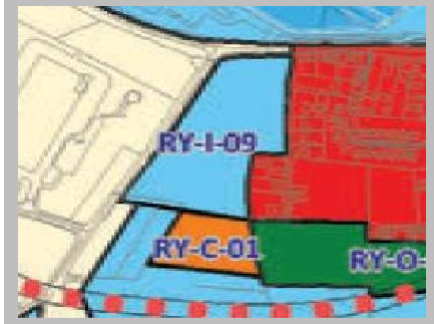
Site	Site Description	Assessment
Lands at Shanbally, Ringaskiddy   	**The site is 20.5 hectares.** **The site is located at the western side of the Ringaskiddy settlement on the southern side of the N28 road.** **It comprises a number of large agricultural fields under both grass and crops. The lands rise gently from a lower level adjacent the roadway to higher ground on their southern side.** **The southern part of the lands are traversed by high level 110kv powerlines at the southern side that run in an east west direction.** **There are one-off residential dwellings adjacent the northern boundary.** **There is a recently constructed wastewater treatment plant on the southern boundary.**	Size: **The site is 20.5ha in area.** Access: **There is potential for access onto the N28 which bounds the northern boundary of the site.** Zoning: ***Objective No. RY-I-04:*** *Industry, with provision for appropriate landscaping, along the eastern and northern boundary to residential areas.* Compatibility: **In agricultural use. Residential uses to the immediate north and Shanbally village adjoins the site to the northeast.** Availability: **The lands are in separate ownerships. IDA Ireland own the northern part of the site. They are in use for agriculture and are not currently for sale.** Comment: **The new N28 road proposal covers the southern part of the site and will, if constructed, split the site in two. This proposal is currently under judicial review. A road reservation objective applies to almost all of the southern part of the site. There will be no direct access onto the N28 at this location. The northern part of the site directly bounds lands in residential use and also the village of Shanbally, which comprises, residential, school and community uses. Availability an issue as part of lands are in IDA ownership.**

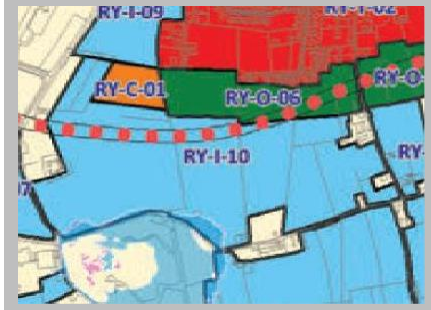
Site	Site Description	Assessment
Lands at Raheens, Ringaskiddy, Cork   	**The site is 25.4hectares.** **The site comprises a number of large fields under grass and in agricultural use.** **They are bounded to the south and east by one-off housing located along the local road network.** **To the north are small residential estates that form part of Shanbally village.** **The lands slope gently down to the south.**	Size: **The site is 25.4ha in area.** Access: **There is potential for access to the lands from local roads on the southern and eastern side of the site. The local road network is currently of poor standard, comprising narrow local roads of rural character.** Zoning: ***Objective No. RY-I_05****: Industry, with provision for appropriate landscaping, along the eastern and southern and south western boundaries to residential areas.* Compatibility: **The site is in agricultural use and bounded on three sides by proposed or existing residential uses. There is a residential planning proposal for 96 dwellings directly to the north which is currently on appeal to An Bord Pleanala following a refusal of permission by Cork County Council on basis of scale and inadequacy of local road network. A grant of permission was issued with respect to a 25ha solar farm immediately to the west of the site.** Availability: **The northern part of the lands were subject to a withdrawn application for industrial serviced sites in 2005. They are currently in the ownership of a residential property developer and not for sale. The southern part of the lands are in the ownership of IDA Ireland.** Comment: **The R613 regional road from Carrigaline on the southern boundary offers the best prospect of access. There are a significant number of residential dwellings at Coolmore Cross and Shanbally Village which would be impacted by a waste to energy proposal. There are wayleaves associated with the adjoining wastewater treatment plant and overhead power lines on the northern part of the site.**

Site	Site Description	Assessment
Lands at Barnahely, Ringaskiddy   	**The site is 8.3 hectares.** **The site is located adjacent the Novartis pharmaceutical facility on the northern side of the R613 roadway.** **It comprises a number of agricultural fields sown with crops. The lands slope towards the north.**	Size: **The site is 8.3ha in area.** Access: **There is potential for access from the R613 and a slip roadway off the proposed M28 upgrade.** Zoning: ***Objective No. RY-I-06:*** *Suitable for industry including small to medium sized enterprises with appropriate measures taken, in consultation with the relevant competent authorities, to take account of the presence of the ring fort on the site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **The site is in agricultural use. Lands in the immediate vicinity are in compatible pharmaceutical and other uses.** Availability: **The lands form part of the Novartis pharmaceutical facility. They are not for sale. The proposed M28 will result in some land take at the northeastern part of the site.** Comment: **There are five recorded monuments on the site, centred around a ringfort to the northwest side. Planning permission has been granted on part of the lands for 2 wind turbines. The northern part of the site is within the road reservation associated with the M28 road. The current proposal, currently under judicial review, proposes a slip roadway on the northeastern side of the site which will provide access.**

Site	Site Description	Assessment
Warrens Cross Roads, Ringaskiddy   	**The site is 3 hectares.** **The lands are in agricultural use for the grazing of cows.** **The northeastern part of the site has been developed as a small office building in use as the Castlewarren Safety Centre.** **The lands slope steeply from their northern boundary with the R613 regional road to their southern boundary.**	Size: **The site is 3ha in area.** Access: **There is potential for access off the R613 or a small access roadway on the western boundary.** Zoning: ***Objective No. RY-I-07:*** *Suitable for industry including small to medium sized units. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **There are small scale office uses in the immediate vicinity. Agricultural lands to the west that incorporate a series of recorded monuments associated with Castle Warren, a protected structure.** Availability: **The lands are in the ownership of IDA Ireland and are not for sale.** Comment: **The lands are too small to accommodate the proposed use. In addition, they slope steeply and adjoin a protected structure. The lands are in the ownership of IDA Ireland and are not for sale.**

Site	Site Description	Assessment
Lands at Curraghbinny, Ringaskiddy   	**The site is 51.3 hectares.** **This large site is situated on the southern side of Ringaskiddy and extends to the shore line at Lough Beg on its southeastern boundary.** **Generally flat, the lands incorporate agricultural grassland comprising large fields separated by hedgerows. Some lands at the southern side have also been sown for crops.** **Lands on the northern part of the site are currently the subject to large scale construction works.** **Novartis and Carbon Group facilities are located directly to the northwest. A Glaxo SmithKline Beecham facility is located to the south.**	Size: **The site is 51.3ha in area.** Access: **There is potential for access from a local road that accesses onto the R613.** Zoning: ***Objective No. RY-I-08:*** *Suitable for large standalone industry with suitable provision for landscaping and access points from the R613 and provision for appropriate landscape buffering, to all residential areas. This zone is adjacent to Lough Beg which forms part of the Cork Harbour Special Protection Area. Lough Beg and some of the fields in the area are known to be particularly important for field feeding species of bird for which the SPA is designated. It will be necessary to retain a portion of this land in an undeveloped state to avoid negative impacts on the SPA. The southern portion of the zone is known to be of particular importance for wintering birds. *Flood Risk Obj. IN-01 of Section 1 applies* Compatibility: **There is a small cluster of residential uses on the southwestern boundary of the site. Other uses in the immediate vicinity are compatible in character.** Availability: **Lands are in the ownership of IDA Ireland. They are not currently for sale. Planning permission granted in 2016 for a bio-park on the northern part of this site. Construction works have commenced on foot of these planning permissions.** Comment: **Those parts of the site adjoining the Lough Beg shoreline, which forms part of the Cork Harbour designated area, are subject to flooding. The lands are in the ownership of IDA Ireland not currently for sale and earmarked for foreign direct investment to accommodate large scale employment uses.**

