

Relevant Planning Policy for Mallow General Hospital Development Control Plan

The Cork County Development Plan 2022–2028 is the relevant statutory Development Plan for the area. The following policies and objectives are minimum requirements and should be taken into consideration during the preparation of the Development Control Plan (DCP) for the Mallow General Hospital Campus:

Chapter 2 – Core Strategy

- Objective CS 2-1 – Core Strategy
- Objective CS 2-4 – Greater Cork Ring Strategic Planning Area
- Objective CS 2-7 – Network of Settlements
- Objective CS 2-8 – Climate Change

Chapter 3 – Settlements and Placemaking

- Objective PL 3-1 – Building Design, Movement and Quality of the Public Realm
- Objective PL 3-2 – Encouraging Sustainable and Resilient Places
- Objective PL 3-3 – Delivering Quality and Inclusive Places

Chapter 4 – Housing

- Objective HOU 4-8 – Building Height and Amenity

Chapter 6 – Social and Community

- Objective SC 6-1 – Social and Community Infrastructure Provision
- Objective SC 6-3 – Multi-Use Community Facilities
- Objective SC 6-7 – Healthcare Facilities
- Objective SC 6-8 – Provision of Primary Care Centres
- Objective SC 6-9 – Cork an Age Friendly County
- Objective SC 6-10 – Services and Infrastructure for Older Persons Strategy

Chapter 11 – Water Management

- Objective WM 11-1 – EU Water Framework Directive and the River Basin Management Plan
- Objective WM 11-2 – Surface Water Protection
- Objective WM 11-7 – Climate Change
- Objective WM 11-8 – Water Supply
- Objective WM 11-9 – Wastewater Disposal
- Objective WM 11-10 – Surface Water, SuDS and Water Sensitive Urban Design
- Objective WM 11-11 – River Channel Protection
- Objective WM 11-12 – Surface Water Management
- Objective WM 11-14 – Strategic Flood Risk Management
- Objective WM 11-15 – Flood Risk Assessments
- Objective WM 11-16 – Flood Risks – Overall Approach
- Objective WM 11-17 – Development in Flood Risk Areas

Chapter 12 – Transport and Mobility

- Objective TM 12-1 – Integration of Land Use and Transport
- Objective TM 12-2 – Active Travel
- Objective TM 12-3 – Rail Transport
- Objective TM 12-5 – Bus Transport
- Objective TM 12-8 – Traffic/Mobility Management and Road Safety
- Objective TM 12-9 – Parking
- Objective TM 12-11 – Smart Mobility
- Objective TM 12-12 – EV Charging
- Objective TM 12-13 – National, Regional and Local Road Network

Note: The Development Plan identifies that both Mallow hospitals are located outside the town centre and that pedestrian connectivity from the hospital area to the town centre is desirable. The N/M20 Cork to Limerick project is identified as a key strategic transport project for Mallow.

Chapter 13 – Energy and Telecommunications

- Objective ET 13-1 – Energy
- Objective ET 13-20 – Building Energy Efficiency and Conservation

Chapter 14 – Green Infrastructure and Recreation

- Objective GI 14-1 – Countywide Green and Blue Infrastructure Objectives
- Objective GI 14-2 – Green Infrastructure Objectives for Main Towns and Settlements
- Objective GI 14-3 – Green Infrastructure and Development
- Objective GI 14-6 – Public/Private Open Space Provision
- Objective GI 14-9 – Landscape

Chapter 15 – Biodiversity and Environment

- Objective BE 15-1 – Support and Comply with National Biodiversity Protection Policies
- Objective BE 15-2 – Protect Sites, Habitats and Species
- Objective BE 15-6 – Biodiversity and New Development
- Objective BE 15-7 – Control of Invasive Alien Species
- Objective BE 15-8 – Trees and Woodlands
- Objective BE 15-10 – Soils
- Objective BE 15-11 – Contaminated Land
- Objective BE 15-12 – Air Quality
- Objective BE 15-13 – Noise and Light Emissions
- Objective BE 15-15 – Waste Prevention and Management of Waste Facilities

Chapter 16 – Built and Cultural Heritage

- Objective HE 16-2 – Protection of Archaeological Sites and Monuments
- Objective HE 16-5 – Zones of Archaeological Potential
- Objective HE 16-8 – Burial Places
- Objective HE 16-9 – Archaeology and Infrastructure Schemes

- Objective HE 16-13 – Undiscovered Archaeological Sites
- Objective HE 16-19 – Vernacular Heritage
- Objective HE 16-21 – Design and Landscaping of New Buildings

