

CORK CITY DEVELOPMENT PLAN 2022 – 2028

Proposed Variation No. 3

NPF Implementation: Housing Growth Requirements, Rural Housing Policy & related updates

Part B

Volume 2: Mapped Objectives

Mapping amendments

April 2026



Comhairle Cathrach Chorcaí
Cork City Council

Structure of Part B

There are two types of mapping amendments proposed.

1. Proposed Zoning Amendments

These mapping amendments propose to change the land-use zoning objective of land. These proposed zoning amendments are presented geographically per Local Electoral Area. Some of the proposed zoning amendments have associated text proposed to be included in the main written body of the City Development Plan. Any such accompanying text is included in **Part A, Volume 1: Written Statement** and cross-referenced in the table on the next page.

2. Proposed Designation of “Long Term Strategic Development Lands”

These mapping amendments do not change land-use zoning objectives but designate lands as “long term strategic development lands”, which are identified as strategic development lands required beyond the current City Development Plan period to achieve the City’s growth targets for 2040.

Legend Map

A legend map, indicating the location of each of the proposed mapping amendments, is provided for information purposes. This map is only provided as a navigational tool to assist in identifying the location of the mapping amendments included under (1) and (2) above, and does not propose, confer or imply any change in zoning, designation or other amendment. Refer to the actual zoning amendments proposed under (1) and the long-term strategic development lands designations proposed under (2).

1. Proposed Zoning Amendments

Local Electoral Area	Ref.	Location	Vol 1. Text
South East	SE 1	Bessboro Road, Mahon	-
	SE 2	Moneygurney, Douglas	SSO 1
	SE 3	Castletreasure, Douglas	-
	SE 4	Off Belmont Avenue, Garryduff	SSO 2
	SE 5	Jacob's Island, Mahon	-
	SE 6	Moneygurney, Douglas	SSO 3
	SE 7	St Michael's Drive, Mahon	-
South West	SW 1	Leghenaghmore (off Togher Road)	SSO 4
	SW 2	Lehenaghmore (east of Lehenaghmore Park)	SSO 5
	SW 3	Sandbrook, Wilton	-
	SW 4	Coolroe, Ballincollig	-
	SW 5	Link Road, Ballincollig	-
	SW 6	Spur Hill, Doughcloyne	-
	SW 7	Lands adjacent to Ballincollig GAA grounds	-
	SW 8	Flynn's Road and Castle Road, Ballincollig	NDS 4
	SW 9	Greenfields Road, Ballincollig	SSO 6 + 10.220
	SW 10	Ballincollig (north of N22, west of Maglin Road)	SSO 7 + 10.220
	SW 11	Maglin, South Ballincollig	SSO 8 + 10.220
	SW 12	Maglin, South Ballincollig	SSO 9 + 10.220
North East	NE 1	Sallybrook, Glanmire	Para. 10.286A
	NE 2	Kilcully (off Kilcully Road)	-
	NE 3	Kilcully (off Rosemount Estate)	SSO 10
	NE 4	Lotamore	SSO 11 + 10.331 + Objective 10.91
	NE 5	Upper Glanmire	SSO 12
	NE 6	Ballyvolane	10.301A-D
	NE 7	Cúil Chluthair, Glanmire	-
	NE 8	Lauriston Hill, Rathcooney	SSO 13
North West	NW 1	Killeens	SSO 14
	NW 2	Knocknaheeny (off Meadow Drive)	SSO 15
	NW 3	Kerry Pike (adjacent to 'Millboro')	SSO 16
	NW 4	Mile Stream, Shanakiel	-
	NW 5	Na Piarasigh GAA Club, Fairhill	-
	NW 6	Ringwood, Blarney	SSO 17
	NW 7	Rathpeacon	SSO 18

'SSO' means 'Site-Specific Objective' in Part A: Volume 1: Written Statement

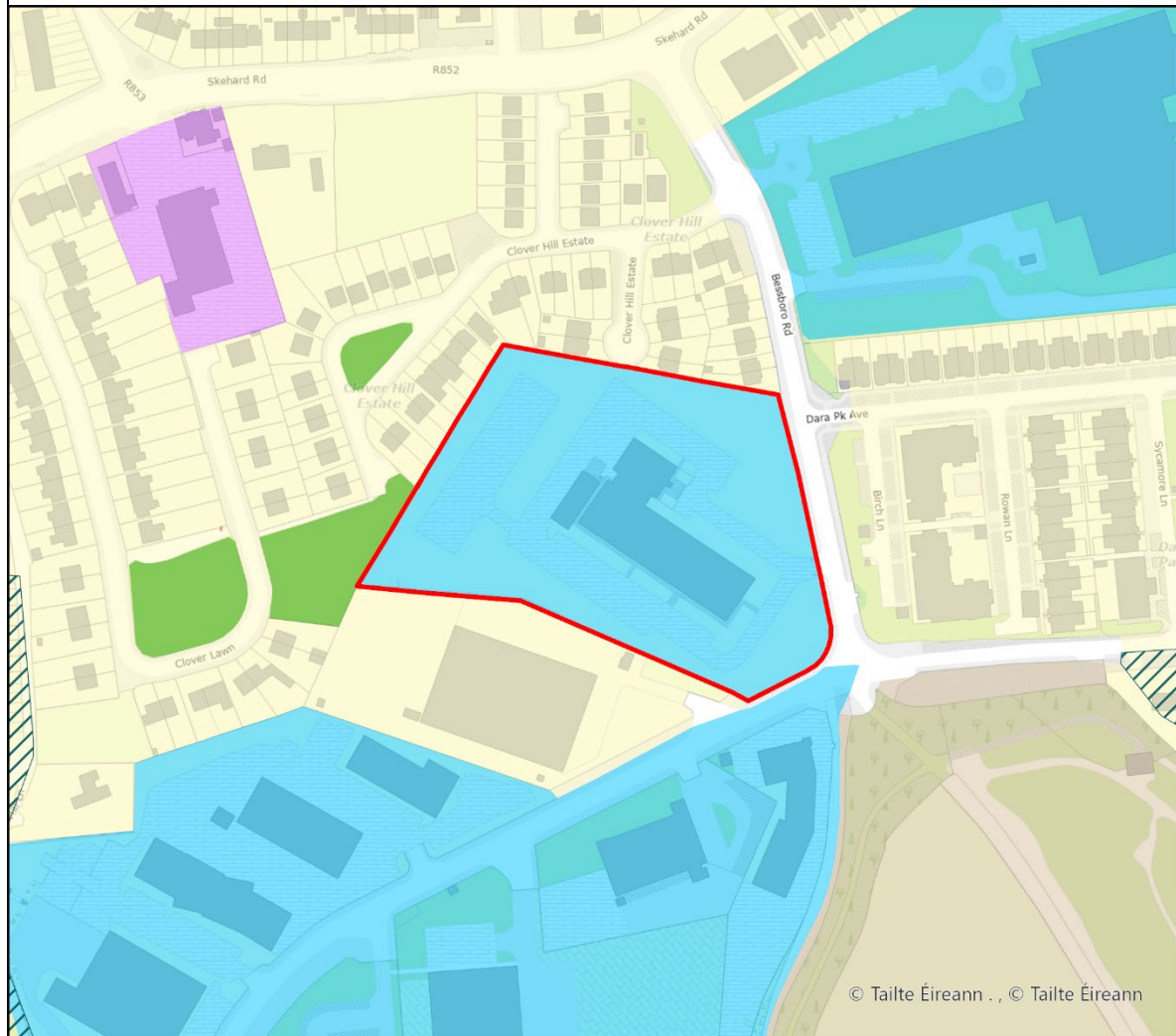
'NDS' means 'Neighbourhood Development Site' in Part A: Volume 1: Written Statement

'10.220', '10.286A' (etc.) means a paragraph of that number in Part A: Volume 1: Written Statement

South East Local Electoral Area

Ref.	Location	ha	Proposed new zoning objective
SE 1	Bessboro Road, Mahon	1.99	ZO 1 Sustainable Residential Neighbourhoods
SE 2	Moneygurney, Douglas	16.91	ZO 2 New Residential Neighbourhoods
SE 3	Castletreasure, Douglas	2.89	ZO 2 New Residential Neighbourhoods
SE 4	Off Belmont Avenue, Garryduff	1.93	ZO 2 New Residential Neighbourhoods
SE 5	Jacob's Island, Mahon	0.24	ZO 4 Mixed Use Development
SE 6	Moneygurney, Douglas	2.21	ZO 2 New Residential Neighbourhoods
SE 7	St Michael's Drive, Mahon	2.77	ZO 1 Sustainable Residential Neighbourhoods

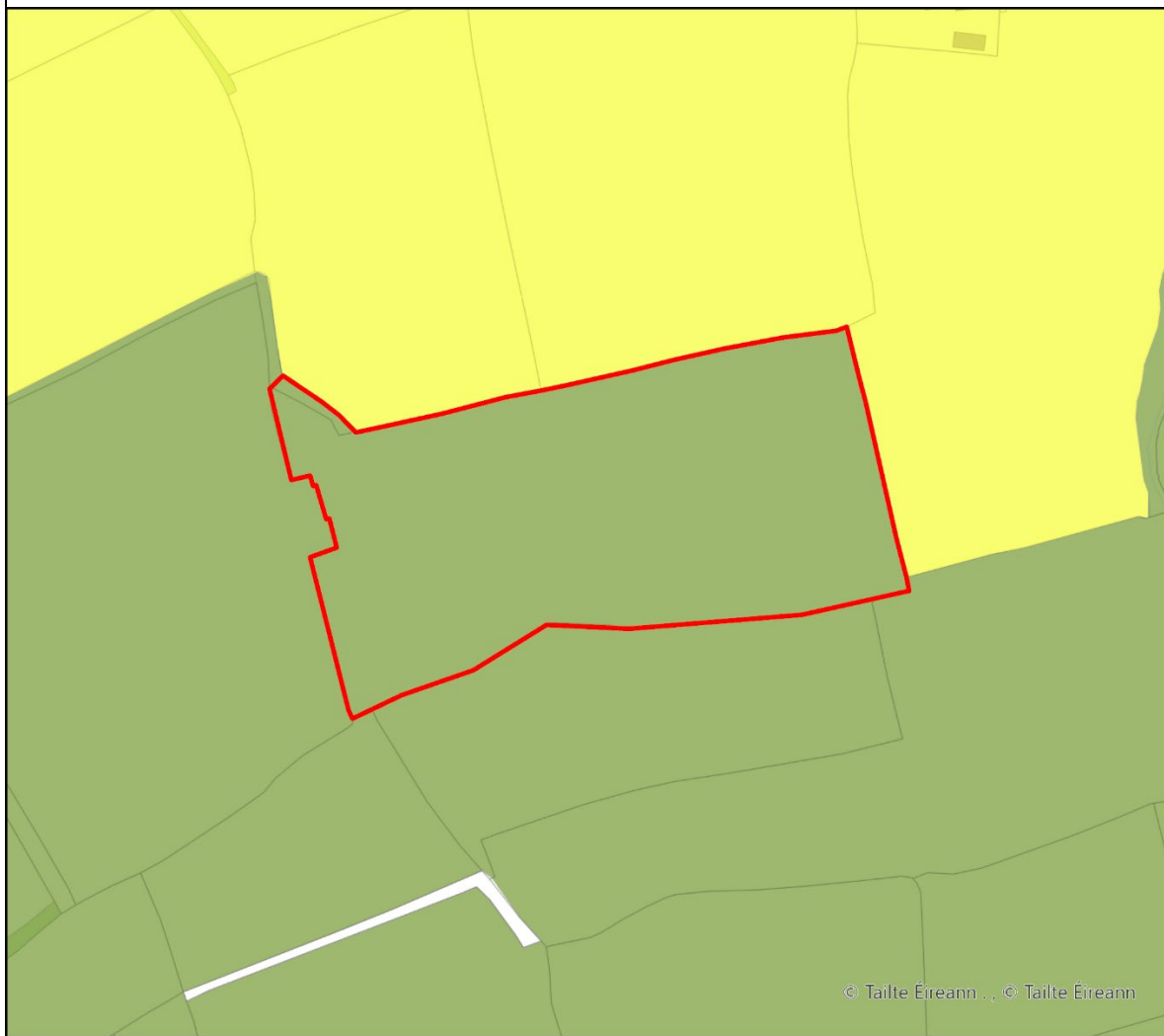
Zoning Ref.	SE 1	Bessboro Road, Mahon
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 10 Business and Technology	
Accompanying text	No	