Site	Site Description	Assessment
Lands at Barnahely, Ringaskiddy   	**The site is 3.8 hectares.** **The site comprises an agricultural field on the southern side of the N28 roadway adjacent Ringaskiddy village centre.** **The site rises steeply from the road on its northern boundary to higher ground on its southern boundary.** **The R613 road forms the western boundary, while on the eastern boundary are residential housing estates and individual dwellings fronting onto Warren Street.** **On the southern boundary is a graveyard.**	Size: **The site is 3.8ha in area.** Access: **There is potential for access from both the N28 and the R613. The junction of these roads is currently undergoing roadworks.** Zoning: ***Objective No. RY-I-09****: Port related industry. The site is zoned for use as a transitional site, between the established residential use on the eastern side and industry and enterprise zoning on the western side; it is suitable for office use associated with port uses. Appropriate landscaping shall be provided on the eastern boundary of the site. This zone is adjacent to Cork Harbour Special Protection Area.* Compatibility: **The site bounds existing residential uses within Ringaskiddy village centre. On its southern boundary is an existing graveyard and lands zoned for community uses.** Availability: **The site is in the ownership of IDA Ireland and not currently for sale.** Comment: **The lands are relatively small in area and together with their configuration are unlikely to able to accommodate the proposed use. In addition, they slope steeply and adjoin established residential properties. The lands are in the ownership of IDA Ireland and are not for sale. They are very visually exposed to views from the north.**
Site	Site Description	Assessment

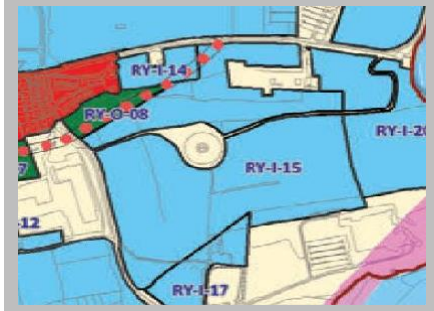
Site	Site Description	Assessment
Lands at Barnahely, Ringaskiddy   	**The site is 18 hectares.** **It is located to the south of the village centre within the townlands of Loughbeg and Barnahely.** **The lands comprise agricultural farmland incorporating a series of grassed fields separated by hedgerows.** **A local road (Tower Road) running between Old Post Office Road and The Marsh, forms the southern boundary of the site. Ringaskiddy National School is located on this road.** **There are several recorded monuments on the western side of the site, mainly associated with Castlewarren House, a protected structure.**	Size: **The site is 18ha in area.** Access: **There is potential for access off a local road to the west of the site. Access along the southern boundary would be via a narrow local road of rural character. This road, Tower Road, is to be upgraded as part of the M28 road scheme.** Zoning: ***Objective No. RY-I-10:*** *Industry, with provision for appropriate landscaping to Eastern boundary with open space (RY---O---06) and to the residential areas to the south and western boundaries of site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **Open space zoning objective RY-O-06 is to from a buffer between this industrial site and residential dwellings within Ringaskiddy village centre. There are also dispersed one-off residential dwellings to the eastern boundary. Ringaskiddy National School is located on the southern boundary of the site. A 110kv overhead power line runs along the northern side of the site.** Availability: **Large parts of the site are owned by IDA Ireland. There are several other ownerships. The lands are not currently for sale.** Comment: **While the road reservation associated with the M28 runs along the southern side of the site, the proposal granted permission by An Bord Pleanala and currently under judicial review runs, along the site's northern side. The Tower Road at the southern side is to be upgraded as part of the M28 scheme. Large parts of the site are owned by IDA Ireland. There are several other ownerships. The lands are not currently for sale.**

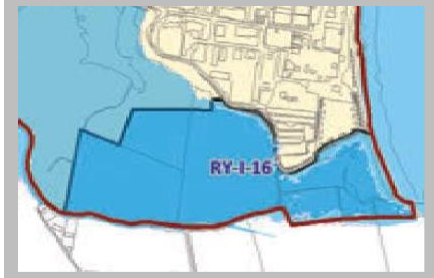
Site	Site Description	Assessment
Land at Loughbeg, Ringaskiddy   	**The site is 15.6 hectares.** **This site is located at the southern side of Ringaskiddy fronting onto the Loughbeg shoreline.** **At its northern side, the site is bounded by a narrow local road, Tower Road.** **A large part of the eastern side of the site is planted with trees. Other areas are in agricultural use, either sown for crops or under grass for grazing.**	Size: **The site is 15.6ha in area.** Access: **Access is very poor via a narrow local road. Tower Road. This road is to be upgraded as part of the M28 Road Scheme which is currently under judicial review.** Zoning: ***Objective No. RY-I-11****: Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area, the scale of which will be determined at project level. This zone is adjacent to Cork Harbour Special Protection Area.* Compatibility: **Ringaskiddy national School bounds the site on its northern side. There are a number of one off residential and farm dwellings to the northeast of the site. Elsewhere lands are in agricultural use. The lands adjoin the Cork Harbours designated area along its southern boundary.** Availability: **The lands are in several different ownerships, with all landholdings under 4ha, thus requiring land assembly to accommodate a large-scale waste to energy recovery centre. Further, land in the area is not currently for sale.** Comment: **Currently access is very poor and dependent on the implementation of significant road upgrading works to facilitate the lands development for a large-scale industrial use. Lands are in several private ownership and not currently for sale.**

Site	Site Description	Assessment
Old Post Office Road, Ringaskiddy   	**The site is 2.6 hectares.** **The site is situated to the south of Ringaskiddy village.** **It is in several distinct uses with a farm complex bounded by Tower Road on its southern side, residential properties bounding Old Post Office Road on its western side and an area planted with trees at its northern boundary.** **The Ringport Business Park bounds the eastern side of the site. Agricultural fields lie to the south.**	Size: **The site is 2.6ha in area.** Access: **There is access via narrow local roadways: Old Post Office Road and Tower Road.** Zoning: ***Objective No. RY-I-12:*** *Industry, with provision for appropriate landscaping along the eastern, southern and south western boundaries to residential areas. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **The site is in residential and agricultural use. There are several other residential dwellings adjoining. Permission was refused at Ringport Business Park for a waste transfer station use in 2014 on the basis of negative impacts on the residential amenity of adjoining and nearby properties, which Local Area Plan objectives seek to protect.** Availability: **The lands are in several different ownerships, with all landholdings under 2ha, thus requiring land assembly to accommodate a large-scale industrial use. Land in the area is not currently for sale.** Comment: **The site is too small to accommodate a large-scale industrial facility. Current access is extremely poor and requires significant upgrading.**

Site	Site Description	Assessment
Lands at Loughbeg, Ringaskiddy   	**The site is 14.5 hectares.** **The site is located at the southern side of Ringaskiddy, bounding Lough Beg.** **It comprises mainly agricultural fields sown for crops or under grass for grazing. Areas at the east side are scrubland.** **There are a number of residential properties on the boundaries of the site.** **Tower Road forms the northern boundary of the site.** **Ringport Business Park is to the north and the Johnson & Johnson and Hovione pharmaceutical facilities to the east.**	Size: **The site is 14.5ha in area.** Access: **There is potential for access via the local road L-6517 to the east of the site. access to western side of the site will required significant road upgrades.** Zoning: ***Objective No. RY-I-13:*** *Industry, with provision for the maintenance of a planted buffer zone along the southern boundary to nature conservation area. This zone is adjacent to Cork Harbour Special Protection Area.* Compatibility: **The lands are in agricultural use. There are residential uses to the northwestern side but no other sensitive uses on the other boundaries. Permission was refused at Ringport Business Park for a waste transfer station use in 2014 on the basis of negative impacts on the residential amenity of adjoining and nearby properties which Local Area Plan objectives seek to protect. M28 Route protection corridor runs through the site, but the current proposal is to the north.** Availability: **The lands are in numerous different ownerships, with all landholdings under 3ha, thus requiring land assembly to accommodate a large-scale industrial use. Land in the area is not currently for sale.** Comment: **The lands are in several ownerships and not currently for sale. Land assembly would be required to facilitate a large-scale industrial use.**

