



# VOLUME ONE MAIN POLICY MATERIAL

# 1

## **CORK COUNTY DEVELOPMENT PLAN 2022**



Comhairle Contae Chorcaí  
Cork County Council



**The Cork County Development Plan 2022  
was adopted by the Elected Members of  
Cork County Council on 25<sup>TH</sup> April 2022.**

**The Plan came into effect on 6<sup>TH</sup> June 2022.**



Comhairle Contae Chorcaí  

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Cork County Council



## Message from Cllr Gillian Coughlan

*Mayor of the County of Cork*

On behalf of the Elected Members of Cork County Council, it is with great pride that I introduce the Cork County Development Plan, 2022. While this Plan builds on the strengths of previous plans, it is unique in a number of aspects as it not only replaces the current County Development Plan but also the 8 Municipal District Local Area Plans as well as the 9 former Town Council Town Development Plans. Therefore, this new Plan sets out, in one complete set, the statutory planning policy for the entire county over the next 6 years.

This Plan will provide for the development of Cork County as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its rural and urban communities are to the highest standards.

Our aim in this Plan is to deliver sustainable urban and rural communities across the county to ensure a better quality of life for all making Cork County the most attractive place to live, work and invest in.

**Mayor of the County of Cork, Cllr Gillian Coughlan**

*June 2022*



## Message from Tim Lucey

*Chief Executive Cork County Council*

The County Development Plan sets out Cork County Council's overall strategy for the proper planning and sustainable development of Cork County with the associated planning policies looking towards the horizon year of 2028. This Plan is the first of three Plans to 2040, which will help to deliver the targets set out in the National Planning Framework and the Regional Spatial and Economic Strategy for the Southern Region.

This Plan provides an ambitious and balanced vision for the future of Cork County up to 2028, planning for a population growth of 59,000 together with enabling the orderly delivery of 22,600 housing units while supporting commercial and social services. The population growth and necessary housing units will be delivered across the entire county, at appropriate locations in County Metropolitan Cork, the Ring and County Towns, Key Villages, Villages and Rural Areas ensuring the delivery of sustainable growth in our rural and urban communities. Critically, the Plan sets out to deliver employment led growth by delivering 35,500 jobs in rural and urban areas.

I wish to express my appreciation to our Mayor, the Elected Members of Cork County Council, members of the Council's Executive, in particular to the staff of the Planning Policy Unit, and most importantly to the people of Cork County who made submissions during the course of preparation of the Plan.

I am confident that this Cork County Development Plan 2022 provides the framework for the future development of our county.

**Chief Executive Cork County Council, Tim Lucey**

*June 2022*



## BANDON-KINSALE MUNICIPAL DISTRICT

Alan Coleman	(IND)
Gillian Coughlan	(FF)
Kevin Murphy	(FG)
Sean O'Donovan	(FF)
John O'Sullivan	(FG)
Marie O'Sullivan	(FG)

## CARRIGALINE MUNICIPAL DISTRICT

Audrey Buckley	(FF)
Marcia D'Alton	(IND)
Ben Dalton O'Sullivan	(IND)
Michael Paul Murtagh	(FG)
Seamus McGrath	(FF)
Jack White	(FG)

## COBH MUNICIPAL DISTRICT

Anthony Barry	(FG)
Sheila O'Callaghan	(FF)
Alan O'Connor	(GP)
Sean O'Connor	(SF)
Cathal Rasmussen	(LAB)
Sinead Sheppard	(FG)

## FERMOY MUNICIPAL DISTRICT

Kay Dawson	(FG)
Noel McCarthy	(FG)
Deirdre O'Brien	(FF)
Frank O'Flynn	(FF)
William O'Leary	(FF)
Frank Roche	(IND)

## KANTURK-MALLOW MUNICIPAL DISTRICT

Ian Doyle	(FF)
Pat Hayes	(FF)
James Kennedy	(LAB)
Liam Madden	(FG)
Bernard Moynihan	(FF)
Gearoid Murphy	(FF)
Gerard Murphy	(FG)
John Paul O'Shea	(FG)
Tony O'Shea	(FG)

## MACROOM MUNICIPAL DISTRICT

Michael Creed	(FG)
Martin Coughlan	(IND)
Michael Looney	(FF)
Ted Lucey	(FG)
Eileen Lynch	(FG)
Gobnait Moynihan	(FF)

## EAST CORK MUNICIPAL DISTRICT

Ann Marie Ahern	(FF)
Noel Collins	(IND)
Michael Hegarty	(FG)
Mary Linehan Foley	(IND)
Susan McCarthy	(FG)
Liam Quaide	(GP)
Danielle Twomey	(SF)

## WEST CORK MUNICIPAL DISTRICT

Joe Carroll	(FF)
Karen Coakley	(IND)
Danny Collins	(IND)
Paul Hayes	(SF)
Declan Hurley	(IND)
Deirdre Kelly	(FF)
Caroline Cronin	(FG)
Patrick Gerard Murphy	(FF)
Ross O'Connell	(SD)



# S T E W A R T S C O

# Contents

Chapter 1	Introduction, Vision and Context	9
Chapter 2	Core Strategy	27
Chapter 3	Settlements and Placemaking	67
Chapter 4	Housing	85
Chapter 5	Rural	105
Chapter 6	Social and Community	127
Chapter 7	Marine, Coastal and Islands	141
Chapter 8	Economic Development	157
Chapter 9	Town Centres and Retail	189
Chapter 10	Tourism	209
Chapter 11	Water Management	225
Chapter 12	Transport and Mobility	251
Chapter 13	Energy and Telecommunications	289
Chapter 14	Green Infrastructure and Recreation	315
Chapter 15	Biodiversity and Environment	335
Chapter 16	Built and Cultural Heritage	353
Chapter 17	Climate Action	377
Chapter 18	Zoning and Land Use	391
Chapter 19	Implementation and Delivery	407

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# Appendices

Appendix A	Ministerial Guidelines	425
Appendix B	Core Strategy Tables	437
Appendix C	Core Strategy Statements	447
Appendix D	Core Strategy Critical Infrastructure	461
Appendix E	Policy Objectives for the Cork Joint Housing Strategy	507
Appendix F	Landscape Character Assessment	513
Appendix G	Key Indicators for Monitoring	517
Appendix H	Composition of Municipal Districts	537
Appendix I	Settlements which are no longer included in the Settlement Network	557



CHAPTER 1  
**INTRODUCTION,  
VISION AND  
CONTEXT**



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# Contents

1.1	Introduction	12
1.2	Plan Making Process	12
1.3	Legislative Background	13
1.4	Form and Content of the Plan	14
1.5	Strategic Context	15
1.6	Challenges in Plan Preparation	20
1.7	County Development Plan and Strategic Planning Areas	21
1.8	Development Plan Quality of Life Principles	22
1.9	Development Plan Aims	23

## 1.1 Introduction

- 1.1.1 The County Development Plan guides future growth and development in the County. The new Cork County Development Plan sets out the policy objectives and the overall strategy for the proper planning and sustainable development of the County over the plan period from 2022 to 2028. The Plan sets out an approach centred on the core principle of sustainability with a focus on creating vibrant, liveable, climate resilient communities. This Plan is consistent with both the 'National Planning Framework' (2018) (NPF) and the 'Regional Spatial and Economic Strategy' (2020) (RSES).
- 1.1.2 This Chapter sets out the legislative background to the Plan, the context in which the Plan is produced - which has changed significantly since the last Plan was prepared - and the overall structure of the Plan. This Chapter then sets out the overarching Vision which is underpinned by 5 Development Plan Principles which permeate all Policy Objectives in the Plan. This approach imbues the Plan, cascading from the Vision, the Strategic County Outcomes and Plan Aims through the Core Strategy, policy objectives and standards, and supported through an increased focus on implementation, monitoring and evaluation.

## 1.2 Plan Making Process

- 1.2.1 Stage One of the review of the County Development Plan commenced in March 2020 with the publication of a Pre-Draft Public Consultation document 'Your Home, Your Future, Your Views'. The Pre-Draft Public Consultation Document was supported by the publication of ten Background Documents on a range of issues and an SEA Scoping Report. The Background Documents were as follows:
- Approach to County Development Plan Review
  - Population & Housing
  - Rural Housing
  - Settlements and Placemaking
  - Urban Capacity Study
  - Economy and Employment
  - Water Services
  - Transport and Mobility
  - Energy
  - Built Heritage
- 1.2.2 In response to the Pre-Draft consultation, the Planning Authority received 608 submissions from the public, stakeholders and statutory bodies. A Chief Executive's Report detailing these submissions and making recommendations on what should be included in the Draft Plan was issued to Members for their consideration in August 2020 and informed the preparation of the Draft County Development Plan.
- 1.2.3 Stage Two of the process commenced with the publication of the Draft County Development Plan in April 2021 and the Draft Plan was out for Public consultation until 1st July 2021. The Planning Authority received 1,251 submissions on the Draft Plan. A Chief Executive's Report detailing these submissions and making recommendations on what material amendments should be made to the Draft Plan was issued to Members for their consideration in September 2021.
- 1.2.4 Stage Three of the process commenced in January 2022 with the publication of over 1,600 proposed amendments to the Draft Plan. Public consultation on the amendments ran from mid-January to mid-February 2022 and 1,172 submissions were received in response to the proposed amendments. A Chief Executive's Report detailing these submissions and making recommendations on which amendments should be included in the final plan was issued to Members for their consideration in March 2022. The Members considered the recommendations of the Chief Executive and the plan was adopted by the Council on 25th April 2022 and came into effect on Monday 6th June 2022.
- 1.2.5 The Cork County Development Plan 2022-2028 replaces the Cork County Development Plan 2014, the eight Municipal District Local Area Plans adopted in 2017 and the nine Town Development Plans of the former Town Council Towns of Clonakilty, Cobh, Fermoy, Kinsale, Macroom, Mallow, Midleton, Skibbereen and Youghal.

### 1.3 Legislative Background

- 1.3.1 The County Development Plan has been prepared in accordance with the requirements of the Planning and Development Act 2000, as amended ('The Act'). The legislative basis for the preparation and adoption of a Development Plan is set out in Sections 9-12 of The Act. Section 10(1) provides that the Development Plan shall set out an overall strategy for the proper planning and sustainable development of the area and shall consist of a Written Statement and a Plan or Plans indicating the development objectives for the area. The Act sets out the mandatory requirements which must be included in a Development Plan and these include objectives for inter alia: the zoning of land; the provision of infrastructure; the conservation and protection of the environment; and, the integration of planning and sustainable development with the social, community and cultural requirements of the area and its population.
- 1.3.2 Section 10(1A) of The Act provides that the Written Statement of the Development Plan shall include a Core Strategy which shows that the development objectives in the Plan are consistent, as far as practicable, with national and regional development objectives as set out in the NPF, the RSES and with Specific Planning Policy Requirements (SPPRs) set out in Section 28 Ministerial Guidelines (see Appendix A for a full list of SPPRs). The requirement for the Development Plan to be consistent with inter alia the NPF, RSES and Section 28 Ministerial Guidelines is woven throughout the planning legislation that pertains to the review of an existing and the making of a new County Development Plan.
- 1.3.3. Section 11(1A) of The Act states that the review of the Plan and preparation of the new Plan shall take account of the "statutory obligations" of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government. Section 12(11) of The Act refers to the making of the Development Plan and similarly states that in making the Plan that members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area, and any relevant policies or objectives for the time being of the Government or any Minister of the Government.
- 1.3.4. In accordance with European and national legislation, Cork County Council has carried out: a Strategic Environmental Assessment of the Plan; Appropriate Assessment under the Habitats Directive; and a Strategic Flood Risk Assessment, all of which informed the preparation of the County Development Plan.

#### Strategic Environmental Assessment (SEA)

- 1.3.5 Environmental assessment is a procedure that ensures that the environmental implications of decisions are considered before such decisions are made. Strategic Environmental Assessment (SEA) is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place. SEA is a systematic process of predicting and evaluating the likely significant environmental effects of implementing a proposed plan or programme, in order to ensure that these effects are adequately addressed at the earliest stages of decision-making, in tandem with economic, social and other considerations. The SEA process was integrated into the preparation of the County Development Plan and a final SEA Statement has been prepared and is available on the County Council's website at <https://www.corkcoco.ie/en/cork-county-developmentplan-2022-2028>.

#### Habitats Directive Assessment (HDA)

- 1.3.6 In accordance with requirements under EU Habitats Directive (43/92/EEC), the EU Birds Directive (79/409/EEC) and Section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites designated for the protection of nature under European legislation, must be assessed as part of the preparation of the Plan. This process, known as Appropriate Assessment, is to determine whether or not the implementation of plan policies or objectives could have negative consequences for the habitats or species for which these sites are designated. Appropriate Assessment was undertaken as part of the plan-making process and a Natura Impact Report has been prepared and is available on the County Council's website at <https://www.corkcoco.ie/en/cork-county-developmentplan-2022-2028>.

#### Strategic Flood Risk Assessment (SFRA)

- 1.3.7 A Strategic Flood Risk Assessment (SFRA) is an area-wide assessment of the existing risks of flooding and the impact of those risks arising from proposed spatial planning decisions. The national Guidelines 'The Planning System and Flood Risk Management' (2009) state that Planning Authorities are required to introduce flood risk assessment as an integral and leading element of their Development Plan functions. The Guidelines set out that Development Plans must establish the flood risk assessment requirements for their functional area. The Guidelines further state that flood risk management should be integrated into spatial planning policies at all levels to enhance certainty and clarity in the overall planning process. In conjunction with the SEA process, the Council carried out a SFRA of the County Development Plan. This SFRA is available as a stand-alone document on the County Council's website at <https://www.corkcoco.ie/en/cork-county-developmentplan-2022-2028>.

## Office of the Planning Regulator (OPR)

- 1.3.8 The Office of the Planning Regulator was established in 2019 to drive the co-ordination of planning policy implementation across national, regional and local levels, building a stronger knowledge base and ensuring regular reviews of the performance of Planning Authorities and An Bord Pleanála. One of the core functions of the OPR is to independently evaluate and assess statutory development plans and regional strategies, and variations to these, with a view to ensuring that the plan or strategy provides for the proper planning and sustainable development of the area concerned. The OPR may issue a Notice to the Minister recommending that a Ministerial Direction be issued. It is however the role of the Minister to issue any Direction to compel the Planning Authority to address any matter.

### 1.4 Form and Content of the Plan

- 1.4.1 This Development Plan is a document which details the overall strategy of the planning authority for the proper planning and sustainable development of County Cork taking into account national and regional planning guidelines, strategies and policy documents. It is also informed by particular national and global environmental issues as set out in the key principles which underpin the document. It also takes into account and has regard to other relevant local policy documents in County Cork and the aims and objectives contained in this plan complement and further develop these other policy documents, including the Local Economic and Community Plan, the Corporate Plan, Disability Strategy and a Traveller Accommodation Strategy.

- 1.4.2 All published documents at each stage of the County Development Plan review process are available online for consultation through the County Council's website at <https://www.corkcoco.ie/en/cork-county-developmentplan-2022-2028>.

- 1.4.3 This Plan is a six-volume document set out as follows:

**Volume One:** Main Policy Material and Supporting Appendices (A to I)

**Volume Two:** Heritage and Amenity.

**Volume Three:** North Cork (Fermoy MD and Kanturk Mallow MD).

**Volume Four:** South Cork (Carrigaline MD, Cobh MD, East Cork MD and Macroom MD).

**Volume Five:** West Cork (Bandon Kinsale MD and West Cork MD).

**Volume Six :** Maps (Please note that all roads, walks and cycleways routes shown on maps are Indicative)

All six volumes are available on the County Council's website.

Volume One Main Policy Material is supported by a number of Appendices as follows;

**Appendix A:** Ministerial Guidelines as Applied to the Cork County Development Plan

**Appendix B:** Core Strategy Tables

**Appendix C:** Core Strategy Statements

**Appendix D:** Core Strategy Critical Infrastructure

**Appendix E:** Joint Housing Strategy Policies and Principles

**Appendix F:** Landscape Character Assessment in County Cork

**Appendix G:** Key Indicators for Monitoring

**Appendix H:** Composition of Municipal Districts

**Appendix I:** Settlements which are no longer included in the Settlement Network

- 1.4.4 In addition as per the previous plan it is possible to read the County Development Plan maps/individual settlement maps (**Volume Six Maps**) online through the County Development Plan Map Browser. This is available through the County Council's website <https://www.corkcoco.ie/en/cork-county-development-plan-2022-2028>

## 1.5 Strategic Context

- 1.5.1 Since the adoption of the Cork County Development Plan, 2014, and the preparation of this Plan, there have been a number of significant legislative and policy changes in the area of planning, including the reframing of policy at both the national and regional levels. In terms of the hierarchy of plans the overarching national plan is now the National Planning Framework with the Regional Spatial and Economic Strategy setting out the regional framework for implementation and delivery of the NPF. The RSES also includes the Cork Metropolitan Area Strategic Plan (MASP) which provides, a 12 to 20 year strategic planning and investment framework for the Cork Metropolitan Area. The Plan seeks to combine the overarching 'top-down' policy framework at the national and regional level with a 'bottom-up' approach to policy development at the local level.

### National Planning Policy Context

#### Project Ireland 2040- National Planning Framework (2018) and National Development Plan

- 1.5.2 The National Planning Framework (NPF) sets out the Government's high level strategic vision for shaping future growth and development in Ireland up to the year 2040. The NPF replaced the National Spatial Strategy 2002-2020. The NPF is a high-level strategy that will shape the growth and development of Ireland to the year 2040. The NPF draws upon lessons learned from the National Spatial Strategy 2002-2022 and provides a framework for the sustainable development of Ireland's existing settlements. As a framework document it sets in train a process by which more detailed planning documents must follow, including the relevant RSES and County Development Plan. The companion document to the NPF is the 'National Development Plan 2018-2027' which provides the accompanying investment strategy that aligns with the strategic objectives of the NPF.
- 1.5.3 The NPF sets out ten National Strategic Outcomes (NSO's) which underpin the overarching vision for the country and serve as shared goals, as depicted in figure 1.1. The Strategy also contains a range of National Policy Objectives providing a wider context for targeting future growth across the country.



Figure 1.1: National Planning Framework, Strategic Outcomes

- 1.5.4 The Implementation Roadmap for the National Planning Framework (July 2018) highlights the Government's focus on achieving alignment between national, regional and local planning policy and practice. It addresses issues around the legal status of the NPF and provides transitional population projections for the period up to 2031.
- 1.5.5 The key role that land use planning plays in progressing climate change mitigation and adaptation is to the forefront of the NPF. Underpinning the NPF is a firm commitment to ensuring our planning system is responsive to our national environmental challenges and that development occurs within environmental limits (NPO Objective 52). Part of this commitment includes sustainable land management and resource efficiency in order to support the transition towards a low carbon society.

## **NPF Development Strategy**

- 1.5.6 The NPF is unapologetic in seeking to disrupt trends and sets out how Ireland can move away from the current 'business as usual' pattern of development. The NPF explored the 'do nothing' scenario which suggested that without a new approach there would likely be continued sprawl, stagnation of inner city and older suburban areas, a degraded environment with loss of habitat due to greenfield development, greater distances between where people live and work, social inequality and disadvantage, and haphazard approaches to planning for infrastructure and climate change.
- 1.5.7 The NPF recognises that the physical form of urban development in Ireland is one of the greatest national development challenges. The NPF has a very clear focus on achieving what is called brownfield/infill development, which translates into encouraging more people, jobs and activity generally within our existing built up areas. The NPF sets out that securing compact and sustainable growth requires a focus on the liveability of urban places, continuous regeneration of existing built up areas, tackling of legacies such as concentrations of disadvantage in certain areas, and linking regeneration and redevelopment initiatives to climate action.
- 1.5.8 To support the delivery of this compact growth agenda the NPF targets the delivery of at least 30% of all new homes within the existing built-up footprint in the Main Towns and Key Villages of County Cork (NPO 3c).
- 1.5.9 In terms of housing, the long term vision of the NPF is to balance the provision of good quality housing that meets the needs of a diverse population in a way that makes our cities, towns and villages good places to live now and into the future.

## **National Marine Planning Framework (NMPF) (2021)**

- 1.5.10 The National Marine Planning Framework will be presented and adopted by both Houses of the Oireachtas before it is sent to the European Commission for approval in line with the Parent Marine Spatial Planning Directive. It is the Maritime equivalent to the National Planning Framework and it is intended that the NMPF will be reviewed and replaced every 6 years. More detail on the NMPF is provided in **Chapter 7, Marine, Coastal and Islands**.

### **County Development Plan Objective I 1-1: National Planning Framework**

Ensure consistency with and support the achievement of the National Strategic Outcomes and National Policy Objectives of the National Planning Framework.

## **Regional Planning Policy**

### **Regional Spatial and Economic Strategy for the Southern Region (2020)**

- 1.5.11 The RSES sets out the long-term spatial planning and economic framework for the Southern Region, in accordance with the economic policies of the Government, for the proper planning and sustainable development of the Region to 2031 and beyond.
- 1.5.12 The Southern Region represents over 40% of Ireland's total landmass and one third of the national population. With three of the country's five cities - Cork, Limerick and Waterford and a network of large towns, the region has a strong urban structure. It is also divided into three sub-regional areas, called Strategic Planning Areas (SPAs) - the Mid-West, South- East and South-West. The Region has a wealth of natural, cultural and heritage assets of national importance and is a significant tourist destination.
- 1.5.13 The principal statutory purpose of the RSES is to support the implementation of the NPF. In practical terms the RSES takes the high-level framework and principles set out in the NPF and applies a finer level of detail at the regional level. Eleven Regional Strategy Statement (RSSs) are set out which are broadly aligned with the National Strategic Outcomes of the NPF, the United Nations Sustainable Development Goals, EU and other national policies.
- 1.5.14 Critically, the RSES emphasises that the level of change required by the NPF cannot be implemented immediately and that it will take several cycles of the RSES process to achieve change to long-term patterns of sustainable development. The first RSES is primarily concerned with setting the course to embed long term change and requires in RPO 3: Local Authority Core Strategies where the relevant Local Authority, in preparing Core Strategies, shall determine a hierarchy of settlements and appropriate growth rates in accordance with the guiding principles (including environmental protection) and typology of settlement in the RSES.



Figure 1.2: Southern Region Strategic Planning Areas (extract from the Regional Spatial and Economic Strategy for the Southern Region, 2020)

- 1.5.15 A key component of the RSES is to strengthen the settlement structure of the Region and to capitalise on the individual and collective strengths of the three cities, the metropolitan areas, and the strong network of towns, villages and rural communities.
- 1.5.16 The cities can play a significant role, individually and collectively, to rebalance the disproportionate growth of the Greater Dublin Area. All three are targeted for significant growth by at least half, i.e. by 50-60% to 2040, whereas Dublin has a planned growth of just above the national average (20-25%) to 2040. Cork is the State's second city and the largest urban settlement in the Region. The NPF recognises this, stating that "Cork is emerging as an international centre of scale and is well placed to complement Dublin, but requires significantly accelerated and urban focused growth to more fully achieve this role".
- 1.5.17 The NPF projects that the population of the Region will grow by 380,000 to almost 2 million by 2040, with around 225,000 additional people in employment. There will be between 196,000 and 235,500 additional people up to 2026 and between 280,000 and 343,500 additional people up to 2031. This will require up to 86,000 new homes by 2026 and 125,000 by 2031 to cater for our changing population, such as social housing, upgrading and replacement of older and poor quality stock, housing for smaller families and an ageing population.

### Cork Metropolitan Area Strategic Plan

- 1.5.18 The Regional Spatial and Economic Strategy for the Southern Region (RSES) also includes the Metropolitan Area Strategic Plans (MASPs) which guide the future development of the Region's three main cities and metropolitan areas – Cork, Limerick-Shannon and Waterford area.
- 1.5.19 The Cork MASP has existing critical mass and is an emerging international centre of scale driven by the State's second city of Cork at the core and supported by a network of metropolitan towns and strategic employment locations. As a national primary driver and an engine of economic and population growth, Metropolitan Cork is a principle complementary location to Dublin. Strengthened regional connectivity will enhance integration of the Cork Metropolitan Area with the Atlantic Economic Corridor. It will regenerate and develop as an international Smart City and Metropolitan Area, enhanced high-quality environment, vibrant city centre, compact suburbs and Metropolitan Towns. The MASP builds on the strong tradition of collaboration in Cork, facilitated by initiatives such as the Cork Strategic Area Plan (CASAP).
- 1.5.20 At over 304,000 in 2016, the Cork Metropolitan Area (CMA) accounts for almost one fifth of the Region's total population. It is the second largest metropolitan area in the State and is larger in scale than the Limerick-Shannon, Galway and Waterford Metropolitan Areas combined.
- 1.5.21 This Plan acknowledges the importance of the Cork MASP area and the part of the Cork Metropolitan Area that is within County Cork is planned for as a single entity referred to as the County Metropolitan Cork Strategic Planning Area, with its own population target, and set of policy objectives. See Section 2.15 which sets out the Strategic Planning Areas in County Cork and their Strategic Policy Objectives.

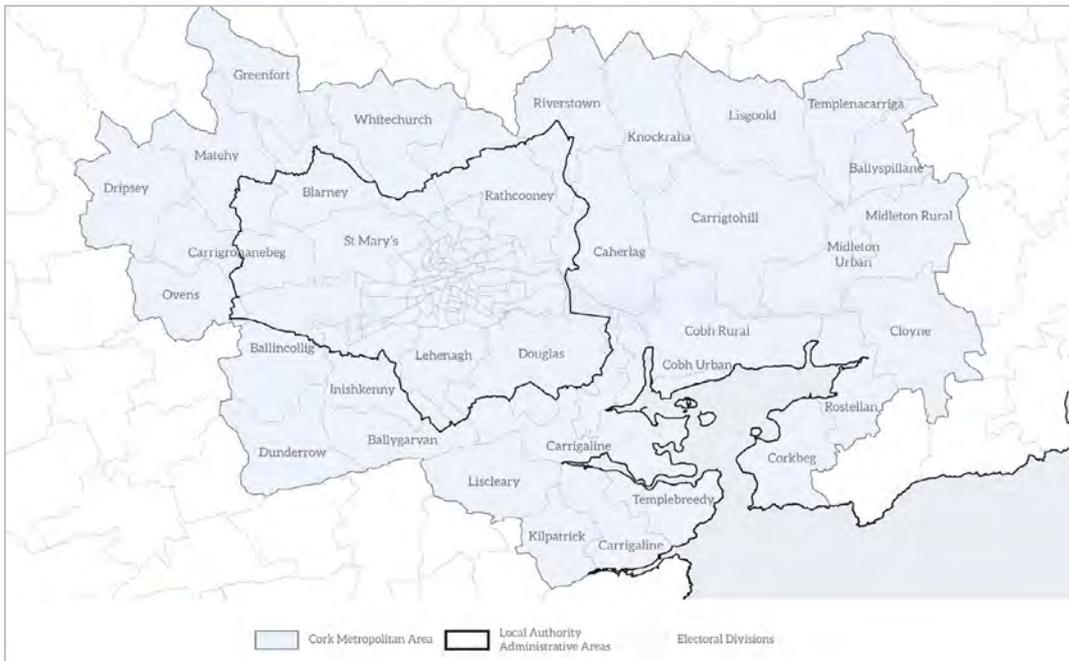


Figure 1.3 : Cork MASP Area  
(extract from the Regional Spatial and Economic Strategy for the Southern Region, 2020)

- 1.5.22 The NPF explicitly states that significant accelerated and urban focused growth is needed to achieve its role to fulfil this potential, along with accelerated investment of infrastructure, physical and social, and protection and enhancement of the natural environment. Distribution of population and employment growth in the metropolitan area must align with public transport investment, and focus on regeneration, consolidation and infrastructure led growth of the city and suburbs, existing hierarchy of metropolitan towns and the strategic employment locations. Key transport infrastructure to accommodate growth and retrofit quality services and enhanced sustainable mobility in the Cork Metropolitan Area are needed. The MASP recognises the delivery of an integrated multi modal transport network, informed by the Cork Metropolitan Area Transport Strategy (CMATS), is a key requirement.
- 1.5.23 The Regional Spatial and Economic Strategy will also seek co-ordinated investment and delivery of holistic infrastructure packages across State Departments and infrastructure delivery agencies as they apply to the Cork Metropolitan Area and seek further investments to deliver on the Metropolitan Area Goals as identified in the RSES for the Southern Region. These goals will form the basis of an agreed joint vision for the Cork MASP between Cork County Council and Cork City Council.

## Cork Metropolitan Area Goals

### Goal 1: Sustainable Place Framework

The future growth and ambition for each MASP will be based on the principles of a Sustainable Place Framework. This framework reinforces the positive relationship between the city centre, metropolitan area and wider region as complementary locations, each fulfilling strong roles. It positions quality place making at the core.