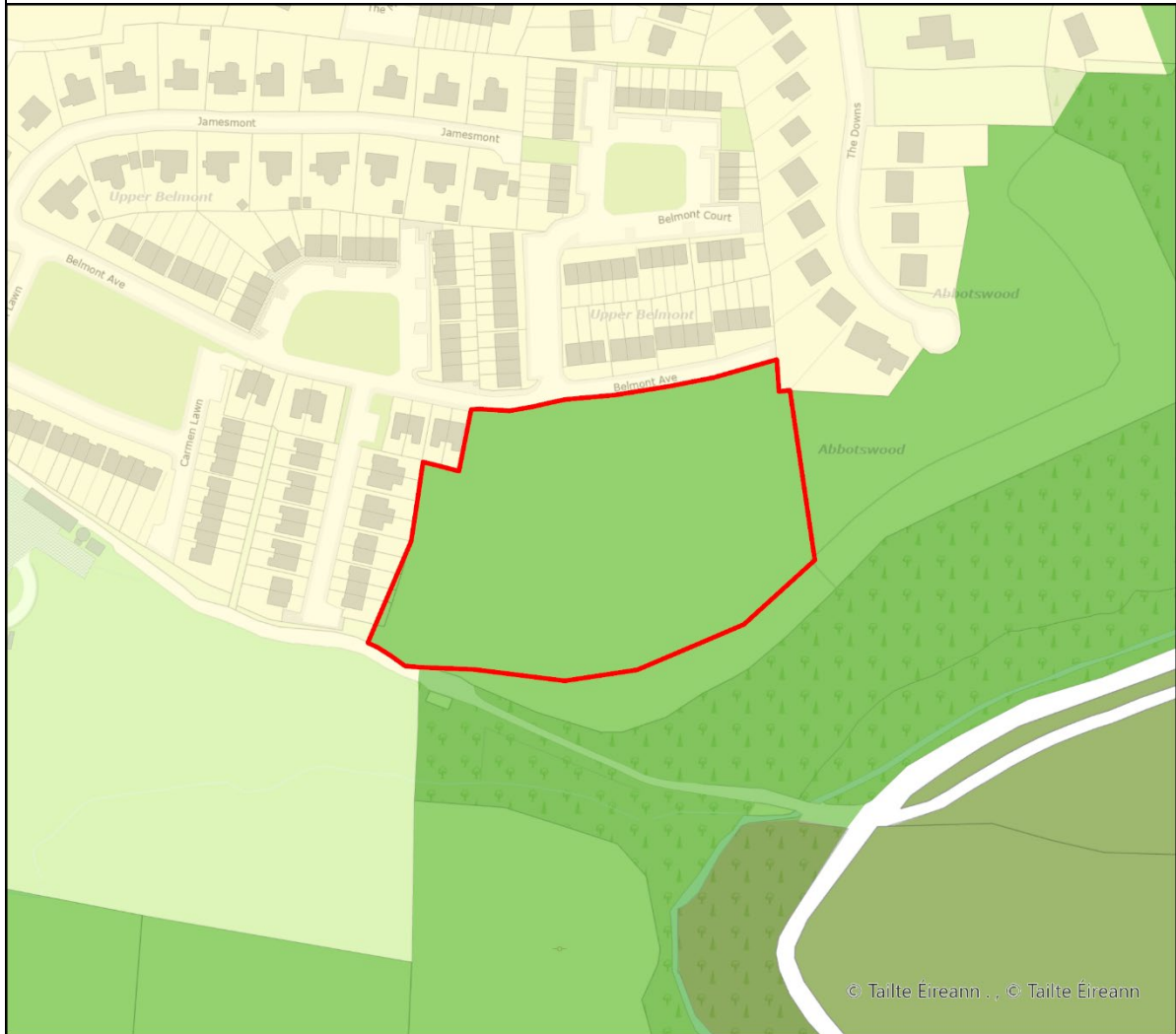
Zoning Ref.	SE 2	Moneygurney, Douglas
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	Yes	



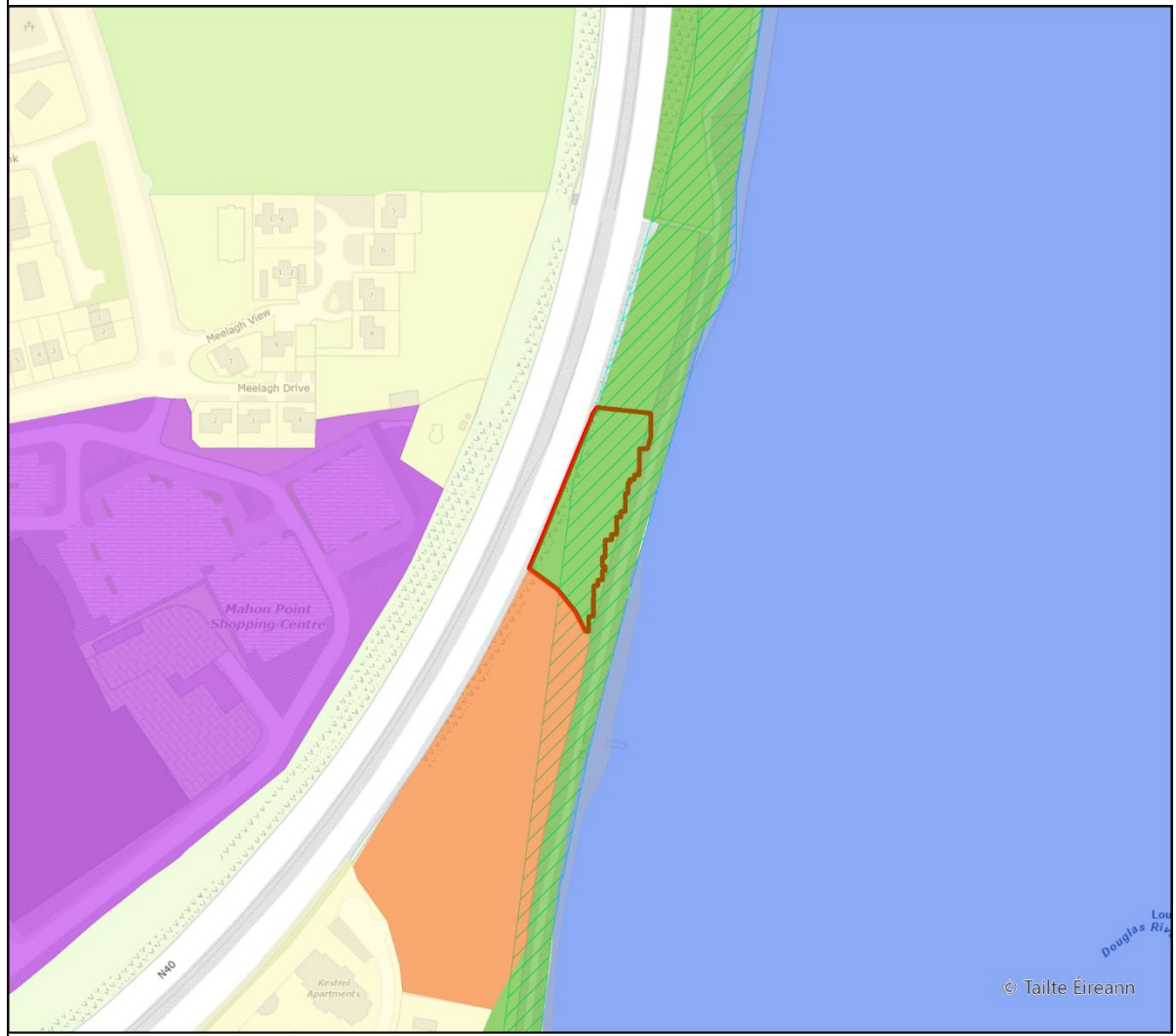
Zoning Ref.	SE 3	Castletreasure, Douglas
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



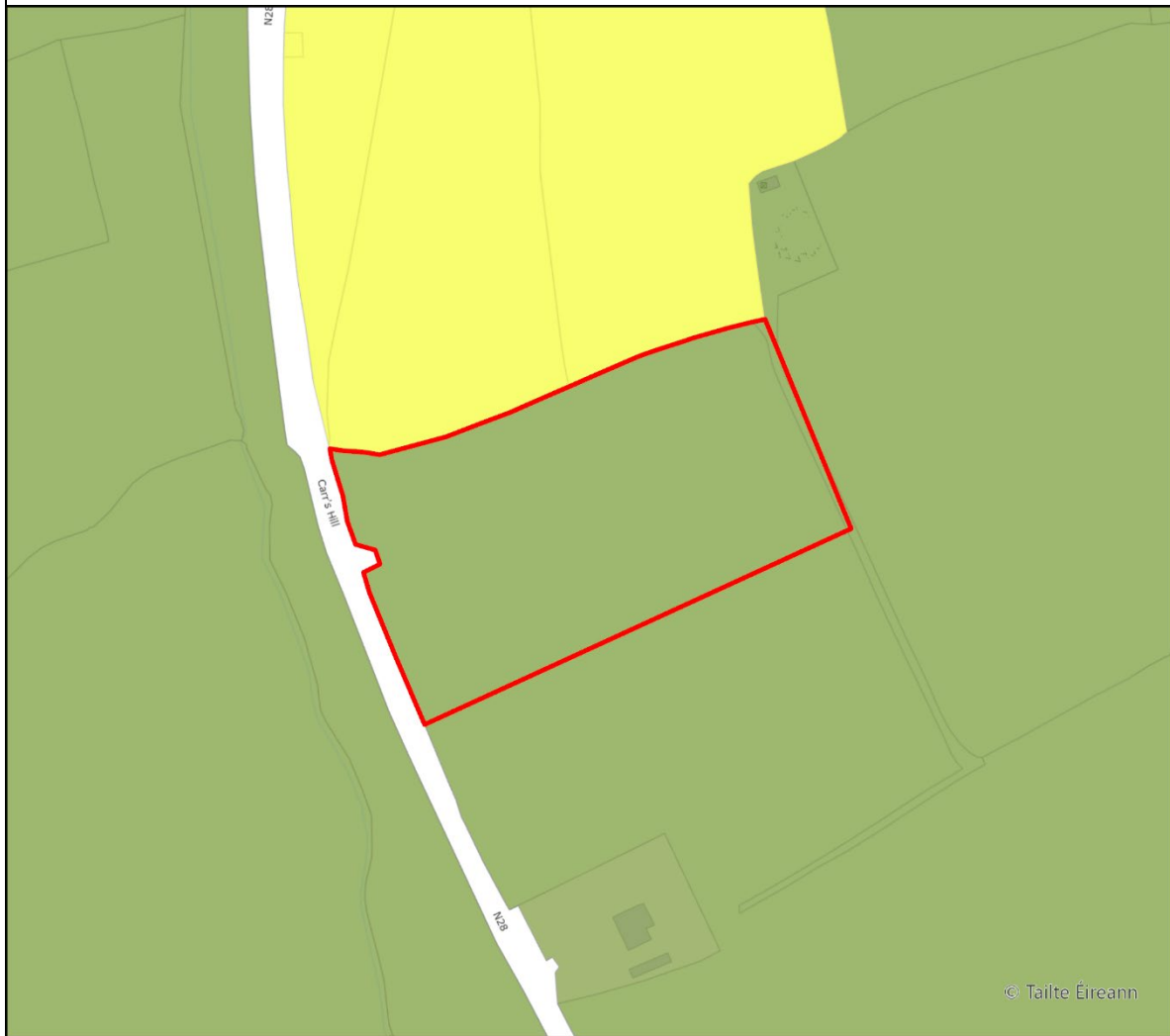
Zoning Ref.	SE 4	Off Belmont Avenue, Garryduff
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	Yes	



Zoning Ref.	SE 5	Jacob's Island, Mahon
Proposed Zoning	ZO 4 Mixed Use Development + Area of High Landscape Value	
Current Zoning	ZO 15 Public Open Space + Area of High Landscape Value	
Accompanying text	No	



Zoning Ref.	SE 6	Moneygurney, Douglas
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	Yes	

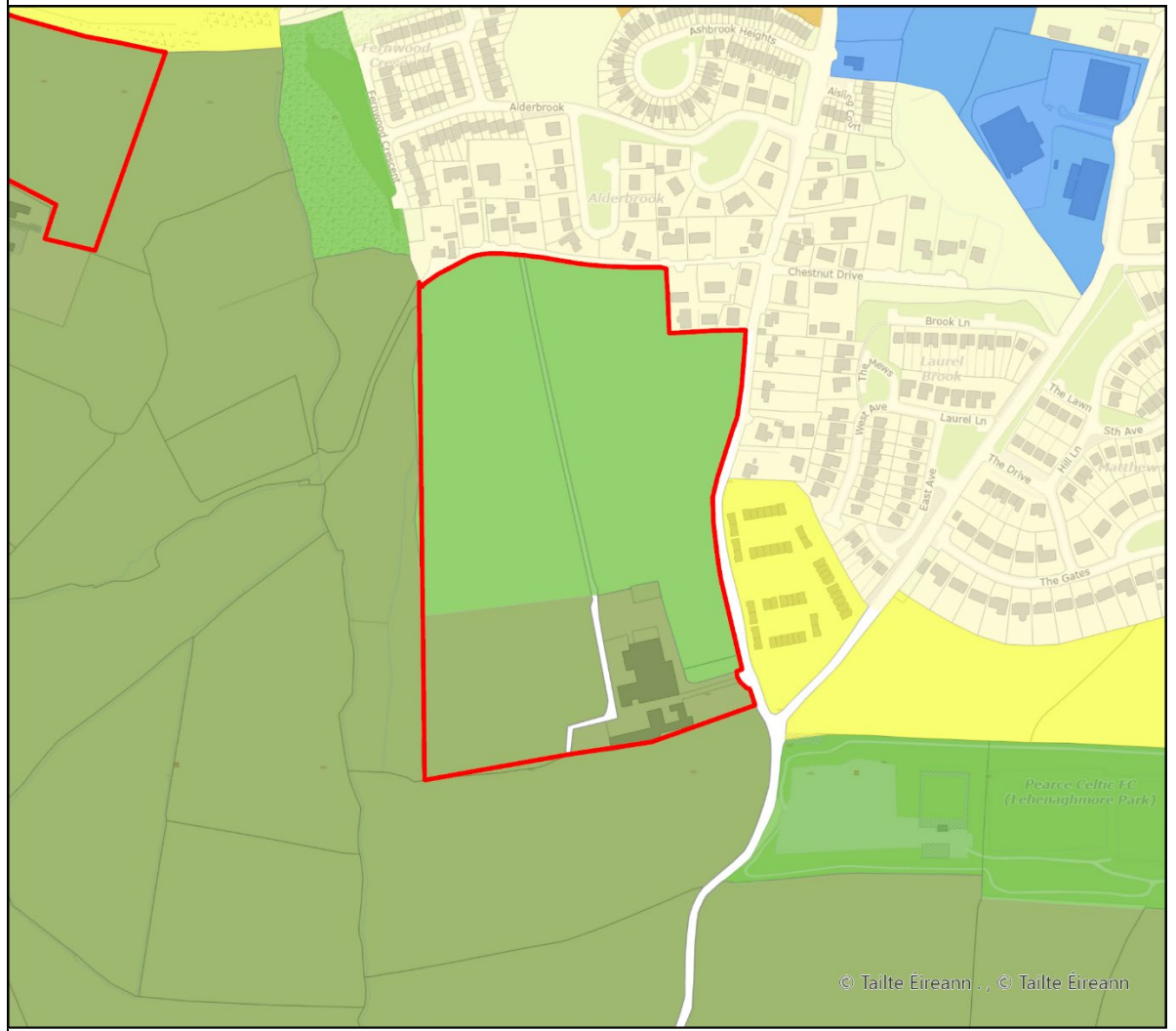


Zoning Ref.	SE 7	St Michael's Drive, Mahon
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 4 Mixed Use Development + ZO 14 Public Infrastructure & Utilities	
Accompanying text	No	