Site	Site Description	Assessment
Ring House, Ringaskiddy, Cork   	**The site is 1.9 hectares.** **This site surrounds Ring House, a building on the National Inventory of Architectural Heritage.** **It is located on the southern side of the N28/L2545 fronting onto the road at two points.** **The site is flat and sown with crops. The boundaries have dense hedgerows and tree cover.** **Ringaskiddy village is to the immediate west, while the Port of Cork facility is to the north on the opposite side of the road.**	Size: **The site is 1.9ha in area.** Access: **There is potential for access to the site at two points fronting onto the N28/L2545.** Zoning: ***Objective No. RY-I-14:*** *Industry and Enterprise, the site is zoned for use as a transitional site, between the established residential use on the western side and industry/enterprise zoning on the eastern side, it is suitable for office-based industry use. Appropriate landscaping shall be provided on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire site. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **The site adjoins the village centre of Ringaskiddy with residential dwellings in Martello Park on the western boundary.** Availability: **The site is in the ownership of the Port of Cork and is not for sale.** Comment: **The site is too small to accommodate a large-scale industrial facility and is impacted by an objective for the construction of the new motorway.**

Site	Site Description	Assessment
Lands at Martello Tower, Ringaskiddy   	**The site is 28.84 hectares.** **The site extends from the N28 on its northern boundary to the DePuy pharmaceutical facility on its southern boundary.** **The site is at a lower level on its northern side and rises steeply to the Martello Tower, a conservation structure at its centre. Lands at the southern side are at a higher level.** **Ringaskiddy village is located to the northwest. Ringport Business Park is located to the west on the opposite side of the L6517. The DePuy facility is located on the southern boundary.**	Size: **The site is 28.84ha in area.** Access: **There is access to the northern part of the site from the N28 and access to the southern part from the L6517 local road. The M28 road scheme runs along the northern boundary of the site.** Zoning: ***Objective No. RY-I-15:*** *Suitable for large stand-alone industry with suitable provision for appropriate landscaping and protection of the access points and provision for open space buffer to the Martello Tower and its associated pedestrian accesses. Any development proposals shall protect the special function and integrity of the setting of the Martello Tower and maintain the existing line of sight from the Martello Tower to the other four fortifications in the Harbour (Fort Camden Meagher, Carlisle Davis, Westmorland and the Martello Tower on Haulbowline Island). This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **Ringaskiddy village is located to the northwest. Ringport Business Park is located to the west on the opposite side of the L6517. The DePuy facility is located on the southern boundary. There is a metal recycling facility on the site's northern boundary.** Availability: **The southern part of the site is subject to a planning permission for the extraction of soil. These lands, and the entire southern part of the site, are in the ownership of IDA Ireland. There are wayleaves on the western boundary and through the centre of the site, associated with overhead 110kv power lines. The northern part of the site is in the ownership of Indaver.** Comment: **Lands at the southern side of the site are not available. Those lands at the northern side are incorporated into the Waste to Energy facility permitted by An Bord Pleanala and currently under judicial review.**

Site	Site Description	Assessment
Lands at Curraghbinny, Ringaskiddy   	**The site is 16.05 hectares.** **The site is located at the southern side of Ringaskiddy adjoining the Glaxo SmithKline Beecham pharmaceutical facility.** **It is situated on the southern side of the facility.** **It comprises undeveloped marsh and scrub land at a low level.** **it is bounded on its eastern side by Lough Beg. Lands to the south are at a higher-level, overlooking harbour areas with a number of one-off residentials dwellings.**	Size: **The site is 16.05ha in area.** Access: **There is access via a narrow local road that leads to Currabinny to the east.** Zoning: ***Objective No. RY-I-16:*** *Suitable for limited extension of adjacent stand-alone industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated. The zone supports wetland habitat which is known to be of importance for wintering birds, including species for which the SPA is designated. It will be likely to be necessary to retain a significant portion of this land in an undeveloped state to avoid negative impacts on the SPA. * Flood Risk Obj. IN---01 of Section 1 applies.* Compatibility: **Aside from two residential properties, there are no other sensitive uses immediately adjoining. It adjoins the Cork Harbour Special Protection Area.** Availability: **The lands are in the ownership of Glaxo SmithKline Beecham and are not for sale.** Comment: **The site forms part of the ownership of an existing pharmaceutical facility and is not available for development. It is subject to flood risk with extremely poor access.**
Adjacent DePuy, Ringaskiddy		

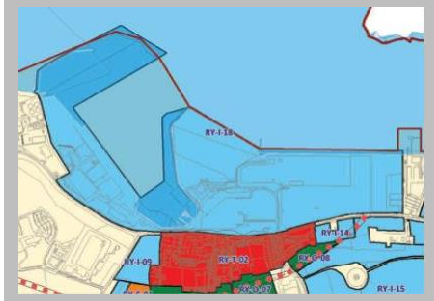






	The site is 3 hectares. **The site is located on the southern side of Ringaskiddy.** **It is accessed via the L6517 local road.** **It comprises undeveloped scrub and grassland. It slopes from a high level at its northern side down to the roadway along its southern boundary.** **Lough Beg lies to the south, as do the Johnson & Johnson and Hovione pharmaceutical facilities. To the east is the DePuy facility.**	Size: **The site is 3ha in area.** Access: **There is access from the L6517 local road on the site's southern boundary.** Zoning: ***Objective No. RY-I-17****: Port related industry with appropriate landscaping where necessary. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.* Compatibility: **Uses in the immediate area to the east comprise large scale pharmaceutical facilities. To the west are lands in agricultural use.** Availability: **The lands are in the ownership of IDA Ireland and not for sale.** Comment: **The site is too small to accommodate a large-scale industrial use.**
Site	**Site Description**	**Assessment**
Port of Cork, Ringaskiddy	**The site is 92.67hectares.**	Size: **The site is 92.67ha in area.**







It comprises the Port of Cork facility at Ringaskiddy. It is access via the N28 road on its southern boundary.

A deepwater berth with associated hard standing service areas are located in the western part of the site. To the southwestern of the quay are a number of warehouse buildings.

The inner harbour area accommodates a ro-ro ferry port and associated single-storey terminal building and standage area. There are extensive areas to the east and north of the terminal building, used for bulk storage.

Access: **There is access via the N28 which runs along the southern boundary of the site.**

Zoning: ***Objective No. RY-I-18****: Port Facilities and Port Related Activities. This zone is adjacent to the Cork Harbour Special Protection Area and partially overlaps Monkstown Creek proposed Natural Heritage Area. * Flood Risk Obj. IN---01 of Section 1 applies*

Compatibility: **There is a general compatibility between port related and large-scale industrial uses. Ringaskiddy village lies to the south of the site containing a range of residential and community uses.**

Availability: **The site is in the ownership of the Port of Cork, in port related use, and not for sale.**

Comment: **There is good access to the site and a general compatibility with port related uses, but the site is in the ownership of the Port of Cork, extensively in port related use, and not for sale.**

Site	Site Description	Assessment
Haulbowline Road, Ringaskiddy	**The site is 9.5 hectares.**	Size: **The site is 9.5ha in area.**

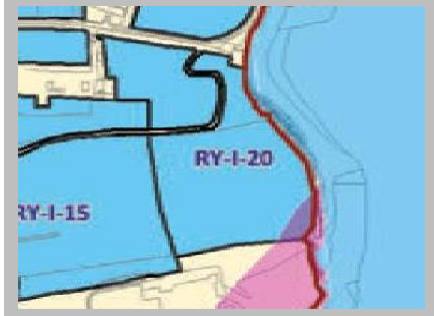






Site	Site Description	Assessment
Lands at Loughbeg, Ringaskiddy	**The site is located at the eastern end of Ringaskiddy fronting onto Cork Harbour.** **It comprises two elements, split by the access road to Haulbowline Island (L2545).** **On the western side is a large flat site incorporating the Beaufort research centre and bounding the National Maritime College of Ireland to its west.** **To the south of this is the N28 / L2545 and a public car park area adjacent to Gobby Beach.** **There is a partially constructed internal access road in place at the northern end of the site.** **The eastern part of the site is occupied by a warehouse building and Bord Gais installation.** **The site is 10.6 hectares.**	Access: **There is access to the site via the L2545 local road. There is a partially completed internal access roadway to the larger western site.** Zoning: ***Objective No. RY-I-19:*** *Suitable for the extension of the adjacent Third Level Educational Campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full-time residential accommodation. *Flood Risk Obj. IN---01 of Section 1 applies.* Compatibility: **There is a general compatibility with Port related uses in the immediate vicinity.** Availability: **The lands are in the ownership of the Port of Cork. A planning permission was recently granted on the main western side of the site for the temporary storage of port cargo and materials.** Comment: **As the lands are in the ownership of the Port of Cork and the subject of a recent planning permission, they are considered not to be available.** Size: **The site is 10.6ha in area.**







The site is located at the eastern end of Ringaskiddy. The L2545 local road, a continuation of the N28 national road forms the northern boundary of the site.