### Goal 2: Excellent Connectivity and Sustainable Mobility

Our metropolitan areas shall be well connected through actions which will seek to deliver connectivity

### Goal 3: Economic Engines Driving Regional Enterprise Growth

Our metropolitan areas will have a competitive international edge through a range of actions

### Goal 4: High Quality Environment and Quality of Life

A high-quality environment and quality of life in the metropolitan areas

### Goal 5: A Learning, Welcoming and Socially Inclusive Metropolitan Area

A socially inclusive, multi-cultural metropolitan area with equal opportunities for learning, supported by a wide range of actions

### Goal 6: Pioneering Locations Networked Internationally and Regionally

Our metropolitan areas will be platforms for good practice implementation, pilot initiatives and innovation

### Goal 7: Evolve Innovative Approaches and Strategic Priorities

Each MASP identifies the strategic locations for population and jobs growth, which will act as a baseline indication of current priority projects. Achieving the NPF growth targets in compact forms will require in depth consideration for new locations and initiatives by each local authority. The existing priority locations alone will not fulfil targets, but they are a snapshot of current strategic priorities which the MASPs support investment in. Opportunities for strategic regeneration of vacant and underused land and property, refurbishment, land use and transport planning integration, active land management initiatives and development agency type approaches are examples of the many different approaches that will need to emerge. Aligned with Goal 6 for pioneering approaches, the identification of new strategic priorities need to be informed by innovative solutions and demonstrate incorporation of good international and regional practices.

## Key Towns

- 1.5.24 Based on the criteria set out in the NPF, 14 Key Towns are identified in the RSES that reflect the differing urban structures across the Region, their strategic role and location. They each play a critical role in underpinning the RSES and ensuring a consolidated spread of growth beyond the cities to the sub-regional level. It is envisaged that the Key Towns will be a focus for significant growth (more than 30%). The nature, scale and phasing of this growth will be determined by local authorities depending on a capacity analysis of each town. For some, this will result in significant population growth; for others, the emphasis may be on growth of services and facilities with more limited population growth.
- 1.5.25 In County Cork Mallow and Clonakilty have been identified as Key Towns. Mallow has a significant sub regional role, transport hub, major employment centre for North Cork as part of a strong network of Ring Towns. Clonakilty is a key sub regional role in network of strong towns, significant employment role with potential enhanced role in combination with other West Cork settlements such as Skibbereen and Bantry as service centres for West Cork.

### County Development Plan Objective

#### I 1-2: Regional Spatial and Economic Strategy

Ensure consistency with and support the achievement of the Regional Policy Objectives (RPOs) of the Regional Spatial and Economic Strategy.

### County Development Plan Objective

#### I 1-3: Cork Metropolitan Area Strategic Plan

Support the delivery of the Cork Metropolitan Area Strategic Plan.

## Whole of Cork

- 1.5.26 While the MASP drives the future development of the Cork Metropolitan Area, the Cork 2050 document sets out a whole of Cork approach to deliver on the significant potential of County Cork to provide a strong sustainable and economically vibrant alternative to Dublin. The population of County Cork outside the MASP area is higher than the MASP population. The population growth target for County Cork outside the County Metropolitan Cork Strategic Planning area is higher (55,000) than the target for the Strategic Planning Area itself. Therefore, in order to enable the whole of Cork to contribute towards National and Regional population and jobs growth future state investment must recognise this and ensure that the appropriate structures are put in place to support the delivery of the whole of Cork County's full potential.

## Climate Action

- 1.5.27 National Government policy has increasingly recognised the key strategic challenge of climate change. The Government has published the 'Climate Action Plan 2021', the 'National Adaption Framework' (2018), and the Climate Action and Low Carbon Development Act 2015, all of which combine to comprise a strong legislative and policy framework for climate action. At a local level, the Council has adopted the 'Cork County Council Climate Adaptation Strategy 2019-2024, and furthermore, is a signatory of the Climate Action Charter that commits local Government to drive forward meaningful climate action in their communities.
- 1.5.28 The importance of Climate Action is given further emphasis with the recent publication of the Climate Action and Low Carbon Development (Amendment) Act 2021 which seeks to pursue the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050 and to thereby promote climate justice.

## UN Sustainable Development Goals

- 1.5.29 The UN 2030 Agenda for Sustainable Development is a plan of action for people, the planet and prosperity. The plan sets out 17 Sustainable Development Goals (SDGs) that integrate the three indivisible dimensions of sustainable development - economic, social and environmental. Since 2015, Ireland is a signatory to the UN's sustainable Development Goals, and this is reflected throughout the National Planning Framework and the RSES and has also influenced the policy making in this plan.
- 1.5.30 The 17 UN Sustainable Development Goals (SDGs) set out a holistic approach to achieving a sustainable future for all. Ireland is committed to achieving the SDGs as set out in the Department of Communications, Climate Action and Environment 'The Sustainable Development Goals National Implementation Plan 2018-2020' (2018).



Figure 1.4 : UN Sustainability Goals

## 1.6 Challenges in Plan Preparation

- 1.6.1 The Development Plan is made at a particular point in time and this creates a challenge in that it is based on the policies in place at that particular time. In the last number of years that statutory planning policy framework has been changing and evolving and it will inevitably continue to do so once this Plan is adopted. While every effort has been made to prepare the Plan in accordance with the most up-to-date statutory planning policy framework the following limitations are noted.

## Census Data

- 1.6.2 While the preparation of the County Development Plan has been informed, where possible, by the most up-to-date available data sources, the statutory timeframe of the plan-making process will not allow for the incorporation of Census 2022 data. Due to the Covid-19 pandemic Census 2021 is deferred until April 2022 with preliminary results available a number of months thereafter.

## Brexit and the Pandemic

- 1.6.3 The impacts of Brexit will only become apparent over the lifetime of the Plan. While there will be negative impacts there will also be opportunities created in areas such as logistics and distribution which Cork will be well placed to take advantage of. There will also be opportunities for Cork Harbour given potential difficulties with the land bridge and Cork been the closest port to the continent.
- 1.6.4 The Pandemic has made the Plan preparation much more challenging around its putting together, public consultation and interaction with elected members. It has also had an impact on accelerating existing trends such as move to online shopping and starting new ones such as remote working. It has also emphasised the importance of the provision of recreational amenities across the County. It has intensified the efforts to regenerate and renew our town centres. While it is too early to assess the long-term impacts of these trends it is important to continue monitoring them and adjusting policies as required over the Plan period.

## 1.7 County Development Plan and Strategic Planning Areas

- 1.7.1 The scale and diversity of County Cork requires a strategy to carefully match the individual potential of the main areas that make up the County. Based on the approach taken in national, regional and local strategic plans, this plan sets out the County strategy in relation to four 'Strategic Sub Areas' that best reflect the differing mix of socio-economic, cultural and environmental issues that define the main areas within the County. These are as follows:

**County Metropolitan Cork Strategic Planning Area:** includes the parts of Metropolitan Cork that fall within the County Council's administrative area. It consists of the 'Metropolitan Towns' of Carrigaline, Carrigtwohill, Cobh, Midleton and Passage West, the proposed new town at Monard and the surrounding villages and rural areas.

**Greater Cork Ring Strategic Planning Area:** is the area previously referred to as the 'CASP Ring'. It lies outside Metropolitan Cork and includes the town of Mallow, which was designated as a Key town by the Regional Spatial and Economic Strategy, and the 'Ring' towns of Bandon, Fermoy, Kinsale, Macroom and Youghal. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

**North Cork Strategic Planning Area:** includes the northern part of the County including the County Towns of Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown and Newmarket. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

**West Cork Strategic Planning Area:** includes the western part of the area of the County and includes the town of Clonakilty, which was designated as a Key town by the Regional Spatial and Economic Strategy and the County Towns of Bantry, Castletownbere, Dunmanway, Schull, and Skibbereen. Each town supports a substantial rural hinterland consisting of several villages, smaller settlements and individual dwellings.

- 1.7.2 These areas are discussed further in **Chapter 2 Core Strategy**.

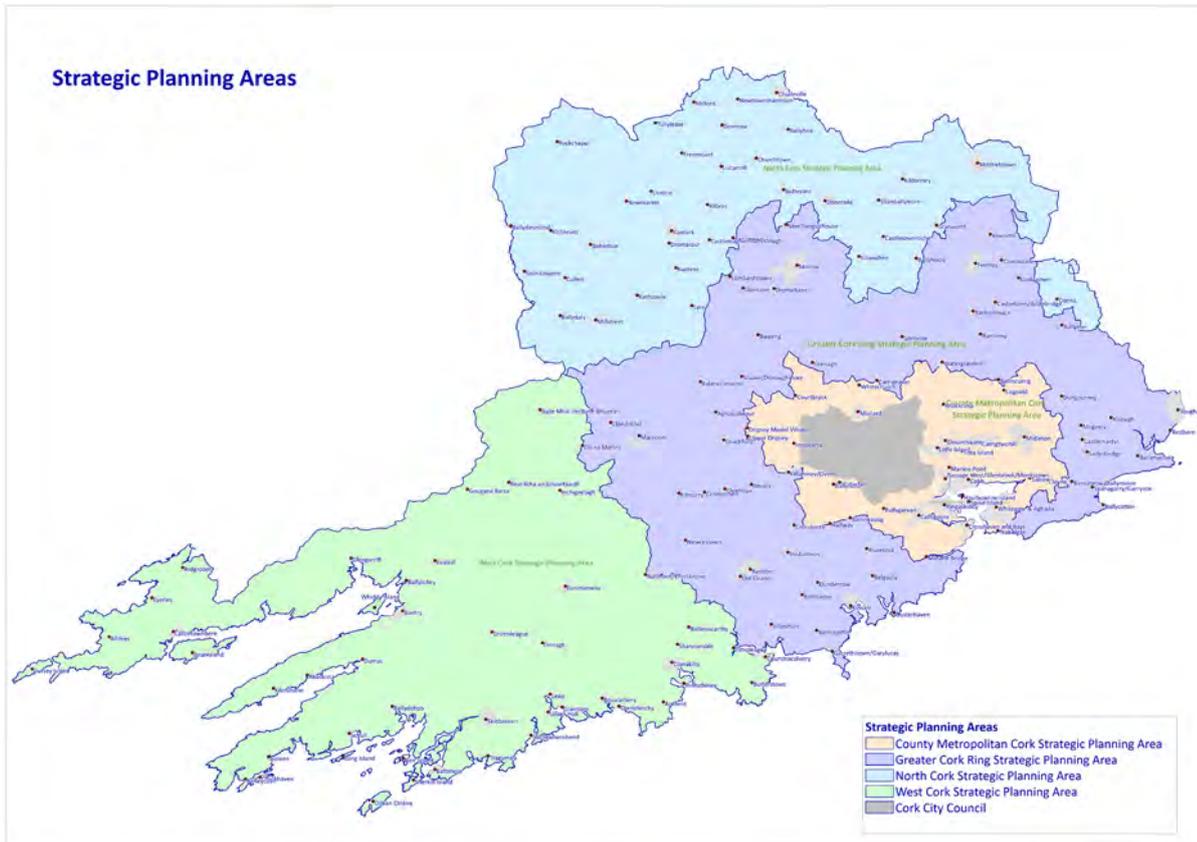


Figure 1.5 : Strategic Planning Areas

## 1.8 Development Plan Quality of Life Principles

- 1.8.1 The Development Plan vision and main aims for the County will be underpinned by the core quality of life principles of sustainability, climate action, social inclusion, placemaking, and resilience. A brief description of these areas is set out as follows:

**Sustainability** – the concept of sustainable development can be defined as “development which meets the needs of today without compromising the ability of future generations to meet their own needs”. Sustainable development is one of the major challenges facing society. How and where we live, work and take recreation makes demands on the earth’s resources. This Plan adopts the principle of sustainability by promoting and encouraging the integration of economic, environmental, social and cultural issues into policies and objectives to ensure the needs of urban and rural communities are met. Any reference to development in this plan should be considered to refer to sustainable development. Sustainability is also considered to involve compliance with European Environmental Directives.

**Climate Action** – We now have a much clearer understanding of how climate change in Ireland will unfold over the next Plan period and it is clear that human activity is influencing climate change, and that this in turn will lead to a range of current and future impacts. The climate change impacts include rising sea levels, more intense rainfall events and flooding. Adaptation to the adverse effects of climate change is vital in order to reduce the impacts of climate change that are happening now and increase resilience to future impacts. It is recognised that the Plan has a key role in supporting the delivery of meaningful action on climate change through the implementation of the NPF compact growth agenda at the local level; the integration of land-use and transportation; and in the sustainable management of our environmental resources including biodiversity. Climate action is thus an important Development Plan Principle and this is reflected by the introduction of a new stand-alone Chapter 17 Climate Action in addition to other climate action related Policy Objectives which permeate throughout the Plan.

**Biodiversity** - This plan includes objectives to enhance and protect biodiversity which are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.

**Social Inclusion** – Social inclusion affects the wellbeing of individuals, families, social groups and communities. Creating a more socially inclusive society by alleviating social exclusion, poverty and deprivation is a major challenge. Steps towards achieving a more socially inclusive society include the provision of good quality affordable housing, community infrastructure and improving access to information and resources.

**Placemaking** – Good design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. This plan promotes high quality design by encouraging its integration into every aspect of the plan.

**Resilience** – Resilience is a principle that also underpins the Plan and is described as ‘the ability of a system, community or society exposed to hazards to resist, absorb, accommodate to and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions’. (United Nations Office for Disaster Risk Reduction (UNISDR), 2009). It is built into the strategic policies and recommendations of each of the cross-cutting themes: sustainable development, climate change, social inclusion and placemaking.

## 1.9 Development Plan Aims

- 1.9.1 The Development Plan presents an opportunity to shape the future growth of County Cork to plan for and support the sustainable long term development of the County. The Plan aims to build on our previous successes and to strengthen our strategic advantage as a County, to ensure that we utilise the strengths of our citizens, communities, built and natural heritage, infrastructure, economy and tourism to their full potential.
- 1.9.2 The Cork County Development Plan aims to:
1. Plan for and support the sustainable long-term development of County Cork as an integrated network of vibrant socially and economically successful urban settlements and rural communities, metropolitan and town greenbelts and open countryside, supporting and contributing to the economic development of the County and of the Southern Region.
  2. Provide for the future wellbeing of the residents of the County in strong inclusive communities by:
    - Supporting sustained economic vibrancy and increasing employment opportunities.
    - Protecting and improving the quality of the built and natural environments.
    - Ensuring the provision of adequate housing, necessary infrastructure and community facilities.
    - Promoting and improving quality of life and public health.
    - Build on the progress made in the County following the conclusion of the previous development plan.
  3. Incorporate sustainable development, climate change mitigation and adaptation, social inclusion, high quality design and resilience as fundamental principles, cross cutting and underpinning the Development Plan.
  4. Promote an appropriate balance of development across the County, by developing a hierarchy of high quality, vibrant urban centres.
  5. Ensure an adequate supply of zoned lands to meet forecasted and anticipated economic and social needs, while avoiding an oversupply which would lead to fragmented development, dissipated infrastructural provision and urban sprawl.
  6. Foster the development of socially and economically balanced sustainable rural and urban communities.
  7. Facilitate the actions and implementation of the Local Economic and Community Plan, as appropriate.
  8. Continue to influence regional and national planning and development policies in the interest of the County.
  9. Co-operate with the Southern Regional Assembly, Local Authorities and other stakeholders in meeting the needs and development requirements of the County in accordance with the National Planning Framework and Southern Region Regional Spatial and Economic Strategy and any successor policy documents.
  10. Facilitate and encourage innovation in order to drive sustainable development, protecting against potential negative impacts.
  11. Enhance and protect biodiversity as set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.

## Development Plan Vision

“The Vision is to provide for the development of County Cork as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its rural and urban communities are to the highest standards”





# CHAPTER 2

# CORE STRATEGY

## **Aim of Chapter**

Through the application of the planning principles set out in this document, to provide for the development of County Cork as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its communities are to the highest standards, in accordance with all relevant Government Policy and Guidance.



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# Contents

2.1	Introduction	30
2.2	Purpose of the Core Strategy	30
2.3	Preparing the Core Strategy	31
2.4	Overview of Population Growth	31
2.5	Evaluation of Housing Demand – Joint Housing Strategy and Housing Needs Demand Assessment (HNDA)	35
2.6	Compact Growth	36
2.7	Tiered Approach to Land Use Zoning	36
2.8	Housing Projections	37
2.9	Housing and Jobs Requirement for the Plan Period	38
2.10	Additional Provision	40
2.11	Phasing and Residential Reserve	41
2.12	Urban Expansion Areas and the Monard SDZ: Long term and Strategic Development Areas ( <i>Further Additional Provision</i> )	41
2.13	Core Strategy Statement	43
2.14	Strategic Planning Areas in Cork	48
2.15	Settlement Networks in Cork County	52
2.16	Other Integral Policy Considerations	57
2.17	The Core Strategy Diagrammatic Map	59
2.18	Implementation and Delivery	61
2.19	Active Land Management	63

## 2.1 Introduction

2.1.1 This Chapter sets out the Core Strategy which is the settlement and growth strategy for the County. The Core Strategy is the key component of the County Development Plan, in that it sets out, in line with the overarching hierarchy of national and regional plans, and the Development Plan Vision, the quantum and location of development in the County over the lifetime of the Plan.

## 2.2 Purpose of the Core Strategy

2.2.1 The formulation of the Core Strategy in accordance with Section 10 of the Planning and Development Acts, as amended, is the starting point in preparing the Development Plan. The purpose of the Core Strategy is to articulate a medium to longer term quantitatively based strategy for the spatial development of the County and in so doing to demonstrate that the Plan and its objectives are consistent with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). The central focus of the Core Strategy is on residential development and in ensuring that there is an acceptable equilibrium between the supply of zoned, serviced land for the projected demand for new housing, over the lifetime of the Plan.

2.2.2 Under the Act the Core Strategy must focus on:

- Providing relevant information to demonstrate that the Development Plan and the Housing Strategy are consistent with the NPF, RSES and with specific planning policy requirements (SPPR's) specified in Section 28 Guidelines.
- Taking account of any policies of the Minister in relation to national and regional population targets.
- Defining a settlement framework for the County that is consistent with the NPF and RSES;
- Providing an evidence-based rationale for the land proposed to be zoned for residential and mixed-use development having regard to the capacity of existing zoned land and the phasing of development taking account of the location of public transport and services; and
- Demonstrating how the Planning Authority has had regard to the statutory Retail Planning Guidelines in setting out objectives for retail development.

2.2.3 A key function of any core strategy is to focus on a preferred approach to both the spatial pattern and quantity of housing delivery over the lifetime of the plan, but it also draws together and provides a platform for a synergy between all of the key policy areas of the plan, from economy to placemaking and climate change.

2.2.4 The Core Strategy considers all aspects of what is needed to deliver sustainable communities having regard also to the availability of infrastructure, the carrying capacity of the environment and the need to support economic development. The following are the key areas considered in the preparation of the Core Strategy for Cork County.

- **Overall Planning Strategy and Climate Change Strategy** – Issues arising from the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy for the Southern Region and the Cork MASP; appropriate levels of growth across the settlement hierarchy; provision for compact growth consistent with the objectives of the higher order plans and strategies as set out above, and the obligations in terms of climate action set out under section 10(2)(n) of the Act.
- **Population** – Issues arising from recent patterns of population change and the need to consider adjustments to current polices so that the next County Development Plan is properly aligned with the National and Regional Policy;
- **Housing** – The need for policy changes to reflect National and Regional Policy, Ministerial Policy changes and the constant fluctuations and continuing changes to market conditions since the current County Development Plan was prepared. Policies are further supported by the Joint Housing Strategy and the Housing Needs and Demand Assessment;
- **Placemaking** – We need to make our towns and villages the places where people choose to live, work and visit by making our towns and villages more attractive, vibrant and liveable places;
- **Rural Housing** – The need to develop policies that are consistent with Ministerial policy and effective in delivering a future pattern of population growth that focuses on the needs of rural communities and is consistent with National and Regional Policy;
- **Retail Development and Town Centres** – The need for policy changes so that the next County Development Plan is aligned with Ministerial policies and reflects the economic circumstances in the County and changing consumer behaviour globally;
- **Transport and Infrastructure** – The need to combine the emerging spatial patterns for the Cork Region, arising from Cork Metropolitan Area Transport Strategy (CMATS) and the implementation of Government Policy, with the key requirements of the other infrastructure providers (including Irish Water, National Transport Authority, Transport Infrastructure Ireland) to create a plan that is capable of delivering sustainable growth;
- **Employment and Economic Growth** – The need to protect and consolidate existing critical employment locations that have underpinned Cork's economic successes to date, while developing new employment locations and opportunities to serve current and future generations.
- **Environment** – National Policy requires biodiversity to be considered as part of decision making and for biodiversity loss to be reduced and for substantial recovery to be achieved. This plan seeks to ensure a balance between protection of the environment including the maintenance and improvement of water quality and biodiversity and meeting the

development needs of the County in accordance with relevant environmental legislation and guidance such as the Water Framework, Floods, Habitats and Birds Directives, Our Sustainable Future – a Framework for Sustainable Development in Ireland (DECLG, 2012), the National Biodiversity Plan and the National Climate Change Strategy.

- 2.2.5 Background data and further information for many of these topics is set out in a series of Background Documents published by the County Council in early 2020 as part of the Section 11 Pre-Draft Public Consultation Process. They can be found on the County Council's Website [www.corkcoco.ie](http://www.corkcoco.ie).

## 2.3 Preparing the Core Strategy

- 2.3.1 The following sets out a comprehensive and detailed evidence-based analysis which examines a range of inter-related factors that are relevant in devising the Core Strategy for the County Development Plan. It is acknowledged that the Core Strategy sits firmly within the broader parameters for growth set out at a national and regional level, and as such, the Core Strategy must be consistent with the detailed higher-tier settlement strategy of, in particular, the Regional Spatial and Economic Strategy and the Cork Metropolitan Area Strategic Plan. Notwithstanding, the following provides an overview of the main considerations and evidence-based analysis which has informed the Core Strategy. Each of these factors is considered in turn hereunder:

1. Overview of Population Growth
2. Population Targets for the Core Strategy
3. Housing Completions
4. Evaluation of Housing Demand
5. Housing target for the Core Strategy
6. Tiered Approach to Land Use Zoning

## 2.4 Overview of Population Growth

- 2.4.1 The 2016 Census population data for Cork shows a continuation of strong growth with an increase of population from 399,802 to 417,211 (17,409) or a 4.3% increase from the 2011 Census. This overall figure was adjusted following the County boundary change in 2019 estimating the population of Cork County to be 332,015. It is anticipated that the results of Census 2022 will confirm ongoing strong population growth in line with previous trends.

- 2.4.2 The following population pyramid shows how the population of County Cork is structured in terms of males and females and the proportion of younger and older people and at each age in between. At present the State ODR (Old Dependency Ratio i.e. the number of older people as a percentage of the working age population) is 20.4% while Cork County is 20.2%. When comparing population growth, the 65+ age group is one of the age groups which experienced the greatest growth over the 2011 to 2016 period. It is anticipated that the percentage of older people relative to the working age population will continue to grow during the lifetime of the Plan. The number of older people over 65 is expected to increase from 45,800 (2016) to 72,822 (2031) and 93,212 (2041).

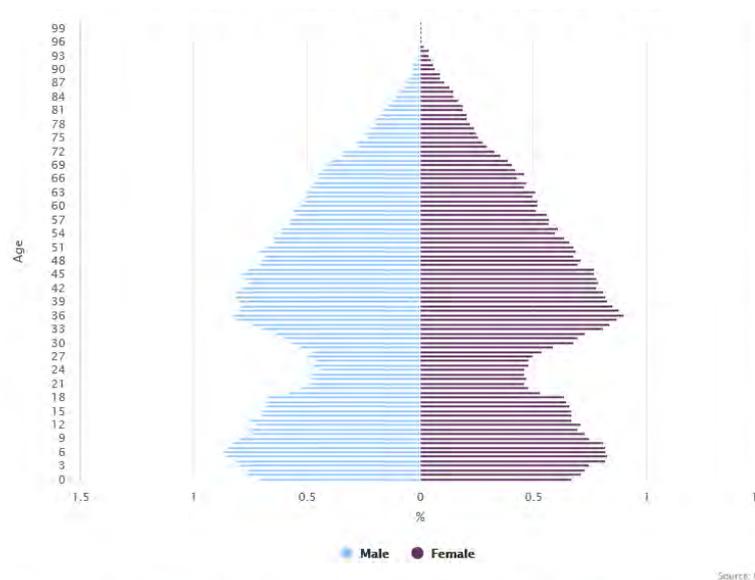


Figure 2.1 Population Pyramid for Cork County [www.census.ie](http://www.census.ie)

## Population Targets for the Core Strategy

- 2.4.3 As stated in previous sections of the Plan, a key requirement for this Plan is to demonstrate how its policies and objectives are consistent with national and regional population targets. This further strengthens the role of the Cork County Development Plan as the fundamental link between national, regional, and local policy. This section of the Plan sets out the population and housing requirements of each Strategic Planning Area within Cork County and when combined, how they seek to comply with the National and Regional targets.<sup>1</sup>
- 2.4.4 Future population projections for County Cork are a primary input to the Core Strategy. The adoption of the NPF and the RSES now means that there are statutory national and regional growth strategies which include detailed population targets based on 2016 Census data. The NPF prescribes population growth targets for each Region and City within the State and the RSES further analyses and sets out, in turn, the future population target for each County and City. Calculation of the population target parameters for use in the Core Strategy comprises a three-stage process based upon national, regional provisions, Section 28 Guidelines and includes: assessment of the RSES County population targets; application of additional 'headroom' as prescribed in the 'Implementation Roadmap for the National Planning Framework' (2018); and, comment on 'relocated growth' as provided for under NPO 68 of the NPF. Each of these stages is set out in turn below.

## Population Projection Calculation

### Stage 1: RSES Population Targets

- 2.4.5 Appendix 1 of the RSES includes phased population targets for each Local Authority area in the Southern Region, setting out both a low and high growth scenario up to 2026 and 2031 and the Uplift in population.

2016	2026 (Low and High)	Uplift 2016- to 2026	2031 (Low and High)	Uplift 2016 to 2031
332,000	367,000 - 377,000	35,000- 45,000	382,000 – 398,000	50,000 – 66,000

### Stage 2: Application of Additional 'Headroom'

- 2.4.6 The NPF, its accompanying Implementation Roadmap and the Southern Region RSES, also refer to further qualified allowances regarding population growth which can be applied to the target population of Cork County. This provides scope for an additional 25% headroom or an additional 11,250 people (to 2026) which may be applied locally at Development Plan stages in Cork (City and County). The additional 25% headroom refers to population and not zoned lands. It is further noted that this additional headroom is located in areas where it is justified, in compliance with the objectives of the NPF and the RSES especially in the achievement of Compact growth targets. The Planning Authority have proportionately allocated this additional 25% over the four Strategic Planning Areas of the County in accordance with the overall Core Strategy policies for the County following the guidance in the RSES for the Southern Region and the Cork MASP.

### Stage 3: Relocated Growth

- 2.4.7 The RSES states that the NPF, (NPO 68) includes provision that a Metropolitan Area Strategic Plan may enable up to 20% of the phased population growth targeted in the principal city and suburban area, to be accommodated in the wider metropolitan area, i.e. outside the city and suburbs or contiguous zoned area, in addition to growth identified for the Metropolitan Area. This is subject to the following:
- Any relocated growth being in the form of compact development, such as infill or sustainable urban extension.
  - Any relocated growth being served by high capacity public transport and /or related to significant employment provision; and
  - NPO 9 of the NPF.
- 2.4.8 Given the ambitious targets applied to the MASP, it is unlikely that this will be required during the lifetime of this RSES. However, this will be subject to review. Also refer to Chapter 3 and RPO 32 Support for Compact Growth in the application of these targets.

<sup>1</sup> It is important to note that this plan is informed by proposed 'population targets' rather than a 'population forecast'. The key difference between the two concepts is that a 'target' is intended to be used for infrastructure planning purposes. To help avoid a shortage of future infrastructure, 'target' figures are normally set at a level above the predicted or expected 'population forecast'

- 2.4.9 Consultation with the Department of Housing, Local Government and Heritage (DHLGH) and the Local authorities will be part of the implementation mechanisms to be established for the MASP following adoption of the RSES. Review processes on how targets are being achieved will be part of the implementation mechanism for each MASP. These review processes, in consultation and agreement with the Local authorities and the DHPLG, will inform the application of NPO 68.
- 2.4.10 The Council will continue to work with the other stakeholders to ensure that this provision in the NPF is used to deliver the population, housing and jobs targets envisaged for Metropolitan Cork.

**Population Projection for the Cork County Development Plan 2022-2028**

2.4.11 Table 2.1 details the low and high population projections for County Cork up to 2031. These population projections, which inform the Core Strategy of the County Development Plan, are directly informed by the provisions of the NPF and RSES and are in effect a trickle down from these higher-tier planning policy strategies. In order to take account of the variation between plan timeframes (the County Development Plan covers the period Q3 2022 to Q 2 2028 whereas the RSES covers the period up to 2031) the population targets set out in the following graph incorporate 1.5 years of the 2026- 2031 population growth. The following graph sets out the overall population targets for County Cork up to 2040.