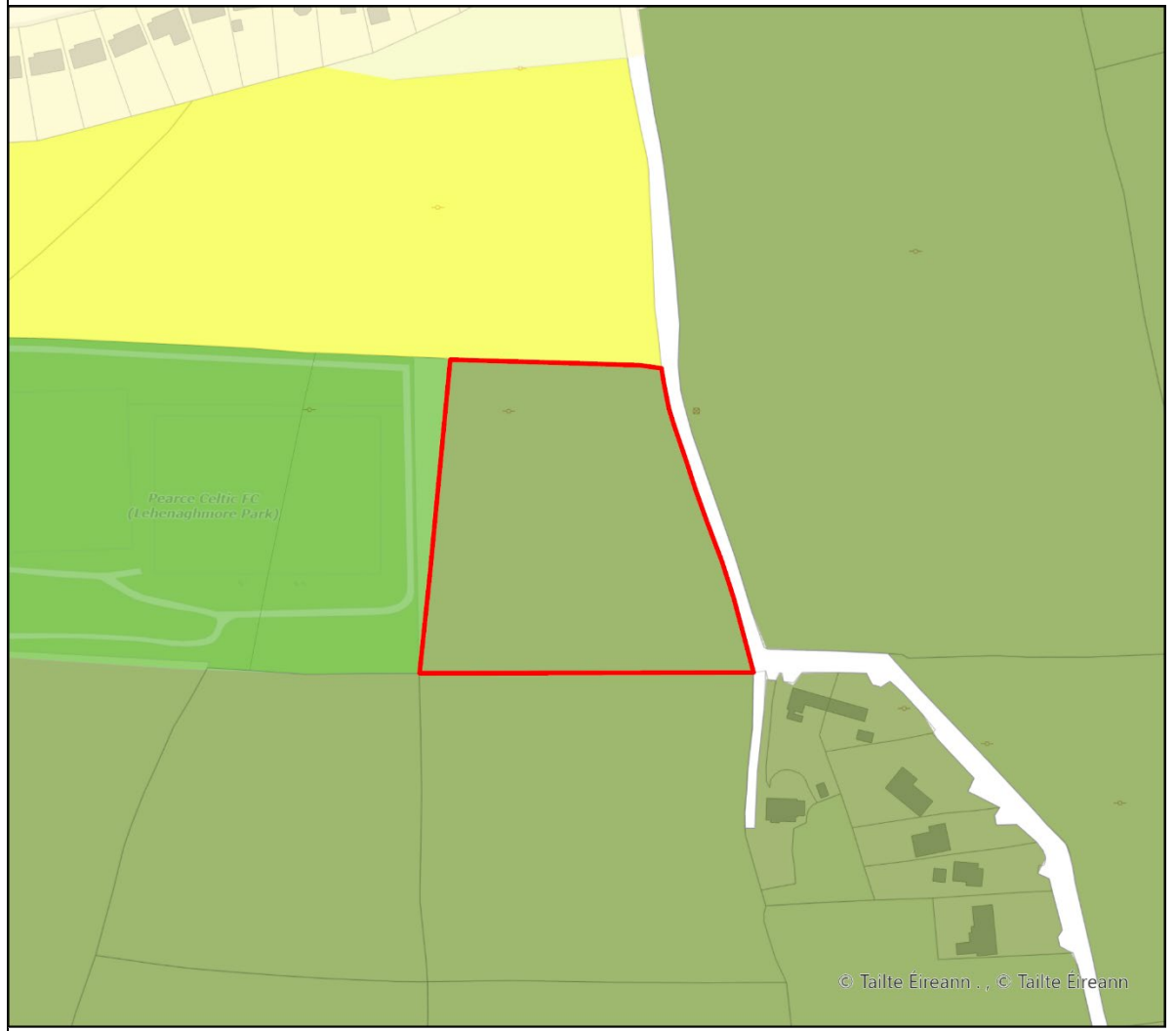
South West Local Electoral Area

Ref.	Location	ha	Proposed new zoning objective
SW 1	Lehenaghmore (off Togher Road)	11.39	ZO 2 New Residential Neighbourhoods
SW 2	Lehenaghmore (east of Lehenaghmore Park)	1.63	ZO 2 New Residential Neighbourhoods
SW 3	Sandbrook, Wilton	0.49	ZO 1 Sustainable Residential Neighbourhoods
SW 4	Coolroe, Ballincollig	0.45	ZO 1 Sustainable Residential Neighbourhoods
SW 5	Link Road, Ballincollig	0.75	ZO 1 Sustainable Residential Neighbourhoods
SW 6	Spur Hill, Doughcloyne	2.92	ZO 2 New Residential Neighbourhoods
SW 7	Lands adjacent to Ballincollig GAA grounds	0.91	ZO 1 Sustainable Residential Neighbourhoods
SW 8	Flynn's Road and Castle Road, Ballincollig	14.48	ZO 2 New Residential Neighbourhoods
SW 9	Greenfields Road, Ballincollig	12.43	ZO 2 New Residential Neighbourhoods
SW 10	Ballincollig (north of N22, west of Maglin Road)	9.78	ZO 2 New Residential Neighbourhoods
SW 11	Maglin, South Ballincollig	1.25	ZO 2 New Residential Neighbourhoods
SW 12	Maglin, South Ballincollig	0.70	ZO 8 Neighbourhood and Local Centres

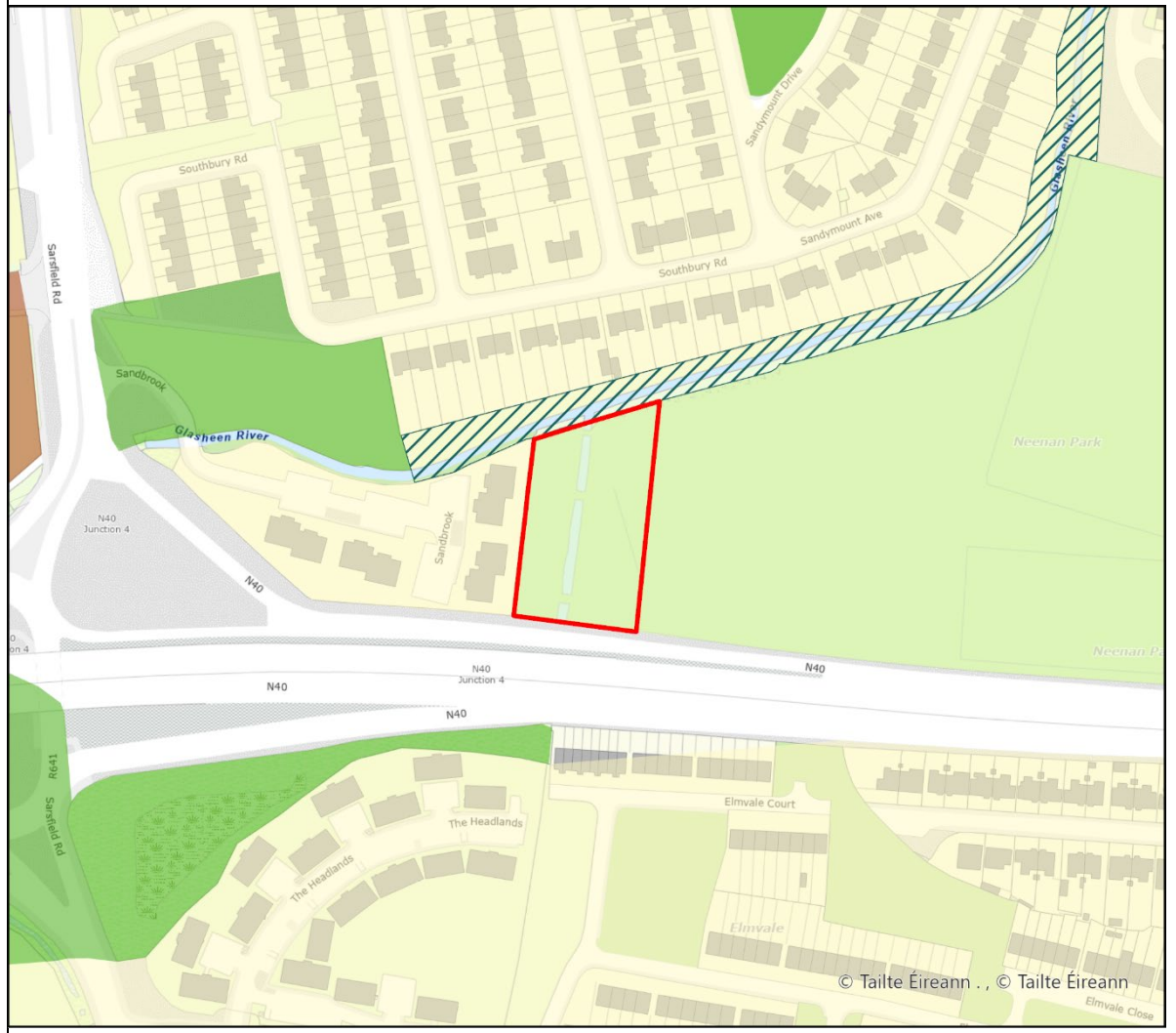
Zoning Ref.	SW 1	Leghenaghmore (off Togher Road)
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space + ZO 20 City Hinterland	
Accompanying text	Yes	



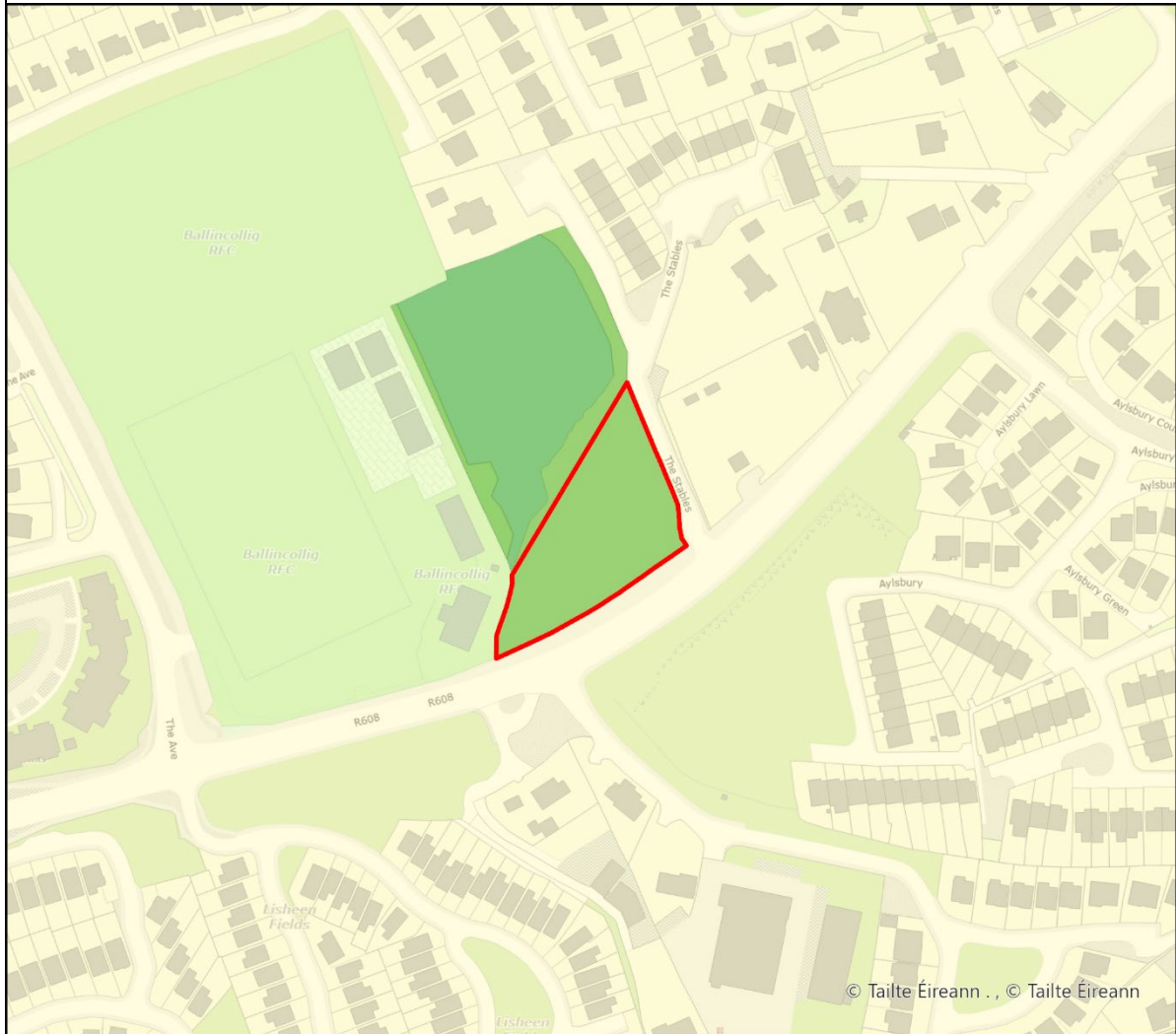
Zoning Ref.	SW 2	Lehenaghmore (east of Lehenaghmore Park)
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	Yes	