The site bounds Gobby beach on its eastern side which forms part of the Cork Harbour Special Protection Area.

The lands rise from a lower level at the roadway to a higher level at their southern side.

There are overhead powerlines running through the site in an east-west direction.

Northern areas are scrubland while the southern part of the site is under grass.

It is c.800m east of Ringaskiddy village. to the south is the DePuy pharmaceutical facility.

Access: **There is access via the N28 on the site's northern boundary.**

Zoning: ***Objective No. RY-I-20:*** *Suitable for the extension of the opposite Third Level Educational campus and enterprise related development including marine related education, enterprise, research and development. Consideration will also be given to established operators in Ringaskiddy for the provision of ancillary office accommodation and for Research and Development facilities. This site is considered inappropriate for any short or full-time residential accommodation. Any existing access to the nearby Martello tower which crosses this site shall be protected and provision for open space buffer to any existing access shall be provided. This area may be used as a feeding ground by bird species for which Cork Harbour SPA is designated.*

Compatibility: **There is a general compatibility with Port related uses in the immediate vicinity. The Martello Tower, a conservation structure, is located to the southwest of the site and access to same must be protected in any development. The lands have been subject to a grant of planning permission for a Waste to Energy facility that is currently subject to judicial review.**

Availability: **The lands to the northern side are in the ownership of Indaver Ireland and available for development. Lands at the southern side are in the ownership of IDA Ireland. Indaver have been granted planning permission (subject to judicial Review) for an energy recovery facility use on the site.**

Comment: **There is a general compatibility with Port related uses in the immediate vicinity. The lands to the northern side are in the ownership of Indaver Ireland, are available for development and have the benefit of planning permission (subject to judicial Review) for an energy recovery facility use.**

7.0 WHITEGATE

7.1 Location

7.1.1 **Whitegate which is located circa 18km southeast of Cork City centre, 5km south of the town of Midleton on the eastern side of the lower reaches of Cork Harbour. Beyond, to the south, lies Roches Point at the mouth of the harbour. Whitegate It is connected to the wider road network via the R630 regional road which connects to the N28 National Primary Route at Midleton.**

7.1.2 **The settlement comprises four main areas of development: Rostellan, Farsid, Aghada and Whitegate. It is home to Ireland's only oil refinery and three power stations, including the Aghada Power Station, the largest in the country and thus plays an important role in the country's energy sector.**

7.1.3 **The refinery and associated industrially zoned lands are located to the south of Whitegate village, while the power station and associated lands are located to its north. The old village is focused on the shoreline at Whitegate Bay with new residential development on higher ground to the rear.**

7.1.4 **Approximately 1.8km northeast of Whitegate is the village of Aghada, comprising upper and lower parts, and which area also included with the development boundary of the settlement. The wider area, including a site zoned for a future energy park, are in agricultural use.**



7.2 Local Planning Policy Provisions

7.2.1 **Similar to Ringaskiddy, while the amenity of existing residents is to be protected, the development of the area's industrial and harbour roles takes primacy in local planning policy provisions. The LAP states:**

> ***4.6.27*** *The planning policy for Whitegate & Aghada seeks to reinforce the strategic industrial role of the settlement whilst making provision for a limited amount of growth in housing at a scale to meet mainly local requirements.*

7.2.2 **Whitegate's importance to the country's energy sector is highlighted, producing 25% of national energy and holding 90% of the national oil reserves. It is also identified as providing a relocation opportunity for energy related industries from other parts of Metropolitan Cork. In this regard, policy objectives seek to ensure that the future potential for largescale energy industry in the Whitegate area is not compromised by inappropriate development and have reserved a significant site for future expansion of energy related development in Whitegate. The following CDP objective addresses this:**

> ***County Development Plan Objective ED 1-3: National Energy Hub - Whitegate***
> *Safeguard and support the role and function of the Whitegate area, as a preferred strategic location for energy developments that continues to play a key role in meeting the State's energy requirements and oil refining needs in a manner that is compatible with the residential and amenity values of the village, as well as the nature conservation values of the adjacent Cork Harbour Special Protection Area.*

7.2.3 **There are three Seveso sites in the settlement: Calor Teoranta, the Irving Oil Whitegate Refinery and the ESB Aghada Power Station. An area south of the existing refinery has been identified as a potential location for the storage of further strategic oil stocks on behalf of the National Oil Reserves Agency. With respect to industrial development a total of 248.9ha are zoned for Industrial Use. These are divided into 6 separate zoning objectives. Relevant development objectives are as follows:**

> ***Objective WG-I-01****: Development of small to medium scale energy related uses, including research and development, maintenance and transport uses. Any development proposals shall provide for the upgrading of the county road adjoining the site up to the junction with the R630 regional road.*
>
> ***Objective WG-I-02****: Development of uses ancillary to the adjoining established industrial area such as carparks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments.*
>
> ***Objective WG-I-03****: Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non•hazardous*

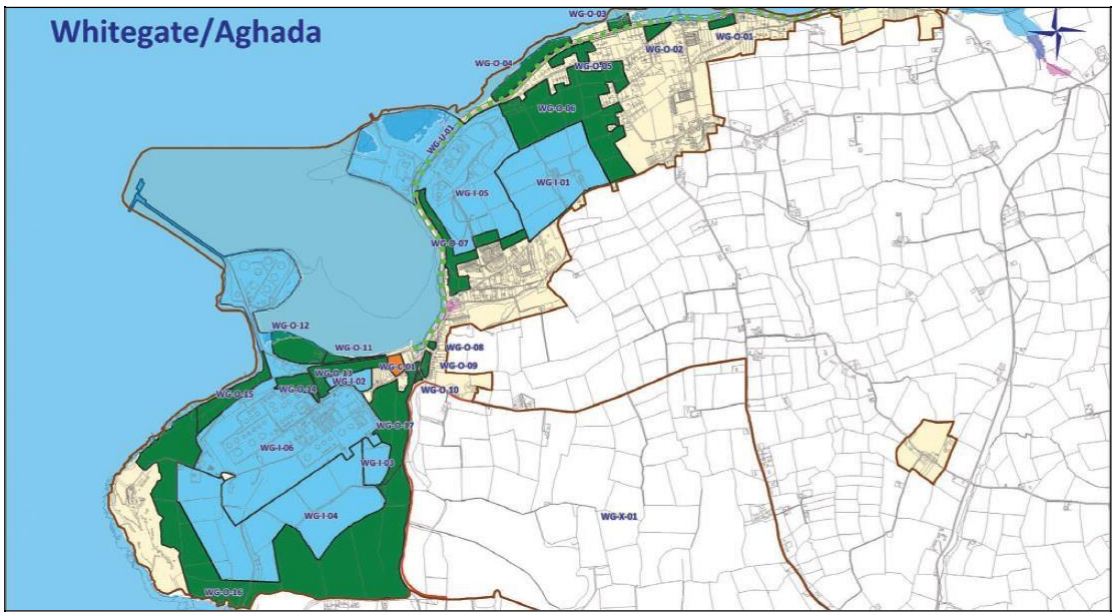
materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.