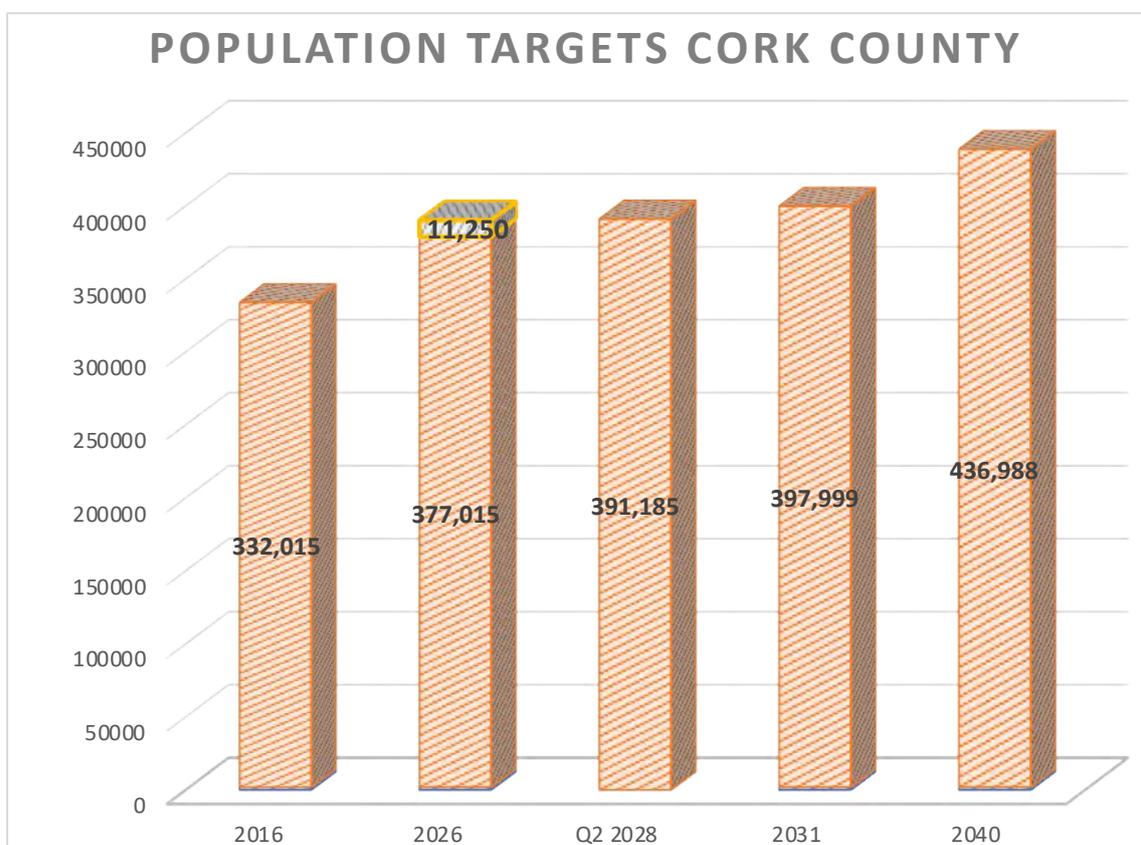


Figure 2.2 Population Targets for County Cork up to 2040

## Historical Growth Compared to Projected Growth

- 2.4.12 Table 2.2 below sets out the average annual population growth experienced in County Cork since 1951 and looks at a range of intercensal periods.

	10 year	20 year	35 year	65 year	Average
	Average Annual Rate of change 2006-2016	Average Annual rate of change 1996-2016	Average Annual rate of change 1981-2016	Average Annual rate of change 1951-2016	
Total Cork County	1.43%	1.78%	1.30%	0.69%	1.30%

CCC calculations based on data from [www.cso.ie](http://www.cso.ie)

- 2.4.13 What is clear is that Cork County has performed exceptionally well with growth rates of 1.43% (10 year average annual rate from 2006-2016) and 1.78% over the 20 years from 1996-2016. Looking to the future then firstly, to 2026, over the 10 year period from the last census in 2016, Table 2.5 shows growth of additional 45,000 people in Cork County would require a growth rate of 1.28% per annum. Table 2.5 also outlines the growth rates for 2031 (1.21%) and 2040 (1.15%). Based on past performance these targets are wholly achievable. Also noteworthy is the average Irish growth rate of 1.1% (2017) which is nearly four times the average annual rate of growth in Europe at 0.3% (2017). While this performance was based on the "old" county boundaries which included large areas within the city suburbs, it is considered reasonable to expect that the future rates of growth within the new county area can be achieved in the period to 2040, provided they are supported with the necessary investment in infrastructure needed to facilitate development.

	Population Target	Population Growth	Average Annual Growth Required	Years
2026 Population Cork County	377,016	45,000	1.28%	2016-2026
2031 Population Cork County	398,941	66,000	1.21%	2016-2031
2040 Population Cork County	436,488	104,473	1.15%	2016-2040
Average rate of growth (National) CSO 2017	--	--	1.10%	--
Average rate of growth (Europe) CSO 2017	--	--	0.30%	--

Based on data from [www.southernassembly.ie](http://www.southernassembly.ie)

## Housing Completions

- 2.4.14 Figure 2.3 sets out the housing completions for Cork County from 2011 to Q3 2020. The dataset for 2019 also reflects the recent boundary change which came into effect on the 31st of May, 2019. It is clear that from the low point in 2013 (411 units) that there has been a marked and gradual increase in housing completions to last year 2018 (1,155 units). While the single house figures have also increased very gradually during this period, it is interesting to note that the scheme houses figure has increased more markedly doubling output between 2016 to 2017 and with significant increase again in 2018. This trend continued for 2019 with a steady increase over the 2018 completions. In 2020 the impact of Covid 19 has reduced the level of completions. It would be expected that Covid 19 will also impact the level of Completions in 2021 as well.

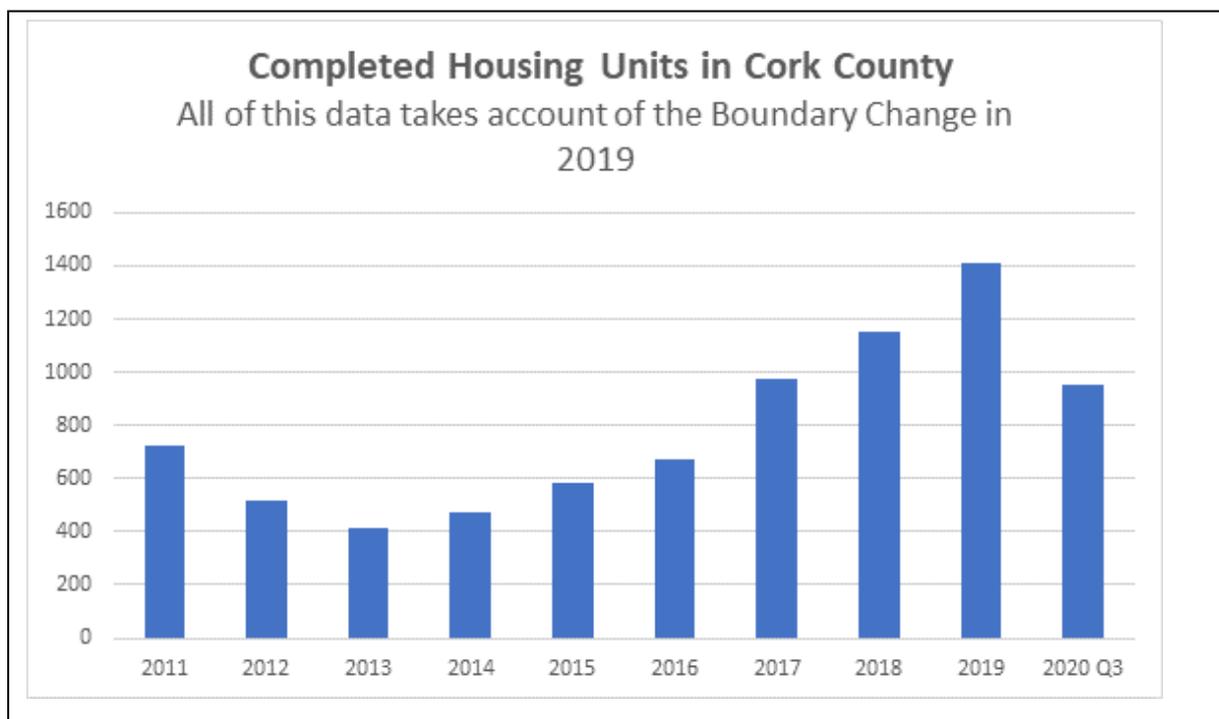


Figure 2.3 Completed Housing Units in Cork County  
www.cso.ie

## 2.5 Evaluation of Housing Demand – Joint Housing Strategy and Housing Needs Demand Assessment (HNDA)

- 2.5.1 The Planning and Development Acts require all planning authorities to include a Housing Strategy in any Development Plan and this plan includes an objective to give effect to the policies contained in the Joint Housing Strategy.
- 2.5.2 National Policy Objective 37 of the NPF requires each Local Authority to prepare a 'Housing Need Demand Assessment' (HNDA). A HNDA is defined in the NPF as a database to allow Local Authorities to run a number of different scenarios to inform key decisions on housing need and supply. HNDA's are designed to give broad, long term estimates as opposed to precision estimates. The RSES indicates the Cork County Council and Cork City Council prepare a Joint HNDA/Housing Strategy.
- 2.5.3 The Department of Housing Local Government and Heritage have published Guidance on the Preparation of a Housing Need and Demand Assessment and associated circular 14/2021 (April, 2021) which states that it is expected that HNDA will be integrated into the development plan review process where planning authorities give notice of review of a development plan in accordance with section 11(1) of the 2000 Act, after the date of the Circular (14th of April, 2021).
- 2.5.4 Cork County Council prepared a Joint Housing Strategy and HNDA with Cork City Council (see **Appendix E: Policy Objectives for the Joint Housing Strategy 2022-2028**). The strategy informs the housing policy in this plan. The Housing Strategy element is based on the overall population and housing land requirements set out in the Core Strategy.
- 2.5.5 In addition, and further to the publication of the Government's 'Housing for All' Plan, and Circular 28/2021 regarding Amendments to Part V of the Planning and Development Act 2000 arising from the Affordable Housing Act 2021 - the requirement on developers in Part V of the Planning and Development Act 2000 to provide 10% of zoned residential land to the State will be increased to a mandatory 20% and will now include provision for affordable and cost rental housing, as well as social housing. In accordance with this new measure, this plan requires that 20% of units on all land for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing, cost rental housing and specialised housing needs. See **Chapter 4 Housing** for more information on Housing for All and the Affordable Housing Act 2021.

## 2.6 Compact Growth

- 2.6.1 The Plan aims to support and implement the underlying theme of the NPF regarding providing for more consolidated urban cores at the heart of our settlements. This core strategy aims to deliver at least 30% of the overall net housing requirement in or contiguous to the town centre or core and to identify key locations and opportunity sites, which are capable in terms of physical and social infrastructure of being delivered over the lifetime of the plan period, in a manner that supports the achievement of wider national and regional planning policies and objectives. In many settlements there are sites close to the town centre which are greenfield and are zoned for residential development. These sites will contribute significantly to the delivery of compact growth. This approach applies to the main towns and other settlements which were identified as having a population of 1,500 or greater in the last census, (2016).
- 2.6.2 It is clear that the introduction of significant infill/brownfield targets for residential development within existing settlement 'footprints' in the NPF reflects a greater desire by Government as well as many key stakeholders, to move away from an excessive reliance on greenfield development to meet our development needs and encourage more city, town and village centre renewal. This has resulted in the extent of zonings on peripheral greenfield development sites being critically evaluated with regard to their compatibility with the renewal and regeneration targets set out in the NPF. These sites are identified in the settlement volumes (Volumes Three North Cork, Volume Four South Cork and Volume Five West Cork) of this Plan. This also requires projected population growth to be planned in accordance with NPF National Policy Objectives 3a, b and c, which target infill and brownfield development within the existing built footprint of urban settlements.

### Approach to Residential Density

- 2.6.3 In assessing the potential yield of individual sites the appropriate housing density was reviewed sometimes resulting in the residential zonings been capable of delivering additional housing units.

### Impact of Pandemic

- 2.6.4 The impact of the Covid 19 Pandemic and the residual impact will need careful consideration. The shift to working from home and re-orientation to local centres has sparked a renewed interest in the role of local centres in local economies which has in turn impacted on the policy trends regarding 10/20-minute neighbourhoods and 'Town Centre First' initiatives which have been identified as a key areas of focus for governments, organisations and communities and it forms a central tenant of Chapter 3 'Settlements and Place-Making', Chapter 9 'Town Centres and Retail' and Chapter 12 'Transport and Mobility' in this Plan.

## 2.7 Tiered Approach to Land Use Zoning

- 2.7.1 The Council completed a Draft Housing Land Availability Study to help inform residential zoning decisions. Using the methodology set out in Appendix 3 of the National Planning Framework Plan the zoned land supply across the county in the current 8 Municipal District Local Area Plans, 2017 and the 9 former Town Council Town Development Plans was classified on the basis on whether it falls in Tier 1 or Tier2 from a servicing perspective and assumptions were made as to how many housing units the zoned land is likely to yield. This study helped to identify suitable residential lands that were needed to deliver the Core Strategy Targets set out in this Plan.
- 2.7.2 The detailed assessment of strategic enabling infrastructure requirements for Tier 1 and Tier 2 lands across the County is provided in Appendix D and in Volumes 3, 4 and 5 of the plan. Appendix D2 sets out for each residential and mixed use zoned site in the County the tiering and a detailed analysis of the infrastructure requirements of each site. While the NPF tiered approach to zoning does not focus on community infrastructure, the provision of same is considered to be of central importance in the creation of sustainable neighbourhoods in the County and is covered in detail in **Chapter 3 Settlements and Placemaking** and **Chapter 6 Social and Community**. In addition, Volumes 3, 4 and 5 of this plan sets out at an individual site level, the site area, appropriate density range of each residentially zoned and mixed use site which includes a residential component in this plan.

## 2.8 Household Projections

2.8.1 Following on from the population targets for County Cork for the period of the plan up to Q2 2028 the overall population increase is divided up into the four strategic planning areas as follows:

- County Metropolitan Cork Strategic Planning Area /County Cork MASP (47%)
- County Cork (excluding the County Metropolitan Cork Strategic Planning Area) which is made up of Greater Cork Ring (30%), North Cork (11%) and West Cork (12%)

### County Metropolitan Cork Strategic Planning Area/County Cork MASP

2.8.2 The County Metropolitan area, that is, the part of the Cork MASP area that is within the functional area of Cork County Council as of the 31st of May 2019 is the only Strategic Planning Area where there is a defined target growth in population of 20,000 people to 2026. This arises from the RSES which states that Cork County (in total) will uplift by 45,000 people by 2026. It is important that the 20,000 figure for the County Metropolitan Area is ring-fenced so that this area can actively participate in the promotion of the MASP area. As indicated in the previous sections of this plan in order to align with the NPF and provisions for headroom for County Cork as outlined in the NPF Roadmap a portion of the additional 25% increase on the 2016–2026 overall population was also applied to the County Metropolitan Strategic Planning Area. The rationale for its location to the County Metropolitan Cork Strategic Planning Area follows the long-term strategic vision for Metropolitan Cork as discussed elsewhere in this chapter. Finally, in order to align with the operational period of this County Development Plan to Q2 2028 1½ years growth was interpolated from the 2026–2031 Tranche as set out in the NPF and RSES resulting in a population growth target for the County Metropolitan area of 27,514 people to 2028.

### County Cork (excluding the County Metropolitan Cork Strategic Planning Area)

2.8.3 County Cork, excluding the County Metropolitan Cork Strategic Planning Area, comprises the Greater Cork Ring, the North Cork and West Cork Strategic Planning Areas. This area will grow by 25,000 supporting the delivery of the overall population increase for County Cork of 45,000. The next matter to address was how to apportion the 25,000 people to the three remaining Strategic Planning Areas, the Greater Cork Ring, the North and West.

2.8.4 Following analysis of previous planning strategy, census and current target delivery in the remainder of the County, it was considered reasonable and appropriate to apportion similar percentages to these areas both as demonstrated by their past and current targets, that is to take the 25,000 additional people and attribute 53% in the Greater Cork Ring, 22% in the North and 25% in the West Strategic Planning Areas. Similar to the Metropolitan area, in order to align with the operational period of this County Development Plan to Q2 2028 1½ years growth was interpolated from the 2026–2031 Tranche as set out in the NPF and RSES which lead to an overall growth for the Greater Cork Ring, North and West Strategic Planning Areas of 31,656 people to 2028.

### Housing Supply Target Methodology (2020)

2.8.5 In December 2020 following the publication of the ESRI Report entitled, “Regional Demographics and Structural Housing Demand at County Level” the Department of Housing, Local Government and Heritage published the ‘Housing Supply Target Methodology’ Guidelines for Local Authorities issued under Section 28 of the Planning and Development Acts which required a step change in the methodology used in previous Core Strategy population and housing calculations. The new Guidelines are intended to assist in providing the required consistent and coherent approach to be taken by Planning Authorities in incorporating national and regional population and housing projections into their statutory plans.

2.8.6 The ESRI research applies the projection model to four different development scenarios, namely the Baseline, the NPF 50:50 City, the High Migration and finally the Low Migration Scenario. The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy, the 2018 NPF ‘Roadmap’ document and the population parameters specified therein, and it is therefore the recommended housing demand scenario to be used. It is required that this Plan demonstrates general consistency with the NPF, ESRI – NPF housing demand scenario, subject to the methodology as set out in the guidelines and within the parameters of potential adjustments to 2026.

2.8.7 In order to achieve this, and to guide each Planning Authority in applying the methodology, background data (on a ‘per annum’ basis) was required for the methodology calculation in Table 1 of the Guidelines. Using this background data, the projected households for County Cork from Q3 2022 to Q2 2028 were calculated. Further to this, the additional households arising from the 25% population boost were calculated (4,318) and added to the baseline plan housing demand (D). This resulted in an overall requirement for the plan period of 22,611 units as set out in the following table.

Table 2.4 Household Projections for County Cork Q3 2022- Q2 2028				
	Cork County Council Q2 2022-Q2 2028	Total Households	Number of Relevant Years	Annual Average Households
A	ESRI NPF scenario projected new household demand 2017 to end Q2 2028	24,910	11.5	2,166
B	Actual new housing supply 2017 to end Q2 2022 (estimated future delivery projected pro rata from year to date)	6,783	5.5	1,233
C	Homeless households (latest data), and unmet demand as at most recent Census	166	-	-
D	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	18,293	6	3,049
D1	25% Population Allocation to 2026	4,318	-	-
Total	Plan Housing Demand = Total (A-B+C) (Projected ESRI NPF demand - new completions) = Unmet demand	22,611	6	3,769

2.8.8 The 22,611 unit requirement was then apportioned to the four Strategic Planning Areas using the same allocations provided for during the population allocation in order to draw a logical parallel between the NPF Roadmap Population Targets and the ESRI and HST Guidelines.

## 2.9 Housing and Jobs Requirement for the Plan Period

2.9.1 The Core Strategy Table which deals with the plan period to Q2 2028 makes provision to accommodate population growth of 59,170 requiring delivery of 22,611 net housing units. The Core Strategy shows that it is intended to deliver 6,343 of those units on brownfield/infill/existing built footprint sites combined with greenfield sites within 800m of the town centre to support the delivery of compact growth. The Plan intends to deliver 16,453 units on zoned lands within Main Towns and Key Villages over 1,500 population.

2.9.2 These houses will be accommodated on 648 ha of lands zoned for residential and mixed use, of which 252 ha is Tier 1 and 396 ha is Tier 2.

2.9.3 The balance of 6,203 units will be accommodated in the Key villages, smaller villages, and rural areas, with 1,393 in the Key Villages (with less than 1,500 population), 4,810 in the villages and rural areas outside development boundaries.

**Table 2.5 Cork County Overall Population Growth Units Required and Housing Supply at a Strategic Planning Area Level**

Strategic Planning Area	Pop 2016 Census	Requirement					Estimated Units Supply		Estimated Land Supply (Ha)		
		Pop Targets to 2028	Pop Increase 2016-2028	Net New Units Required for the Plan Period 2022 Q3-2028 Q2	Units from Zoned Sites in Main Towns and Key Villages over 1,500	Units from all other Key Villages, Villages and Rural Area	Estimated Units Yield from Compact Growth	Other Zoned Residential and Mixed Use Sites (incl Additional Provision)	Total Estimated Net area zoned in this plan (incl Additional Provision) (Ha)	Tier One (Ha)	Tier Two (Ha)
County Metro Cork	94,553	122,067	27,514	10,514	9,482	1,077	2,366	9,008	336	136	200
Greater Cork Ring	124,970	142,856	17,886	6,835	4,053	2,782	1,901	2,842	170	76	94
North Cork	51,601	58,345	6,744	2,577	1,398	1,179	1,340	278	64	33	31
West Cork	60,891	67,917	7,026	2,685	1,520	1,165	736	1,018	78	7	71
County Excl County Metro	237,462	269,118	31,656	12,097	6,971	5,126	3,977	4,138	312	116	196
<b>Total County</b>	<b>332,015</b>	<b>391,185</b>	<b>59,170</b>	<b>22,611</b>	<b>16,453</b>	<b>6,203</b>	<b>6,343</b>	<b>13,146</b>	<b>648</b>	<b>252</b>	<b>396</b>

*Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided in other tables contained in the plan there may be a +1 / -1 difference*

2.9.4 Using the RSES Jobs target the following population increase for the plan period results in an overall growth of 35,502 Jobs.

**Table 2.6: Cork County Core Strategy Overall Population and Jobs Growth**

	Population			Jobs
	Population 2016 Census	Population Projection to 2028	Population Increase 2016-2028	Growth in Jobs within the whole SPA
County Metropolitan	94,553	122,067	27,514	16,509
Greater Cork Ring	124,970	142,856	17,886	10,732
North Cork	51,601	58,345	6,744	4,046
West Cork	60,891	67,917	7,026	4,216
County Excluding Metro	237,462	269,118	31,656	18,994
<b>Total New County</b>	<b>332,015</b>	<b>391,185</b>	<b>59,170</b>	<b>35,502</b>

**County Development Plan Objective  
CS 2-1 Core Strategy**

Support the delivery of the Core Strategy in accordance with the Core Strategy Table 2.9 and the Core Strategy Map illustrated in Figure 2.6.

**County Development Plan Objective  
CS 2-2 Supply of Zoned Land**

Ensure that sufficient zoned land continues to be available to satisfy the housing requirements of the County over the lifetime of the Plan.

**2.10 Additional Provision**

- 2.10.2 The Draft County Development Plan Guidelines from the Department of Housing, Heritage and Local Government were published on 9th August 2021 for public consultation until 8th October 2021. The Draft Guidelines include a number of provisions to ensure sufficient provision of housing lands/sites such as Additional Provision. In providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognizes that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site. The extent of any Additional Provision must be comprehensively identified, quantified and explained in the core strategy and shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period.
- 2.10.3 The Core Strategy for this plan, after identifying the site/land requirements to meet the housing supply target for that settlement, also identifies additional sites/lands to ensure sufficient choice for development potential is safeguarded.
- 2.10.4 The Planning Authority take the view that Additional Provision will apply as required to most Main Towns and Key Villages (>1,500 population) as it is critically important that the maximum amount of residentially zoned land is available to ensure an adequate supply of housing given the current severely dysfunctional housing market where supply of new houses is trailing well behind demand and there is significant unmet demand in the market all cross the county which remains to be satisfied. The supply of new houses has been significantly impacted by constraints in water services infrastructure across the county, many of which are due to be addressed under the Irish Water Investment Programme over the lifetime of the next County Development Plan in the period to 2028. Supply has also been disrupted by a range of economic and financial considerations, and most recently by the Covid-19 pandemic. Where a settlement meets the criteria for the allocation of additional provision, then the amount of land and equivalent unit supply is outlined in the overall Core Strategy with further detail in the respective Core Strategy Statement and Volume Three, Four, and Five of this plan. It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development.

## 2.11 Phasing and Residential Reserve

### Phasing

- 2.11.1 It is not considered appropriate to impose phasing on the development of lands which are located within or contiguous to the existing built up area of Settlements. Coupled with this approach is the list of potential infrastructure constraints relating to identified growth areas which are due to be resolved within the lifetime of the Plan as set out in Appendix D1 and D2, and as such, it is not considered appropriate to artificially constrain development through the phasing of lands which may come on stream for development where identified constraints have been resolved.
- 2.11.2 It is considered that the imposition of further phasing could lead to uncertainty in the market which may impact the delivery of development at suitable locations identified for growth. Accordingly, and for the purpose of this Core Strategy lands identified for growth are thus considered suitable to be in the first phase of development subject to being served by the requisite enabling and supporting infrastructure to support development.

### Residential Reserve

- 2.11.3 In some of the Metropolitan Towns, Key Towns and some County Towns lands have been identified for residential development which are not required in the short to medium term but are located in settlements where accelerated growth has historically taken place and is anticipated in the future. These lands have been classified as a Residential Reserve, to support their future availability for residential use and to ensure the long term strategic vision for the sustainable development of these lands, and the delivery of enabling infrastructure, can be realised. It is important that these lands continue to be identified as part of the longer-term residential land supply to bring some certainty to the development process. Further details of these Zoning Categories are set out in **Chapter 18 Land Use and Zoning**.

Strategic Planning Area	Residential Reserve	
	Ha	Units
County Metro Cork	55	1,628
Greater Cork Ring	78	2,078
North Cork	21	615
West Cork	5	100
County Excl County Metro	<b>104</b>	<b>2,793</b>
<b>Total County</b>	<b>159</b>	<b>4,421</b>

## 2.12 Urban Expansion Areas and the Monard SDZ: Long term and Strategic Development Areas (Further Additional Provision)

- 2.12.1 The publication of the Draft Development Plan Guidelines also acknowledges that strategic and sustainable development sites are key development sites that may comprise lands and sites for urban regeneration and/or transport-led development. They may comprise either brownfield/infill or greenfield land and may also be subject to Strategic Development Zone (SDZ) status, or other relevant planning-related designation. Such sites are characterised by:
- their potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period;
  - their significant scale – generally several thousand new homes as a new urban extension to a City or NPF Regional Centre; and
  - A requirement to be aligned and supported by significant water services, transport and other infrastructural investment. The extended timescale needed to deliver such infrastructure will require certainty in terms of zoning status to ensure such long-term planning and investment.

- 2.12.2 Also, the “Housing for All” document identifies “Urban Development Zones (UDZs) which will appear to play a similar role as our Urban Expansion Areas. It is considered that Urban Development Zones and the Long Term Strategic and Sustainable Development Sites designations are similar in their aims to Cork County Council’s long-established Urban Expansion Areas.
- 2.12.3 The proposals to develop the Cork Suburban Rail Network as part of an integrated land-use and transportation strategy for the Cork region first emerged in the Land Use and Transportation Study (LUTS) strategy published in 1978. It was subsequently developed and enhanced in later documents culminating in its re-expression in the Cork Area Strategic Plan (CASP) published in 2001. The creation of an integrated transport system was central to the whole CASP development strategy and was based upon the development of a suburban rail network (including the restoration of the route to Midleton) and a high quality bus network, supported by Park and Ride facilities and improved cycle and pedestrian networks.
- 2.12.4 While endorsing the Cork Suburban Rail Project, the requirement of the Cork Suburban Rail Feasibility Study (2002) also proposed the establishment of a land use strategy for the station hinterland areas for the full term of the CASP plan, up to the year 2020, resulted in that year being adopted as the horizon year for the Special Local Area Plans, rather than the six- year time horizon that is more usual for local area plans. The Special Local Area Plans prepared by Cork County Council in 2005 represented at the time the final link in the ‘planning chain’, setting out a detailed land use framework for the station hinterlands, the now called Urban Expansion Areas or UEAs situated on the rail network to secure a critical mass of population sufficient to underpin the viability of the rail network. These plans, and the successive land use plans since, have continued to set out a bold longer-term vision for the development of these towns, based on access to high quality rail based public transport.

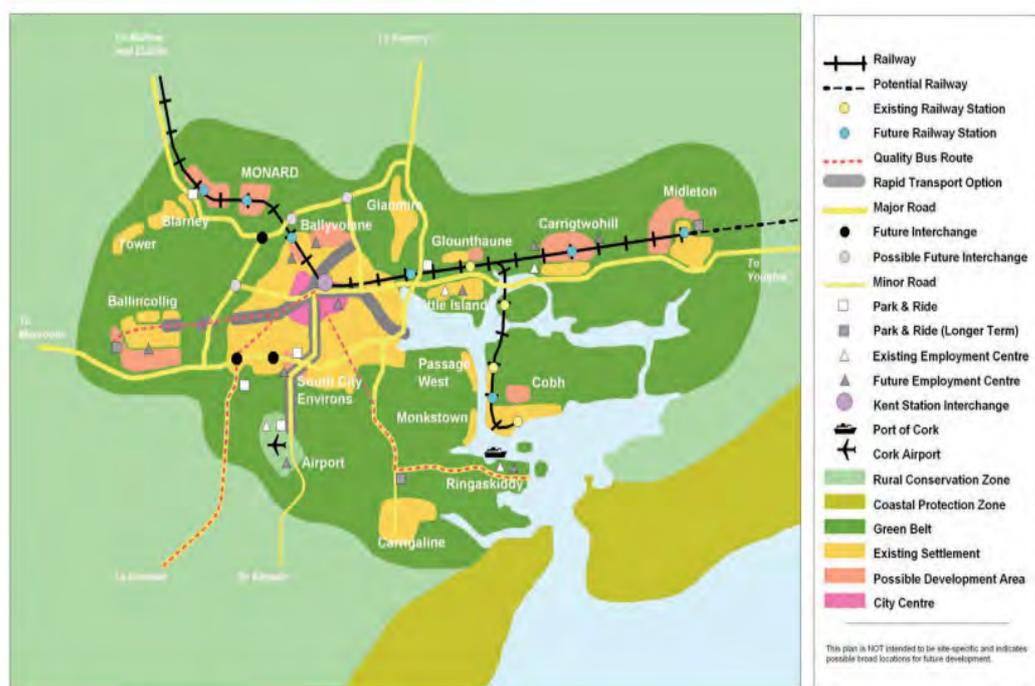


Figure 2.4: CASP Structure Diagram for Metropolitan Cork (CASP, 2001)

- 2.12.5 More recently, through the establishment of the Council’s Housing Infrastructure Implementation Team (HIIT), the Council has secured significant funding under State Investment Programmes including the LIHAF and URDF schemes with all key stakeholders and has developed valuable experience of the challenges to activating the development of the Urban Expansion Areas. These sites, due to their more layered landownership, servicing complexity and size have a longer lead in time, but it is hoped that substantial development will have commenced during the lifetime of this plan.
- 2.12.6 The proposal to create a new town at Monard is also part of a wider planning process following on from the Cork Area Strategic Plan (2001). Following designation of the proposed new town in Monard as a Strategic Development Zone (SDZ) by the Government in May 2010 a Planning Scheme was approved by An Bord Pleanála, subject to modifications in 2016.
- 2.12.7 Successive National and Regional plans in the intervening period have without exception continued to endorse this strategy for the Cork Metropolitan Area, most recently by the identification of progressing the sustainable development of new greenfield areas for housing, especially those on public transport corridors, such as Monard, as a key growth enabler in the NPF, the RSES and the Cork MASP, all of which copper-fastens this approach to strategic planning in Cork. By providing for major mixed-use development in the vicinity of the re-opened rail stations, it is recognised that they offer the Cork region the opportunity to plan its’ own growth in an environment where land-use and transportation planning have been truly integrated with new and improved rail services offering a realistic, viable and energy efficient alternative to travel by private car in the areas where most new development is concentrated.