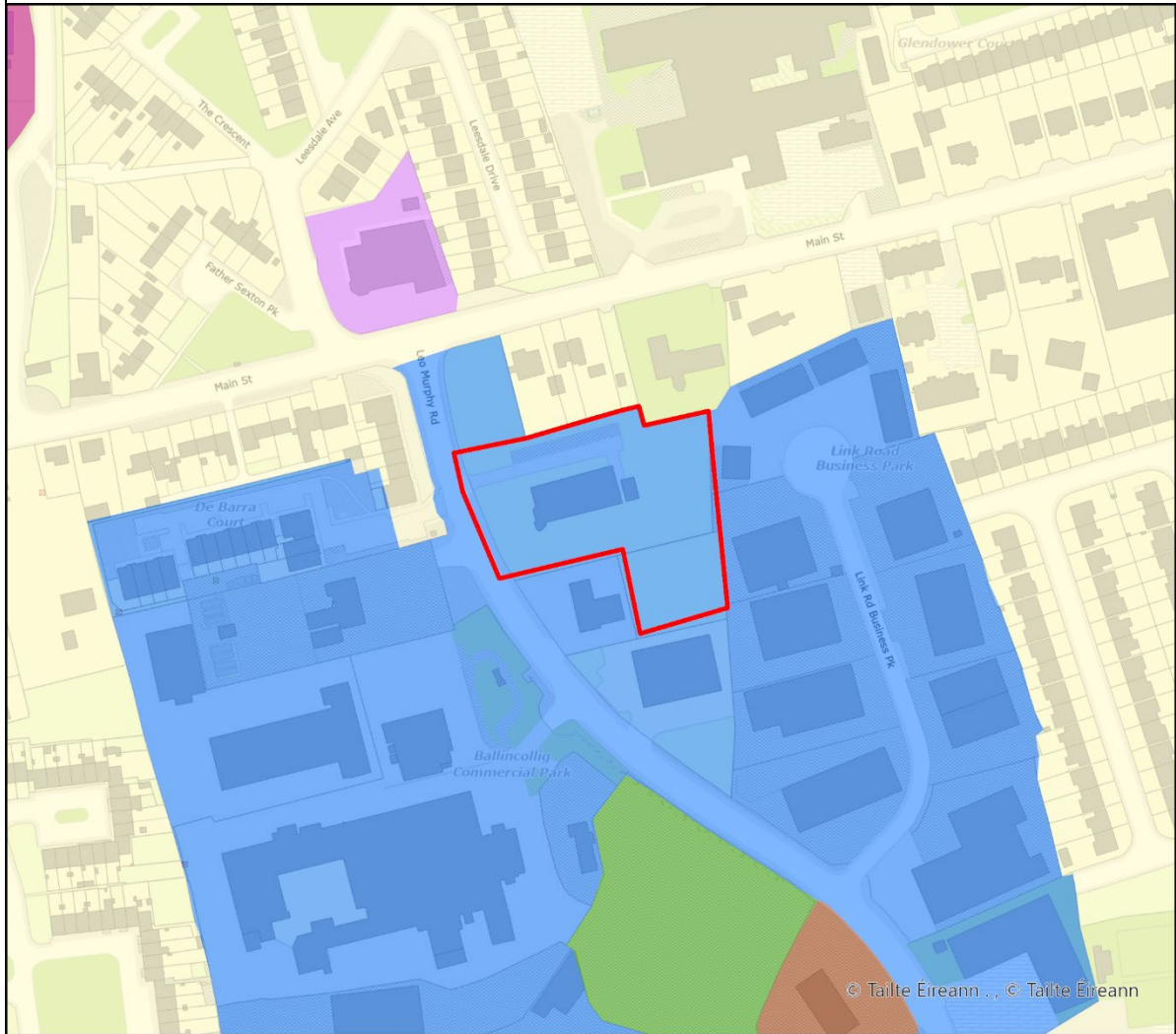
Zoning Ref.	SW 3	Sandbrook, Wilton
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 16 Sports Grounds and Facilities	
Accompanying text	No	



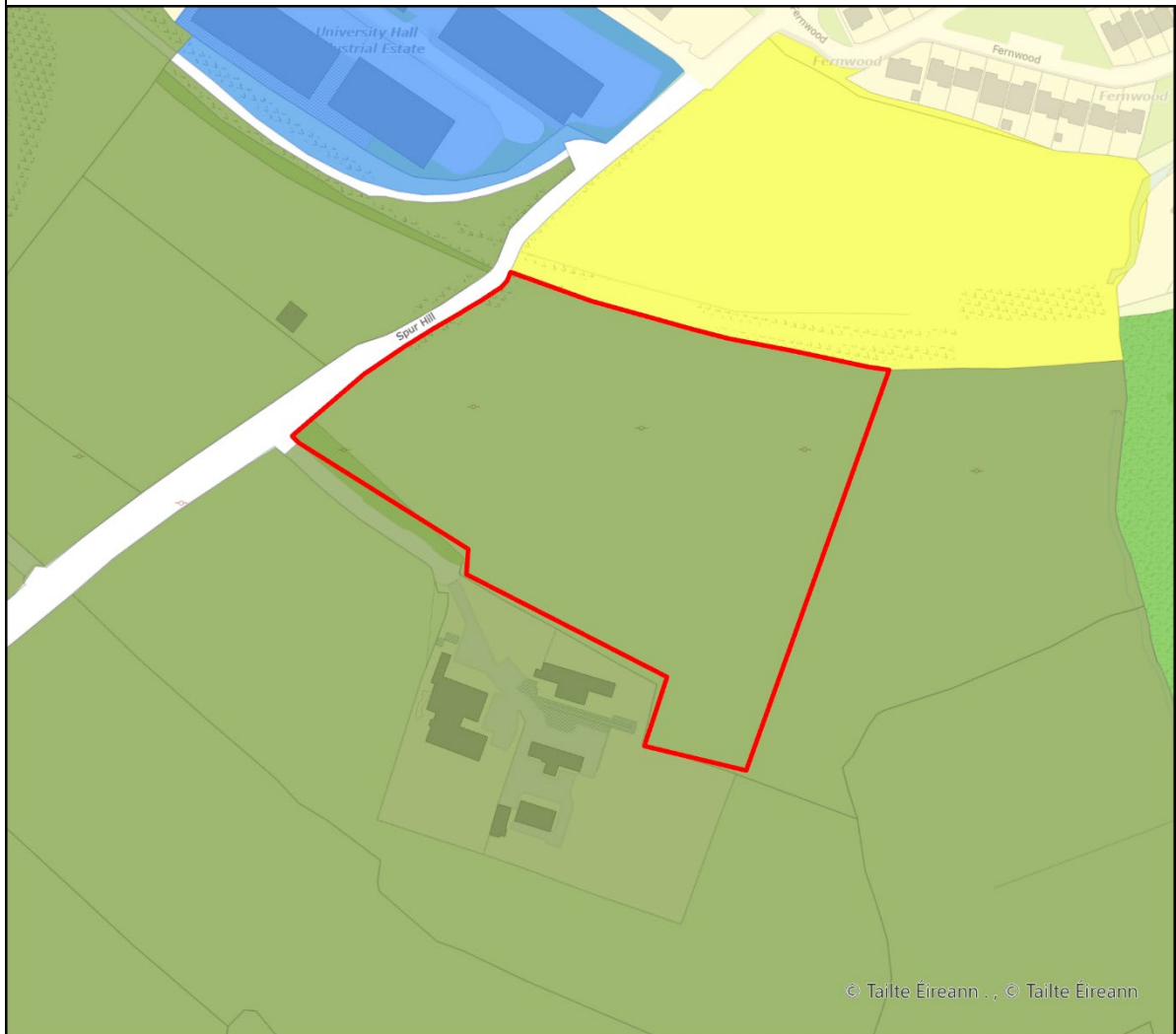
Zoning Ref.	SW 4	Coolroe, Ballincollig
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	No	



Zoning Ref.	SW 5	Link Road, Ballincollig
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 09 Light Industry and Related Uses	
Accompanying text	No	



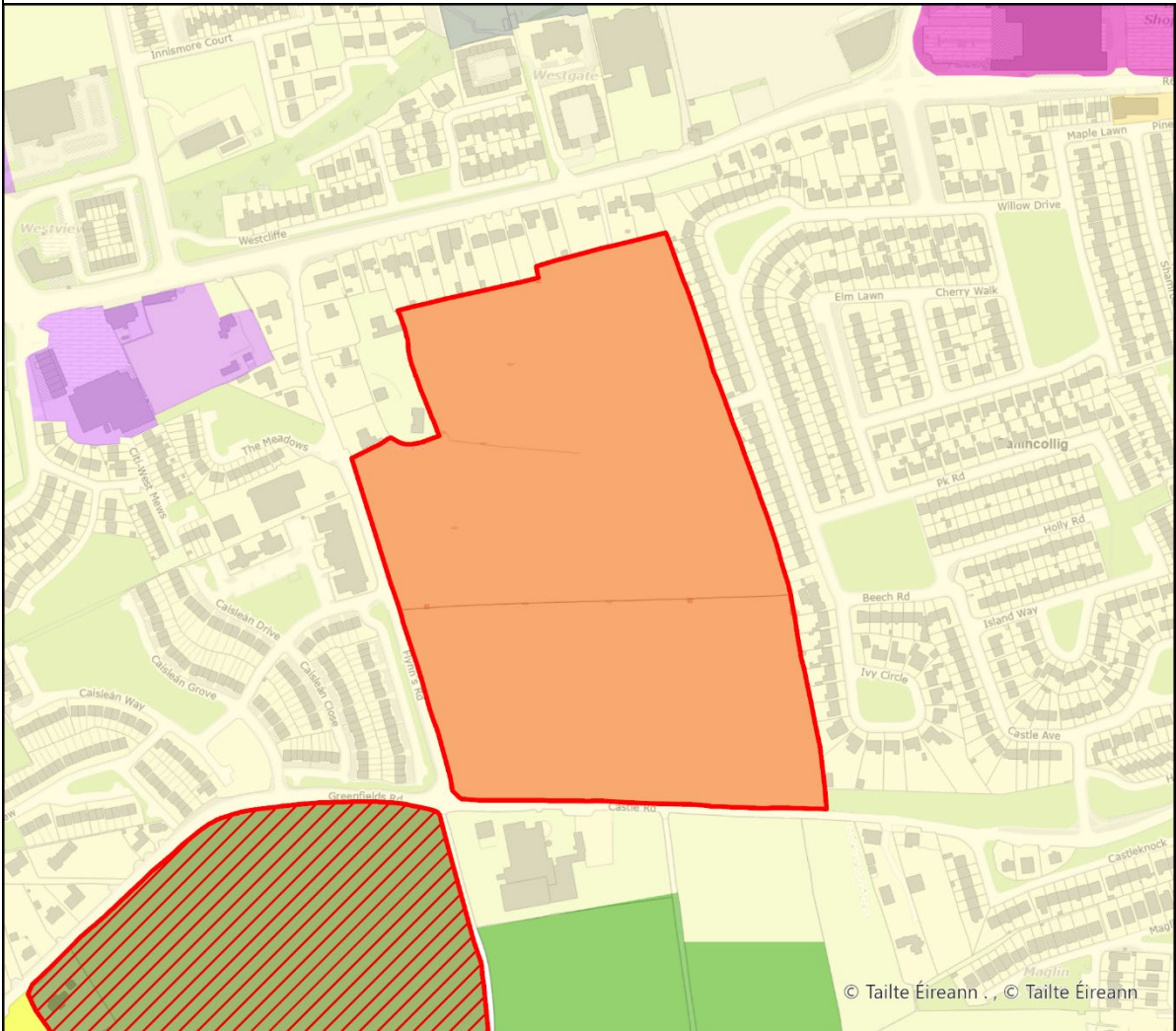
Zoning Ref.	SW 6	Spur Hill, Doughcloyne
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



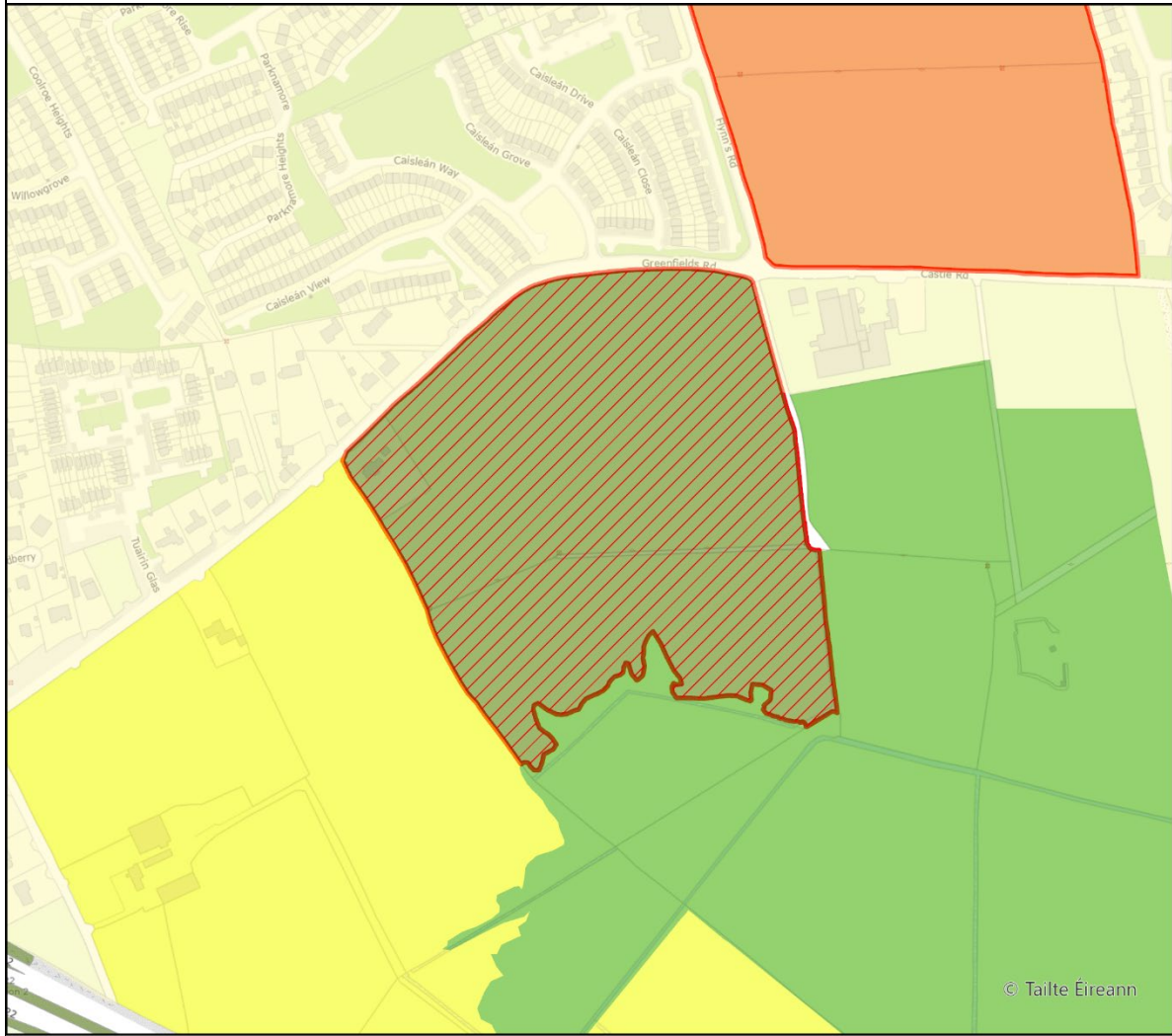
Zoning Ref.	SW 7	Lands adjacent to Ballincollig GAA grounds
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	No	