Chapter 17 – Climate Action

- Objective CA 17-1 – Support National and Local Climate Change Objectives
- Objective CA 17-2 – Reduction in Greenhouse Gas Emissions
- Objective CA 17-5 – Decarbonising Zones
- Objective CA 17-6 – Climate Action Plan

Chapter 18 – Zoning and Land Use

The Mallow General Hospital Campus is zoned MW-C-01 – ‘Community’ under the specific development objectives for Mallow in Volume 3 (North Cork Municipal District) of the Cork County Development Plan 2022–2028. The specific objective for this site is:

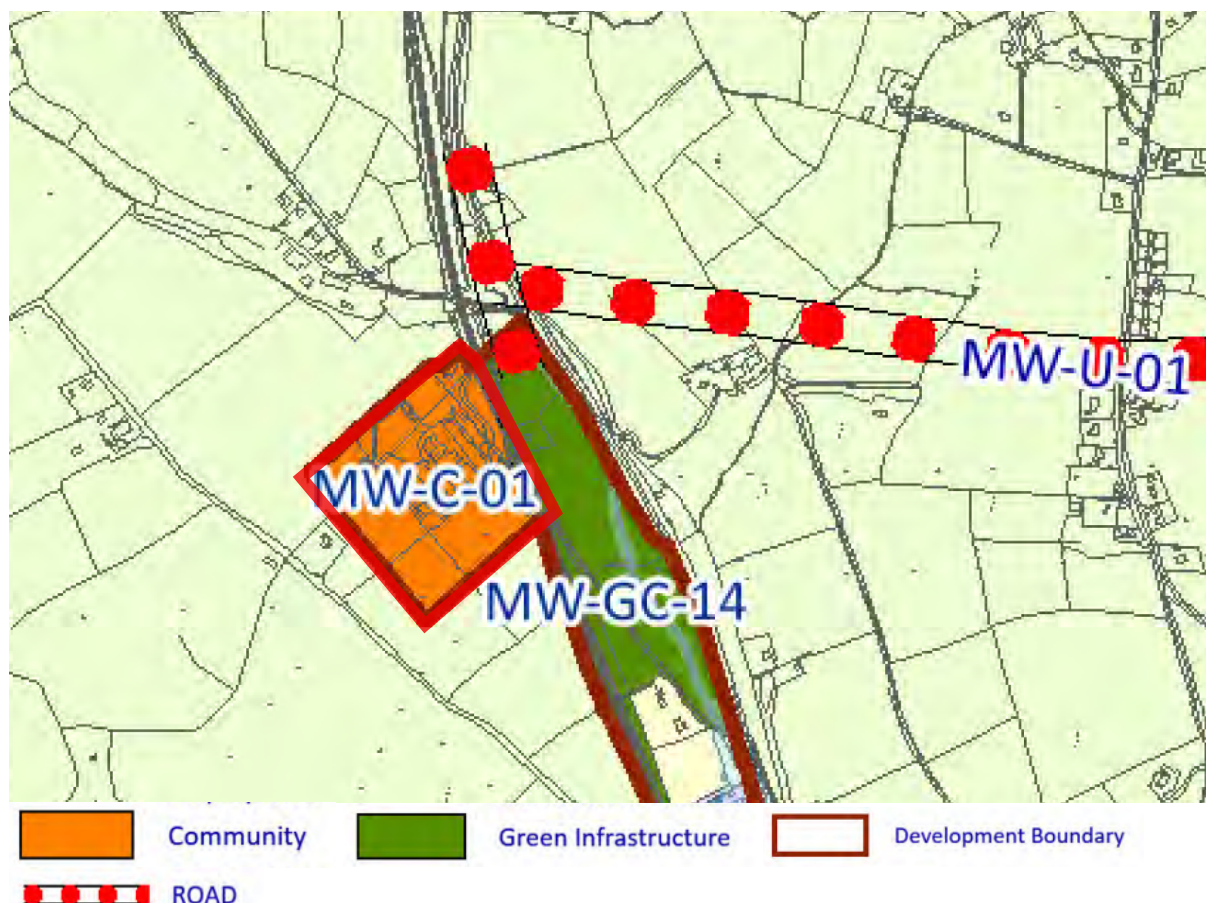
“Mallow Hospital and ancillary uses.”

The site has an area of 8.38 hectares. The Development Plan notes that given the specialised nature and importance of the hospital uses, the site has been zoned specifically to protect and support the continued operation of this important healthcare facility at its present location.