- 2.12.8 In acknowledging that the Urban Expansion Area sites at Midleton, Carrigtwohill and Cobh and the SDZ at Monard will not be fully delivered during this development plan cycle, the Council has included land use proposals for these sites in their entirety, as it has in the past in order to continue to give guidance and confidence to all key stakeholders who have been involved to date and also to leverage maximum return from the state funding secured to date. It is with this strategic longer-term vision in mind that this Core Strategy seeks to provide clarity and certainty to ensure that the remaining portions of these Urban Expansion Areas and commencement of the SDZ at Monard will be delivered post 2028 by designating parts of these key sites as Long Term Strategic and Sustainable Development Sites (Further Additional Provision).
- 2.12.9 For these overall sites there is a portion of development which is likely to be delivered during the development plan period (i.e. to Q3 2028) and also, a portion of development which is unlikely/less likely to be delivered during this development plan period. Where lands are likely to be developed, they form part of this Core Strategy Units and Land Requirement. In addition, where lands are 'not likely/less likely' to be developed within the plan period they are should be identified by a 'Long-Term Strategic and Sustainable Development Site/Further Additional Provision' designation, reflecting that these sites may deliver housing over the period of this plan or within the subsequent development plan period (i.e. more than 6 years).
- 2.12.10 In summary therefore, for the settlements of Midleton, Carrigtwohill, Cobh and Monard SDZ, this Plan is looking beyond its current 2028 headline year as regards the contribution the Urban Expansion Areas in these settlements can make to the delivery of the targets to 2031 and beyond.
- 2.12.11 It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development.

Settlement	Long Term Strategic and Sustainable Development Sites (Further Additional Provision)	
	Ha	Units
Midleton	16	390
Carrigtwohill	70	2,390
Cobh	31	1,087
Monard SDZ	41	1,443
<b>Total County</b>	<b>158</b>	<b>5,310</b>

### 2.13 Core Strategy Statement

- 2.13.1 In line with the NPF and RSES, a significant portion of County Cork's proposed growth will be in the County Cork Metropolitan Area and the two Key Towns of Mallow and Clonakilty. In the other County towns, Key Villages and smaller settlements outside of this area, the overall objective is to ensure that these settlements grow at an appropriate rate where both physical and social infrastructure keeps pace with population growth. Having regard to the population and household projections and the settlement hierarchy identified in the RSES, the population and household projections to 2028 are allocated to each level of the settlement network. The following approach was adopted in deciding the appropriate growth rates for the different settlements within the settlement hierarchy:
1. Within the Cork County Metropolitan Area, the majority of the population allocation is to be facilitated within the Metropolitan Towns and Key Villages over 1,500 population as these settlements are considered suitable for growth due to their location within the MASP area and also the availability of existing or planned infrastructure.
  2. Outside of the Cork MASP, the Key Towns of Mallow and Clonakilty are large scale urban centres functioning as self-sustaining regional drivers. They are strategically located urban centres with good accessibility and significant influence in a sub-regional context. While significant development is proposed for both Key Towns, as Clonakilty is proportionally a smaller settlement in population terms, it will exceed the 30% population increase on its 2016 population (34 % growth on 2016 population).

3. Generally, the allocation of growth targets, seeks to ensure that the growth would be sustainable and in keeping with the scale of the settlements. It also ensures the capacity to accommodate the additional growth without damage to the settlement's character and the carrying capacity of their environment and infrastructure. In accordance with the NPF the population growth rates are generally not proposed in excess of 30% of the 2016 population. However, in Bantry were the CSO boundary has resulted in an artificially deflated census baseline population and to reflect its enhanced status in the RSES a special exception is made as it exceeds the 30% by 4%. Using our own population estimates based on Geodirectory and the 2016 development boundary for Bantry this figure reduces to 26%.
  4. The extent of residential development and to a lesser extent mixed use residential development, which has occurred since the 2016 Census will affect the growth of future housing within the Plan period. In respect of settlements which saw uniform growth rates over the 2016 population, the requirement for additional housing will result in some settlements having a greater need for additional housing than others of similar size. The units which are under construction or are substantially complete have been accounted for in accordance with the Draft Development Plan Guidelines (2021).
  5. In limited circumstances, where there is outstanding planning permission for dwelling units, such developments or commitments may result in these settlements already breaching or close to breaching the 30% rate, this is evident in some of our Key Villages which are to exceed 1,500 people over the lifetime of the plan, within the Cork County Metropolitan Area (Glounthaune and Killumney Ovens). In these cases it is considered important that an allowance for growth on-sites without the benefit of planning permission, taking into account spare capacity or the imminent construction of additional water infrastructure which failed to materialise over the course of the previous plan period is made.
  6. This plan does not zone residential development within the boundaries of villages less than 1,500 population or villages that are due to grow in excess of 1,500 during the lifetime of the plan. Rather, each village is assigned an 'Overall Scale of New Development'. It is not intended that this figure is seen as a target, or an absolute maximum limit on development, but as an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this plan subject to other considerations of proper planning and sustainable development.
- 2.13.2 Development within villages also has to be balanced in line with the overall strategy which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population. In addition, the settlement network includes 'Other Locations'. These "Other Locations" are areas that are recognised as performing important functions with regard to tourism, heritage, recreation and other uses but not generally a residential function.
- 2.13.3 Core Strategy Statements for the individual settlements over 1,500 population are set out in Appendix C. These set out the evidence base for the determination of the proposed housing allocation for the duration of this plan period. Where evident, the Core Strategy Statement gives an indication as to the most pertinent issues considered in the determination of the proposed population and household allocation, based on a wide range of factors and allied to a detailed residential settlement audit and a through servicing and environmental appraisal.



**County Cork MASP**

**Table 2.9 Cork County Core Strategy Table**

Settlement Type / Name	Population and Housing Targets						Lands (Ha)						Unit Supply				
	Census 2016 Population	Population Target 2028	Census 2016 (%)	Housing Target 2022-2028 (units)	Housing Target %	Existing Zoning (Ha) (Figures taken from Variation No. 1 to the 2014 CDP)*	Zoned land (with Additional Provision) (Ha)	Adjustment to Zoned Land (Ha)	Compact Growth/ Infill/ Brownfield (Ha)	Other Residential and Mixed-Use Zoning (Non-infill) with Additional Provision (Net) Ha	Compact Growth/ Infill/ Brownfield (Units)	Other Residential and Mixed-Use Zoning (without Additional Provision) (Units)	Compact Growth Residential Zoning (Units)	Compact Growth/ Infill/ Brownfield / Zoned land	Total Units Provided for in this plan (including Additional Provision)		
<b>County Total</b>	332,015	391,185	100%	22,611	100%												
<b>Large Towns (8-10,000)</b>	Carrigaline	20,495	5%	1,806	8%	99	57	42	5	52	117	1,316	1806	1,806	1,806		
	Cobh	12,800	4%	1,160	5%	72	43	29	2	41	288	948	1,316	1,680	1,680		
	Middleton	12,496	4%	2,647	12%	186	106	80	0	106	300	2,852	3,152	3,755	3,755		
<b>Medium Towns (4-8,000)</b>	Passage West /Glenbrook/ Monkstown	5,843	2%	379	2%	39	12	27	0	12	139	240	379	436	436		
	Carrigtwohill ~	5,080	2%	1,784	8%	145	41	104	0	41	408	1,376	1,784	2,002	2,002		
<b>Approved SDZ</b>	Monard	492	0%	0	0%	0	0	0	0	0	0	0	0	0	0		
	Croshaven and Bays	2,577	1%	103	0%	N/A	5	N/A	5	0	30	73	103	103	103		
<b>Small Towns (1,500-4/5,000) and Strategic Employment Areas</b>	Whitegate and Aghada ~	2,184	1%	60	0%	N/A	9	N/A	7	2	17	8	60	60	60		
	Cloyne	1,803	1%	195	1%	N/A	9	N/A	7	2	74	0	195	229	229		
	Glounthaune	1,440 *	0%	379	2%	N/A	14	N/A	4	10	0	289	379	379	379		
	Little Island ~	1,461 *	0%	500	2%	12	17	-5	0	17	0	500	500	500	500		
	Killumney - Ovens	1,132	0%	424	2%	N/A	23	N/A	8	15	106	203	424	424	424		
Ringaskiddy ~	580	0%	45	0%	N/A	N/A	N/A	N/A	N/A	N/A	45	N/A	N/A	N/A	N/A		
<b>Key Towns</b>	Mallow	12,459	4%	1,105	5%	340	35	305	1	34	237	826	1,105	1,207	1,207		
	Clonakilty	4,592	1%	600	3%	93	25	68	5	20	80	373	600	700	700		
<b>Self-Sustaining Growth: Medium Towns (&gt;5,000)</b>	Youghal	7,963	2%	359	2%	104	13	91	0	13	136	223	359	411	411		
	Bandon	6,957	2%	694	3%	102	48	54	21	27	36	502	694	877	877		
	Fermoy	6,585	2%	675	3%	93	26	67	6	20	203	280	675	815	815		
	Kinsale	5,281	2%	404	2%	39	12	27	1	11	125	247	404	481	481		

**County Excluding Cork MASP**

**Table 2.9 Cork County Core Strategy Table**

Settlement Type / Name	Population and Housing Targets						Lands (Ha)						Unit Supply					
	Settlement Type	Settlement Name	Census 2016 Population	Population Target 2028	Census 2016 (%)	Housing Target 2022-2028 (units)	Housing Target %	Existing Zoning (Figures taken from Variation No. 1 to the 2014 CDP)*	Zoned land (with Additional Provision) (Ha)	Adjustment to Zoned Land (Ha)	Compact Growth/ Infill/ Brownfield (Ha)	Other Residential and Mixed-Use Zoning (Non-in-fill) with Additional Provision (Net) Ha	Compact Growth/ Infill/ Brownfield (Units)	Compact Growth Residential Zoning (Units)	Other Residential and Mixed-Use Zoning (without Additional Provision) (Units)	Total Housing Supply Compact Growth/ Infill/ Brownfield / Zoned land	Total Units Provided for in this plan (Including Additional Provision)	
<b>Self-Sustaining Small Towns, Key Villages and Villages</b>		Charleville	3,919	5,112	1%	456	2%	71	14	57	12	2	117	339	0	456	519	
		Macroom	3,765	4,809	1%	399	2%	61	16	45	10	6	120	229	50	399	486	
		Mitchelstown	3,740	4,674	1%	357	2%	86	24	62	17	7	0	329	28	357	447	
		Skibbereen	2,778	3,563	1%	300	1%	69	15	54	8	7	61	129	110	300	344	
		Bantry	2,722	3,622	1%	344	2%	101	23	78	0	23	87	0	257	344	434	
		Kanturk	2,350	2,937	1%	224	1%	32	6	26	5	1	120	104	0	224	253	
		Rathcormack	1,762	2,144	1%	146	1%	N/A	9	N/A	7	2	6	140	0	146	169	
		Dunmanway	1,655	1,985	0%	126	1%	39	7	32	4	3	12	70	44	126	126	
		Castlemartyr	1,600	1,920	0%	122	1%	N/A	5	N/A	4	1	47	75	0	122	148	
		Millstreet	1,555	1,948	0%	150	1%	20	8	12	5	3	20	100	30	150	150	
		Watergrasshill	1,346	1,736	0%	149	1%	N/A	6	N/A	5	1	0	125	24	149	149	
		Buttevant	970	1,292	0%	123	1%	32	8	24	6	2	9	114	0	123	161	
		Newmarket	976	1,206	0%	88	0%	25	4	21	4	0	37	51	0	88	88	
		Castletownbere	860	1,043	0%	70	0%	38	5	33	5	0	7	63	0	70	70	
		Schull	700	909	0%	80	0%	11	3	8	3	0	20	60	0	80	80	
	<b>Rural Areas</b>		All Other Key Villages															
		All Other Villages	193,822	209,936	60%	6,158	27%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		Rural Areas																

Please Note the Following: \* This Variation contains the latest available figures for lands currently zoned in the Municipal District Local Area Plans and the Town Development Plans for the former Town Councils. Please refer to Settlement Density Location Guide (as amended) in Chapter 4, Volume of the Plan for more detail on the density targets for each settlement ~ Strategic Employment Areas. Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided in other tables contained in the plan there may be a +1 / -1 difference  
 \* These are estimated populations based on Geodirectory Data for Q2 2016.

## 2.14 Strategic Planning Areas in Cork

2.14.1 The policies and objectives for each of the four Strategic Planning Areas in County Cork are set out in this section.

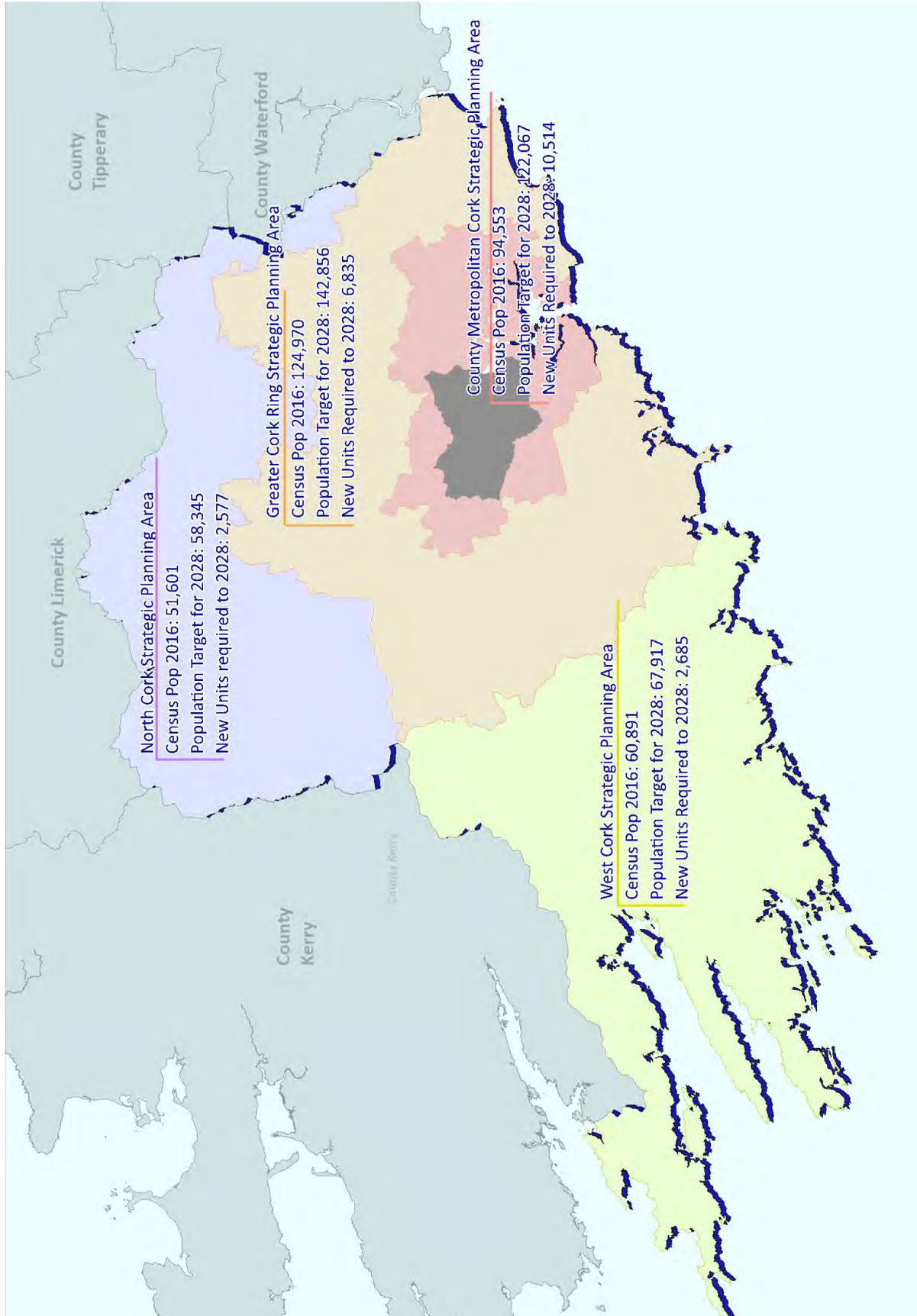


Figure 2.5 Strategic Planning Areas in Cork County

## County Metropolitan Cork Strategic Planning Area

- 2.14.2 The County Metropolitan Area (CMA) as set out in the RSES for the Southern Region and the Cork MASP (Metropolitan Area Strategic Plan) Area is the main engine of population and employment growth for the region. In conjunction with the relevant infrastructure providers, it is essential that the critical water services, roads and transport infrastructure is provided in a timely manner to ensure that sufficient lands are available to support the ambitious population growth targets.
- 2.14.3 In order to support the achievement of these targets the supply of residentially zoned land in the County Metropolitan Cork Strategic Planning Area must be robust enough to absorb the amount of expected growth, provide sufficient housing choice across the area and make provision for contingencies in the event that some lands may not become available as quickly as expected within the CMA as a whole. Some of these sites require further study and infrastructure investment in order to unlock their potential. These requirements are set out in more detail in the Implementation and Delivery Chapter of this plan.

### County Development Plan Objective

#### CS 2-3: County Metropolitan Cork Strategic Planning Area

- (a) Recognise the importance of the role to be played by the Cork Metropolitan Area in the development of the Cork 'MASP' as identified in the RSES for the Southern Region, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City;
- (b) Recognise Cork Harbour as a unique and strategic asset both nationally and internationally and promote the development of the Cork Harbour Economy as a key driver of economic growth at a metropolitan, county, regional, national and international level, while simultaneously sustainably managing the future development of the Cork Harbour area, taking account of its environmental, ecological, heritage and landscape values.
- (c) Maintain the principles of the Metropolitan Cork Greenbelt to protect the setting of the City and the Metropolitan Towns and to provide easy access to the countryside and facilities for sports and recreation.
- (d) Within the Cork Metropolitan Area, and most notably along the existing rail corridor, plan for development to provide the homes and jobs that are necessary to serve the long term planned population prioritised in the following locations, Midleton, Carrigtwohill, Cobh and Little Island.
- (e) Support the development of Passage Town Centre to provide for housing, employment, retail, office, community and recreational uses.
- (f) Provide an enhanced public transport network linking the City, its environs, the Metropolitan Towns and the major centres of employment in line with the Cork Metropolitan Area Transport Strategy (2020);
- (g) Promote the development in the medium to longer term, of the designated Strategic Development Zone (SDZ) at Monard.
- (h) Continue to assist in the redevelopment of industrial uses and major port facilities, primarily at Ringaskiddy, to where deep-water berths are viable and appropriate infrastructure is planned to facilitate freight transport.
- (i) Support the existing Strategic Employment Locations as important economic assets, particularly in terms of public transport provision and linkages to local residential populations.
- (j) Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the North and East Cork Rail Corridor (including the proposed new settlement at Monard) and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population;
- (k) Facilitate the development of the villages so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development.
- (l) Facilitate the development of renewable energy projects in support of national climate change objectives.

## Greater Cork Ring Strategic Planning Area

- 2.14.4 The need to adjust the County's population targets in previous plans has arisen primarily because of the rapid acceleration in population growth experienced in the Greater Cork Ring area during the past two decades. The new population target proposed for the Greater Cork Ring are based upon a strengthening of the Ring Towns acting in concert to support the Cork Metropolitan Area is broadly accepted as a reasonable approach to the issues that the area faces.
- 2.14.5 All of the policies proposed in this plan support the delivery of the target for the Greater Cork Ring Area. They include the development of measures intended to attract more population growth to locations in the Metropolitan Area including: renewal of town centres, encouraging better housing mix, and by prioritising coordinated investment in infrastructure which needs to be provided.
- 2.14.6 Also, where the rate of rural housing development threatens to undermine the settlement network, this plan sets out to provide continued improved management for this type of development focussing on the needs of rural communities.

### County Development Plan Objective

#### CS 2-4: Greater Cork Ring Strategic Planning Area

- (a) Recognise the importance of the role to be played by Mallow as a 'Key' town in the implementation of the National Planning Framework and RSES for the Southern Region to focus growth in North Cork and; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.
- (b) Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core Strategy, so that Bandon, Fermoy, Kinsale, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- (c) Protect and enhance the natural and built heritage assets of Kinsale to facilitate the development of the town as a Principal Tourist Attraction;
- (d) Facilitate the development of the villages so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- (e) Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity so that agriculture remains the principal rural land use and focusing other employment development in the main towns and key villages;
- (f) Secure the development of the Midleton – Youghal Greenway.
- (g) Recognise the importance of the Strategic Transport Improvement Corridor to the overall economic potential of the south-western part of the area and the facilitation of a balanced economic strategy for the County as a whole;
- (h) Protect and enhance the natural heritage of the Blackwater Catchment; and prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment.
- (i) Facilitate the development of renewable energy projects in support of national climate change objectives.

## West and North Cork Strategic Planning Areas

2.14.7 In these Strategic Planning Areas this plan aims to support the delivery of residential development to support population growth backed up by increased employment opportunities to support strong urban and rural communities.

### County Development Plan Objective CS 2-5: North Cork Strategic Planning Area

- (a) Recognise the importance to the area of the established Networks as identified in the RSES for the Southern Region to act as a focus for new investment in jobs and housing and to recognise the value of such investment to the area as a whole;
- (b) Establish an appropriate balance in the spatial distribution of future population growth so that Kanturk, Millstreet, Mitchelstown, Charleville, Buttevant and Newmarket, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- (c) Facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- (d) Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity and focusing other employment development primarily in the main towns and key villages;
- (e) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development;
- (f) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment; and Protect and enhance the natural heritage of the Blackwater catchment.
- (g) Facilitate the development of renewable energy projects in support of national climate change objectives.

**County Development Plan Objective**  
**CS 2-6: West Cork Strategic Planning Area**

- (a) Recognise the importance of the role to be played by Clonakilty as a 'Key' town in the implementation of the National Planning Framework and RSES for the Southern Region to focus growth in West Cork and; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay.
- (b) Recognise the importance of upgrading the N71 to the development of Clonakilty, the overall economic potential of the West Cork Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;
- (c) Establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- (d) Recognise the international importance and the importance to the region's tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development;
- (e) Facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- (f) Support a vibrant and well populated countryside, recognising the need to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focusing other employment development in the main towns and key villages;
- (g) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage. This will also be achieved by recognising opportunities arising from wildlife tourism in the area and by encouraging appropriate new forms of employment development;
- (h) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment;
- (i) Protect and enhance the natural heritage of the areas coast including the West Cork Islands through the implementation of the National Marine Planning Framework;
- (j) Protect and enhance the natural and built heritage assets of the towns and villages from inappropriate development;
- (k) Recognise the role to be played by Castletownbere and its deep-water port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives;
- (l) Facilitate the development of renewable energy projects in support of national climate change objectives.

## **2.15 Settlement Networks in Cork County**

- 2.15.1 Designation of individual settlements is not the sole determinant of achieving successful renewal and growth. Across the county, there are examples of smaller-scale settlements that have a significant role in employment provision to their surrounding communities, often in highly skilled, world-leading innovative sectors sharing similar economic strengths and specialisms which when combined, provide strategic opportunities to drive the local and regional economy, contributing to and interacting with the larger centres of growth such as the Cork Metropolitan Area and the Key Towns of Mallow and Clonakilty.
- 2.15.2 These networks present opportunities for collaborative projects and shared benefits from strategic infrastructure investments, particularly from improved inter-regional connectivity (transport networks and digital communications) perspective. The RSES for the Southern Region recognises the importance of improved intra-regional connectivity between networked settlements - public transport, rail, inter-urban walking and cycling routes, greenways and e-mobility initiatives.

- 2.15.3 There are a number of well-established networks of settlements in the County that are strategically driving sub-regional growth and opportunities for further potential networks. Examples include:
- **Cork Ring Network:** A network of Mallow Key Town, Bandon, Kinsale, Fermoy, Macroom and Youghal, all with a strong relationship with the Cork Metropolitan Area and with potential for sustainable employment led growth, consolidation and enhancement.
  - **North Cork Agri-Food Network:** a network of Charleville, Fermoy, Mitchelstown with Mallow as the Key Town leveraging significant potential from food and beverage and agri-tech assets.
  - **West Cork Marine Network:** a network based on the N71 West Cork to South Kerry Corridor across settlements of Clonakilty as the Key Town with Skibbereen, Bantry, Schull and Castletownbere, leveraging significant marine economy, tourism, food and beverage, digital and other assets with strategic transport connections to the Cork Metropolitan Area.
- 2.15.4 This plan acknowledges these networks at the sub-county level for sharing assets and providing strategic opportunities to drive the local and ultimately regional/national economy. Sustainable infrastructure investment to support the economic role of settlements in these networks is also identified in the Appendix D: Core Strategy Critical Infrastructure of this Plan.
- 2.15.5 The network of settlements in County Cork has been strengthened over the years by active development plan policies to direct development and services to appropriate locations and to promote economic investment by protecting the character and amenity of the various towns and villages.
- 2.15.6 The objectives set out in this section, mindful of these circumstances are a further refinement of the current development plan provisions, taking into account the recommendations at a national level, of the National Planning Framework, at a regional level, the RSES for the Southern Region.
- 2.15.7 This plan seeks to achieve balanced sustainable and most importantly achievable growth over the large geographic area that is County Cork, while building on and seeking to leverage new potential gains from all forms of infrastructural investment. Significant housing and employment growth is targeted at Metropolitan Cork, with appropriate growth allocations identified for other existing settlements in order to sustain their role, within a large rural hinterland performing unique collaborative roles as networks promoting socio-economic and cultural development.
- 2.15.8 It is recognised in this Plan that Cork has a vibrant mix of settlements that contribute to its attractiveness as a place to live and work. The maintenance of this settlement spectrum from Metropolitan Towns, Key Towns, County Towns, rural villages, coastal and island locations is critical to protecting one of Cork's unique selling points and its attractiveness for investment.
- 2.15.9 The settlement network has been adjusted with the removal of the development boundary from most village nuclei and a discontinuation of many Other Locations. This adjustment is required so that growth is concentrated in the settlements that have the most potential to accommodate that growth and allow for more flexibility around provision of housing in the wider rural area where development boundaries have been removed from former village nuclei.
- 2.15.10 It is important that these settlements and locations are recognised as places with vibrant and committed communities often active in the provision of a range of social and community facilities. These places will always be acknowledged as such by the Planning Authority and proposals to extend existing business, social and cultural facilities will be considered on their merits. In addition, should significant investment in water services occur in these settlements over the lifetime of this plan, there is scope to review and include these locations. These locations will continue to be eligible to apply for local and national funding. A full list of these settlements is provided in Appendix I of the plan.
- 2.15.11 The following objectives set out a broad strategic aim for each group of settlements in the network.