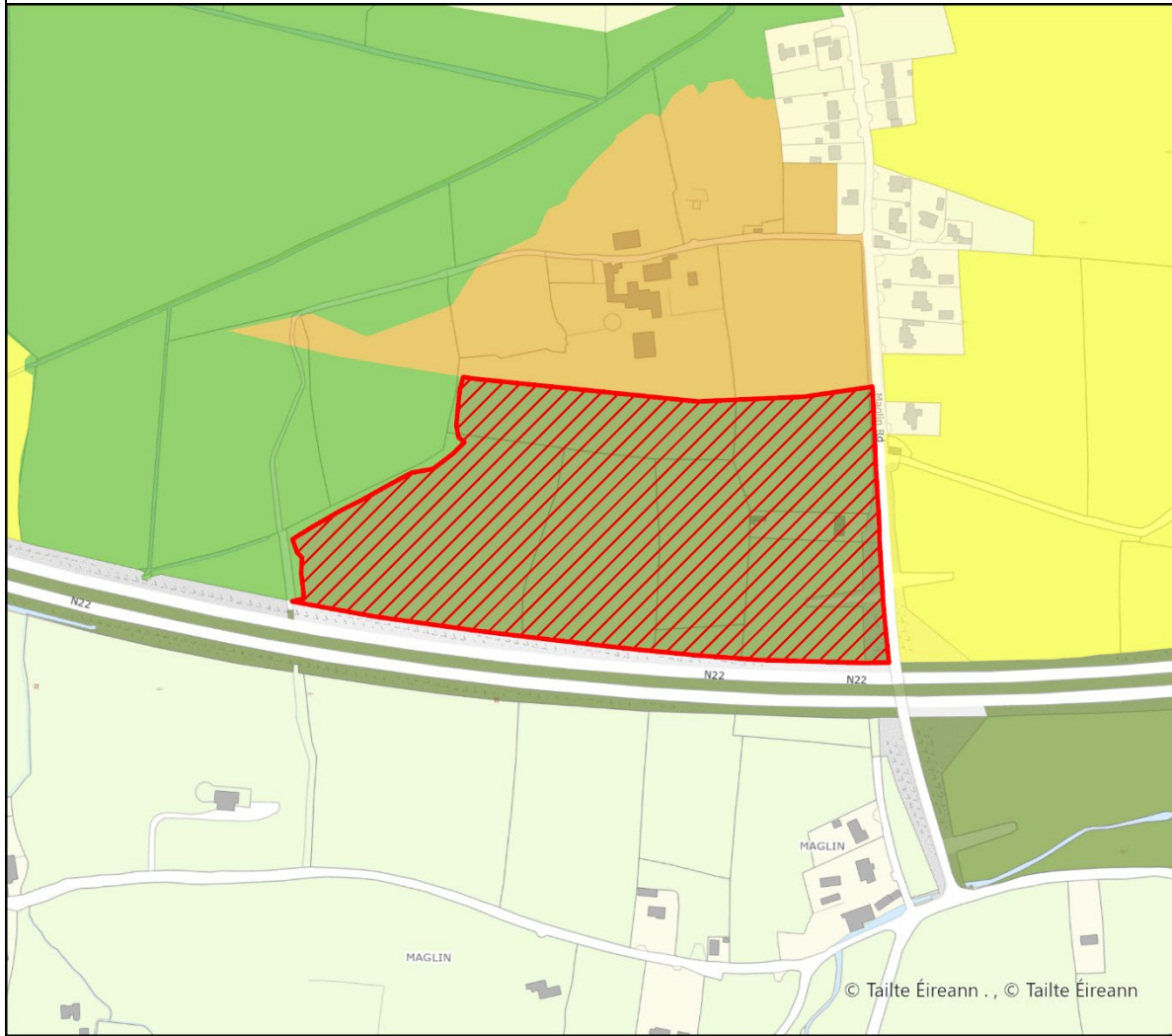
Zoning Ref.	SW 8	Flynn's Road and Castle Road, Ballincollig
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 4 Mixed Use Development	
Accompanying text	Yes	



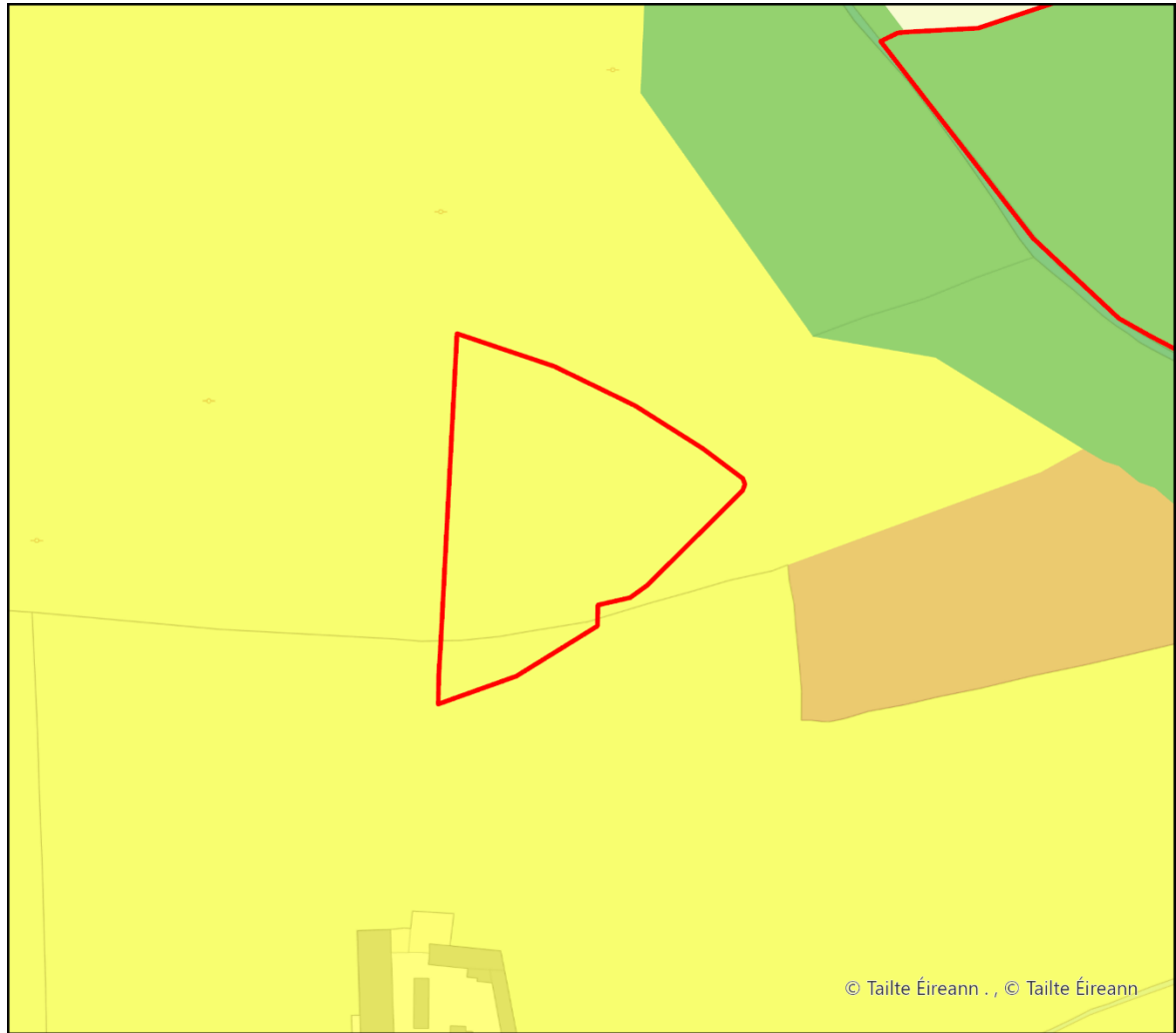
Zoning Ref.	SW 9	Greenfields Road, Ballincollig
Proposed Zoning		ZO 2 New Residential Neighbourhoods
Current Zoning		ZO 20 City Hinterland + Long Term Strategic Development Land
Accompanying text		Yes



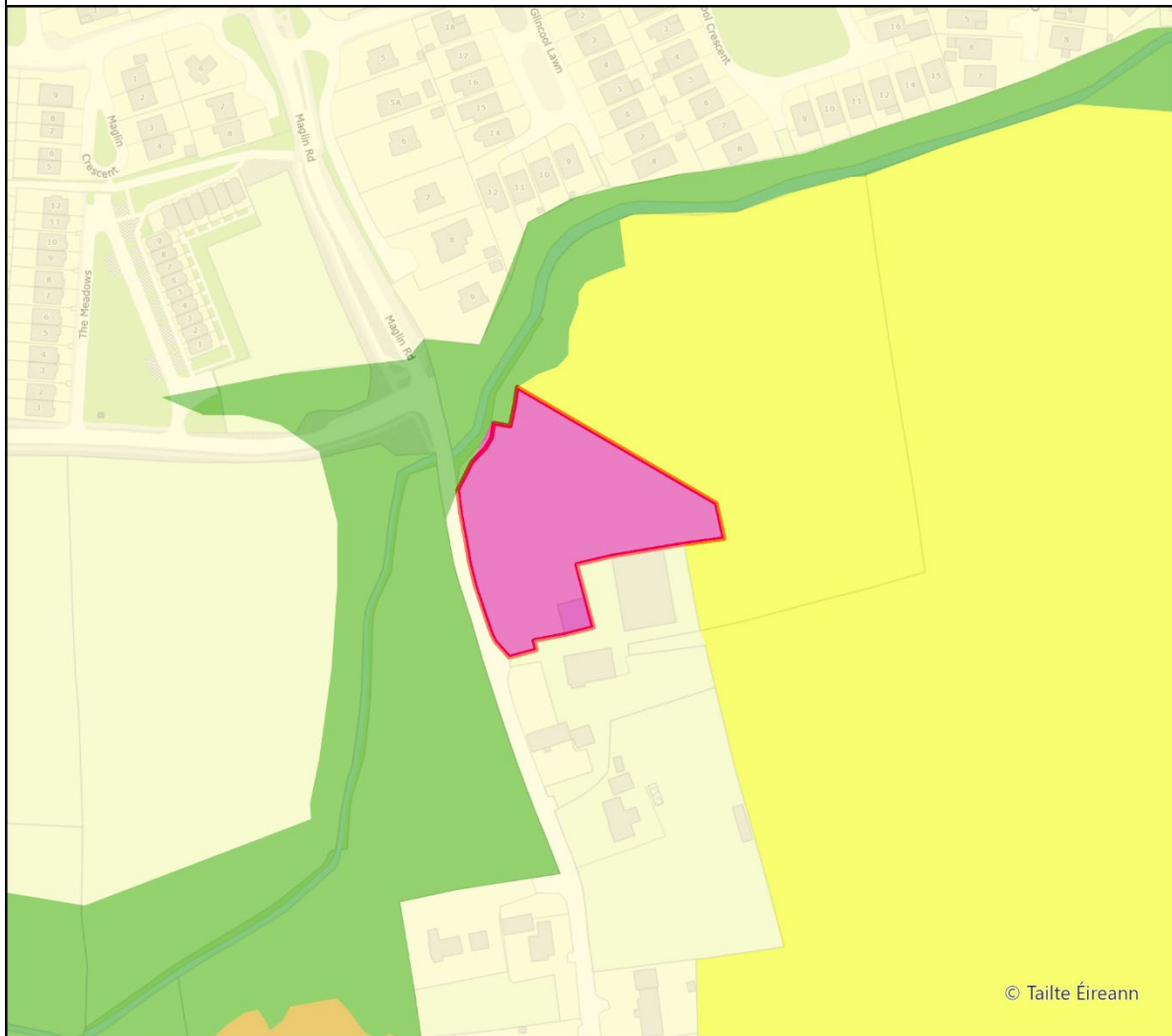
Zoning Ref.	SW 10	Ballincollig (north of N22, west of Maglin Road)
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland + Long Term Strategic Development Land	
Accompanying text	Yes	



Zoning Ref.	SW 11	Maglin, South Ballincollig
Proposed Zoning	ZO 8 Neighbourhood and Local Centres	
Current Zoning	ZO 2 New Residential Neighbourhoods	
Accompanying text	Yes	