***Objective WG-I-04**: Provision for the extension of the adjoining established industry area including new port related activities and bulk liquid storage. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site shall include proposals for the provision of long-term structural landscaping on site WG-O-16.*

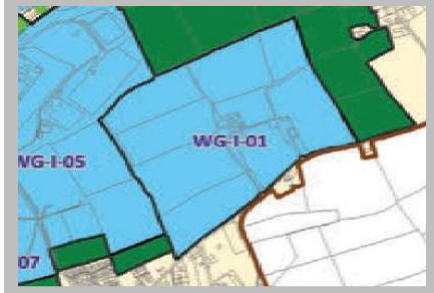
***Objective WG-I-05**: Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030- Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. Flood Risk Objective IN-01 applies to this site.*

***Objective WG-I-06**: Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029-Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.*

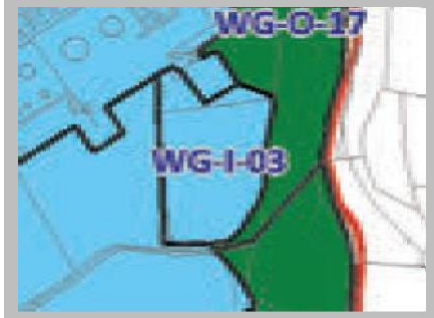
7.2.4 **The Local Area Plan zoning map is illustrated below showing the areas zoned for industrial development (those areas illustrated in light blue).**



7.3 Site Assessments

Site	Site Description	Assessment
Lands at Ballincarroonig, Cork   	**The site is 30.2 hectares.** **It is situated between the villages of Whitegate and Upper Aghada.** **It comprises agricultural farmlands covering a series of fields enclosed by hedgerows. The fields are under grass and slope gently towards higher ground to the middle of the site.** **There is a farm complex at the centre of the site and a number of one-off residential dwellings in the immediate area.** **To the northwest lies the Aghada Power station complex and to the southwest housing estates within Whitegate village.**	Size: **The site is 30.2ha in area.** Access: **There is access available on the southern boundary. This access is poor however comprising a local rural roadway that gains access to the regional road through either of the villages.** Zoning: ***Objective No. WG-I-01****: Development of small to medium scale energy related uses, including research and development, maintenance and transport uses. Any development proposals shall provide for the upgrading of the county road adjoining the site up to the junction with the R630 regional road.* Compatibility: **Residentially zoned lands and established housing estates adjoin the site to the south. There are two recorded monuments adjacent the farm complex buildings at the centre of the site.** Availability: **While appearing to be in single ownership are in use for agriculture and are not currently for sale.** Comment: **Power lines traverse the site. Access is extremely poor in terms of the standard of the local roadway and accessibility to the national road network. Incompatibility with adjoining residential uses also arises, as does the site's current use and non-availability.**
Site	**Site Description**	**Assessment**

Site	Site Description	Assessment
Lands at Refinery, Whitegate, Cork   	**The site 2.8 hectares.** **This site is located to the south of Whitegate Bay, at a higher level.** **It is part of the Oil refinery complex and is situated along its northeast boundary.** **It is partly in use for car parking. The remaining area is under grass. A bank of trees along the northern boundary screen the site.** **It adjoins the residential development of Thomas Davis Terrace.**	Size: **The site is 2.8ha in area.** Access: **There is via a local roadway leading to the oil refinery main entrance.** Zoning: ***Objective No. WG-I-02:*** *Development of uses ancillary to the adjoining established industrial area such as carparks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. This zone is adjacent to the Cork Harbour Special Protection Area. Development proposals must provide for sufficient stormwater attenuation and may require the provision of ecological assessments.* Compatibility: **Adjoins the residential development of Thomas Davis Terrace. There is also a school nearby.** Availability: **The site is in private ownership and forms part of the overall oil refinery complex. A significant part of the site is already in use.** Comment: **The site is too small to accommodate a large-scale waste to energy recovery centre. It is in private ownership and a large part is in use. It directly adjoins residential properties and other sensitive uses.**

Site	Site Description	Assessment
Lands at Ballytigeen, Whitegate, Cork   	**The site 4.5 hectares.** **This site is located to the immediate south of the oil refinery complex, adjoining a 110kv electricity compound.** **They are in agricultural use and at a higher level than lands to the south.**	Size: **The site is 4.5ha in area.** Access: **Access is via an agricultural track off the R630 regional road.** Zoning: ***Objective No. WG-I-03:*** *Development of uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non•hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.* Compatibility: **No sensitive uses in the immediate vicinity of the site and compatible with the oil refinery use to the immediate north** Availability: **In agricultural use and not currently for sale** Comment: **Poor access that requires upgrading and may also require third party consent. The site may not be of sufficient size to accommodate a large-scale waste to energy recovery centre. The site is on high ground visually exposed to surrounding areas.**

Lands at Corkbeg, Whitegate, Cork   	**The site is 56.3 hectares.** **The site is located on higher ground on the southern side of the headland at Corkbeg** **It includes agricultural lands comprising a series of fields either under grass or tillage.** **No road existing road access.** **Fort Davis located to the immediate northwest of the site.**	Size: **The site is 56.3ha in area.** Access: **There is no pubic road access to the lands at present. Access is via agricultural track from the south or west or, potentially, via the oil refinery.** Zoning: ***Objective No. WG-I-04****: Provision for the extension of the adjoining established industry area including new port related activities and bulk liquid storage. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site shall include proposals for the provision of long-term structural landscaping on site WG-O-16.* Compatibility: **There are no sensitive uses in the immediate vicinity of the site and compatible with the oil refinery use to the immediate north.** Availability: **The lands are in agricultural use and not currently for sale,** Comment: **There is no access currently and may require third party consent. Visually exposed on high ground overlooking harbour. Already identified as a potential location for the storage of further strategic oil stocks on behalf of the National Oil Reserves Agency.**

Site	Site Description	Assessment
Power Station, Whitegate, Co. Cork	**The site is 66.6 hectares.**	Size: **The site is 66.6ha in area.**





It comprises the existing Aghada Power Station complex operated by the ESB.

It is located to the north of Whitegate village and comprises two distinct areas, separated by the R630 regional roadway.

Lands to the west of the road comprise the core power station complex, while to the east are lands at a higher level, incorporating a number of substations and accessed via a bridge over the regional road and directly from the road itself.

Access: **There is an existing access off the R630, but access to potential development sites would be through the existing power station lands or third-party lands to the south.**

Zoning: ***Objective No. WG-I-05:*** *Maintain existing industrial/ electricity generation uses. Any new development on the site shall pay special attention both to the design and siting of any large structures or buildings so as to minimise the visual impact of development, including on longer distance views from the Cobh area, and shall include the provision and maintenance of structural landscaping to the western and southern site boundaries. The site contains Recorded Monument CO088-030- Castle unclassified and CO088-105 & 106 – Shell Middens. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area. Flood Risk Objective IN-01 applies to this site.*

Compatibility: **General compatibility with power station uses to the south. Conflict arising at southern side with existing residential estates.**

Availability: **The main power station complex is in the ownership of the ESB and in use. It is not currently for sale and only a site at the southern extent of the site appears potentially available for future development. This area is at a higher level and forested. There are existing residential housing estates to the south of this area.**

Comment: **The main power station complex is in the ownership of the ESB and in use. It is not currently for sale. Other third-party lands in use for agriculture are also not available for development and access to same would be via unsuitable roadways through adjoining villages.**

Site	Site Description	Assessment
Oil Refinery, Whitegate, Co. Cork   	**The site is 88 hectares.** **It comprises the existing Whitegate Oil Refinery operated by Irving Oil.** **It is located to the south of the village. The main complex is located on higher ground on the northern side of the headland at Corkbeg, while an area consisting largely of storage tanks and port facilities is located on Corkbeg Island on the southern side of the bay.** **The complex also incorporates a power plant operated by Bord Gais.** **Lands to the south are in agricultural use. Fort Davis lies to the west.**	Size: **The site is 88ha in area.** Access: **There is access via a local road leading west off the R630 regional road.** Zoning: ***Objective No. WG-I-06:*** *Maintain existing refinery/ industrial uses. Any new development on the site shall pay special attention both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. The site contains a Recorded Monument CO088-029- Burial Ground. Any development in this area should take this into account and may require an archaeological assessment. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.* Compatibility: **The site comprises an existing oil refinery and the immediate area does not contain any substantial degree of alternative incompatible uses. There are protected structures to the east associated with St Michael's Church. Adjoining these are small-scale residential uses.** Availability: **The lands are in use as part of the existing oil refinery and are almost fully developed. the maintenance and protection of the current use is of strategic national importance. The site is in private use and not available for redevelopment.** Comment: **The lands are in private ownership and comprise an oil refinery use of strategic national importance. They are not available for development.**

8.0 KILBARRY

8.1 Location

8.1.1 **The Kilbarry SEA is located on the northside of Cork City to the immediate north of Blackpool and west of residential estates in the Ballyvolane area. It is approximately 5km from Cork City Centre and extends over an area of c.77ha.**