County Development Plan Objectives  
CS 2-7: Network of Settlements – Higher Order Settlements

	Settlements	Strategic Aim	Retail
Cork County Metropolitan Area Towns	<p><b>Metropolitan Towns</b></p> <p>Carrigaline, Carrigtwohill, Cobh, Passage West/ Glenbrook / Monkstown, Midleton and Monard SDZ</p>	<p>Growth in population and employment so that the Cork Metropolitan Area (CMA) can compete effectively for investment and jobs in line with the key enablers identified in the RSES for the Southern Region and the Cork MASP.</p> <p>Consolidate employment at existing employment locations with improved supporting infrastructure, and in particular public transport improvements including those identified in the CMATS (2020). Continue with the strategic rebalancing of the city and county through the development of the UEAs along the East Cork Corridor and the Monard SDZ.</p> <p>Critical population growth, service and employment centres within the Cork Metropolitan Area, providing high levels of community facilities and amenities with infrastructure capacity high quality and integrated public transport connections should be the location of choice for most people especially those with an urban employment focus.</p>	<p>Large Metropolitan Towns: Support the vitality and viability of the larger metropolitan towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.</p> <p>Smaller Metropolitan Towns: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.</p>
Key Town	Mallow	<p>To sustainably strengthen the employment-led growth and town centre-led regeneration of Mallow as a regional economic driver, leverage its strategic location and accessibility on inter-regional road and rail networks to build upon inherent strengths, in particular food production and tourism potential, while protecting and enhancing the natural environment of the Blackwater Valley;</p> <p>To seek investment to support attributes and the sustainable delivery of infrastructure, including enhanced inter-regional connectivity (transport networks and digital) along the strategic road network N20/M20 corridor to the Cork and Limerick-Shannon Metropolitan areas and Atlantic Economic Corridor, subject to the outcome of the planning process and environmental assessments;</p> <p>To strengthen 'steady state' investment in existing rail infrastructure and seek investment for improved infrastructure and services to ensure its continued renewal and maintenance to high level in order to provide quality levels of safety, service, accessibility and connectivity;</p> <p>Future growth of the town should be planned for on a phased basis in consultation with the Local Authority and Irish Water to ensure that sufficient wastewater capacity is accounted for and that further growth avoids negative impacts on the nutrient sensitive River Blackwater.</p>	Support and develop the role of Mallow as an important retail centre in the North of the County while ensuring the vitality and vibrancy of its town centre is retained and enhanced.

**County Development Plan Objectives**  
**CS 2-7: Network of Settlements – Higher Order Settlements**

	Settlements	Strategic Aim	Retail
Key Town	Clonakilty	<p>To strengthen sustainably the employment-led growth and regeneration of Clonakilty as an economic driver for West Cork, build upon inherent strengths, in particular food production and tourism, while protecting and enhancing the natural environment of Clonakilty Bay;</p> <p>To leverage its strategic location and accessibility on the N71 road corridor, sharing strengths with other settlements in West Cork, including an enhanced role for Bantry;</p> <p>To seek investment to support attributes and the sustainable delivery of infrastructure, including enhanced inter-regional connectivity (transport networks and digital) for all key settlements along the N71 road corridor to the Cork Metropolitan Area, Cork Harbour and Cork Airport assets, subject to the outcome of the planning process and environmental assessments.</p>	Support and develop the role of Clonakilty as an important retail centre in the West of the County while ensuring the vitality and vibrancy of the other town centres are retained and enhanced
Ring Towns	Bandon, Fermoy, Kinsale, Macroom, Youghal	To provide a better balance of development throughout the Greater Cork Ring Area, and fulfil their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so that they can become the location of choice for most people especially those with an urban employment focus.	Support the vitality and viability of the Ring towns and to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
County Towns	<p>North (Buttevant, Charleville, Kanturk, Millstreet, Mitchelstown, Newmarket)</p> <p>West (Bantry, Castle-townbere, Dunmanway, Schull, Skibbereen).</p>	To provide a better balance of development between each town and its rural hinterland and fulfil their role as economic and employment centres providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus.	Support the vitality and viability of the Larger and Smaller Towns and to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.

**County Development Plan Objectives  
CS 2-7: Network of Settlements – Lower Order Settlements**

	Settlements	Strategic Objectives
Key Villages	Please refer to Volumes 3,4 and 5 of this Plan.	Establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available. Supporting the retention and improvement of key social and community facilities, and inter urban public transport.
West Cork Island Communities	Please refer to Volume 5 of this Plan.	Support island communities in their sustainable economic, social and cultural development, to preserve and enhance their unique cultural, linguistic, built and natural heritage and support viable socio-economic island communities in order that the permanent population will be maintained and where possible further increased in a sustainable manner.
Villages	Please refer to Volumes 3,4 and 5 of this Plan.	Encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of inter urban public transport.
Other Locations	Please refer to Volumes 3,4 and 5 of this Plan.	Recognise other locations, as areas which perform important functions with regard to tourism, heritage, recreation and other uses.

## 2.16 Other Integral Policy Considerations

### Joint Retail Strategy

- 2.16.1 This plan aims to reflect the requirements of the Retail Planning Guidelines taking account of likely future market conditions, including the increase in internet shopping and the changed retail environment as a result of the Covid-19 pandemic. In Metropolitan Cork, the County and City Councils have prepared a Joint Retail Study for the Metropolitan area, which has informed the preparation of this plan.
- 2.16.2 **Chapter 9 Town Centres and Retail** sets out details of policies and objectives for the main centres of retail activity in the County and gives guidance on the broad quantum of new floorspace that may be required.

### Rural Housing Strategic Policy

- 2.16.3 This development plan follows the approach set out in the Ministerial Guidelines for Sustainable Rural Housing (2005) and in doing so, sets out a policy framework for each of the areas identified aiming to focus rural housing development on the needs of rural communities. Chapter 5 Rural sets out the policies and objectives relating to the future management of rural housing.

### Economic Strategy

- 2.16.4 This plan also sets out policies and objectives in support of the economic development of the County. It allows for a concentration of new economic and employment development primarily within the main towns to bring balance across the County and improve the level of employment choice. To implement this employment strategy a network of employment centres has been identified across the County that will ensure a sustainable pattern of economic development, both in urban and rural areas. The importance placed on a settlement's employment base (resident workers: jobs ratio) cannot be over emphasised, and this has formed an integral part of the settlement strategy for the development of this plan.
- 2.16.5 Within the County Metropolitan Area, Carrigtwohill, Little Island, Ringaskiddy and Whitegate are identified as Strategic Employment Locations suitable for large scale employment development, i.e, large stand-alone uses which require significant amounts of land. The role of these areas is also recognised by the Cork MASP, in particular the potential for foreign direct investment and development by indigenous enterprises. Whitegate's role in the provision of energy and the potential for renewable energy production is also recognised. These four areas have retained their roles as locations for FDI companies that required large stand-alone premises while some have also developed specialised internationally recognised employment functions.
- 2.175.6 The Cork Harbour Area/Cork Harbour Economy is a nationally scaled entity and includes five County Metropolitan Towns (Cobh, Carrigtwohill, Midleton, Passage West/Glenbrook/Monkstown and Carrigaline), as well as four no. Strategic Employment Locations (Ringaskiddy, Little Island, Carrigtwohill and Whitegate/Aghada).
- 2.16.7 The Harbour area consists of two distinct clusters:
- the East Cork Growth Corridor - containing Cobh, Midleton, Carrigtwohill, Little Island, Whitegate and Aghada and Marino Point and,
  - the South Cork and Lower Harbour Growth Triangle - containing Carrigaline, Passage West/ Glenbrook/Monkstown, Ringaskiddy (as well as Brinny and Kilumney/Ovens that are located outside of the harbour area).
- 2.16.8 In addition, it is important to ensure new economic and employment opportunities are developed in tandem with the provision of transport and water services infrastructure and new housing developments. This strategy will provide people with the opportunity to live closer to work and reduce the need for commuting. See **Chapter 8 Economic Development** for a more detailed explanation of this strategy.

### Environmental Strategy

- 2.16.9 This Core Strategy has also been informed by the Strategic Environmental Assessment (SEA), and Habitats Directive Assessment (HDA), undertaken as parallel processes in tandem with each stage of the Development Plan review. Where necessary detailed policies and objectives have been revised in order to reduce impacts on the environment and natural heritage See **Chapter 1 Introduction, Context and Vision and Environmental Reports.**
- 2.16.10 In addition, the implications and requirements of the Water Framework Directive as regards protecting and enhancing water quality, particularly with regard to securing the objectives of the River Basin Management Plans, have been incorporated into the Plan thereby ensuring full integration and consideration of environmental issues throughout the plan making process. See **Chapter 11 Water Management.**

## Climate Change Strategy

- 2.16.11 The Planning and Development Acts require Development plans to contain a mandatory objective(s) addressing measures to reduce energy demand, reduce greenhouse gas emissions and address Climate Change Adaptation.
- 2.16.12 This Core Strategy sets out how the plan will promote sustainable settlement and transportation strategies in urban and rural areas which will address the issues outlined in the mandatory objective above. The remaining chapters outline the sectoral policies and objectives that need to be implemented to achieve the targets set down in the Core Strategy including the essential transition towards a competitive, low carbon climate resilient future. **Chapter 17 Climate Action** draws together these policies and objectives in a coherent Climate Action Strategy.

### County Development Plan Objective CS 2-8: Climate Change

Promote sustainable settlement and transportation strategies in urban and rural areas, including the promotion of measures to;

- a) Reduce energy demand in response to the likelihood of increases in energy and other costs due to long term decline in non-renewable resources,
- b) Reduce anthropogenic greenhouse gas emissions, and address the necessity for adaptation to climate change, in particular, having regard to location, layout and design of new development.
- c) Address climate change with particular emphasis on transport provision, by implementing the policies and objectives of this CDP

- 2.16.13 In addition, as outlined in the National Planning Framework, (NPO 52) the planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

## Transport Strategy

- 2.16.14 Transport is a key enabler of all economic and social activities and it is closely linked to quality of life, health and wellbeing. The transport policy of this plan seeks to support the delivery of an efficient transport system in the County supporting connectivity and competitiveness, and to make sustainable travel modes an attractive and convenient choice for as many people as possible in order to deliver economic, social, health, wellbeing, environmental and climate action benefits. Policy seeks to reduce both the demand for travel and dependence on the private car for transport and support high frequency public transport services.
- 2.16.15 Cork is a spatially large County and as such it is acknowledged that personal transport by car will continue to be a feature of longer trips despite the significant mode shift to sustainable transport that this plan seeks to achieve. The sustainable movement of goods, services and people will necessarily include some travel by road. Maintaining, improving and protecting the strategic function of the road network is therefore critical to the County's economic and social health. Additionally, strategic road infrastructure investment projects are necessary to unlock certain development opportunities. This plan therefore facilitates improvements in road infrastructure and safeguards efficiency in the network. **Chapter 12 Transport and Mobility** sets out the Plan's objectives in this regard.

## Marine Spatial Planning / National Marine Planning Framework

- 2.16.16 Marine spatial planning is a process that brings together all the multiple users of the ocean to make the best decisions about how to use marine resources sustainably. With the introduction of a National Marine Planning Framework in 2021, this County Development Plan will build on past experience regarding the integrated approach to the protection and management of our coastal areas including our Island Communities and to maintain their sustainable contribution to the economic, social and cultural life of the County. See **Chapter 7 Marine**, Coastal and Islands.

## Protection of Biodiversity

- 2.16.17 This plan includes objectives to enhance and protect biodiversity which are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives which aim to support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans. The Planning Authority intends to commence the process of reviewing the County Biodiversity Action Plan within 12 months of the adoption of this Plan.

## 2.17 The Core Strategy Diagrammatic Map

2.17.1 The following diagrammatic map sets out the key elements of the Core Strategy and presents them on one diagrammatic map. It draws together the strategic infrastructural assets of the County including the National Road Network and the Port of Cork which play an important role in the economic development of the Cork Region. It also sets out the Settlement Hierarchy and also presents the rural area types which are also set out in this plan.



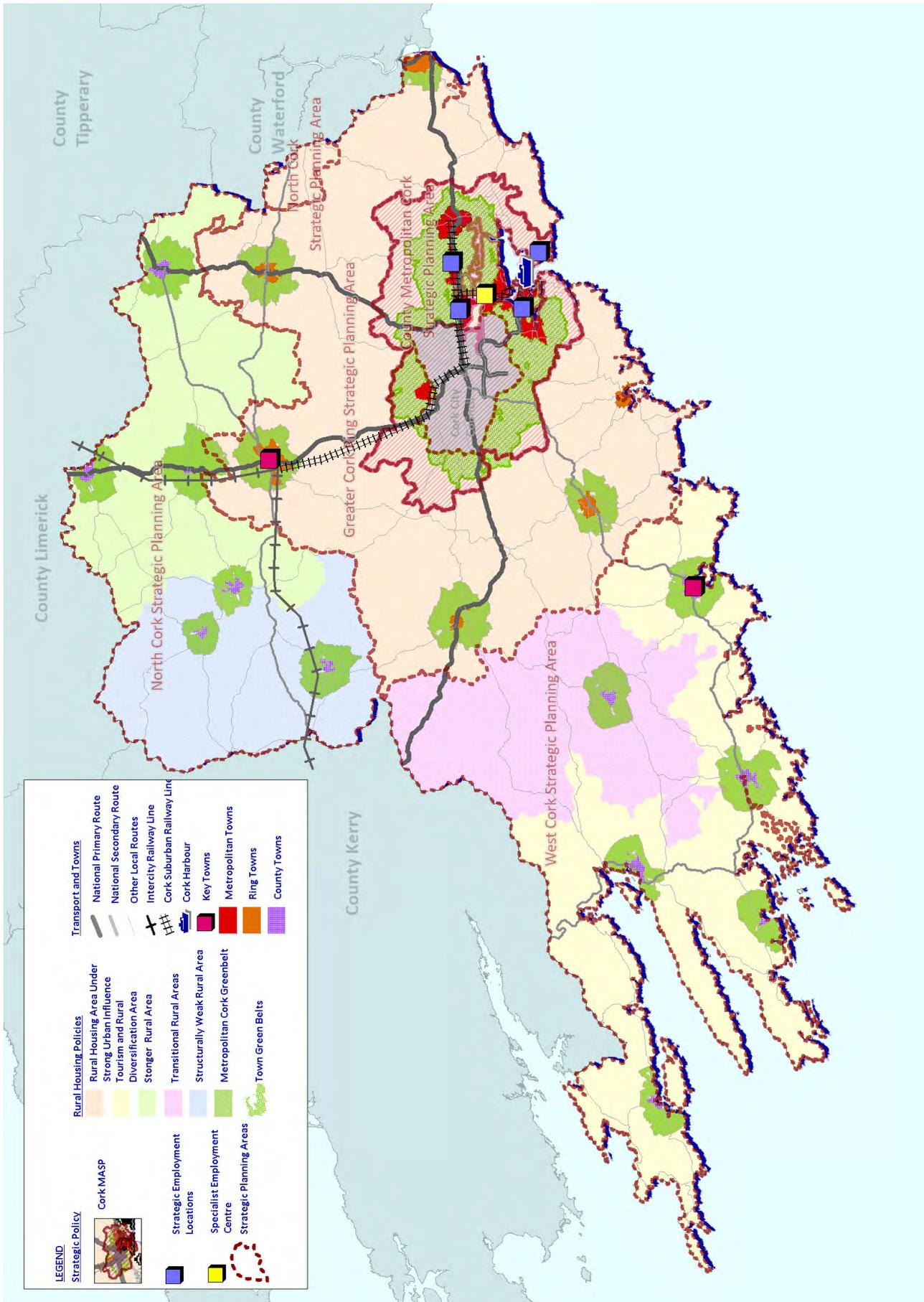


Figure 2.6 Core Strategy Diagrammatic Map for County Cork

## 2.18 Implementation and Delivery

2.18.1 The implementation and delivery of the Core Strategy is a key strategic objective of the Planning Authority. The County Development Plan adopts a multi-faceted approach to support the delivery of the Core Strategy through: putting in place the appropriate planning policy framework at a local level to guide the sustainable development of key strategic growth areas; the identification of underutilised and/or vacant lands and implementation of active land measures to support sequential development, compact growth and regeneration; and, the introduction of monitoring and evaluation measures.

### Changing Delivery Context

2.18.2 The Planning System - including all actors, public and private - seeks to link current statutory policy with future implementation. Development Plan objectives give effect to national policies and the implementation of those objectives are informed by the delivery context.

2.18.3 As set out in this Plan, it is evident that the national/regional policy context has changed significantly under the National Planning Framework/Regional Spatial and Economic Strategy. However, the fiscal context and delivery mechanisms giving effect to the delivery of planned growth particularly relating to housing growth have also changed.

2.18.4 Alignment between all actors is required to a far greater extent than during previous population, economic and housing growth periods to deliver growth that meets both of the following key criteria:

- fulfils national policy requirements; and
- is viable (for housing, delivery costs must match affordability as set by macro-prudential lending policy)

### Deliverability Actors

2.18.5 Housing growth delivery (and complementary employment/commercial growth) is the result of a complex sequence of direct and indirect interactions, informed by a wide range of informing and often competing factors/actors. Alignment of actors and actions is critical to achieve supply to meet demand/needs, and, efficiency to meet fiscal requirements/viability/competitiveness.

2.18.6 A Deliverability Framework is set out in Figure 2.7 providing a high level overview of the actors engaged in housing delivery.

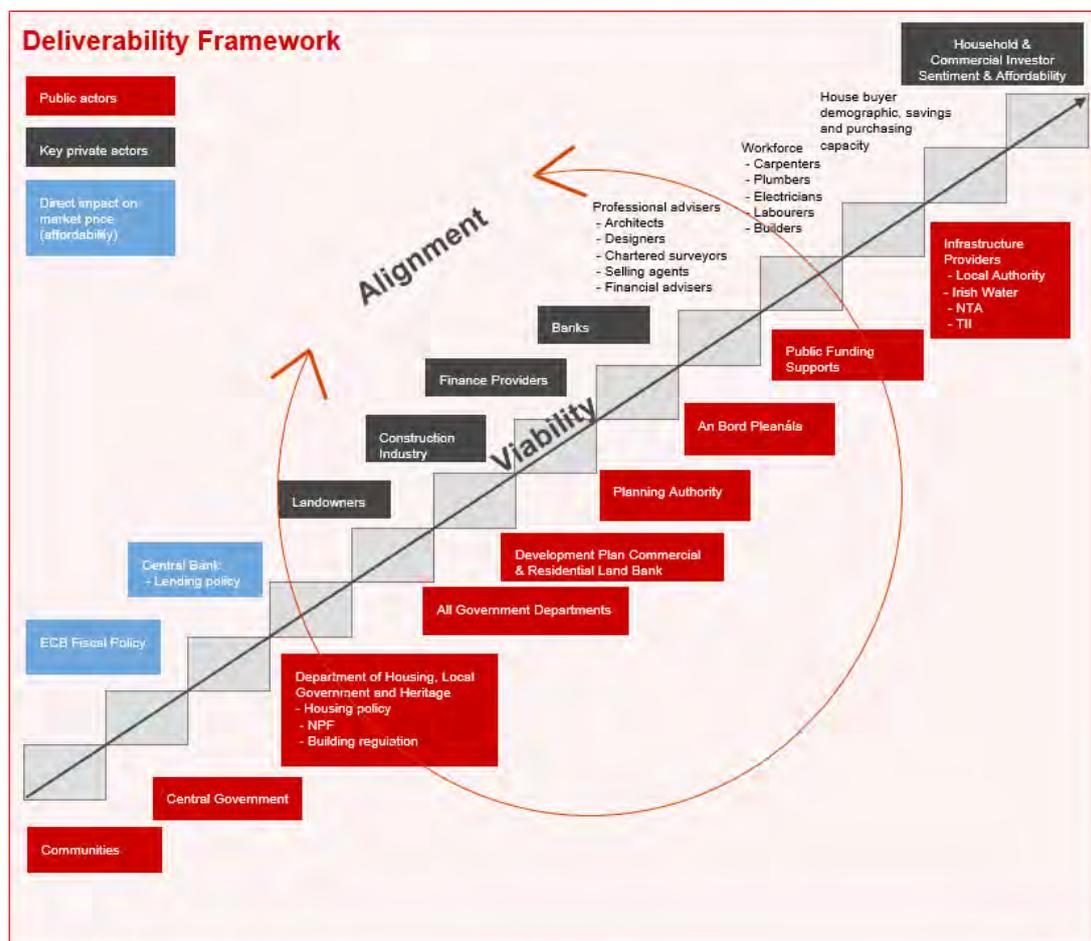


Figure 2.7: Deliverability Framework

- 2.18.7 A mechanism for alignment at policy activation stage is required – and critically, a process that will:
- allow for collective responsibility for delivering growth;
  - fulfil national policy requirements;
  - provide for viability/affordability/competitiveness;
  - at the settlements and site levels provide learnings that will inform implementation and future policy objectives

### Critical Infrastructure

- 2.18.8 A constant challenge that remains from previous growth periods relates to the identification, provision and funding of infrastructure to serve communities and future growth – both private (on-site) and public (off-site) infrastructure.
- 2.18.9 Front loading of private investment to provide for on-site infrastructure is a challenge to economic and housing growth (but in particular the latter), complicated at strategic development sites where multiple landownerships exist. Regarding public (off-site) infrastructure provision, local authority's development contribution schemes income cannot fully cover this cost and this construction industry contribution cannot be raised excessively - as for housing it will impact adversely on the ability to remain within the cost envelop requirements set by the Central Bank macro-prudential lending policy (i.e. costs cannot be passed onto the house purchaser).
- 2.18.10 Alignment of investment in public infrastructure – prioritisation, timing and allocation of costs – by all public infrastructure delivery agencies is key to ensuring the activation of development lands. In addition, only through a coordinated and targeted public infrastructure investment plan that provides for advance servicing of residential development lands will the full activation impacts of the Government's Vacant Sites Levy be achieved.
- 2.18.11 The mechanisms for the delivery of infrastructure have changed significantly, as Government has re-organised infrastructure responsibilities in recent years. The primary national sources of infrastructure funding are: transportation (National Transport Authority (NTA), and, Transport Infrastructure Ireland (TII); water services (Irish Water); urban and rural development (Urban Regeneration and Development Fund (URDF), Rural Regeneration and Development Fund (RRDF), and, Town and Village Renewal).
- 2.18.12 During 2019, Cork County Council Members approved the borrowing of up to €130m from the European Investment Bank (EIB) and Council of Europe Development Bank (CEB) over the next decade which will allow Cork County Council to progress a broad range of projects across the County, supporting growth target. This funding is to supplement public funding by NTA, TII, URDF, RRDF, and Town/Village Renewal.
- 2.18.13 Cork County Council is focusing the EIB/CEB funding on an investment program to support communities, create conditions to enable effective regional development and drive economic performance across the entire county. This borrowing, together with funding provided by the National Urban and Rural Regeneration Funds (URDF/RRDF) and Development Funds will facilitate progress across all of the Council's eight Municipal Districts.
- 2.18.14 The Council has established a dedicated Capital Programme Implementation Unit to deliver its Social Sustainability Investment Programme. Projects which are set to benefit under this scheme include, town centre public realm upgrades, town inner relief roads, the development of parks and amenities, tourism related infrastructure, the protection of culture and heritage, energy efficiency projects and economic development.
- 2.18.15 These project types are critical to supporting growth across the County and specifically in creating the Key Attractors that will contribute to putting in place the necessary conditions to support growth as set out in the NPF. As a result, post-NPF the Council has undertaken a number of co-ordinated initiatives that will inform settlement specific interventions during the lifetime of this plan – as set out in the Implementation Chapter of this Plan.

### Infrastructure Funding

- 2.18.16 Currently, public infrastructure funding is provided through a range of mechanisms. By creating an Active Land Management process of alignment in terms of infrastructure funding, interventions and priorities (aligned also with landowner / house-builder engagement), expenditure on public infrastructure can be utilised to maximum effect in terms of development activation and cost efficiency. This overall alignment is critical in order to give full effect to the Council's Active land Management activities and deliver the Core Strategy targets.
- 2.18.17 Creating the correct conditions to support growth has always been central to ensuring cost-effective and sustainable growth occurring, however post-economic crash fiscal constraints (in both public and private financing) and macro-prudential lending rules (for housing) has heightened the importance of achieving a high degree of efficiency in delivery development – including infrastructure provision.
- 2.18.18 The Implementation and Delivery Chapter of this Plan sets out in detail the infrastructure needs and funding context to support the delivery of housing growth identified in this Core Strategy.

## Return on Investment

- 2.18.19 Based on analysis undertaken by Cork County Council relating to the activation of zoned housing, delivering advance public infrastructure to support housing growth has the potential to provide for a positive Return on Investment to the public exchequer.

## Housing Implementation Mechanism

- 2.18.20 Having regard to the changed delivery context for policy implementation (particularly regarding housing delivery), as well as the multiplicity of actors in the implementation process, an ALM propelled housing activation pathway is required to ensure delivery of national, regional and local policy objectives and that viability, affordability and competitiveness are maximised.
- 2.18.21 This housing activation pathway requires the following four characteristics:
- Alignment of actors;
  - Adequate and advance funding;
  - Provide for engagement at the site specific level; and,
  - Have sufficient flexibility to overcome activation and viability barriers at the site specific level.

## Vacant Sites Levy for Residential Lands:

- 2.18.22 The Council has actively engaged in the implementation of the Government's Vacant Site Levy (VSL), establishing its Vacant Sites Register in 2016. However only when sufficient and targeted public infrastructure capacity is available will the full impact of the Vacant Site Levy be achieved as the VSL applies generally to serviced lands.
- 2.18.23 Therefore the scope and efficacy of the Government's Vacant Site Levy can be expanded if a process of alignment is built around it including: multi-annual residential (private and public) delivery targets by typology and location (informed by the Council's Core Strategy); multi-annual (private and public) residential delivery programme by typology and location; alignment of infrastructure agencies priorities and investment programmes; and, a programme that removes barriers to development as required at the site specific level. Such a multi-annual residential delivery programme will need to be based on engagement with landowners.

## 2.19 Active Land Management

- 2.19.1 While this Core Strategy sets out the housing requirements based on the target populations as set out in the NPF and RSES, this section deals with the supply side which falls under the remit of 'Active Land Management' and matching supply with a proposed achievable demand.
- 2.19.2 Active land management is the management and delivery of zoned lands to ensure those lands come into active use; ensuring that social, environmental and economic considerations are appropriately integrated into land identification and delivery and, ensuring an adequate volume of appropriate lands are identified to ensure the availability of an appropriate supply of serviced/serviceable zoned lands to serve existing and future housing demand.
- 2.19.3 In an effort to co-ordinate land use zoning, infrastructure and services, the National Planning Framework includes a number of specific objectives which set out a new two-tier approach to land zoning:
- Tier 1 which is Serviced Zoned Land and
  - Tier 2 which is Serviceable Zoned Land.
- 2.19.4 All residentially zoned land is categorised in this way in this plan. The NPF indicates that if land does not fall into Tier 1 or Tier 2, then it should not be zoned for development or included within a Development Plan Core Strategy. Where land is zoned and remains undeveloped over time, it may be included in the Vacant Site Register and be liable for the Vacant Site Levy.
- Tier 1 comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development. These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.
  - Tier 2 zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul

sewer drainage, surface water drainage, water supply and/or additional service capacity. These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.

- 2.19.5 The tiered approach to zoning (NPO72a) and other mechanisms to prioritise the delivery of zoned lands for development (NPO73a-73c) will be important considerations for this Plan and will be subject of more coordinated monitoring in line with the provisions set out in **Chapter 19 Implementation and Delivery**.

### **Activation Mechanism**

- 2.19.6 Having regard to the changed delivery context for policy implementation (particularly regarding housing delivery), as well as the multiplicity of actors in the implementation process, an activation pathway is required to ensure delivery of national, regional and local policy objectives and that viability, affordability and competitiveness are maximised.
- 2.19.7 This activation pathway requires to have the following four characteristics:
- alignment of actors;
  - adequate and advance funding;
  - provide for engagement at the site specific level; and,
  - have sufficient flexibility to overcome activation and viability barriers at the site specific level.
- 2.19.8 In Cork County there is currently advance infrastructure in place for c.7,000 residential units to be constructed. Based on NPF residential targets, this capacity will be absorbed within the early delivery period of this County Development Plan. Additional public infrastructure capacity will be required to be created in order to facilitate housing delivery generally, but critically the provision of this new infrastructure capacity will be required to:
- have regard to lead-in times for infrastructure provision (usually a minimum of two years for significant works); and,
  - be targeted at specific locations that reflect housing needs.
- 2.19.9 Only when sufficient and targeted public infrastructure capacity is available will the full impact of the Vacant Site Levy be achieved.
- 2.19.10 An activation pathway for scheme housing and commercial investment will ensure that the County Development Plan identified residential development land bank is activated, housing delivery meets the locational, typology and market price needs of County Cork residents, and that complementary commercial / employment facilities are delivered. This activation pathway features:
- a local authority led process of targeted public infrastructure investment/priorities by multi agencies at agreed development locations/timing;
  - committed multi-annual funding for public infrastructure;
  - landowner and investor positive and structured engagement;
  - targeted use of the Vacant Site Levy process to give effect to national policy and local housing / employment needs; and
  - monitoring of development activation and use learnings to inform investment decisions, prioritisations, and, identification of future development land banks.





# CHAPTER 3

# SETTLEMENTS AND PLACEMAKING

## **Vision for this Plan**

To protect and enhance the unique identity and character of County Cork's towns and villages and improve quality of life and well-being through the delivery of healthy placemaking underpinned by good urban design, with the creation of attractive public spaces that are vibrant, distinctive, safe and accessible and which promote and facilitate positive social interaction and supports the needs of the community.