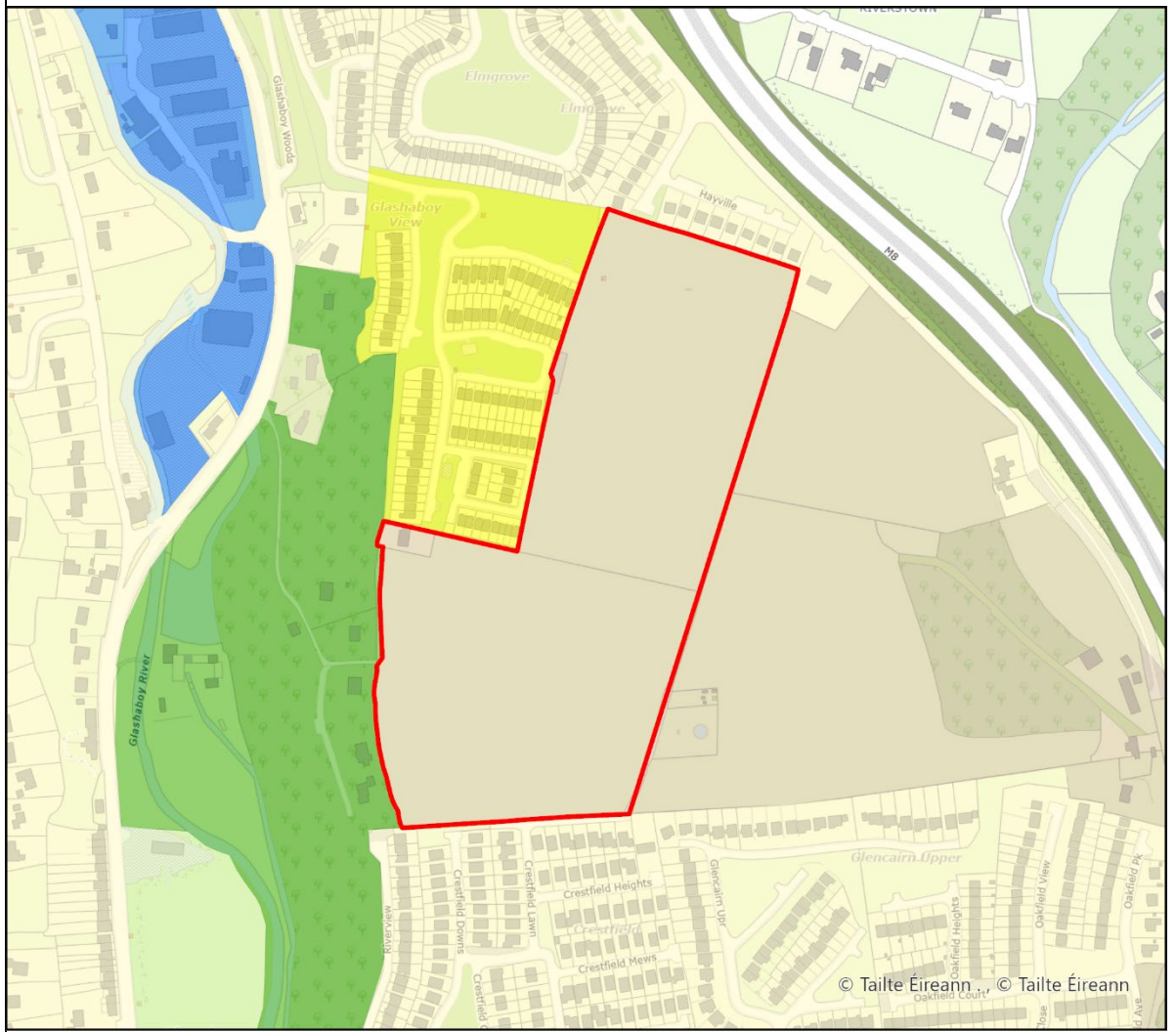
Zoning Ref.	SW 12	Maglin, South Ballincollig
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 6 Urban Town Centre	
Accompanying text	Yes	



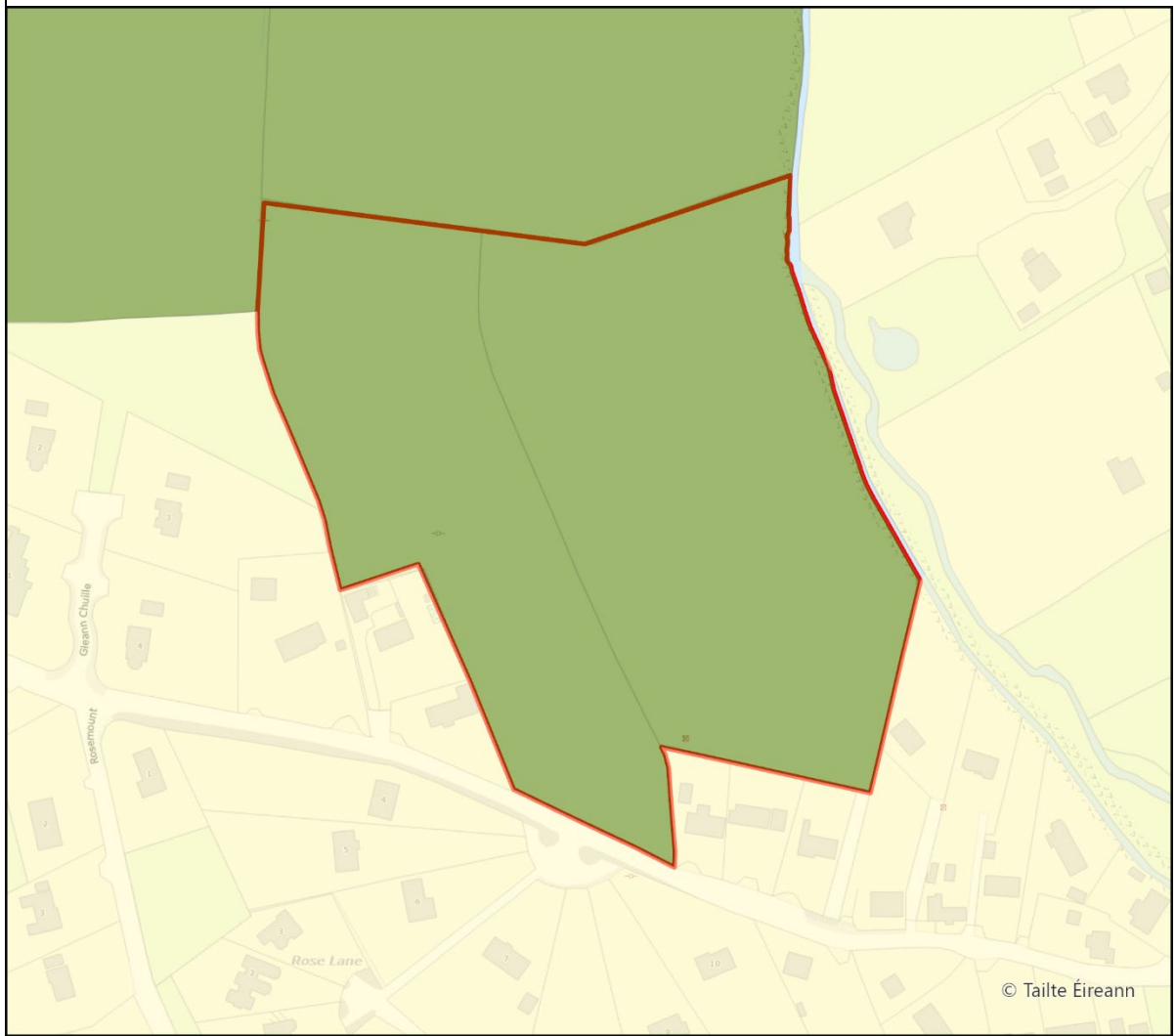
North East Local Electoral Area

Ref.	Location	ha	Proposed new zoning objective
NE 1	Sallybrook, Glanmire	11.22	ZO 2 New Residential Neighbourhoods
NE 2	Kilcully (off Kilcully Road)	5.58	ZO 2 New Residential Neighbourhoods
NE 3	Kilcully (off Rosemount Estate)	0.80	ZO 2 New Residential Neighbourhoods
NE 4	Lotamore	16.97	ZO 2 New Residential Neighbourhoods
NE 5	Upper Glanmire	4.73	ZO 2 New Residential Neighbourhoods
NE 6	Ballyvolane	93.68	ZO 3 Long-Term Strategic Regeneration
NE 7	Cúil Chluthair, Glanmire	1.27	ZO 1 Sustainable Residential Neighbourhoods
NE 8	Lauriston Hill, Rathcooney	5.83	ZO 3 Long-Term Strategic Regeneration

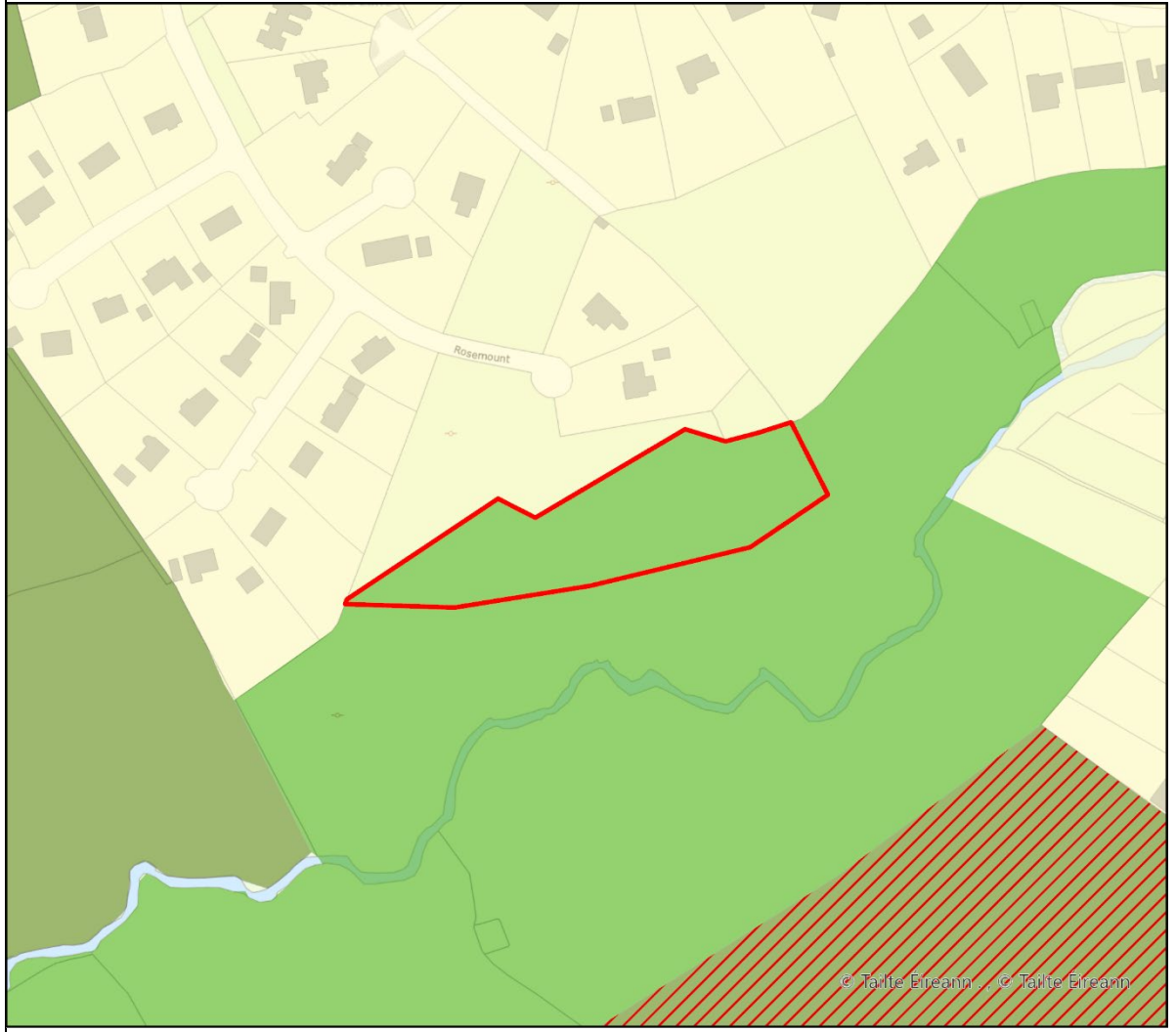
Zoning Ref.	NE 1	Sallybrook, Glanmire
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 17 Landscape Preservation Zones	
Accompanying text	Yes	



Zoning Ref.	NE 2	Kilcully (off Kilcully Road)
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



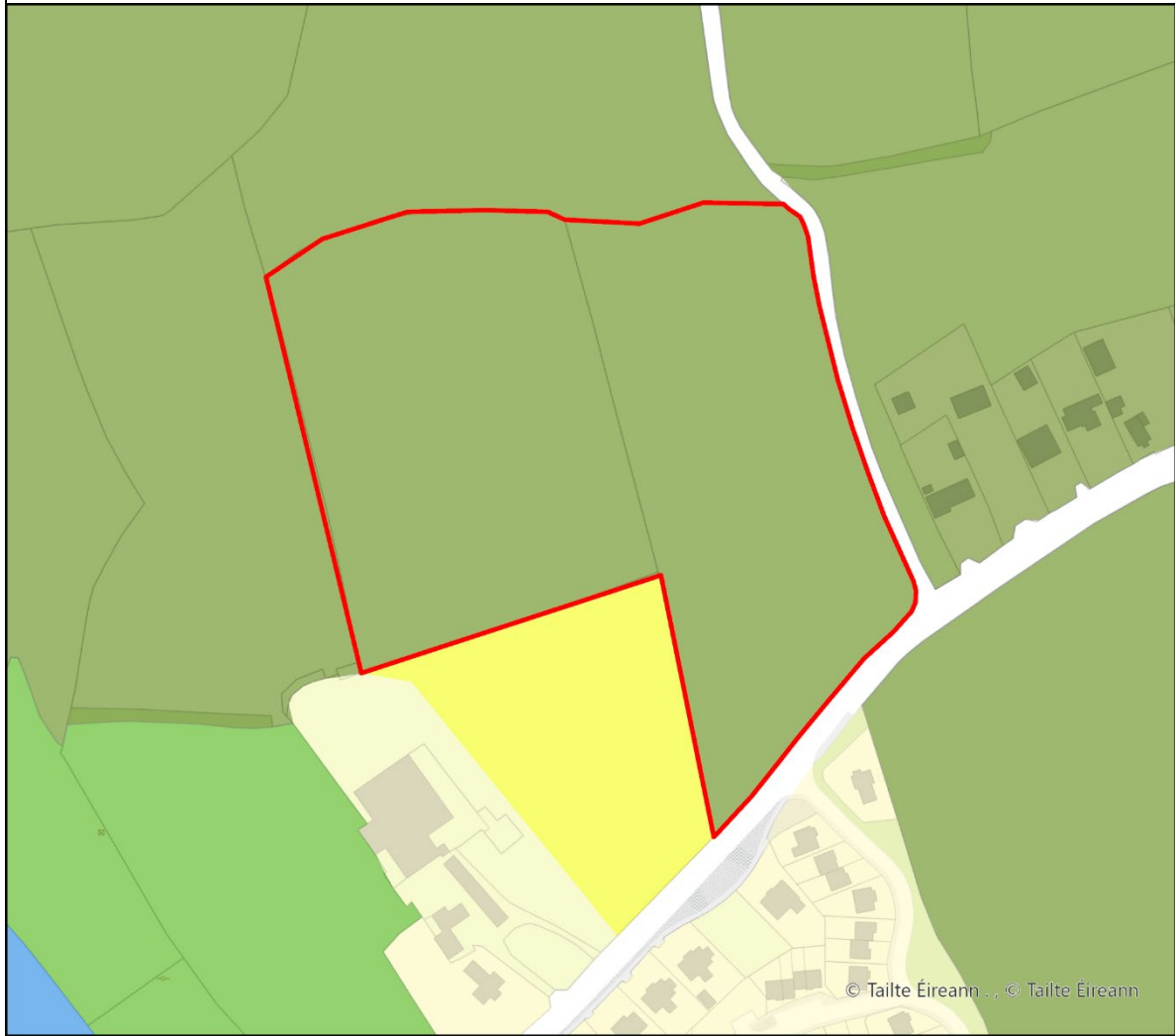
Zoning Ref.	NE 3	Kilcully (off Rosemount Estate)
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	Yes	