8.1.2 **The IDA Ireland owned SEA straddles the City/County boundary. Southern parts of the SEA, in both the City and County jurisdictions are already developed and form part of the Kilbarry Business Park. Existing companies occupying the Park are largely focused on the manufacturing, technology and international services sectors and include Yves Rocher, Trulife and Flextronics. These southern areas slope steeply, are traversed by overhead power lines and overlook the Blackpool Valley. The northern areas are topographically level, undeveloped and currently in agricultural use.**

8.1.3 **The lands are accessed via Dublin Hill which is a steeply sloping urban road leading into Blackpool and providing access to the N20. The Cork-Mallow rail line runs along the southern boundary where the disused Kilbarry rail station is located.**

8.1.4 **Lands to the east and south form part of the built-up urban area. The residential estates of Glenthorn, Thorndale and Kinvara are accessed off Dublin Hill. Beyond these are more low-density residential uses at Dublin Pike. To the west, lie the Delaney's GAA complex and lands zoned for residential use. To the south is the Blackpool Valley, incorporating a large number of commercial uses, including Blackpool Shopping Centre and Blackpool Retail Park.**



8.2 Local Planning Policy Provisions

8.2.1 Objective 14.2 **Blackpool / Kilbarry of the** *Cork City Development Plan, 2015* **seeks to develop the Kilbarry industrial area for business and technology employment uses and to improve access by sustainable modes of transport, including access to the proposed rail station.**

8.2.2 **The** *Cobh Municipal District Local Area Plan, 2017* **zones those lands in the County Council area for industry and enterprise rather than business /enterprise as this is considered to be a more broad-ranging zoning objective to encourage development and economic activity.**

8.2.3 **The Local Area Plan acknowledges the poor connectivity of the northside to the national and city road network, as well as the poor take up of development within Kilbarry.**

> ***3.4.18*** *The proposed Northern Ring Road and junction North of Kilbarry will improve access arrangements to the strategic road network which is needed to act as a catalyst to development. Furthermore, the future development of this area must be underpinned by the provision of high-quality public transport with direct connections to the Ballyvolane Urban Expansion Area.*
>
> *3.4.21 Integral to the development of these lands is the need to improve both vehicular and pedestrian accessibility to the site. Significant improvements to the local road network will be required to accommodate the traffic generated from the proposed development. Part of these improvements will require the provision of appropriate pedestrian and cycling infrastructure.*

8.2.4 Policy objective NE-U-08 **seeks to secure the development of a link road through Kilbarry employment area, linking the Ballyhooley Road to the Kilcully road.**

8.2.5 **In terms of the type of employment uses promoted for Kilbarry, the Local Area Plan states:**

> ***3.4.19*** *The CASP Update suggested that a total of 290,784m2 business & technology floorspace is required to 2020, equating to a land requirement of approximately 58ha (144 acres) in a number of key locations across Metropolitan Cork including Kilbarry. The report also recommends that the principal land uses to be accommodated in these locations include business and technology distribution and limited offices. It is important to ensure that the development of this site complements the wider development framework for the Blackpool area as set out in Cork City Council's North Blackpool Local Area Plan 2011.*
>
> ***3.4.20*** *The zoning of the lands adjacent to one of the principal employment centres in the North Environs, the Kilbarry Strategic Employment Centre has been amended in this plan to provide for an industrial and enterprise zoning. This broad ranging zoning is potentially more suited to the nature of economic and industrial activity within the Northern Environs. The office type zoning has been omitted. The lands located within the City Council area which adjoining the Kilbarry*

lands are zoned for business and technology. The proposed rail station at Blackpool is located in close proximity to these lands.

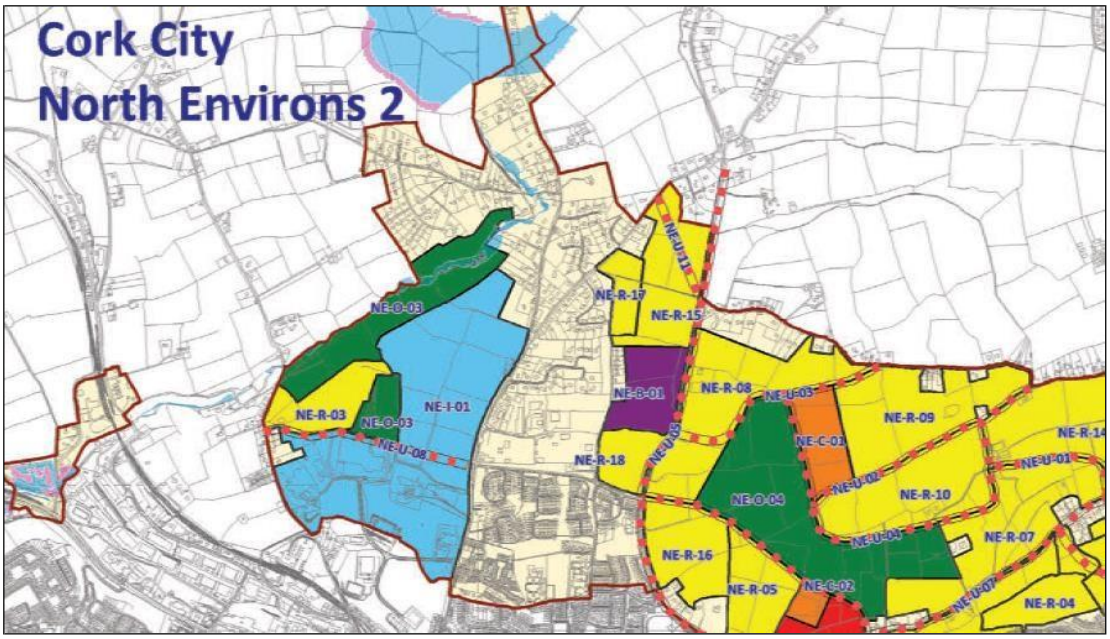
8.2.5 **There are no Seveso sites in Kilbarry.**

8.2.6 **With respect to industrial development a total of 248.9ha are zoned for Industrial Use. These are divided into 6 separate zoning objectives.**

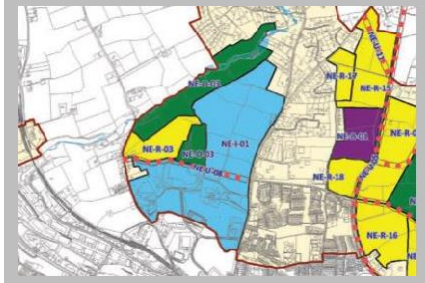
8.2.7 **Relevant development objectives are as follows:**

Objective NE-I-01*: Industrial development at Kilbarry to serve the Northern Suburbs. Any development should include appropriate pedestrian and cycling connectivity with the proposed train station and wider Blackpool area. Retail warehousing will not be permitted within the site.*

8.2.8 **The Local Area Plan zoning map is illustrated below showing the areas zoned for industrial development (those areas illustrated in light blue).**



8.3 Site Assessment

Site	Site Description	Assessment
Kilbarry, Cork City   	**The site is c.77 hectares.** **It is located on the northside of Cork City to the immediate north of Blackpool and west of residential estates in the Ballyvolane area. It is approximately 5km from Cork City Centre and extends over an area of c.77ha.** **Southern parts of the SEA, in both the city and county jurisdictions are developed as part of the Kilbarry Business Park. These southern areas slope steeply, are traversed by overhead power lines and overlook the Blackpool Valley. The northern areas are topographically level, undeveloped and currently in agricultural use.** **The lands are accessed via Dublin Hill which is a steeply sloping urban road leading into Blackpool and providing access to the N20.**	Size: **The site is 77ha in area, including both City and County sites.** Access: **It is acknowledged in policy that access is very poor and needs to be improved. The proposed North Ring Road project, which will address this access difficulty to Kilbarry, is currently stalled and has yet to proceed to planning.** Zoning: ***Objective No. NE-I-01:*** *Industrial development at Kilbarry to serve the Northern Suburbs. Any development should include appropriate pedestrian and cycling connectivity with the proposed train station and wider Blackpool area. Retail warehousing will not be permitted within the site***.** Compatibility: **Extremely poor given extent of residential and commercial uses adjoining. Lands to the east and south form part of the built-up urban area. The residential estates of Glenthorn, Thorndale and Kinvara are accessed off Dublin Hill. Beyond these are more low-density residential uses at Dublin Pike. To the west of the site lie the Delaney's GAA complex and lands zoned for residential use. To the south are commercial uses within Blackpool Valley.** Availability: **IDA Ireland owned. Current employment uses largely focused on the manufacturing, technology and international services. Policy directed towards more business and technology type uses rather than large stand-alone industrial projects.** Comment: **Located within a built-up urban area comprising residential and commercial uses. Access ot the site is currently poor and through built up areas of the city. A number of areas are impacted by power lines and the SEA in general is visually exposed and in close proximity to large scale residential uses. There are no major potential users of heat in the vicinity. The planning policy focus is towards business and technology type uses rather than large scale industrial uses. Road access is poor with a requirement to go through built up parts of Cork City.**