# Contents

3.1	Introduction to Placemaking	70
3.2	Urban Capacity Study	72
3.3	Understanding the Urban Structure of our Settlements	72
3.4	Movement and Public Realm	73
3.5	Encouraging Sustainable and Resilient Places	75
3.6	Planning for Culture and Creativity	78
3.7	Placemaking and Enterprise Development	79
3.8	Rural Placemaking	79
3.9	Ensuring Quality in Design	80
3.10	Design Standards Toolkit	81

### 3.1 Introduction to Placemaking

- 3.1.1 The National Planning Framework’s focus on delivering compact growth within the heart of our towns and villages is a new direction in planning for the country’s future growth. This will mean a new focus is required on urban opportunity sites through a combination of infill lands, backlands, under-utilised land and the introduction of targeted measures to address vacancy and the under-utilised building stock in the heart of our towns and villages. These are often more complex sites and therefore the Plan now provides a dedicated Chapter to Settlements and Placemaking policy and guidance to aid designers to respond positively to Cork County’s unique urban structure and deliver a tailored approach to housing, employment and community facilities within our wide network of settlements.
- 3.1.2 The Regional Spatial and Economic Strategy (RSES) for the Southern Region emphasises the concept of Placemaking as a tool to enable sustained economic growth and employment including the integration of better urban design, public realm, amenities and heritage to create attractive and liveable places that support active lifestyles and positive human health.
- 3.1.3 The Placemaking approach follows the themes outlined in the National Planning Framework, Regional Spatial and Economic Strategy for the Southern Region (RSES), Creative Ireland’s Re-Imagine: Making Places Better and the RIAI Town and Village Toolkit. These will provide a new layer of robust, locally tailored policy to supplement existing Guidelines on Residential Development in Urban Areas (2009), Design Standards for New Apartments, as amended in 2020 and Urban Areas and Building Heights Guidelines (2018).

#### What is Placemaking?

- 3.1.4 At its essence, Placemaking is about the layout, design and management of the built environment and public realm, how the buildings and spaces relate to each other and ensuring that places are attractive, safe and enticing, thus strengthening the connection between people and the places they live, supporting a greater sense of ownership, community values and activity.
- 3.1.5 How future development is planned will continue to be a significant determinant of people’s quality of life. Successful places are designed, built and managed with an attention to quality and puts the human experience at the heart of the design process. National and regional planning policy objectives places a strong emphasis on developing sustainable communities, and placemaking and the development of sustainable communities are mutually supportive. The renewed focus on compact growth requires a fundamental shift in the way we plan our towns and villages. Developers need to consider how to deliver permeable, well-connected schemes that responds to its local context and contribute to/ reinforces the town or village’s urban structure and land use mix. On its own, just zoning land for development, is not enough to ensure the delivery of attractive successful places that people will choose to live in. The Plan sets out a new set of Placemaking Principles that can help deliver quality development at a local level that reinforces the uniqueness of County Cork’s diverse places, nurtures them to realise their full potential and create a people centred design approach.
- 3.1.6 Successful Placemaking has four main components:
- Harnesses the unique characteristics of each place;
  - Improves the quality of life for all;
  - Results in sustainable, well designed homes and communities who are aware of their natural environment and have access to active travel options.
  - Results in Protection of the environment.
- 3.1.7 The following diagram demonstrates how place-making and sustainable communities are interchangeable:



Figure.3.1: Egan Wheel (Source Adapted "Egan Wheel" Egan 2004

## Placemaking Principles

3.1.8 There are seven key principles of placemaking. These are detailed in Table 3.1. The Plan aims to improve the quality of County Cork's town and village environments and encourage a high standard of design in all new developments. New development will be required to adhere to the principles of "Placemaking" in order to achieve permeable, well connected, safe and sustainable built and natural environments which enriches and nurtures our community life and contributes positively to the special character and heritage of the County's varied town and villagescapes.

Table 3.1: Principles of Placemaking		
Theme	Strategic Objectives	Local Outcomes
Character and Identity	To promote local character within the townscape and villagescape of Cork County's settlement network by responding to and reinforcing locally distinctive patterns of development, landscape and culture and protecting the historic environment.	Elements of local distinctiveness such as local materials, building forms and elements including fenestration patterns, awnings, roof profiles and features should inform the design and detailing of new development and reinforce the palette of the existing place. For example the use of wall hung slates on building facades in Kinsale are a local distinctive feature of the town's character and similarly 1st floor bay windows on Thomas Davis Street, Mallow is a unique response to the town's historic function as a Spa town.
Continuity and Enclosure	To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas and promotes active frontages at street level.	Consistent building lines are required to create a strong street frontage, to provide enclosure to a street or square and generates active frontages with frequent doors and windows. Boundaries are also important elements to enclose space and should be designed and constructed to reflect its local context of either natural stone construction in local traditional style or clearly modern style stone wall or capped and plastered concrete walls.
Quality of the Public Realm/ Open Space	To promote public spaces and routes that are attractive, safe, uncluttered are sensitively integrated into the natural environment, facilitate sustainable access for the public to nature, and work effectively for all in society, including disabled and older people.	The best public spaces often have nodes of activity complimented by quiet zones, stimulate the senses, use quality local materials, are sensitively integrated into the natural environment, have built-in versatility and are complimented by a coherent street furniture, lighting and signage strategy e.g. Clonakilty.
Ease of Movement	To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.	Streets and routes should be direct, overlooked, barrier-free and measures used to slow traffic down to encourage pedestrian and cycling safety. Use of DMURS to apply at all settlement levels.
Legibility	To promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around.	Emphasise the hierarchy of place with a graduation of building heights and density from the core, framing views and landmarks and creating new focal points.
Adaptability	To promote adaptability through development that can respond to changing social, technological and economic conditions.	Maintain separate own door access to upper floors of buildings in the town/ village centre to maintain vertical mixed use profiles and future proof the building's adaptability.
Diversity and Vibrancy	To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.	To ensure the town and village cores contain a mix of residential, social and economic uses to maintain a vibrancy beyond business hours. A variety of house typologies, sizes and tenures are also required to meet the differing needs of the population profile.

3.1.9 The Plan provides a policy framework with supplementary guidance and design standards to encourage Placemaking at a strategic level by directing the right type of development and land use to the right place, and at local level by promoting a design-led approach to an agreed set of Placemaking principles and insisting on high quality development that embodies the special characteristics of Cork County's diverse towns and villages.

## 3.2 Urban Capacity Study

- 3.2.1 Cork County Council undertook an Urban Capacity Study of the town centre areas of the nine former town council towns of Cobh, Clonakilty, Fermoy, Kinsale, Mallow, Macroom, Midleton, Skibbereen and Youghal, and the town of Bantry in 2018/2019. The study identified that approximately 2,000 additional units could be delivered in the heart of our towns through a combination of Living Over the Shop initiatives, targeting vacancy, providing infill units within the fabric of our towns and rejuvenating under-utilised and derelict brownfield land. Similar capacity is likely to exist in the other towns of the county. It is important that this potential for development is tapped into in the context of achieving the compact growth and higher density development objectives of the National Planning Framework and delivering at least 30% of all new homes within the existing built footprint of our settlements. The data gathered to date can help inform local stakeholder collaboration and the creation of a shared vision at a local level for the regeneration of our towns and measurable actions, as advocated under the Town Centre First policy. See **Chapter 9 Town Centres and Retail**.
- 3.2.2 The Plan acknowledges that compact growth opportunities need to be supported by a wider programme of targeted investment in the enhancement of the public realm, public parks and amenity spaces and regeneration of the settlements as a whole. Recommendations in this regard are included in Background Document No 3 - Urban Capacity Study and the Bringing Back Homes Initiative by the Department of Housing, Planning and Local Government.

## 3.3 Understanding the Urban Structure of our Settlements

- 3.3.1 Cork County's settlement network is made up of settlements of different historic origin, some planned, while others have evolved in a more organic way. The framework of routes and spaces that connect locally and more widely, and the way developments, routes and open spaces relate to one other are all an intrinsic part of the town or villages urban structure. The National Planning Framework requirements to deliver at least one third of development within the built envelope of our settlements means understanding the way they are structured and function is critical to the delivery of compact growth and greater population uplift in the heart of our settlements. This Chapter includes a comprehensive set of policies and guidelines to ensure new development proposals have a clear set of standards to follow which reinforces the unique character of their locality.
- 3.3.2 There are two predominant historic settlement types:
- Medieval Settlements with an organic or herringbone development format at its core transversed by laneways and may contain defences. Streets are narrow and buildings usually 2-3 storeys high as can be seen on the plan and image of Market Street, Kinsale. See Figures 3.2 and 3.3.
  - Planned Settlements with a formal urban structure, usually of perimeter block format transacted by laneways and pends within the block format e.g. Fermoy. Streets are wider with a corresponding increase in building height to 3- 4 storeys, landmark buildings are deliberately placed at street nodes and vistas revealed within the streetscape. Market places and formal public open spaces are incorporated into the heart of the town.



Figure 3.2:  
Plan of Market St. Kinsale



Figure 3.3  
Corresponding photo of Market Street, Kinsale  
showing the organic, Medieval street pattern.



Figure 3.4  
Plan of formal perimeter  
block, Fermoy.



Figure 3.5  
Image of pend

### Block and plot size

- 3.3.1 Urban grain relates to the pattern of the arrangement of street blocks, plots and their buildings in a settlement. The degree to which an area's pattern of blocks and plot subdivisions is respectively small and frequent (fine grain), or large and infrequent (coarse grain) often relates to the historic period in which a settlement was built. Medieval Towns like Youghal, Kinsale and Buttevant have a fine grained pattern of development within its core comprising of narrow building frontages. Later planned towns such as Fermoy, Midleton, Bandon and Bantry have a coarser grain with larger buildings arranged along wider streets and squares.

### 3.4 Movement and Public Realm

- 3.4.1 The layout of the County's urban areas provides the basic plan on which all other aspects of the form and uses of a development depend. The function of our streets and public realm is a fundamental element of an area's urban structure. Historically streets were shared spaces for pedestrians, transporting goods and a meeting place for important social gatherings such as horse fairs, carnivals and markets. Since the advent of the car, the street has become increasingly segregated to facilitate transport vehicles and parking with pedestrians and cyclists relegated to narrow pavements adjoining the building facades.

#### Quality of Public Realm

- 3.4.2 The public realm is made up of the parts of a town or village that are available, without special charge, for use by everyone. This can include streets, parks, squares, arcades and public buildings, whether publicly or privately owned. It provides the setting not only for everyday life, but also for more formal civic occasions. It is enlarged and enriched by developments designed to welcome a broad range of people, and by creative management. The RIAI toolkit is a useful document to promoting a design-led approach to improving the public realm of our towns and villages.
- 3.4.3 The design of public spaces should facilitate a variety of needs through, for example, providing play opportunity for children, rest stops for older people and navigable surfaces and finishes to assist people with a disability. Safety is a key element to the delivery of successful public space use. Supervision of a space and lighting design are two key elements that need consideration in the design and function of the public realm. The choice of lighting source and its design can perform an important function within the legibility of an urban area and aid the safety and comfort of the user. Lighting can also help generate alternative urban experiences in public spaces adding to the distinctiveness of a place.
- 3.4.4 Good quality public realm can raise the profile of a town, resulting in the attraction of inward investment. Cork County Council has been commended for a number of high quality town centre public realm intervention in Clonakilty, Mallow and Killeagh, which have added to the attractiveness of these urban areas as a place to live, shop and visit.
- 3.4.5 The RSES advocates investment in sustainable mobility and enhancing the quality of the public realm to support successful urban living and the achievement of compact growth in settlements of all scale. The Council will promote improved accessibility to existing and planned residential support infrastructure such as schools and healthcare facilities by way of walking and cycling and/or public transport. It is therefore key that new developments are capable of incorporating appropriate linkages to such facilities in their design.

## The Movement Network

- 3.4.6 Our road and street network is cumulatively our biggest public space asset within the County. The Design Manual for Urban Roads and Streets (DMURS) is an important guide in the consideration of walking and cycling routes and should be used with the perimeter block design principle. **Chapter 12, Transport and Mobility** addresses policies in relation to the provision of walking and cycling routes. There are now additional areas within DMURS that are central to Placemaking and wider urban policy including the need to reinforce the “place function of our streets” together with a “minimal signage” approach on local streets to allow self-regulation and results in lower speeds. These policy updates will result in a more pleasant town centre environment in which to sit and linger and also puts the human experience at the heart of the design process. The design of direct walking and cycling routes are therefore promoted above the use of the car for shorter trips in the design of residential layouts.
- 3.4.7 The Plan advocates that new development respects the established permeability character of the settlement. This includes undertaking an analysis of street layouts, laneways and pends to inform the appropriate movement response on-site. Proposals that result in the loss of laneways or connectivity will normally not be permitted. The design of new residential areas shall provide for direct pedestrian and cyclist access to adjoining developments and apply the DMURS Standards as advocated in **Chapter 12 Transport and Mobility**.

### County Development Plan Objective

#### PL 3-1: Building Design, Movement and Quality of the Public Realm

Support measures to improve building design quality, accessibility and movement including investment in quality public realm across the settlement network of the County linked to the following design criteria:

- a. To achieve/ reinforce a better sense of place and distinctiveness strengthening local character.
- b. Create a design that is sensitive to the history and heritage context of a town / village setting and provides for protection of heritage features and non structural heritage that are important and intrinsic part of the distinctiveness and character of the settlement such as historic boundaries (stone and earthen), pillars and gates, street furnishing, paving and kerbing, trees, hedgerows;
- c. Ground floor buildings within the town centre should aim to have a 4m floor to ceiling height, where possible, to facilitate active ground floor uses.
- d. The use of awnings should be utilized in a manner that respects and enhances the historic town centre environment and adds to the town centre experience.
- e. New buildings should provide for high quality, local material choice and the design shall draw on the local architectural language of place and reinterpret these in a contemporary manner.
- f. Promote enhanced and increased public realm opportunities including a shared use of spaces, for outdoor experiences, with a priority on pedestrian usage.
- g. Provide multi-functional spaces suitable for all age cohorts in the community and capable of accommodating cultural events.
- h. Develop and strengthen the use of the green and blue infrastructure in a town / village setting including the retention and enhancement of existing trees and landscape features, the use of SUDs and permeable paving to achieve climate adaptable places.
- i. Achieve inclusive public realm working from the centre of a town / village setting which minimizes clutter and maximises opportunities for active mobility.
- j. Achieve permeability and connectivity in town centre / village locations which contributes to the 10 Minute Town Concept and Sustainable Neighbourhood Infrastructure. The loss of existing laneways will normally not be permitted.
- k. Delivers legible routes and urban way finding in the larger towns.
- l. Ensure universal design standards are achievable.
- m. Ensure that the aged community and the needs of all ages are facilitated, e.g., through the provision of seating areas and public toilet facilities.
- n. Consider the impacts, positive and negative, of lighting within the public realm which performs an important safety function and can be an aid to the legibility and distinctiveness of a place. Lighting should be designed to minimise negative effects on wildlife. See also **Chapter 15 Biodiversity and Environment** including paragraph 15.11.3 and Objectives BE 15-13(d) and (e).
- o. Encourage and facilitate the creation and use of public realm and outdoor spaces for outdoor dining in line with Fáilte Ireland’s new Outdoor Dining Enhancement Investment Scheme.

## Mix and Density

- 3.4.8 Activity levels in urban areas are directly linked to their density of development, mix of uses and the design of the urban structure. Pedestrian activity or street life increases in urban areas that can be defined as “walkable” and where residential use is located within the town centre mix. The Plan focusses on the delivery of at least 30% of the growth target to within the built envelope of the settlement network to enrich the town centre mix, provide a broader range of residential typologies within the County and contribute to Climate Action Goals.
- 3.4.9 Within the past half century, a substantial amount of residential growth occurred on greenfield, edge of centre lands and the residential proportion of town centres has contracted. By targeting at least one third of future residential growth to the heart of our towns and villages, the Plan is ensuring activity levels in town centres stretch beyond business hours, is providing safer streets through passive surveillance and is focussing on optimising the existing building stock. The way in which this will be achieved is discussed in Section 3.5 of this Chapter.
- 3.4.10 A tiered approach to density is advocated in the Plan to reflect the urban structure and the town’s location within the Settlement Typology hierarchy. See **Chapter 4 Housing, Section 4.6.**

## 3.5 Encouraging Sustainable and Resilient Places

- 3.5.1 The Regional Spatial and Economic Strategy for the Southern Region recognises the importance of a participatory approach to local planning in the delivery of sustainability and resilience in the future planning of our settlements. It is now required that the Plan includes objectives to provide for and implement a Sustainable Place Framework. This needs to ensure the development of quality places through integrated planning, excellent design and is linked to the Placemaking Principles outlined in this chapter.
- 3.5.2 An integrated planning approach to ensure that employment, infrastructure, services and housing supply are considered together is essential in the land use choices and sequencing of new development, especially areas identified for significant expansion or change. The role of education, learning and health in providing inclusive, dynamic and adaptable urban environments must also be included in sustainable place frameworks and will inform zoning choices at a settlement level.
- 3.5.3 The need to retrofit infrastructure and environmental amenities to address deficits across the settlement network is also recognised. At a site level, the role of the existing building stock, brownfield lands and infill sites are an integral part of delivering sustainable growth within the built envelope of our towns and villages. There will also be opportunities for the upgrading and future proofing of the building stock to cater for smart technologies, energy / fuel upgrades etc. The Urban Capacity Study has already established a database of potential sources development opportunities within our towns and this has informed the placemaking policy and zoning direction in the relevant towns.
- 3.5.4 The use of soft and green landscaping including the retention of trees and existing landscape features, tree planting, soft planting, opportunities for play, use of water, and the potential for SuDS within a scheme are important factors in creating resilient and climate adaptable places. The use of permeable paving in hard landscaping design also has a role to play in creating more sustainable places. The design of the built environment and public realm therefore, needs to ensure opportunities for retention and introduction of soft and green landscaping which could also enhance local biodiversity, are enshrined in the design process from the outset. See **Chapter 14 Green Infrastructure and Recreation** and **Chapter 15 Biodiversity and Environment.**
- 3.5.5 The resilience of our settlement network to respond to changing circumstances, needs and intensity of use is central to supporting communities and economic activity through cyclical periods of economic expansion and contraction and in the face of new challenges posed by a global health pandemic. Cork County’s historic town centre building stock has been designed to support a flexible mix of uses through the past number of centuries. Buildings were designed with a 4m floor to ceiling height at ground floor level with a separate access to the upper floors to accommodate residential or other business uses. The Urban Capacity Study has highlighted that this vertical mix of uses is still prevalent in our town centres today and there are significant opportunities to introduce further compatible uses (residential or other uses) into the upper floors of the existing building stock.
- 3.5.6 The data gathered to date by the Urban Capacity Study is aligned with Government’s ‘Town Centre First’ policy approach and the Town Centre Health Check research. This seeks to ensure that towns become vibrant places for living and working in, by identifying and addressing the blight of underused and vacant units within the existing building stock.
- 3.5.7 Cork County Council through the Municipal Districts have prepared a number of Town Framework Plans which are an important part of the Placemaking delivery toolkit. These are area based action plans based on a number of themes. To date Town Framework Plans have been prepared for Kanturk, Mitchelstown and Passage West.

## Delivering Compact Growth within the Built Envelope

- 3.5.8 The findings of the Urban Capacity Study have created a detailed evidence base of urban opportunities including identifying gap sites for infill housing, brownfield opportunity sites and vacant units that can contribute to the compact growth of our towns. These will inform the new policy and zoning regime in the Plan. Cork County Council recognises that urban and brownfield sites are often more challenging to develop due to their proximity to existing development, complex and multiple land ownership, location within a sensitive historic environment and can demand increased costs due to parking provision and construction methods.
- 3.5.9 While some of these issues are outside the scope of the Planning Authority, policies are included to encourage a greater proportion of development within the built envelope of our towns and villages including new policies on supporting Living Over The Shop, Infill Housing and Opportunity Sites and additional guidance to assist the development of complex urban sites, considered a priority or which can act as a catalyst for town centre development (See PL 3-2 and Table 3.2). Other incentives in the Plan include a relaxation in the provision of on-site parking or a monetary contribution in lieu of car parking where the development involves the reuse/refurbishment of an existing occupied or vacant building, any change of use, or where small scale infill developments (including residential) are proposed within the town/village built envelope of our settlement network. See **Chapter 12 Transport and Mobility**.
- 3.5.10 Cork County Council will continue to fund and deliver a multiplicity of projects to enhance the town and village network for the communities of County Cork. Funding has recently been secured for a number of public realm enhancement works and public service projects across the County which will contribute positively to the urban environments of County Cork and raise the profile and quality of these places.

## Reuse of Uppers Floors

- 3.5.11 The Plan recognises the importance of reusing the upper floors of the existing building stock within our towns in villages so as to contribute to mixed use centres and providing a range of residential units within the heart of our communities. The Plan, therefore, protects the separate own door access within the street/ foyer to the upper floors and encourages the reuse of vacant floorspace for residential and other compatible town centre uses.
- 3.5.12 The Urban Capacity Study has recorded a variety of upper floor residential formats, including the traditional family apartment which span a number of floors. Within protected structures, the Planning Authority generally resists the subdivision of single residential units in the upper floors of buildings in order to protect the character of buildings of special architectural, social and cultural value and to ensure a variety of affordable residential unit types are available within our town and village centres.

## Infill housing

- 3.5.13 To make the most sustainable use of existing urban land within the built envelope of a settlement, the planning authority will encourage the development of infill housing on suitable sites, subject to adherence to residential amenity standards and avoiding any undue impacts on the established character of an area. The layout and design of infill schemes should respect existing building lines and should generally follow established roof profiles, buildings heights and use of materials within the street.
- 3.5.14 Infill housing is often suitable as starter homes or housing for older people given their size and locations in central locations close to services and amenities.
- 3.5.15 In general, infill housing should comply with all relevant development plan standards for residential development, however, in certain limited circumstances; the planning authority may relax the normal planning standards in the interest of developing vacant, derelict and underutilised land.

## Opportunity Sites

- 3.5.16 The Plan places a strong focus on Opportunity Sites within towns and villages which can contribute to the compact growth and sustainable development of its settlement network. These can comprise of a variety of site categories including under-utilised brownfield lands, vacant and derelict buildings/sites and institutional lands comprising of heritage buildings. They can range in size from small plots to large areas of backlands capable of being transformational in nature and may be suitable for single or a mixture of uses, depending on its scale, location and building design. It is also important to recognise the potential of brownfield sites and heritage buildings in rural areas in the County and their contribution to climate action goals in the re-use and revitalisation of vacant buildings, derelict or brownfield land.

- 3.5.17 The Plan encourages the use of contemporary design responses which draws on the local character elements in the town or village to reinforce a sense of place. In larger sites, new routes, pends and movement networks should follow the established movement grid of the historic core. Historic maps should be referenced to inform the location of any historic laneways/routes that may have existed previously and should be reinstated. Blocks should be laid out to reflect the existing perimeter block layout and where possible building elements within it should be expressed to follow the rhythm of the existing street character (e.g. vertical windows, roofscape profile, materials and in mixed use schemes the inclusion of a second door access to the upper level).
- 3.5.18 The Plan recognises that urban sites can often contain legacy issues and involve multiple landowners and the resolution of complex design issues. It is therefore, deemed appropriate to prepare design briefs for certain priority sites to help define the planning and design parameters and guide future development in a co-ordinated and collaborative way. The Plan therefore supports RSES objectives to establish a database with site briefs specifically for brownfield sites zoned for development which will need to be continually renewed and updated as opportunities arise though active land management processes, so that brownfield reuse can be managed and coordinated across multiple stakeholders

**County Development Plan Objective  
PL 3-2: Encouraging Sustainable and Resilient Places**

As part of the Council's commitment to deliver compact growth and resilient places, the Plan supports

- a. The use of the upper floors of the existing town centre building stock for appropriate uses, including Living Over The Shop. The separate access to the upper floors should normally be retained;
- b. The development of brownfield, infill and under-utilised lands within the built envelope of the existing settlement network;
- c. Addressing vacancy within the existing building stock;
- d. The preparation of additional guidance for priority town centre sites to aid land activation over the Plan period;
- e. The establishment of a database of brownfield, opportunity and regeneration-sites in order to manage and coordinate active land management priorities across multiple stakeholders on an ongoing basis.
- f. Supports the re-use and revitalisation of brownfield sites and heritage buildings in both urban and rural areas in the County.

**Provision of Serviced Sites**

- 3.5.19 Cork County Council will seek support and investment for the sustainable development of a new homes in small towns and villages initiative working in partnership with Irish Water, local communities and other stakeholders in the provision of services and serviced sites to create "build your own home" opportunities within the existing footprint of smaller towns, key villages and villages to ensure a sustainable and appropriate spread of development between towns and villages within the County.

**Density, Residential Mix and Building Typologies**

- 3.5.20 Housing will be required to cater for existing and changing population requirements, such as social and affordable housing, student housing, renewal/upgrade and replacement of existing stock, smaller family sizes, an ageing population, and adult children living at home longer, remote working, with resultant requirements for additional housing responses.
- 3.5.21 The mix of housing demand is changing dramatically which will need targeted policy intervention to cater for 1-2 person households and the needs of an ageing population across the County. Coupled with this, Ireland has some of the lowest density urban areas in the developed world and this constrains housing delivery. Therefore there is a need to set out clear policies which deliver a better mix of house types and sizes and facilitates increased densities.

### County Development Plan Objective PL 3-3: Delivering Quality and Inclusive Places

In assessing future development proposals the Plan will implement and promote a series of aims outlined in the Guidelines on Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual and the Design Standards for New Apartments, which seek to create high quality inclusive places including:

- a. To achieve/ reinforce a better sense of place and distinctiveness therefore, strengthening local character;
- b. Prioritise walking, cycling and public transport, and minimise the need to use cars;
- c. Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience;
- d. Provide a good range of community and support facilities, where and when they are needed;
- e. Present an attractive, well maintained appearance, with a distinct sense of place and a quality public realm;
- f. Easy to access and navigate through the delivery of a clear urban structure including landmarks and vistas;
- g. Promote the efficient use of land and energy and minimise greenhouse gas emissions;
- h. Provide a mix of land uses (where relevant) to minimise transport demand;
- i. Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- j. Enhance and protect the built and natural heritage.

### 3.6 Planning for Culture and Creativity

- 3.6.1 Arts and Cultural facilities not only contribute to the artistic, social and general quality of life of communities but also attract visitors and investment to the area. In County Cork we have an established network of cultural infrastructure and the provision of these facilities has both positive social, and health and wellbeing impacts. See also **Chapter 16 Built and Cultural Heritage**.
- 3.6.2 There has also been a recent resurgence in food and craft markets and temporary, pop up crafts outlets reflecting the diverse artisan food producers in the County and well established craft sector. Cork County Council recognises that there are gaps in the provision of cultural infrastructure across the county and aims to address where there are clear geographical deficits.
- 3.6.3 Cork County Council wishes to continue to support the expansion of creative floorspace and facilities throughout the County. The town centre areas are generally the most appropriate locations for artist studios, creative hubs and cultural workplaces where people can access art spaces and venues on foot, by public transport or where parking is available.
- 3.6.4 There has also been a number of successful conversion of historic buildings for cultural uses. The Council will continue to support the reuse of historic buildings for cultural uses.
- 3.6.5 The public realm and public parks can also provide important venues for cultural events and festivals and can add to the attractiveness of a town as a destination. The experience of the Covid -19 pandemic has also demonstrated the need for the provision of well designed, traffic and noise free spaces in which performances and creative activities can safely take place.

#### The Arts as a Revitalisation Tool

- 3.6.6 Many of our towns and villages have seen a decline in traditional commercial activity. This has resulted in the closure of business premises and a corresponding increase in vacancy levels. The creative sector has much to contribute to the revitalisation programmes by being able to work collaboratively with business and community groups, develop and deliver public events that present a positive and welcoming image and initiate micro enterprises that provide employment opportunities within the heart of our settlement network. The sector is by nature collaborative, drawing together people from a range of backgrounds and contributing to development of ideas, enterprise, production and social innovation.
- 3.6.7 The Plan supports the designation of a cultural quarters as part of a wider programme of targeted regeneration measures. Appropriate locations could include lands identified as Regeneration Areas across the County including town

centre locations where regeneration of a block/ series of land parcels could facilitate such cultural land-use activities, subject to satisfying environmental considerations. The concept of a cultural quarter is not new while it would present new ways in which part of town centres could be prioritised for development of cultural activities and services.

### Public Art and Placemaking

- 3.6.8 Public Art has the capacity to add significant value to the public realm and contribute positively to placemaking, community pride and to civic engagement in the design process. Public art has the capacity to enable artists to respond imaginatively to the local context thereby reinforcing a sense of place.
- 3.6.9 Cork County Council values the role of public art in the future development of our settlements, as it contributes to legibility of a place and positively to the built environment. Over the lifetime of the Plan it is an objective to prepare a Public Art Strategy, in consultation with, or by the County Arts Office to inform decision-making in the commissioning of Public Art throughout the County. See also **Chapter 16 Built and Cultural Heritage** relating to public art.

#### County Development Plan Objective PL 3-4: Placemaking and The Arts

The Plan recognises the value that the Arts sector can have on creating distinctive places and raising the quality of life for communities across County Cork. The Plan supports:

- a. The expansion of creative floorspace and facilities throughout the settlement network and addressing gaps where prevalent;
- b. The reuse of historic buildings for cultural use;
- c. Where appropriate, identify the designation of a cultural quarter as part of any large scale town expansion or regeneration programme, including sites identified as Regeneration Areas;
- d. Reinforce a sense of place through the use of quality public realm materials, lighting design and street furniture to create a distinctive place.

### 3.7 Placemaking and Enterprise Development

- 3.7.1 Placemaking also has an important role in the layout and design of Enterprise development across the settlement network of County Cork. Design responses at these locations shall use tools such as Health Place Audits for Placemaking and should refer to Table 3.1 Principles of Placemaking to guide an appropriate response on-site, ensuring well-connected, permeable and legible enterprise zones.