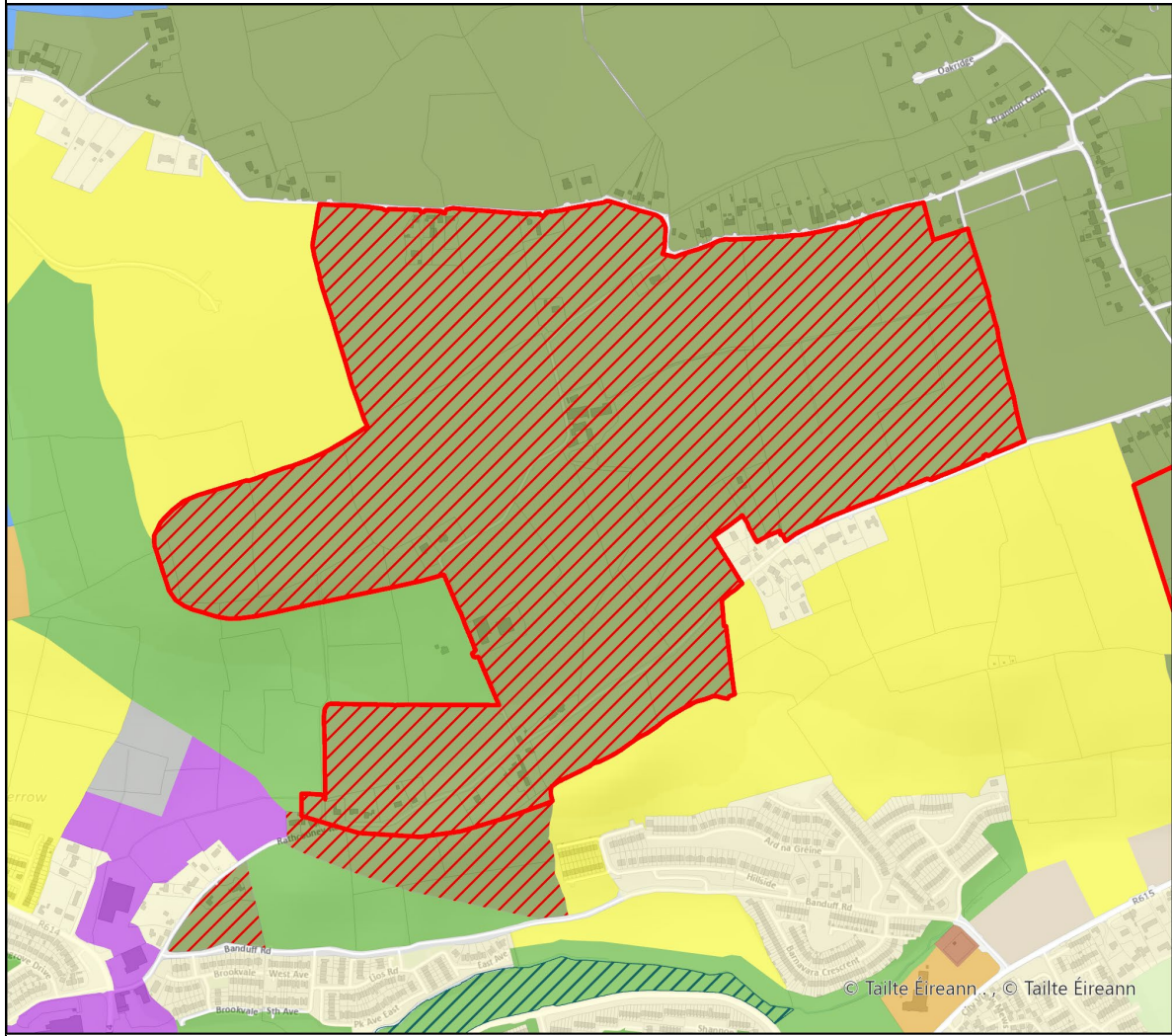
Zoning Ref.	NE 4	Lotamore
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	Yes	



Zoning Ref.	NE 5	Upper Glanmire
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



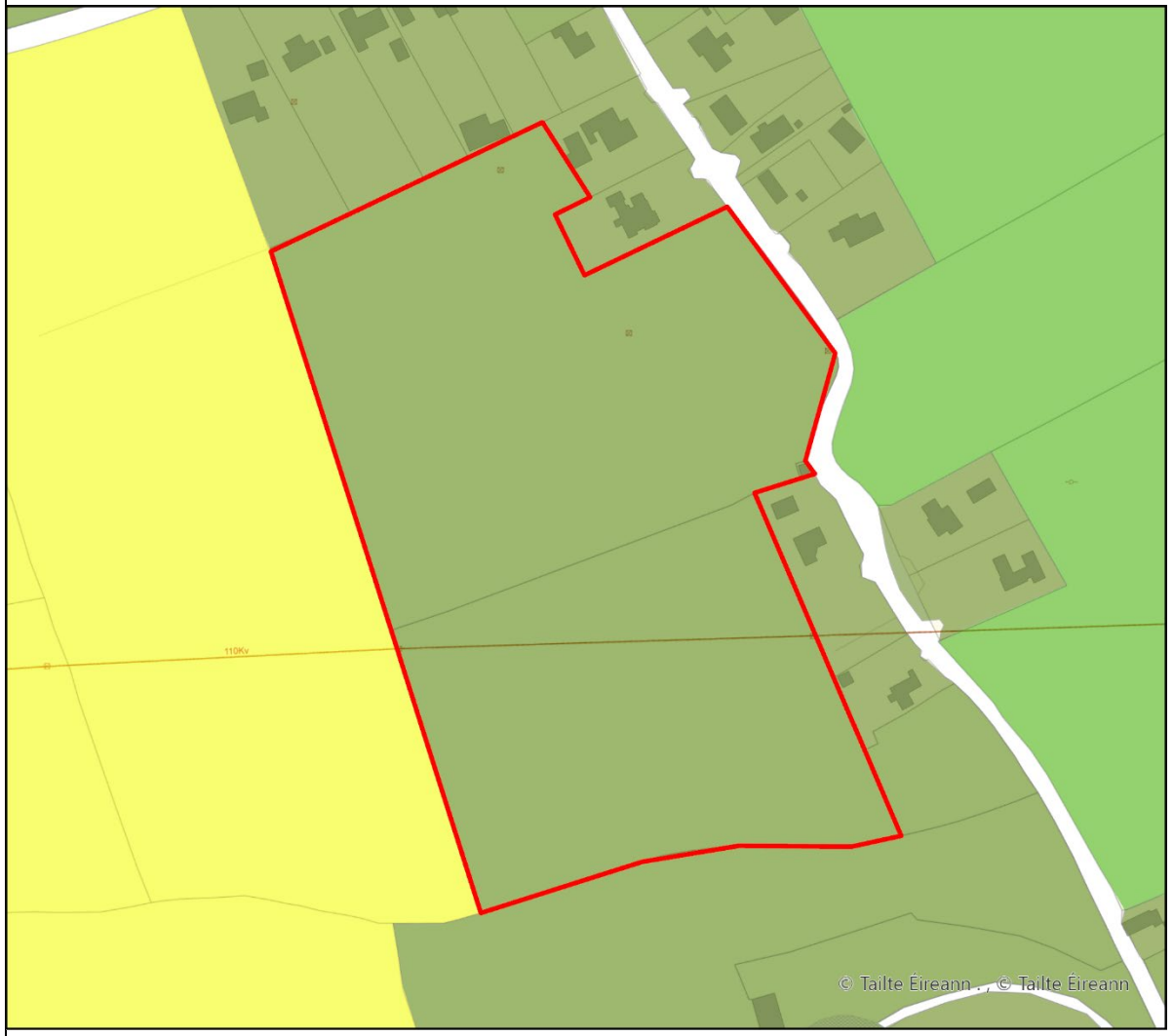
Zoning Ref.	NE 6	Ballyvolane
Proposed Zoning	ZO 3 Long-Term Strategic Regeneration	
Current Zoning	ZO 20 City Hinterland + Long Term Strategic Development Land	
Accompanying text	Yes	



Zoning Ref.	NE 7	Cúil Chluthair, Glanmire
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



Zoning Ref.	NE 8	Lauriston Hill, Rathcooney
Proposed Zoning	ZO 3 Long-Term Strategic Regeneration	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	Yes	



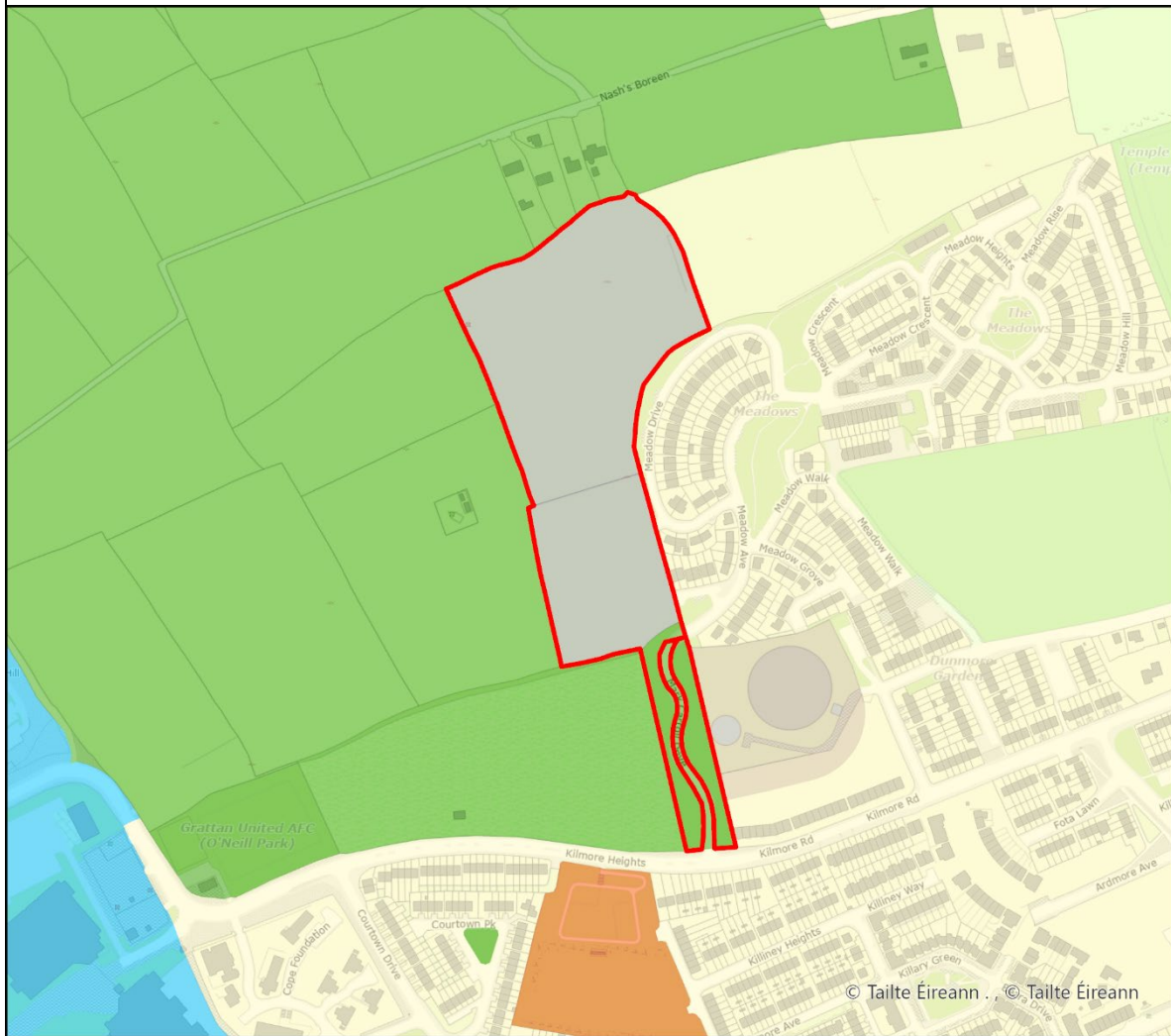
North West Local Electoral Area

Ref.	Location	ha	Proposed new zoning objective
NW 1	Killeens	5.56	ZO 2 New Residential Neighbourhoods
NW 2	Knocknaheeny (off Meadow Drive)	5.75	ZO 2 New Residential Neighbourhoods
NW 3	Kerry Pike (adjacent to 'Millboro')	3.51	ZO 2 New Residential Neighbourhoods
NW 4	Mile Stream, Shanakiel	0.47	ZO 1 Sustainable Residential Neighbourhoods
NW 5	Na Piarasigh GAA Club, Fairhill	1.59	ZO 2 New Residential Neighbourhoods
NW 6	Ringwood, Blarney	24.17	ZO 2 New Residential Neighbourhoods
NW 7	Rathpeacon	3.45	ZO 9 Light Industry and Related Uses