9.0 BOTTLEHILL

9.1 Location

9.1.1 **Bottlehill, as designated in County Council planning policy, is located approximately 18km north of Cork city centre, 9km to the southeast of the town of Mallow and to the northeast of the village of Burnfort and the N20 national roadway.**

9.1.2 **It is located in an upland rural area where the predominant land uses are agriculture and forestry with dispersed one-off residential dwellings along local roads in the wider area. The access roadway from the N20 has been constructed to the site entrance.**

9.1.3 **The area extends over c.590ha on lands within the townlands of Tooreen South. Coom (Hudson) Coom (Fitzgerald) and Glashaboy North.**

9.1.4 **Planning permission was granted in 2004 for the development of a landfill facility with associated road access infrastructure. Although developed, it has not become operational due to a surplus of existing landfill space in Cork and EU levies on landfill facilities. Approximately 660,000 tonnes of landfill space has been built, from a total estimated available space of 5,400,000 tonnes.**

9.1.5 **Large parts of the designated area are in use as forestry plantations with both mature and semi-mature trees.**



9.2 Local Planning Policy Provisions

9.2.1 **The CDP aims to support the development of the Bottlehill facility for specialised and appropriate uses primarily associated with integrated waste management activities and including the potential for an eco-park.** Development Plan Objective WS7-1: Waste Management **refers.**

e) Support the sustainable development of the Bottlehill facility for specialised and appropriate uses primarily associated with integrated waste management.

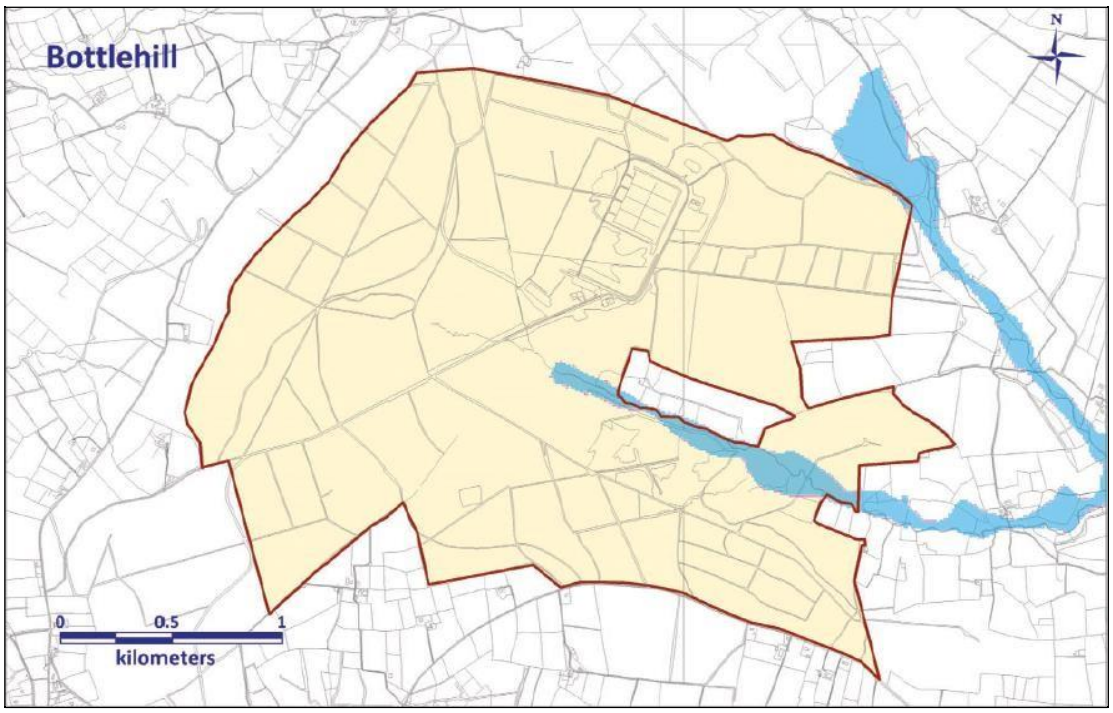
9.2.2 Paragraph 11.7.5 **of the CDP states:**

The Bottlehill Landfill site has been subject of considerable strategic investment to date by Cork County Council……Whilst there is a diminishing requirement for landfill in the future, it is recognised that the facility could be reconfigured to meet other waste management infrastructural needs such as an 'eco-park'.

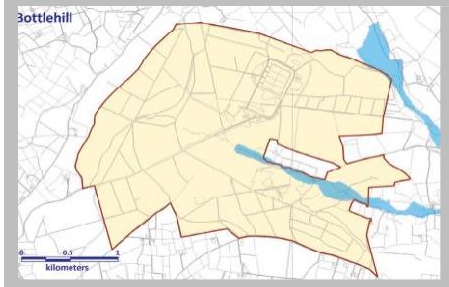
9.2.3 **The** *Cobh Municipal District Local Area Plan, 2017* **states the following in relation to the site:**

5.3.58 *This site will manage residual waste from the Cork region in line with the Southern Region Waste Management Plan 2015-2021.*

5.3.59 *Bottlehill landfill is an integral part of the waste management infrastructure developed by Cork County Council and Cork City Council. It is envisaged that this facility will contribute positively to the reduction in biodegradable municipal waste being disposed of to landfill.*



9.3 Site Assessment

Site	Site Description	Assessment
Bottlehill, Co. Cork   	**The site is c.590 hectares.** **It is located approximately 18km north of Cork city centre, 9km to the southeast of the town of Mallow and to the northeast of the village of Burnfoot and the N20 national roadway.** **Approximately 660,000 tonnes of landfill space has been built, from a total estimated available space of 5,400,000 tonnes.** **Large parts of the designated area are in use as forestry plantations with both mature and semi-mature trees.**	Size: **The site is c.590ha in area.** Access: **A new roadway from the N20 has been constructed to the site. The location is more remote than many of the other SEAs for the producers of both hazardous and non-hazardous waste.** Zoning: **No specific zoning objective. Identified as an 'Other Location' in the** *Cobh Municipal District Local Area Plan, 2017***. It is not zoned as a Strategic Employment Area, nor is it zoned for industrial use.** Compatibility: **Located in a rural area with the predominant land uses being agricultural and forestry. It has very limited potential for commercial synergy being at a greater distance than SEAs from the main producers of the hazardous waste and non-hazardous industrial waste streams and there are no potential users of heat in the vicinity of Bottlehill** Availability: **660,000 tonnes of landfill space has been built, from a total estimated available space of 5,400,000. Parts of the site are in the ownership of Coillte and in forestry use. Coillte, along with a renewable energy company are currently progressing plans for a wind farm with 27 no. turbines at Bottlehill. This project is currently at pre-planning consultation stage with An Bord Pleanala. If granted approval by An Bord Pleanala, it is understood the wind farm would take up 25% of the entire Bottlehill site. The existing landfill cells are to be used to accept household waste from across Munster. Other la nds remain available for landfill development or other compatible projects. Cork County Council are currently considering options after a call of expressions of interest in 2017.** Comment: **Policy and zoning designations are not favourable. The site is located in an upland area with a significant visual exposure. Location is more remote from producers of waste than SEAs and there are poor synergies in terms of the development of district heating.**

10.0 INDUSTRIAL LANDS ASSESSMENT

10.1 **The proposed development is a strategic large-scale waste to energy recovery facility. It is strategic as it addresses an identified need in the Southern Region Waste Management Plan, and of a large scale that is well within the thresholds for hazardous and non-hazardous waste treatment capacity. Therefore, the provision of a strategic large-scale waste to energy recovery facility on industrially zoned lands within a Strategic Employment Area, is endorsed by** Section 6.4.11 **of the CDP and in accordance with policies for its zoning objective as per** Objective ZU 3-7(b) **of the Plan.**

10.2 **A number of the SEAs comprise multinational pharmaceutical companies, which produce both hazardous and non-hazardous industrial waste. They offer the opportunity for synergies with a new waste to energy recovery facility. There is also potential for commercial synergies with other, non-pharmaceutical businesses.**

10.3 **A significant extent of industrially zoned lands are in the ownership of the Industrial Development Authority (hereafter IDA Ireland), some of which are already under lease to existing companies. IDA Ireland strategy is focused on employment generation by** '*attracting investors who are seeking locations for advanced manufacturing or office-based activities which depend on highly skilled processes or are involved in high value-added activities e.g. ICT, knowledge-based industries and Bio Technology*'.