### 3.8 Rural Placemaking

- 3.8.1 The rural villages and areas of County Cork also have distinctive placemaking elements which are an intrinsic part of the County's heritage and require recognition and protection as part of the County's future development framework. Rural settlements can vary in size and form from planned, formal settlements to organic clusters. For example, within many of the exposed rural coastal areas of the County there is an established and recognisable pattern of development whereby gables are orientated to minimise the impacts from the prevailing wind and farm complexes are often arranged around a courtyard to provide shelter.
- 3.8.2 Road boundaries and pillars are also a very important placemaking element within the rural landscape. They provide enclosure, use natural materials and techniques which vary throughout the County reflecting local traditions and craftsmanship methods. Within County Cork they are usually constructed of a sod and stone boundary, of an earthen bank faced with stone or mortared and a dry stone wall. They are also of important heritage and habitat value.
- 3.8.3 As part of the County's commitment to excellence in design, it is imperative that new buildings in the countryside respond to its local context, not only in building design but in its layout and boundary treatment. Applicants or designers should consult with historic maps and Cork County Council's Rural Housing Design Guide to respond appropriately to local context for individual houses or as part of any serviced site proposals within rural villages. There will generally be a presumption against the removal of historic boundaries because of their placemaking, heritage and habitat value unless required for road safety reasons.

#### County Development Plan Objective PL 3-5: Rural Placemaking

The Plan acknowledges that there are distinct and regional patterns of development within the rural villages and rural areas of County Cork and these make a positive contribution to the County's settlement network and rural landscape. New buildings should respond to the historic placemaking patterns and built form prevalent in the area.

### 3.9 Ensuring Quality in Design

- 3.9.1 In the life of this plan, it is likely that most settlements from our larger towns to our smaller villages will experience a level of change through opportunities to create new buildings and spaces as our population increases and our economy grows. Demands on our Towns and Villages have increased with more housing construction activity to meet the shortage of housing supply as well as a revitalisation of social and economic activity due in part to recent changes to workplace practices. This aligns with the overarching policies of the National Policy Framework requesting revitalisation of our towns and villages with an emphasis on compact and sustainable forms of development that can offer attractive and liveable places to live and work and that can accommodate diverse and integrated forms of community living.
- 3.9.2 This requires good quality designs carried out by properly trained built environment professionals who have the appropriate skill sets to analyse, advise, provide guidance, develop and produce designs that are well considered, appropriate and fit for purpose. These designs need to deliver high quality environments that demonstrate and exhibit uniqueness, creativity, support human well-being, have good quality detail and robustness that all contribute to the sustainability and success of an area where high quality public realm and placemaking can also be secured and delivered.
- 3.9.3 In particular, the design of quality housing needs to be responsive to changing community needs where the provision of integrated and different housing typologies can be delivered in a more compact way including options for more centrally located units in a town or village. These factors can contribute to healthier and happier places to live and work which are better connected to facilities by pedestrianisation, cycling and sustainable public transport.
- 3.9.4 There is now a heightened need that future built developments particularly in the case of residential developments will need to be more urban based with designs of a more compact nature adopting the use of taller buildings located close to existing amenities and public transport. People will be encouraged to live in mixed tenure type developments where multi-generational living together with sustainable community living patterns will become more familiar. The Council encourages ensuring that the right design solution is achieved using an appropriate and suitable site where adequate infrastructure is available to support the development.
- 3.9.5 Finding an appropriate design solution for a site that proposes a concept that generously sits and integrates well in a harmonious and well-integrated way can often be a challenge for a designer.
- 3.9.6 New developments, be it, building refurbishments or new builds are expected to bring vitality and new life to a location. Re-use and re-occupation of existing under-utilised buildings provide for social and economic rejuvenation of an area where new people presence bring defensibility and vibrancy to an area where isolation and loneliness for existing residents can be reversed. A properly trained and experienced building / urban designer such as a Registered Architect will have the appropriate training and skill set to carefully assess the site characteristics, the site context, surrounding buildings styles, building patterns, conservation and building height / density considerations, etc, in arriving at a design solution that's creative, people centred, safe, sustainable and will provide for adequate and comfortable floor spaces with access to good quality natural light, ventilation and private / semi-private out door space with integrated utilities that relates positively to all of its end users.
- 3.9.7 What must be avoided are designs that produce poor quality and unsafe environments that lack positive connection and support for human wellbeing and that lack quality in building standards and material execution.
- 3.9.8 In guiding and encouraging these types of developments from an early stage, from where an initial concept sketch is developed into a set of drawings together with 3 – dimensional models, before the planning process commences, Cork County Council encourages Clients and Developers to appoint Agents and design teams that have the appropriate training, skill sets, qualifications and appropriate experience in order to present the correct design solution to the Council for approval. Whilst it's acknowledged that some agents have different training backgrounds and experience, in certain cases where a site is sensitive, complicated and may have a difficult planning history, the Council would encourage applicants to engage the services of a Registered RIAI Architect or Registered Conservation Architect together with a range of suitably trained, experienced and accredited multi-disciplinary built environment and environmental professionals who will have specialised skill sets necessary to deliver appropriate and high quality projects.
- 3.9.9 Reference to National and Local Government guidance and best practice documents such as the Quality Housing for Sustainable Communities, Guidance for Residential Developments in Urban Areas, Design Standards for New Apartments, Urban Development & Building Height Guidelines, RIAI Urban Design Toolkit are other related guidance documents is encouraged.

### 3.10 Design Standards Toolkit

- 3.10.1 In order to aid the delivery of higher quality design outcomes in the built environment and an increased quality of life for the citizens of County Cork, Table 3.2 is aimed as a design checklist for future development in the County which are rooted in the Placemaking Principles outlined in this chapter. It has been informed by local research undertaken by the Planning Policy Unit (Urban Capacity Study), Creating Places for People: The RIAI Town and Village Toolkit and the Urban Design Manual (2009). The Plan advocates a collaborative and multi-disciplinary approach to local design responses, rooted in an understanding of local traditions, urban structure and the built form.
- 3.10.2 A Design Statement should be prepared for all medium-to-large scale and complex developments at an early stage of the overall design process and have due regard to policy objectives and Placemaking Design Standards Checklist. The Design Statement should address urban design, landscape and building design issues and clearly explain the development process, the design options considered and the rationale behind the adopted development strategy. The Design Statement should take the form of a concise illustration or series of illustrations and a written statement. This material should form the basis of meaningful pre-application discussions with the Planning Authority.
- 3.10.3 Reference to, and cognisance of, the guidance and principles set out in the 'Urban Design Manual' (2009) and 'Sustainable Residential Development in Urban Areas' (2009) documents will require to be demonstrated. A Design Statement should outline:
- The policy background, identifying all relevant policies, development briefs (where relevant), design guides, standards and regulations and shall demonstrate how the relevant placemaking principles and guidance have been complied with.
  - The urban design and architectural context including a site and area appraisal (illustrated with diagrams), summaries of relevant studies and records of any relevant consultations.
  - The development strategy for the site, including design principles which have been formulated in response to the policy background, the site and its settings and the purpose of the development, and how these will be reflected in the development.
  - An explanation of the urban structure, including approach to movement and accessibility, landscape development blocks, land uses, density, urban grain, visual context and built form.



Table 3.2 Placemaking Design Standards Checklist

Scale	Design Element	Design Response	Relevant Standards
Settlement Pattern	Major Infrastructure Landscape Water management Road & Cycle Network Open Space Character Areas	Railway Station, bridge, public transport facilities Native species, framing views, work with topography Drainage, recycling, Water features Hierarchy of routes designed for active movement Typology, features and connectivity Centres, neighbourhoods, walkable catchments, parcel size and sub-divisions.	SuDS DMURS
Urban Form	Connections Street network Block pattern Building lines Plot form Building location Density  Views and vistas	Edge treatments, boundaries Urban Grain, grid types, permeability Block form, privacy distances Frontage continuity, use of set backs Plot size, width Orientation, location on plot, natural surveillance Dwellings per hectare, plot ratios, intensification areas Relation to topography, corridors	Urban Capacity Study  Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009).
Urban Space	Open Space Public Space Public/ Private Space Gardens  Play Spaces  Carriageways Walkways & Cycleways	Hierarchy/ mix of typologies, connectivity, landscape Patterns, typologies, enclosure, management Clear definition between public and private spaces Standards/Use of native species/Retain natural features Standards, equipment, management  Junction design, traffic calming, route standards Permeable, safe, connected, removal of barriers	Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009). DMURS
Built Form	Building Form Building type  Building Frontage  Mix of Uses Townscape Features  Heritage Assets Street Trees Soft Landscaping Public Realm	Bulk, mass, height, roof profiles, basements Mixed residential typologies (including age-friendly/lifetime homes), mixed use formats, non residential typologies; Active frontage, entrance frequency, architectural styles, features, proportions, rhythms, expression, window / wall ratios, materials, colours, balconies, porches, signage, shopfront design Vertical and horizontal mixes, second door access Eave lines, rooflines, chimneys, corner treatments, landmark /background treatments, focal points  Integration, preservation, management Native species, placement Biodiversity friendly, climate adaptable species Minimise clutter and ensure Street furniture, bollards, boundary treatments / materials, public art, paving materials, colours, utilities equipment, street lighting, amenity lighting, bus shelters, CCTV, public toilets, cycle storage and parking enhance the street.	RIAI Town and Village Toolkit Urban Capacity Study  Universal Design Age Friendly Towns
Technical Issues		Energy Efficiency Access standards, parking/ disabled parking Cycle stands Communal refuse storage & recycling Mix of tenure	





# CHAPTER 4 HOUSING

## **Aim of Chapter**

To show how the Plan intends to accommodate the full range of current and future housing needs of all members of society throughout the county while giving clear guidance on making provision for specialised housing requirements and providing for the needs of communities in order to deliver sustainable residential communities across the county

# S F E E Z O O



# Contents

4.1	Introduction	88
4.2	Affordable Housing Act, 2021	88
4.3	Housing for All (2021)	88
4.4	Housing Needs Demand Assessment	90
4.5	Overall Demand for Housing	91
4.6	Specialised Housing Requirements	92
4.7	Housing Mix	95
4.8	Residential Density - Background	96
4.9	Approach to Cork County's Settlement Hierarchy	97
4.10	Building Height and Mix	101
4.11	Delivering Increased Density	102

## 4.1 Introduction

- 4.1.1 This chapter sets out the general planning policies and principles for the provision of housing in County Cork. The overall requirement for housing is set out in the Core Strategy of this Plan and the corresponding Volumes of this Plan which deal with the Municipal Districts of the County also provides more detail at the individual main towns, villages and rural level.
- 4.1.2 In past development plans this chapter would set out guidance relating to the development of sustainable communities, and the approach to housing development layouts. However, following the publication of the Project Ireland 2040, the National Planning Framework, and the increased emphasis placed on the role of placemaking and compact urban growth in the development of all settlements but most especially our towns, this Plan sets out those policies in **Chapter 3 Settlements and Placemaking**. In addition, it is important to note that climate action measures have been considered as part of this plan making process to ensure a transition to a low carbon economy and these are outlined in **Chapter 17 Climate Action**.
- 4.1.3 The primary focus of this chapter is to set out the new requirement for a Housing Needs Demand Assessment and Housing Strategy, including the requirement for Part V and also to highlight some specialised housing requirements which are required under the Planning and Development Acts or require a specific objective over and above those contained in the Joint Housing Strategy which accompanies this Plan.

## 4.2 Affordable Housing Act, 2021

- 4.2.1 The Affordable Housing Act, 2021 allows for the provision of dwellings for sale under affordable housing purchase schemes and it also allows housing authorities to provide financial assistance to purchase dwellings under affordable dwelling purchase arrangements. The Act provides for funding to be made available for the purchase of dwellings in accordance with a scheme of shared equity and also allows housing authorities to notify the public and assess eligibility and priority in relation to dwellings provided by the Land Development Agency.
- 4.2.2 Through the Affordable Housing Act 2021 and the Governments 'Housing for All' Plan, a cost rental system will be placed on a statutory footing and the conditions and operational matters for cost rental are being finalised as part of this process. Cost Rental is a new form of tenure in Ireland where tenants will pay rent that covers the costs of delivering, managing, and maintaining the homes only. It is anticipated that cost rental will play a significant role in the provision of housing and housing supports over the coming years.
- 4.2.3 The Act also allows for changes to the Part V arrangements regarding social, affordable and cost rental accommodation. See objective HOU 4-2.

## 4.3 Housing for All (2021)

- 4.3.1 Housing for All, the Government's plan to boost the supply of housing to 2030 was published on the 2nd of September, 2021. The overall aim of this new housing plan for Ireland is that 'Everyone in the State should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. 'Housing for All' provides four pathways to achieving four overarching objectives;
1. Supporting Homeownership and Increasing Affordability;
  2. Eradicating Homelessness, Increasing Social Housing Delivery and Supporting Social Inclusion;
  3. Increasing New Housing Supply; and
  4. Addressing Vacancy and Efficient Use of Existing Stock.
- 4.3.2 Each of the pathways contains Housing Policy Objectives and a comprehensive suite of actions to achieve these Housing Policy Objectives.
- 4.3.3 The implementation of each action until 2030 will be led by a named Government department, State Agency or other body. An overarching governance structure will be established in the Department of the Taoiseach to oversee implementation. Government departments, State agencies, Local Authorities, Approved Housing Bodies (AHBs), the Land Development Agency (LDA) and other delivery partners will work with the delivery office and publish updates on [www.gov.ie/housing](http://www.gov.ie/housing). An average of 33,000 homes must be provided every year between now and 2030. Increased housing output is needed in all sectors - private, affordable and social to meet the needs of people in a wide variety of circumstances.



Figure 1:  
Four Pathways  
to Housing for All

Figure 4.1 – Housing for all

### Housing for All Projected Output Profile

4.3.4 The HNDA Tool, which was developed as part of the HNDA Framework, can project the future need for housing by tenure type. These projections are based on incomes, house prices and rents, structural demand for housing, existing need and projections for how these indicators will evolve over the coming years. Using the HNDA methodology, and incorporating the ESRI's research on Regional Demographics and Structural Housing Demand at a County Level, the DHLGH has produced an estimate of housing need to 2030. It underpins the target of an average of 33,000 homes per year in Housing for All. By using the HNDA Tool, that total can be broken down by tenure type as follows:

HNDA Projection 33,000 Annually to 2030 Breakdown by Tenure Type	
New private ownership homes	11,800
New private rental homes	6,500
New affordable homes	4,100
New Social Housing homes	10,300
<b>Total</b>	<b>32,700</b>

Figure 4.2 – HNDA Projection

4.3.5 Based on the above projections, the Government aims to reach and exceed supply of 33,000 homes per year by 2024, as outlined in the table below. It will do this by increasing supply across all tenure types to ensure that the needs of all sectors of society are met.

4.3.6 A further supporting policy built into the 'Housing For All' Plan includes the 'The Town Centre First' approach which will further build upon the ambition set out in Our Rural Future, to support the regeneration, repopulation and development of rural towns and villages.

4.3.7 This will include a Local Authority-led Town Serviced Sites Initiative through which public infrastructure agencies, such as Irish Water, will work to provide serviced sites for housing to attract people to build their own homes and live in small towns and villages. Local Authorities can make such sites available to prospective homeowners with the assistance of the Croí Cónaithe Fund.

- 4.3.8 These initiatives will be complemented by energy retrofit supports and stimulated by a Local Authority programme of compulsory purchase of vacant sites and houses for resale.

### **Local Authority Construction & Acquisition (also known as the Social Housing Investment Programme (SHIP))**

- 4.3.9 To provide funding to local authorities for the provision of social housing by means of construction and acquisition. It also covers expenditure under the Rapid Build Housing Programme, Part V acquisitions, Land Aggregation Scheme and the Special Resolution Fund for unfinished housing developments.

### **Capital Assistance Scheme (CAS)**

- 4.3.10 To provide essential funding to AHBs for the provision of accommodation for persons with specific categories of housing need such as Homeless and Older Persons, People with Disabilities, Returning Emigrants and Victims of Domestic Violence.

### **Vacant Housing Repair and Leasing Initiative:**

- 4.3.11 This scheme enables local authorities, having identified appropriate vacant privately-owned properties in their functional areas, to provide upfront financial assistance to meet reasonable renovation works and to enter into long term lease arrangements with property owners. Renovation costs will be recouped from rent over an agreed period.

### **Part V Delivery:**

- 4.3.12 The Action Plan sets out a commitment to ensure adequate resources are made available to both local authorities and Approved Housing Bodies, to allow them to purchase or lease newly built private dwellings to the fullest extent envisaged by Part V of the Planning and Development Act 2000. In addition, where appropriate, the leasing of additional privately developed dwellings beyond the extent envisaged by Part V is supported. Furthermore, the up-front purchase of the Part V social housing requirement will be facilitated, subject to the introduction of strict controls.

- 4.3.13 In addition, the Social Housing Strategy 2020: Support, Supply and Reform (2014), sets out a framework for the delivery of new social housing and assessment delivery and financing. The national Social Housing Strategy is based on three pillars:

**Pillar 1:** To provide for 35,000 new social housing units, over a six-year period, to meet the additional social housing supply requirements as determined by the Housing Agency;

**Pillar 2:** Support up to 75,000 households through an enhanced private rental sector; and

**Pillar 3:** Reform social housing supports to create a more flexible and responsive system

## **4.4 Housing Needs Demand Assessment**

### **Housing Needs Demand Assessment and Housing Strategy**

- 4.4.1 The Project Ireland 2040, National Planning Framework and RSES for the Southern Region requires each local authority to develop a Housing Need Demand Assessment (HNDA) which must underpin and support the preparation of housing strategies and housing policy. Guidance on the preparation of a Housing Need Demand Assessment was published in April 2021.

- 4.4.2 To guide the preparation of this County Development Plan, a Joint Housing Needs Demand Assessment and Housing Strategy were developed by KPMG Future Analytics and Lisney on behalf of Cork County and Cork City Planning Authorities. The HNDA and Housing Strategy published with this Plan are based on a robust methodology and evidence base to inform decision-making around the current and future housing supply and investment in housing related infrastructure and services in Cork County in accordance with the HNDA requirements as set out in the NPF. Policies from the Strategy have been incorporated into the policies and objectives of this Plan and are also set out in Appendix E.

- 4.4.3 Specifically, the NPF indicates that the purpose of the HNDA tool is to:

- Assist local authorities to develop long-term strategic views of housing need across all tenures;
- Provide a robust evidence base to support decisions about new housing supply, wider investment and housing related services that inform an overall national housing profile;

- Inform policies about the proportion of social and affordable housing required, including the need for different types and sizes of provision and
  - Provide evidence to inform policies related to the provision of specialist housing and housing related services.
- 4.4.4 The HNDA incorporates socio-economic and demographic data in relation to current demand and supply in Cork City and County and projects future need over the lifetime of the Development Plan. As such, the analysis reflects different tenures, including owner-occupied, the rental sector, and social housing, and estimates future housing needs based on evidence-based assumptions relating to population and household growth, income levels, and affordability in the housing market.
- 4.4.5 The NPF notes that HNDAs are designed to give broad, long run estimates of what future housing need might be, rather than precision estimates. Additionally, a logical, sequential framework will allow for updating, monitoring and evaluation.



Figure 4.3: HNDA and Housing Strategy Inputs and Process

**County Development Plan Objective**

**HOU 4-1: Joint Housing Needs Demand Assessment and Housing Strategy**

Implement and subject to publication of Revised Guidelines, to update/review the Joint Housing Needs Demand Assessment and Joint Housing Strategy.

## 4.5 Overall Demand for Housing

- 4.5.1 On average, since 2006 there has been a fall in construction rates in County Cork. The graph below shows the pattern of new house completions in Cork County from the 1970's up to 2020. The Irish housing market has been characterised by considerable change over recent decades. Broadly, from the 1990s to approximately 2006 the housing market was characterised by both the expansion of the housing stock and rapidly growing prices. Towards the end of that cycle, the rate of new home building was almost twice the rate suggested by the size of the population. This contributed to an oversupply of properties as the recession commenced, especially in areas of limited demand. This was followed by a sharp downturn from 2007 to c. 2020. When the property market began to stabilise in 2012 and recover in the subsequent years, the market began to move in the opposite direction.
- 4.5.2 The current property market cycle has been marked by a supply/demand mismatch. Under-supply has become a serious issue, particularly in key urban areas. This has remained the case over much of the period since 2014 with new home construction remaining well below the long-term average and even below that achieved in the 1970s as shown in the graphs below. Since 1970, Cork has accounted for between 10% and 15% of national new-build homes, averaging 10.7% more recently.
- 4.5.3 It is clear that in order to accommodate the targets contained in the National Planning Framework, and the population targets set out in the RSES for the Southern Region, implemented through the population households and units required and identified in this Plan, that the county is going to need a robust supply of new housing. These targets and requirements are set out at a high level in the Core Strategy of this Plan and identified at settlement level in Volumes Three, Four and Five of this Plan. Clearly, servicing of certain sites, particularly those within the 'Tier 2' block, or those sites that currently have an infrastructural impediment will need close monitoring over the lifetime of this Plan in order to ensure that all lands identified can play a role in delivering housing unit supply in Cork County.

4.5.4 Part of the Council's responsibility in this regard will be to support all of the key infrastructure providers and other relevant stakeholders in the housing sector. In return, a matched and coordinated investment plan will be required ensuring that the prioritisation of certain critical infrastructure is delivered so that a sufficient amount of zoned land is adequately serviced in order to meet future housing demand. This and other more specific policies are outlined in Chapter 19 Implementation and Delivery of this Plan and also in the relevant service Chapters including the **Chapter 12 Transport and Mobility** and **Chapter 11 Water Management**.

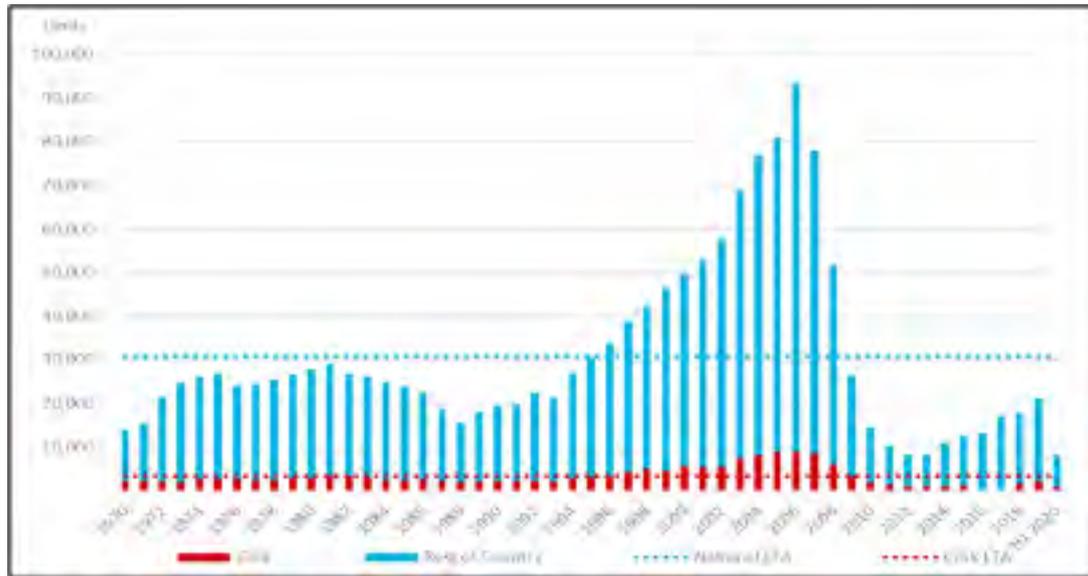


Figure 4.4: Total residential completions (1970 – H1 2020)<sup>1</sup>. Source: DHPLG, CSO, Lisney

4.5.5 Analysis of the Cork housing market undertaken for the Joint Housing Strategy concluded that despite the COVID-19 pandemic and other external influences the Cork Housing Market remains strong with most demand resting at the €250,000 to €400,000 price point. In addition, it was noted that new home sales continue to perform well, particularly among first time buyers (FTBs). However, residential completions will be significantly less than expected in 2020-21, with perhaps about 40% fewer properties being built due to the closure of sites because of COVID-19. This will have knock on effects on the supply levels in the latter half of 2021 perhaps into 2022.

## 4.6 Specialised Housing Requirements

### Social and Affordable Housing

4.6.1 In order to help to meet the need of these new households identified in the Joint Housing Strategy, there are a number of options available to Local Authorities to promote social housing. These options are listed as follows:

- Provision of Social Housing Provided Under Part V of the Planning and Development Acts 2000 as amended;
- Rental Accommodation Scheme (RAS), Leasing Initiatives and Housing Assistance Payment;
- Provision of Social Housing in partnership with Voluntary Housing Associations (including Housing Co-operatives);
- Re-letting of Casual Vacancies;
- Purchase of New or Second Hand Dwellings;
- Construction of New Accommodation including Cost Rental.

4.6.2 The County Council intend to meet their social housing requirement from a combination of all of the options set out above having regard to the national guidance on this issue as it emerges over the life time of the Plan. It is clear that the planning authority will have to look at all sources of supply and optimise the turnaround on casual vacancies and long-term voids.

<sup>1</sup> Historically, residential completions were tracked by way of ESB connections. This was not an accurate measure and in 2018, the CSO began tracking completions. However, this CSO data only dates from 2011 and as such, to provide an long-term trend, we have used ESB data from 1970 to 2017 and CSO data from 2018 to H1 2020.

**County Development Plan Objective  
HOU 4-2: Reserved Land for Social and Affordable Housing**

Lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, including all lands identified in this Plan will require a mandatory 20% of which at least half must be for social housing purposes and the balance can be applied to affordable and/or cost rental housing purposes in accordance with the principles, policies and programmes for action set out in the Joint Housing Needs Demand Assessment and Joint Housing Strategy.

- 4.6.3 Notwithstanding the above, the Part V contribution applicable to a grant of planning permission remains at 10% (to be applied to social housing only) until 31st July 2026 for all land purchased in the period between 1st September 2015 and 31st July 2021. Where the planning permission is granted after 1st August 2026, the applicable percentage will be 20% in all cases. Please refer to Housing Circular 28/2021 issued by the Department of Housing Local Government and Heritage.

**Ensuring Housing Options for our Ageing Population**

- 4.6.4 The Age Dependency Ratio i.e. the number of older people (65+) as a percentage of the working age population is 20.2% up from 16.9 % in 2011. The Council through its Older People's Council is very supportive of initiatives to support Older People, for example eight towns in the county currently hold Age Friendly status; Bandon, Cobh, Kinsale, Passage West, Mitchelstown, Bantry, Millstreet and Charleville, providing support to groups for the development of a network of Age Friendly towns across the county and it is intended to extend this network over the lifetime of this plan.
- 4.6.5 This Plan also supports the provision of a mix of house types that provide a choice for older people and encourages private developers to incorporate the principles of universal design into new residential properties through the application of the Universal Design Guidelines for Homes in Ireland and also to note and be aware of Dementia Friendly Dwellings for People with Dementia, their Families and Carers guidelines.
- 4.6.6 At a policy level, the Joint Policy Statement "Housing Options for our Ageing Population" (2019) was developed by the Department of Housing, Planning and Local Government (DHPLG) and the Department of Health (DoH), with support from key stakeholders including the HSE, the Housing Agency and Age Friendly Ireland. The purpose of the Statement is to provide a policy framework to support our ageing population in a way that will increase the accommodation options available and give meaningful choice in how and where people choose to live as they age.
- 4.6.7 The main aim is to increase the options available to older people and to facilitate the integration of supports in a more coordinated way, particularly between the housing and health sectors, with a view to facilitating people to live at home and in their communities, independently, for longer. It identifies a programme of 40 strategic actions to further progress housing options for older people under the themes of data gathering, collaborative working, delivering choice, support services, comfort and safety and maintaining momentum.
- 4.6.8 Additional policies and objectives relating to the Provision for Older Persons are set out in **Chapter 6 Social and Community**.

**County Development Plan Objective  
HOU 4-3: Housing for Older People**

- a) Encourage the provision of housing suitable for older people in all residential schemes of 10 units or more.
- b) Support the delivery of housing suitable for older people on infill, opportunity and regeneration-sites within town and village centres. See also Chapter 6 Social and Community- Section 6.6 Planning for Ageing

**Accommodation for Travellers**

- 4.6.9 Under the Housing Acts 1966-1997, Local Authorities are responsible for the provision of accommodation, including serviced caravan sites, for travellers. Since the enactment of the Housing (Traveller Accommodation) Act 1998, Cork County Council has adopted three Traveller Accommodation programmes for its functional area which specifically addresses the accommodation needs of the travelling community. The current programme puts forward programmes for the provision of permanent accommodation for the indigenous Traveller Community.
- 4.6.10 A Traveller Accommodation Consultative Committee was established in the City and County (with sub-committees at divisional level in North, South and West Cork). Among its purposes is to advise in relation to the preparation and implementation of the Traveller Programme and also to advise during the review of progress in implementing the programme.
- 4.6.11 Circular 35/2018 issued from the Department of Housing, Planning and Local Government to all local authorities on the 19th July 2018 notified all local authorities of the requirement to prepare and adopt a 5 year Traveller Accommodation Programme covering the period 1st July 2019 – 30th June 2024. Consultation in the preparation of the Traveller Accommodation Programme was essential in order to ensure that the concerns of all those affected by the Plan were

considered and to ensure a fully comprehensive response to accommodation needs of Travellers was produced. The Traveller Accommodation Programme 2019-2024 was adopted at a meeting of the full council held on the 23rd of September 2019.