The overarching zoning objective for Community (C) lands is set out in Volume 1, Objective ZU 18-21, which states:

“Promote the provision of educational, community related and healthcare development including, where relevant, the provision of ancillary accommodation and facilities.”

Appropriate uses in Community areas include: education facilities including schools and colleges, childcare facilities, healthcare facilities, residential healthcare facilities (e.g. hospitals), residential care, community related facilities, multiuse community facilities, ancillary facilities such as staff accommodation, cemeteries, and sheltered housing.



Volume 3 – North Cork Municipal District (Mallow-Specific Objectives)

Volume 3 of the Cork County Development Plan sets out settlement-specific policies for Mallow. Mallow is designated as a Key Town in the RSES for the Southern Region and in the County's settlement hierarchy. The overall vision is to sustainably strengthen the employment-led growth and town centre-led regeneration of Mallow as a regional economic driver, leverage its strategic location on inter-regional road and rail networks, while protecting and enhancing the natural environment of the Blackwater Valley. The plan provides for a target population of 15,351 persons by 2028.

The following General Objectives and specific policies for Mallow are of relevance:

- Objective MW-GO-01 – Deliver on the vision for Mallow as a Key Town; plan for target population of 15,351 persons; provide a balance between housing and employment to support Mallow's development as an integrated live/work destination
- Objective MW-GO-02 – Provision of adequate and sustainable water and wastewater infrastructure having regard to the River Blackwater SAC
- Objective MW-GO-03 – Protection of green infrastructure, biodiversity and landscape assets including the River Blackwater SAC
- Objective MW-GO-04 – Sustainable Urban Drainage Systems (SuDS) and storm water infrastructure
- Objective MW-GO-05 – Prepare a Local Transport Plan for Mallow
- Objective MW-GO-06 – Prioritise the development of the N72/N73 Mallow Relief Road

- Objective MW-GO-07 – Support the delivery of the N/M20
 - Objective MW-GO-08 – Improve pedestrian and cycling connectivity throughout the town, particularly north/south across the river and east/west across the railway line and N20
 - Objective MW-GO-11 – Protect and enhance landscape character; conserve the character of Architectural Conservation Areas and historic buildings
 - Objective MW-GO-13 – Protect and enhance the River Blackwater and its flood plain
 - Objective MW-GO-14 – Flood risk compliance for all development in areas at risk of flooding
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- Objective MW-C-01 – Mallow Hospital and ancillary uses (8.38 Ha)
 - Objective MW-U-01 – N72/N73 Mallow Relief Road corridor

Section 28 Ministerial Guidelines

The following Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended) are of particular relevance to the preparation of the DCP:

- Architectural Heritage Protection: Guidelines for Planning Authorities (Revised 2011)
- Design Manual for Urban Roads and Streets (DMURS) (2019)
- Development Plans: Guidelines for Planning Authorities (2022)
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)
- The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)
- Urban Development and Building Heights: Guidelines for Planning Authorities (2018)
- Spatial Planning and National Roads: Guidelines for Local Authorities (2012)

Other Relevant Policy and Guidance

- Regional Spatial and Economic Strategy (RSES) for the Southern Region (2020) including RSES Review
- National Planning Framework – Project Ireland 2040 including First Revision
- National Development Plan 2021–2030
- Sláintecare 2025+
- Cork Metropolitan Area Strategic Plan (MASP) – Mallow is identified as a Key Town in the Cork MASP
- Cork County Heritage Plan
- Cork County Biodiversity Action Plan
- Cork County Climate Adaptation Strategy
- Cork County Local Economic and Community Plan
- Strategic Flood Risk Assessment (SFRA) for Cork County Development Plan (October 2021)
- South Western Catchment Flood Risk Assessment and Management (CFRAM) Study – Mallow Flood Risk Maps
- Mallow Flood Relief Scheme
- N/M20 Cork to Limerick Project
- N72/N73 Mallow Northern Relief Road Project
- Volume 2 of the Cork County Development Plan 2022–2028 – Heritage and Amenity (Record of Protected Structures, Architectural Conservation Areas, Record of Monuments and Places, Scenic Routes, and Landscape Designations)
- Climate Action and Low Carbon Development (Amendment) Act 2021
- EU Water Framework Directive and associated River Basin Management Plans
- River Blackwater (Munster) Special Area of Conservation (SAC 002170)

******Please note that this list is not exhaustive, and it will be the responsibility of the Design Team appointed to fully review the development against the relevant planning policy framework, including any variations to the Cork County Development Plan adopted during the course of the project.***