10.4 **A number of sites within both Carrigtwohill and Ringaskiddy are impacted by the road reservation objectives associated with the M28 Cork to Ringaskiddy Road Scheme, currently under judicial review, and the N25 Midleton to Youghal Road Improvement Scheme, the planning of which is currently suspended.**

10.5 **While the site area for the Indaver planning application at Ringaskiddy was 13.55 hectares, the proposed waste to energy recovery facility would only require a site of between 4 and 5ha in area. A large number of industrially zoned sites within designated SEAs would meet this size criterion.**

10.6 **At** Little Island**, the extent of land zoned for industrial use at Little Island has been reduced in the 2017 LAP. No new industrial lands have been identified. There are four areas zoned for industrial use in Little Island. A majority of industrially zoned lands have been subject to development or planning permissions.**

10.7 **A key constraint that applies across the Island is access, with access points currently at capacity at peak times. Constraints in the wider area include Flood Risk Zones and Natura 2000 designated sites, particularly the Great Island Channel Special Area of Conservation (Site Code; 001058) and the Cork Harbour Special Protection Area (Site Code: 004030).**

10.8 **In** Carrigtwohill**, the extent of land zoned for industrial use has been reduced in the 2017 Local Area Plan, from 201ha to 174ha. No new industrial lands have been identified. There are 5 sites zoned for industrial use. A large number of industrially zoned lands have been subject to development or recent**

planning permissions, the exceptions being the former Amgen site to the east of the town (objective CT-I-03) and the agricultural lands at the western extent of the development boundary (objective CT-I-01). A number of sites are constrained by overhead power lines. Much of the zoned industrial land in Carrigtwohill is owned by IDA Ireland and it is understood there is no zoned land currently for sale.

10.9 **A key constraint that applies across Carrigtwohill is road access. The issue of adequate road access to facilitate future development proposals has not yet been fully resolved. The proposed N25 Road Upgrade scheme is now to be fully redesigned given the time lag since it was first put forward. This will involve a redesign of the roadway to either a high-quality dual carriageway or a motorway involving the construction of a grade separated junction and a series of parallel roads, eliminating all the existing direct access ways onto the N25. The project is currently suspended, and Transport Infrastructure Ireland have advised they do not plan on upgrading the N25 between Midleton and Carrigtwohill until at least 2027. Publication of Cork Metropolitan Area Transport Study is also awaited.**

10.10 **Constraints in the wider area also include Natura 2000 designated sites. In addition, a number of industrially zoned sites are constrained by virtue of being part of flood risk zones. Road reservations affect the industrially zoned lands to the east of the town. There is a designated Scenic Route (Reference No. S42) to the northwest of the town impacting on lands zoned for industry under objective CT-I-01.**

10.11 **In** Ringaskiddy**, the extent of land zoned for industrial use has been increased in the 2017 Local Area Plan, from 353.02ha to 361.32ha. Two new industrial zones have been identified through the change of use of a site previously zoned for community use and the splitting of another site into two separate industrial zoning objectives. Aside from this, all sites zoned remain as they were originally zoned in 2011. There are now a total of 20 sites zoned for industrial use in Ringaskiddy, a series of which are home to large pharmaceutical companies already producing hazardous and non-hazardous industrial waste. A number of industrially zoned sites have been subject to development or recent planning permissions, and some sites are constrained by overhead power lines.**

10.12 **The Local Area Plan acknowledges that a failure to upgrade the N28 will result in severe implications for economic growth in the Cork region. While planning permission has been granted by An Bord Pleanala, it is subject to a Judicial Review. Planning permission has also been granted for the relocation and expansion of the Port of Cork at Ringaskiddy and this will see the relocation of container traffic from Tivoli Docks to Ringaskiddy. It is understood that there is only one commercial site for sale in Ringaskiddy, the Raffeen Industrial Estate, which is undersized at 3.43ha and inappropriately zoned as 'Existing Built Up Area'.**

10.13 **Constraints in the wider area include Natura 2000 designated sites, particularly for those industrial lands adjoining the coastline. Also, a number of industrially zoned sites are potentially constrained by virtue of being part of flood risk zones. Road reservations relating to the proposed M28 road scheme affect the industrially zoned lands in the south and centre of the settlement. In 2017 there was 139ha of IDA**

Ireland owned industrial zoned land in Ringaskiddy, some of which is already under lease to existing companies.

10.14 **In** Whitegate**, the extent of land zoned for industrial use has increased from 244.9ha in 2011 to 248.9ha in the 2017 Local Area Plan, comprising 6 sites. Site WG-I-05 is mainly in the ownership and use of ESB as part of the Aghada Power Station, WG-I-06 and W-I-02 are in the ownership of Irving Oil and in use as Whitegate Oil Refinery. Additional areas in this zone are owned by Bord Gáis. A number of sites are impacted by high level power lines. The height of the headland presents issues of visual impact. Constraints in the wider area include Natura 2000 designated sites, particularly for those industrial lands adjoining the coastline. Also, site WG-I-05 is constrained by virtue of being partially within a flood risk zone. It is understood there is no industrially zoned land currently for sale in Whitegate.**

10.15 **In** Kilbarry**, the SEA straddles both sides of the City/County boundary. Those areas within the City Council jurisdiction are zoned for business and technology uses. Within the county jurisdiction, lands within the SEA extend to 58ha and are zoned for industry. Almost the entire SEA is in IDA Ireland ownership. The southern part forms the Kilbarry Business Park. The northern part is in agricultural use. A number of areas are impacted by power lines and the SEA in general is visually exposed and in close proximity to large scale residential uses.**

10.1 **Unlike the other SEAs, there are no major potential users of heat in the vicinity. The planning policy focus is towards business and technology type uses rather than large scale industrial uses. Road access is poor with a requirement to go through built up parts of Cork City. It is understood there is no industrially zoned land currently for sale in Kilbarry.**

10.17 Bottlehill **is not part of a SEA, nor is it zoned for industrial use. It has very limited potential for commercial synergy being at a greater distance than SEAs from the producers of the hazardous waste and non-hazardous industrial waste streams and there are no potential users of heat in the vicinity. Large parts of the site are visually exposed. Parts of the site are in the ownership of Coillte and in forestry use. Coillte, along with a renewable energy company, are currently progressing plans for a wind farm with 27 no. turbines. The project is currently at pre-planning consultation stage with An Bord Pleanala.**

10.18 **Overall, Ringaskiddy is considered the most favourable location in that:**

- **It is a designated SEA with large areas of industrially zoned land thus meeting with the provisions of paragraphs 6.4.11 and 11.7.4 and policy objective ZU 3-7(b) of the CDP.**

- **The nature and type of employment promoted in planning policy is more focused on large-scale stand-alone industrial type developments.**

- **There are potential users of heat arising at Ringaskiddy and its offers more potential than the other areas studied for a possible future district heating network. This is outlined in the** *Heat Network Feasibility Study* **prepared by Fichtner Consulting Engineers in March 2019.**

10.19 **For these reasons, it is considered that, in planning policy terms, Ringaskiddy represents the most favourable and appropriate location for the development of a strategic large-scale waste to energy recovery facility within the Metropolitan Cork Area.**