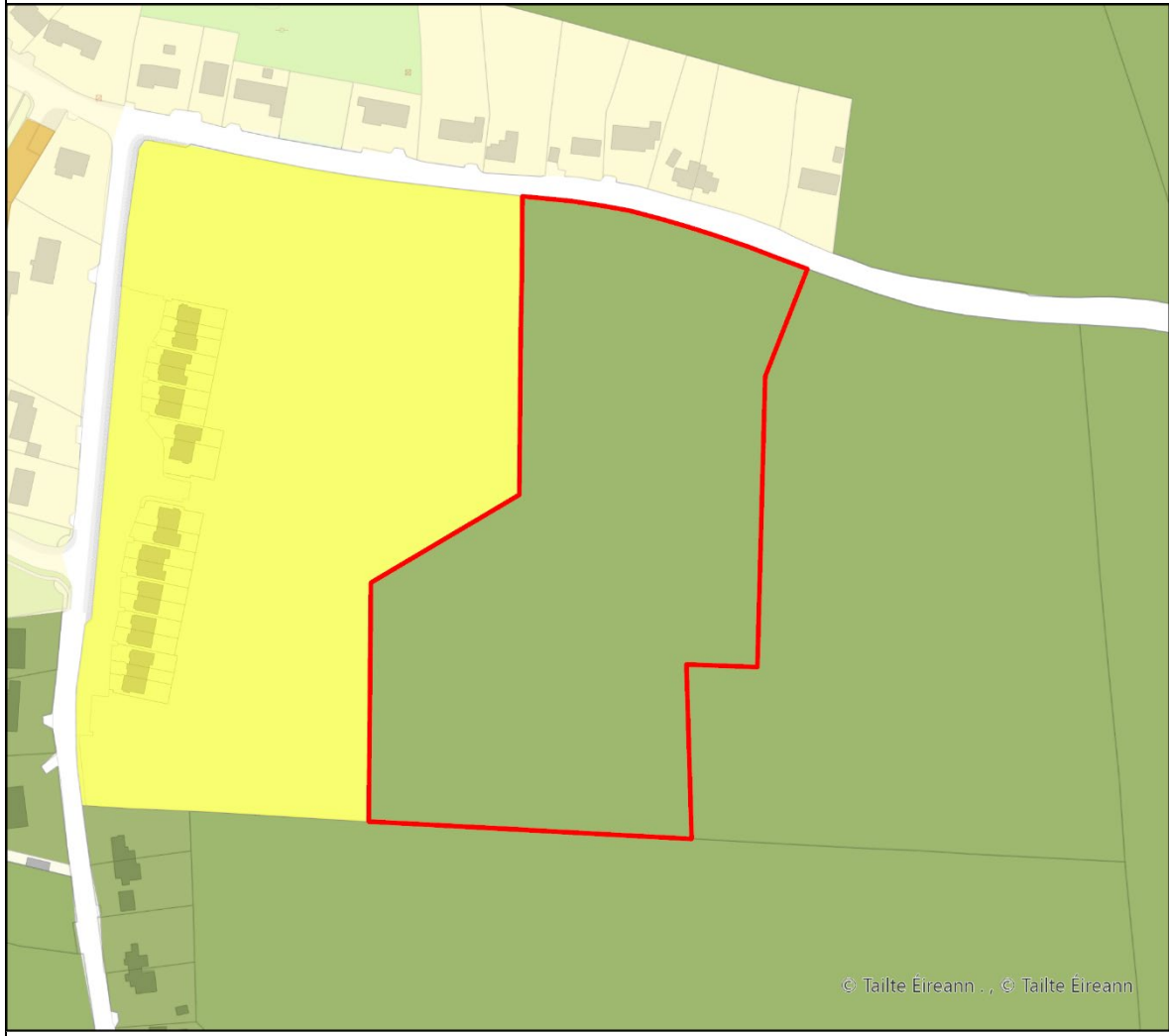
Zoning Ref.	NW 1	Killeens
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



Zoning Ref.	NW 2	Knocknaheeny (off Meadow Drive)
Proposed Zoning	ZO 2 New Residential Neighbourhoods * Meadow Avenue omitted from “Public Open Space” zoning	
Current Zoning	ZO 13 Institutions and Community	
Accompanying text	Yes	



Zoning Ref.	NW 3	Kerry Pike (adjacent to 'Millboro')
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland	
Accompanying text	No	



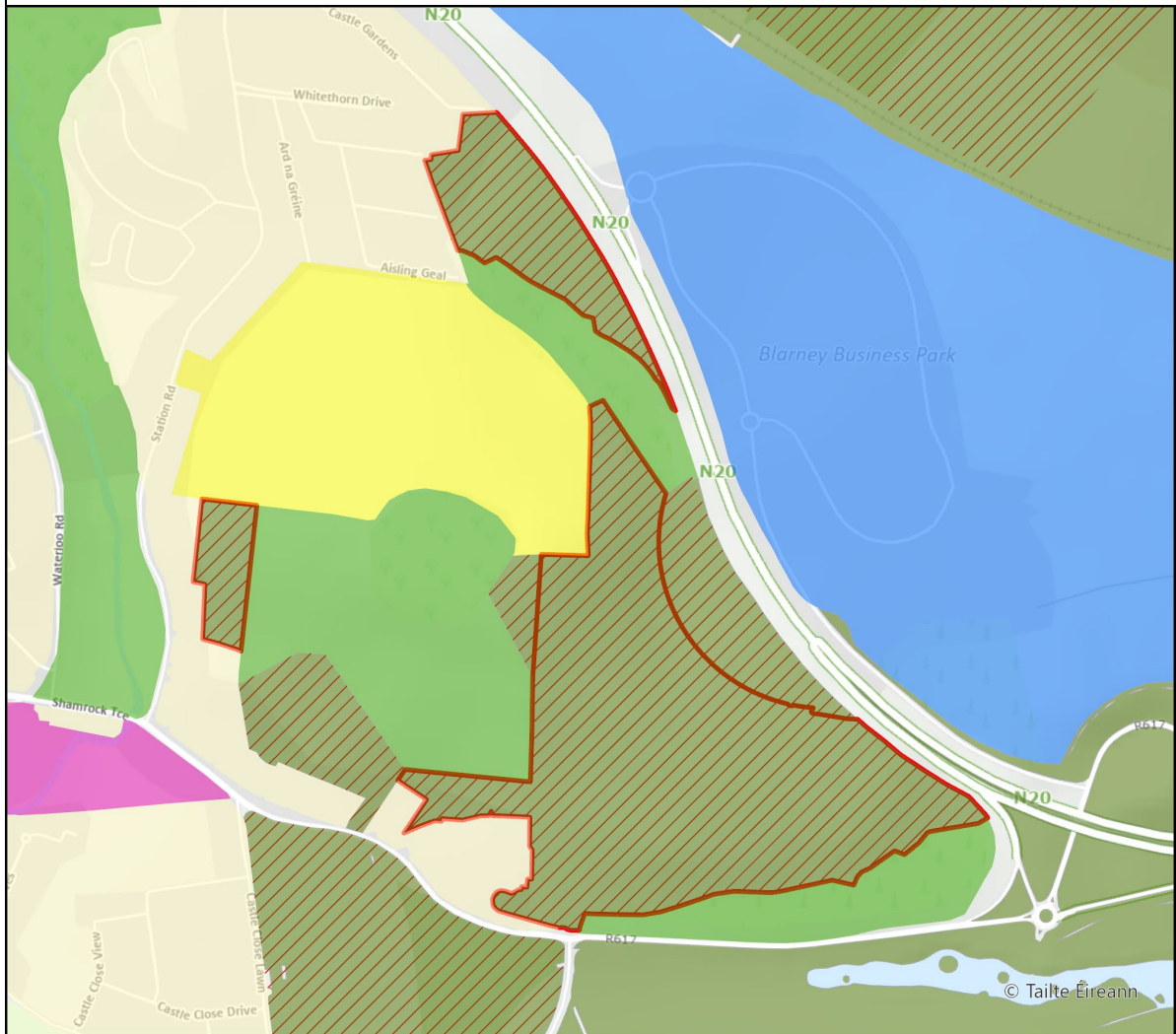
Zoning Ref.	NW 4	Mile Stream, Shanakiel
Proposed Zoning	ZO 1 Sustainable Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	No	



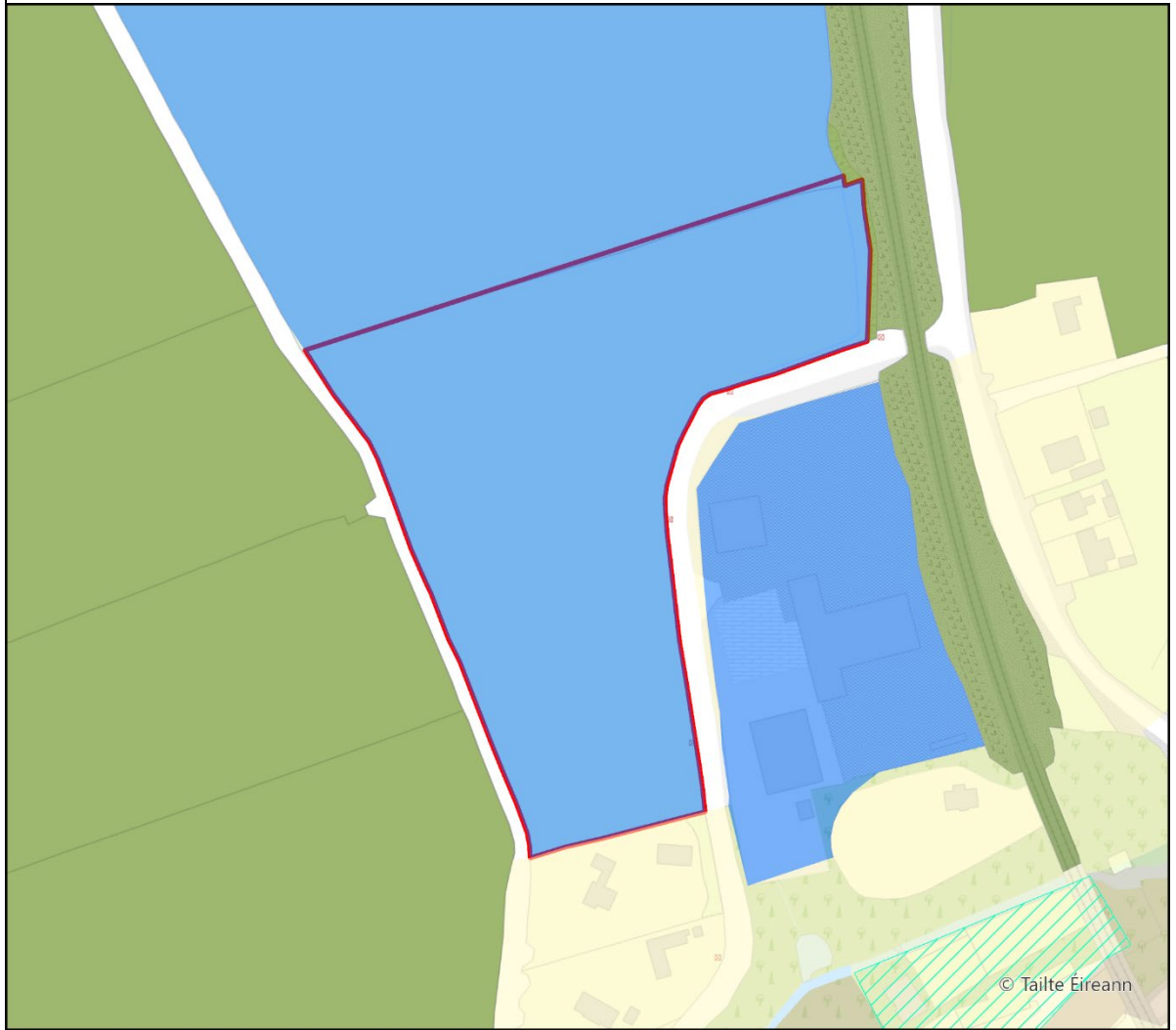
Zoning Ref.	NW 5	Na Piarsaigh GAA Club, Fairhill
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 15 Public Open Space	
Accompanying text	No	



Zoning Ref.	NW 6	Ringwood, Blarney
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 20 City Hinterland + Long Term Strategic Development Land	
Accompanying text	Yes	



Zoning Ref.	NW 7	Rathpeacon
Proposed Zoning	ZO 2 New Residential Neighbourhoods	
Current Zoning	ZO 9, Light Industry and Related Uses	
Accompanying text	Yes	



2. Proposed Designation of “Long Term Strategic Development Lands”

Explanatory note:

4 sites are proposed as “Long Term Strategic Development Lands”. They are zoned “ZO 20 City Hinterland” as they are considered as being unlikely to be serviced during the lifetime of this development plan, but are identified as being strategic land, required beyond this Plan period to fulfil the City’s ambitions in achieving the growth targets for 2040. These lands are identified as long term strategic sites needing long term planning and service delivery. Section 2.4 of the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025) allows for such lands to be identified, particularly in the five cities and Metropolitan Area Strategic Plan areas. Paragraph 2.52 of the Cork City Development Plan 2022-2028 contains further details of these lands.

Site A	Clash Road and Carriganarra Road, Carrigrohane	15.56 ha
Site B	Church Hill, Carrigrohane	3.21 ha
Site C	Model Farm Road, Carrigrohane	19.87 ha
Site D	Scotch Lane, Carrigrohane	1.47 ha
TOTAL		40.11 ha