- 4.6.12 The TAP anticipates that the future accommodation needs of those Traveller Households whose current accommodation is in private rented accommodation can be met in private rented accommodation.
- 4.6.13 The location of Standard Housing/Acquisition Units will be dependent on availability of those units over the course of the plan and any allocation will be made in accordance with Cork County Council's Allocation Scheme. Likewise, the location of HAP units will be dependent on a number of factors including availability of same from the private rented sector over the course of the Programme.
- 4.6.14 It is intended to address the issue of Traveller accommodation plans based on the current Traveller Accommodation Programme 2019-2024 and any subsequent programme adopted by the Council.

#### County Development Plan Objective

##### HOU 4-4: Accommodation for Travellers

- a) Encourage the provision of permanent accommodation for Travellers subject to proper planning considerations and the principles of sustainable development, having regard to the provisions of the Traveller Accommodation Programme for County Cork 2019-2024.
- b) Provide permanent accommodation for the County's indigenous Traveller Community and the natural increase of that community through the provision of appropriate accommodation.
- c) Provide transient accommodation through the provision of sites to address the accommodation needs of Travellers other than at their normal place of residence, having regard to annual patterns of movement.

- 4.6.15 The Cork County Traveller Accommodation Plan (TAP) is Cork County Council's most recent strategy for meeting the accommodation needs of the Travelling Community in Cork. Drawing on an assessment of Traveller accommodation needs, the TAP sets out accommodation targets for Cork County amounting to 68 units between 2019 and 2024, including 31 standard social housing units.

### Student Accommodation

- 4.6.16 There are currently approximately about 25,000 full time students in Cork, these student numbers are growing and are likely to continue to grow in the future, fuelled by an increasing policy focus on attracting international students to Ireland. The demand for student accommodation is therefore likely to continue in the future and may even increase creating extra demand for reasonably priced accommodation especially in close proximity to institutional sites.
- 4.6.17 The National Student Accommodation Strategy (2017) is the national Government strategy for meeting student housing demand to 2024 and beyond. It states that in recent years there has been a significant increase in demand for higher education places and for student accommodation, an increase that is likely to continue. Demand for student accommodation is strongest in Ireland's major cities. The strategy supports the construction of new purpose-built student accommodation (PBSA) as an appropriate response to student needs, delivered by higher education institutes directly and by private operators. The strategy projects that by 2024 demand in Cork for student accommodation will comprise 7,391 students, with an estimated supply of only 5,490 bed spaces to meet this. The strategy targets include delivery of a significant increase in new PBSA bed spaces (an additional 21,000 nationally by 2024) as well as increasing the number of students taking up 'digs' accommodation (a room in an existing family home).
- 4.6.18 It is important to protect the stock of purpose built student accommodation, as it is exempt from the Part V policy, so allowing a change of use to standard residential apartments would see the Council's lose out on Part V obligations.

#### County Development Plan Objective

##### HOU 4-5: Student Accommodation

In general, proposals to change the use of student accommodation to any other type of accommodation will be discouraged unless it can be shown that an overprovision of student accommodation exists in the whole county. Where such applications are given favourable consideration, obligations under Part V of the Planning Act 2000 (as amended) will apply.

### People with Disabilities

- 4.6.19 The Cork County Strategic Plan for Housing Persons with Disabilities (2018) provides a framework for social housing provision for people with disabilities in Cork County and for interagency co-operation in delivering appropriate housing. Its vision (based on the National Housing Strategy for People with a Disability 2011-2016) is to "facilitate access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living."

- 4.6.20 The Strategy gives an overview of supply and demand for housing for people with disabilities including potential emerging need, sets out a broad range of delivery mechanisms for meeting needs across different sectors and agencies, and sets out the challenges, opportunities, and key actions in meeting the Strategy's vision. It emphasises the complex challenges facing many people with disabilities and the importance of cooperation between different bodies and agencies in meeting overlapping health and housing needs. The strategy has nine strategic aims as follows:
- To promote and mainstream equality of access for people with a disability to the full range of housing options available suited to individual and household need;
  - To develop national protocols and frameworks for effective interagency cooperation which will facilitate person-centred delivery of housing and relevant support services;
  - To support people with a disability to live independently in their own homes and communities, where appropriate;
  - To address the specific housing needs of people with an intellectual and/or physical disability, moving from congregated settings in line with good practice, including through the development of frameworks to facilitate housing in the community;
  - To address the specific housing needs of people with a mental health disability, including through the development of frameworks to facilitate housing in the community, for people with low and medium support needs moving from mental health facilities, in line with good practice;
  - To consider good practice in the design, coordination and delivery of housing and related supports;
  - To facilitate people with a disability to access appropriate advice and information in respect of their housing needs;
  - To improve the collection and use of data/information regarding the nature and extent of the housing needs of people with a disability;
  - To provide a framework to support the delivery, monitoring and review of agreed actions.

### Other Specialised Housing Requirements

- 4.6.21 The Joint Housing Strategy's principles and policies are set out in **Appendix E Joint Housing Strategy** Policies and Principles of this Plan. The Strategy also contains details of the other specialised housing requirements in Cork County.

## 4.7 Housing Mix

- 4.7.1 The impact of population growth, social changes including more people living alone or in smaller households and an ageing population with specific housing needs means that the mix of house types and sizes required needs to become more diverse. Therefore, it has never been more important to improve the range of choice available throughout the County as a whole.
- 4.7.2 The mix of house types proposed in an area should be influenced by a range of factors including the desirability of providing for mixed communities and a range of housing types and tenures; the nature of the existing housing stock in the area and the need to provide a choice of housing, suitable to all age groups and persons at different stages of the life cycle; the existing social mix in the area; the need to cater for special needs groups such as the elderly or disabled and the saleability of different types of housing. A neighbourhood with a good mix of unit types should include houses and apartments of different sizes.
- 4.7.3 Housing variety and mix will be assessed as a material consideration when considering planning applications for multi-unit residential development. A Statement of Housing Mix should detail the proposed housing mix including specific provision for special needs groups such as older people or disabled and why it is considered appropriate, having regard to the types of issues outlined in the paragraph above.

#### County Development Plan Objective HOU 4-6: Housing Mix

- a) Secure the development of a mix of house types and sizes throughout the County as a whole to meet the needs of the likely future population across all age groups in accordance with the guidance set out in the Joint Housing Strategy and the Guidelines on Sustainable Residential Development in Urban Areas.
- b) Require the submission of a Statement of Housing Mix with all applications for multi-unit residential development in order to facilitate the proper evaluation of the proposal relative to this objective. The Statement of Housing Mix should include proposals for the provision of suitable housing for older people and the disabled in the area.

## 4.8 Residential Density - Background

- 4.8.1 The vision and shared goals of delivering increased densities and sustainable growth as set out in the National Planning Framework (NPF) and Regional Spatial Economic Strategy (RSES) for the Southern Region is a central tenet of strategic planning policy. In response to this, the County Development Plan includes an updated tiered, flexible and locally tailored approach to housing density while also facilitating the delivery of a range of residential unit types to meet the diverse household needs of the County's population.
- 4.8.2 As the largest County in the State, Cork has a significant settlement network of differing scales, functions and infrastructure provision. Some of our larger settlements perform an important role within the Cork Metropolitan Area while the County Towns are more self-sustaining, local drivers of development. These considerations now inform a new tiered density approach to residential development which includes an overall increase in density thresholds across each category and the inclusion of a new category (Medium C) to facilitate an alternative to one-off housing in the smaller settlements of the county, outside Metropolitan Cork.
- 4.8.3 A new recommended approach to density within Key villages and the new established use categories of our Main Settlements is also included for the first time to guide applicants and ensure a locally responsive density approach is applied consistently across the settlement network.
- 4.8.4 In specific areas where a mixed-use approach is recommended a new density tool will be applied in the form of a plot ratio standard to facilitate increased densities and ensure adequate amenity space is delivered.

### Approach to Residential Densities in County Cork

- 4.8.5 Previous County Development Plans have sought to achieve higher densities where practical, however concerns have been expressed that the generalised application of higher density policies to the supply of zoned development land were restricting the range of house types available and encouraging a significant number of households to locate in rural areas outside Metropolitan Cork in order to secure their desired dwelling type.
- 4.8.6 This County Development Plan, therefore, includes policies for housing density that respects the Government's wish to deliver a sound return on infrastructure investment, particularly in relation to public transport, but provides a new tiered, locally tailored approach to respond to the different scales of settlements within the County. The new approach continues to maintain flexibility for developers to adapt to new market conditions and broaden the range of house types that can be built on zoned land so that, in future, more households will be attracted to locate in the County's towns, especially in the County Metropolitan Area where employment, public transport and community assets are best aligned.
- 4.8.7 In County Cork there has been important public investment in transport infrastructure particularly the delivery of the Cork Suburban Rail Network, which currently links Cork with the Metropolitan Towns of Cobh, Carrigtwohill and Midleton, and, in future, it is intended to serve the new town of Monard. The Cork Metropolitan Area Transport Strategy (CMATS) sets out a series of strategic transport enablers to accommodate the uplift in the Cork Metropolitan Area's population to 2040 and facilitate a greater modal shift to sustainable travel modes. Within the County Metropolitan Area this will mean higher frequency inter-urban rail services of 10 mins for Cobh, Carrigtwohill, Midleton, Little Island, Glounthaune and in future it is intended to serve the new town of Monard. A bus connect service to Carrigaline, Passage West/Glenbrook/ Monkstown and Ringaskiddy is planned along with additional park and ride locations and improved walking and cycling infrastructure. The CMATS acknowledges that increasing residential density levels, a balanced mix of uses and compact settlements through Public Transport Orientated Development is required to support the viability of the proposed future transport investment across the Cork Metropolitan Area. The Plan will support increased densities in appropriate locations as identified by the Guidelines to facilitate the Council's commitment to integrated land-use planning and the greater efficiency of land use.

### Higher Density Development

- 4.8.8 Historically, our County's towns and villages were designed to create compact communities to facilitate trade, transport and social interaction. Buildings were generally arranged in terraced format, two to three storeys high usually following a perimeter block format. Within the town centres, buildings were designed to accommodate a commercial use at ground floor level with a separate access to facilitate "living over the shop". Analysis of some of these perimeter block formats in Cobh and Midleton illustrates that a combination of terraced units and living over the shop delivers densities well in excess of the 50 unit/ha high density threshold advocated in the Guidelines and the mix of uses which support compact urban living. The Plan supports the delivery of high-density development within town centres of the larger towns with a population >1500 throughout the County and this represents a consistent approach to that taken historically in our towns and will serve to reinforce the character of existing places.
- 4.8.9 Outside town centres, higher density development is generally considered to involve the construction of apartments within the building typologies. In order to align the Plan with Government Guidelines, the minimum threshold is being increased from 35 to 50 units/ha with no upper limit. This zoning category is applicable to suitable lands adjoining existing or planned high frequency public transport stations or bus stops within Metropolitan Cork.

### Medium Density 'A'

- 4.8.10 An increased minimum threshold is proposed for the Medium A Density category to 30 units/ha as per the Guidelines. The category allows for the provision of apartments within the unit typology mix but it is not a requirement. This category is generally applicable to suburban and greenfield sites in larger towns >5,000 population and those planned to grow >5,000 population over the lifetime of the Plan.
- 4.8.11 In smaller towns with a population <5,000 this revised Medium A category would generally be the highest density category applicable to edge of centre/ inner suburban sites within such settlements, unless otherwise stated.

### Medium Density 'B'

- 4.8.12 An increased minimum threshold is recommended from 12 to 20 units /ha in this category and the maximum threshold from 25 to 35 units /ha which will overlap with the Medium A category. This revised density range of 20-35 units/ha would not generally be applicable in the larger settlements >5,000 population other than for limited site specific reasons relating to sites with topography/ heritage constraints or where there is a specific market requirement. This revised Medium B density category would be generally applicable to suburban and greenfield sites of the smaller towns with a population <5000, providing for a tiered density structure and a mix of residential typologies.

### Medium Density 'C' (Low Density Development)

- 4.8.13 It is proposed to include a new category in the lower end of the density spectrum with a range of 5-20 units/ha for a limited number of sites at the edge of the smaller towns <5,000 and key villages which can facilitate serviced sites initiatives for new homes in the lower order settlements. This is to ensure that settlements offer attractive and affordable housing options to meet the housing needs of urban communities, to mitigate excessive pressure from urban generated housing and to allow for a broad range of housing typologies to be built within the settlement network. In accordance with the guidelines, it is stipulated that this category cannot exceed 20% of new housing requirements. As per the previous Plan a reduction in the public open space requirement may be acceptable where larger private gardens are proposed.

## 4.9 Approach to Cork County's Settlement Hierarchy

- 4.9.1 Objective HOU 4-7 sets out the new density categories in the Plan and Table 4.1 sets out the new tiered density approach recommended to respond to the diverse settlement scales within the County's hierarchy.

County Development Plan Objective HOU 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
High	50	No Limit	<ul style="list-style-type: none"> <li>• Applicable to town centres of the larger towns with a population &gt;1500 throughout the county and in other areas identified in the Settlement Network normally in close proximity to existing or proposed high quality public transport corridors;</li> <li>• This will normally involve a mix of unit formats including terraced housing and/ or apartment units.</li> <li>• May include the subdivision of larger dwellings proximate to existing or improved public transport corridors;</li> <li>• A minimum 10% open space provision will be required.</li> <li>• Subject to compliance with appropriate design/ amenity standards and protecting the residential amenity of adjoining property and the heritage assets of the town centre.</li> </ul>

County Development Plan Objective

HOU 4-7: Housing Density on Residentially Zoned Land

	Min Net Density	Max Net Density	Comment
<b>Medium A</b>	30	50	<ul style="list-style-type: none"> <li>Applicable to suburban/greenfield lands of the larger settlements with a population &gt; 5,000 and those planned to grow &gt;5,000 population;</li> <li>In towns with an existing/ planned high quality public transport service a minimum density of 35 units/ ha is recommended.</li> <li>On former Institutional lands which may require concentration of development in certain areas. A minimum of 20% public open space is required at these locations.</li> <li>This category would be the highest density category applicable to the smaller settlements (&lt; 5,000 in population), and would generally apply to central sites within the core of such settlements, unless otherwise stated or where a higher density approach accords with the existing pattern of development;</li> <li>Must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.</li> </ul>
<b>Medium B</b>	20	35	<ul style="list-style-type: none"> <li>Normally applicable to lands in the suburban/greenfield lands of the smaller towns &lt;5,000 population and key villages as part of sequential development.</li> <li>In larger towns with a population &gt;5,000 or planned to grow &gt;5,000 population, may be applicable in a limited instance (outside Metropolitan Cork) for edge of centre sites and sensitive sites with difficult topography, heritage constraints to allow for a broader typology within the urban envelope.</li> </ul>
<b>Medium C</b>	5	20	<ul style="list-style-type: none"> <li>A limited number of sites at the edges of the smaller towns (&lt;5,000 population) as an alternative to one off housing in the countryside.</li> <li>The layout needs to include a strong urban edge, where appropriate.</li> <li>A lower standard of public open space provision will be considered where larger private gardens are provided.</li> <li>Broad housing mix normally required including detached/ serviced sites.</li> <li>This category cannot exceed 20% of new housing requirements.</li> </ul>

Table 4.1: Settlement Density Location Guide

Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
<b>All Towns</b>	Town Centre Locations	Applicable in town centre locations	--	--	
<b>Towns with proposed high quality Public Transport Corridor Potential</b>	Carrigtwohill Carrigaline Cobh Midleton Passage West/ Glenbrook/ Monkstown Monard SDZ  Glounthaune# Little Island#	Applicable in locations close to existing/ future high quality public transport proposals of the larger towns with a population >1500	Generally applicable for future development	May be applicable in a limited number of peripheral/ sensitive locations.	

**Table 4.1: Settlement Density Location Guide**

Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ha)
<b>Key Towns* and Large Towns (&gt;5,000 population)</b>	Mallow Clonakilty^  Bandon Fermoy Kinsale Youghal Charleville^		Generally applicable for future development	May be applicable in a limited number of sensitive locations.	
<b>Other Large Towns 1,500 – 5,000 population)</b>	Bantry Kanturk Millstreet Dunmanway Skibbereen Macroom Mitchelstown			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.
<b>Smaller Towns (&lt;1,500) &amp; Key Villages (&gt;1,500)</b>	Newmarket Buttevant Castletownbere Schull  Crosshaven & Bays Cloyne Killumney/ Ovens# Castlemartyr Rathcormac Watergrasshill# Whitegate & Aghada			Generally applicable for future development on edge of centre sites.	Applicable in a limited amount of circumstances not exceeding 20% of the new housing requirements as an alternative to one off housing.
<b>Key Villages &lt;1,500 &amp; Villages</b>	All others.				Generally applicable for future development on edge of centre sites. Densities up to 30 units/ha will be considered in Key Villages. Within Key Village and Village Centres higher densities will be considered.

\* Key Town under RSES

^ Towns planned to grow >5,000 population over the Plan period

# Planned to grow >1,500 population over the Plan period

## Density Approach to Villages

- 4.9.2 Some changes are proposed to the current approach to development within the village network of the County. The "Overall Scale of Development" will continue to apply, reflecting the future core strategy growth target for the village over the Plan period. The "Normal Recommended Scale of any individual scheme" will be removed. In order to ensure some diversity in design and to encourage the delivery of units it is recommended that the size of any individual residential scheme should not normally be over 50% of the Overall Scale of Development within the Plan period.
- 4.9.3 At a regional scale, the RSES seeks to strengthen the Southern Region's urban and rural fabric through the creation of vibrant towns and villages. Local Authorities are directed to identify settlements which can play an enhanced role at sub regional level to drive development of their area. Within the settlement hierarchy there are lower tier settlements within Metropolitan Cork with an existing commuter rail service but without an appropriate density standard. In order to align these rail-based settlements within the current guidelines, a new higher density approach will be considered at these locations.
- 4.9.4 The village network across the county varies considerably in terms of the population, services and the urban form of each settlement. The Plan provides a new approach to density within the lower order settlements based on the need to deliver sequential and tiered development and to offer choice in the supply of housing across the settlement network.
- 4.9.5 Key Villages with a population >1,500 will have a density approach similar to the smaller towns. This will generally focus on the application of Medium B density thresholds within centrally located sites and Medium C for all other greenfield lands.
- 4.9.6 Key Villages <1,500 population and all other villages will generally apply the Medium C density category. Proposals will be required to devise a locally tailored design that creates a sense of place by strengthening the street pattern or creating new streets/ centres that contribute to the village's urban structure. The design approach shall normally respect the pattern and grain of existing development in the surrounding area, unless otherwise specified.
- 4.9.7 Higher densities up to 30 units/ha will be considered in village infill and backland sites within/ adjacent to the village core. On greenfield lands, a broad housing mix will normally be required including detached/ serviced sites unless otherwise specified. Proposals for including a lower standard of public open space provision may be considered where larger private gardens are provided.

## Approach to Density within lands zoned Existing Residential/Mixed Residential and Other Uses

- 4.9.8 Cork County Council recognises that lands defined as Existing Residential/Mixed Residential and Other Uses may contain residential development of varied densities ranging from high density historic terraces to more modern lower density housing schemes. The Plan generally supports proposals for increased densities within this category to optimise the development of lands within the built envelope of a settlement, subject to protecting existing residential amenities and adhering to proper planning and development standards.
- 4.9.9 The delivery of quality architectural responses will be fundamental to the Council's commitment to the management of land within the network of towns and the delivery of increased densities. The design approach should also be guided by the site's location relative to the town centre and its access to good quality public transport links as set out in the Guidelines, as well as the requirements of other policies in relation to building heights etc., and normal proper planning and sustainable development criteria. In limited situations, a reduction in the 22m separation between units may be considered where high-quality architectural responses can be delivered without undue impacts on the established residential amenities. Intensification of uses in some areas and promoting more mixed use development will also be encouraged.

## Brownfield Sites and Regeneration

- 4.9.10 Within the settlement network of the County there are opportunities to better utilise some brownfield/existing built footprint sites so that they can provide a higher density of development and a greater mix of uses to contribute to the compact growth of the settlement. In some instances, this may also include the provision of higher building heights than had previously prevailed on-site in order to promote a more efficient use of available, accessible land and more focused and efficient investment in infrastructure.
- 4.9.11 The use of the existing building stock is also a key element of urban regeneration. The Plan supports the reutilisation of vacant mixed use premises in town centres as solely residential or renewed mixed use premises, encourages infill development and will prioritise the development of regeneration and/or opportunity sites within the heart of our towns and villages. The Plan will include additional guidance to ensure development respects and contributes to Cork County's unique sense of place. See **Chapter 3 Settlements and Placemaking**.
- 4.9.12 There is an acknowledgement that brownfield/existing built footprint lands and densification of existing settlements requires a complex and often diverse multi-agency response. The Plan sets out mechanisms that can help incentivise development in these locations by providing additional guidance or by providing revised car parking standards/ contributions that may be an impediment to development – See Section 4.9 on Delivering Increased Density. The Urban Capacity Study has already identified brownfield opportunity and regeneration-sites in some of our historic towns and these will be part of the future planning land use framework in these settlements.

- 4.9.13 The Council will use various mechanisms to resolve issues of title including Compulsory Purchase Orders to resolve long standing vacancy/ dereliction, however, it must be recognised that such powers are less efficient to progressing redevelopments than on a willing partnership basis.

#### **4.10 Building Height and Mix**

- 4.10.1 Since the last Plan there has been new National Guidelines on Urban Development and Building Height (2018) which is part of a package of measures to deliver more compact forms of growth, additional housing units and more integrated and sustainable travel patterns. The Plan continues its strategy of no restriction on building height across the County. In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, town centres and major towns as identified and promoted for strategic development in the National Planning Framework and Regional Spatial and Economic Strategies, increased building heights of 6+ storeys may be appropriate.
- 4.10.2 The Guidelines also promote general building heights of at least three to four storeys, coupled with an appropriate density, in locations what would be defined as town centre areas, and which would include suburban areas. The Guidelines also require a review of Strategic Development Zones, such as Monard in light of new policy approaches. This will be a priority during the Plan period.
- 4.10.3 However, there is a need to recognise that in many towns across the County, building heights of greater than 6 storey buildings, envisaged in the guidelines, would not generally be appropriate given the existing streetscape, the sensitive historic environment and may also not be viable.
- 4.10.4 The issue of building height and the mixture and sequencing of uses are also a new concept at National level in the delivery of viable and vibrant places. Measuring density for mixed use schemes requires the use of a plot ratio tool to ensure adequate amenity standards are achieved. Mechanisms such as phasing will be considered to manage the redevelopment of a large site blocks where it is necessary to activate supporting services (such as shops/ community facilities, education facilities etc.) in a timely manner.
- 4.10.5 The suitability of a site/ settlement to accommodate increased building heights will be informed by its location within the settlement hierarchy, proximity to public transport and by priority sites identified as part of the Council's approach to active land management. The Council supports innovative design approaches to blend higher buildings or building elements within established streetscapes. The use of set-backs for additional storeys above the established parapet line, for example, are encouraged, in order to ensure new development contributes positively to the character of a street and does not result in undue residential impacts such as overshadowing or overlooking.
- 4.10.6 The building height of urban settlements in County Cork generally range from 2-4 storeys. Therefore, any new applications for buildings greater than 4 storeys shall address the development management criteria set out in paragraph 3.2 of the Urban Development and Building Heights Guidelines (2018) to enable the Planning Authority assess the application comprehensively in relation to its local context.
- 4.10.7 In locations deemed suitable for a comprehensive redevelopment (e.g. may include clusters of taller buildings as a new urban district and which are in excess of 2ha) proposals should be supported by appropriate master planning exercises prepared by the applicant to deal with movement, public realm, design and other issues dealt with at a neighbourhood scale rather than at individual site scale and should also address the development management criteria set out in paragraph 3.2 of the Urban Development and Building Heights Guidelines (2018).
- 4.10.8 All proposals for residential development, particularly apartment developments and those over three storeys high, shall provide for acceptable separation distances between blocks to avoid negative effects such as excessive overlooking, overbearing and overshadowing effects and provide sustainable residential amenity conditions and open spaces. A minimum clearance distance of 22 metres, in general, is required, between opposing windows in the case of apartments up to three storeys in height. In taller blocks or in instances of challenging topography (steep level difference), a greater separation distance may be required having regard to the layout, size, and design. In certain instances, depending on orientation and location in built-up areas, reduced separation distances may be acceptable. In all instances where the minimum separation distances are not met, the applicant will submit a daylight availability analysis for the proposed development.

#### **County Development Plan Objective HOU 4-8: Building Height and Amenity**

Support the provision of increased building height and densities in appropriate locations within the County, subject to the avoidance of undue impacts on the existing residential amenities. In mixed use schemes, proposals will include details of the sequencing of uses to enable the activation of supporting services. New development greater than 4 storeys will be required to address the development management criteria, as set out in paragraph 3.2 of the Urban Development and Building Heights Guidelines (2018).

## 4.11 Delivering Increased Density

- 4.11.1 Cork County Council is committed to delivering higher densities across its settlement network to create vibrant, diverse settlements which support communities and businesses.
- 4.11.2 The issue of viability has been raised as a deliverability issue during the Plan making process. The Council acknowledges that viability is dictated by a combination of hard costs (material costs/ labour) and soft costs (VAT, local authority contributions etc). These are complex and multifaceted issues which are largely outside the scope of the Plan.
- 4.11.3 Cork County Council seeks to show leadership as both a policy maker and housing agency of the State in its commitment to deliver increased densities and compact growth.
- 4.11.4 The following land activation measures are highlighted to deliver increased density across the County as follows:
- The acquisition of land/ buildings and the provision of serviced sites,
  - Revised Contributions to stimulate brownfield land/existing building re-use;
  - Revised Parking standards to reduce financial burden for certain land use categories;
  - The use of Funding Streams and Grants to invest in town centre streets and buildings;
  - The use of statutory powers to address vacancy and dereliction.
  - Design advice in the form of development briefs/ guidance to aid developers in planning application preparation.







# CHAPTER 5

# RURAL

## **Aim of Chapter**

Ensure that the housing needs of all rural communities including island communities, which have many distinctive needs from those in urban areas are identified, and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated.



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# Contents

5.1	Introduction	108
5.2	National and Regional Policy	108
5.3	Rural Housing Guidelines	110
5.4	Identifying Rural Area Types	111
5.5	Greenbelts	117
5.6	Environmental and Site Suitability Requirements	120
5.7	Ribbon Development	122
5.8	Use of Occupancy Conditions and Sterilisation Agreements	122
5.9	Holiday Home and Second Home Development	122
5.10	Small Scale Rural Business and Tourism Initiatives	123
5.11	Replacement of Rural Dwellings	124
5.12	Renovation or Replacement of an Uninhabitable or Ruinous Dwellings	124
5.13	New Uses for Disused or Derelict Farm Buildings	124

## 5.1 Introduction

- 5.1.1 Geographically, Cork is largely a rural county with 61% of the population of the county living in the open countryside and smaller towns and villages of less than 1,500 population. While some of this rural population works in the rural area, there is also a significant reliance on urban areas for employment both within Metropolitan Cork and the county towns. (see **Chapter 8 Economic Development**).
- 5.1.2 The communities living across the towns, villages, countryside, and islands of the county are socially, economically, environmentally, and functionally intertwined. Towns and villages provide many of the goods, services, educational and community facilities and economic opportunities to sustain their hinterlands. The countryside and coastline provide many of the resources, assets, and amenities to sustain the wider population and economy, including agriculture, fishing, quarrying, tourism, renewable energy and the biodiversity and natural environment needed to sustain all of the above. The Council recognises that supporting sustainable rural communities requires a holistic approach, one which recognises the functional relationship between settlements and their hinterlands. The careful management of all our rural assets is a key component of this plan, to ensure that these important assets are protected and will continue to support the communities who rely on them.
- 5.1.3 This Chapter is based on the following important principles:
- The natural environment plays a key role in mitigating the effects of climate change. Careful management of the countryside / rural areas is required in order to adapt to these challenges and to ensure the protection and enhancement of biodiversity and ecosystem services, protecting natural flood plain and flood storage areas, and by enhancing green infrastructure networks and linkages to support resilience in natural habitats and their species.
  - Climate Change adaptation measures and the delivery of development plan renewable energy objectives will rely on rural areas / the countryside having the capacity to accommodate renewable energy projects.
  - Sustainable management of rural areas is required in order protect the rural economic base, rural livelihoods, natural resources, and other land uses. As the agriculture base continues to restructure, strengthened roles for rural areas in tourism, recreational assets such as greenways and blue ways reinforce the need to appreciate the role of the natural environment in sustaining rural communities.
  - Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy to strengthen and sustain vibrant rural communities. The special land use requirements of agricultural areas and the open countryside should also be accommodated.
  - The balance between housing delivery in our towns, villages and rural areas needs to be carefully balanced so as not to undermine the long-term viability of the individual towns and villages ensuring in particular that key local community facilities are retained and continue to be viable. This will also allow for more sustainable travel patterns to be maintained and improved on into the future.
  - Population loss and economic decline are key issues for some rural, coastal and island areas, and planning policy should be directed at reducing these trends where feasible.
  - Island communities need particular support in their economic, social, and cultural development to ensure equality of opportunity with the mainland.
  - Many coastal areas are an important tourism asset and have limited capacity to accommodate large-scale development and their environmental assets should be protected. Other coastal areas are more robust, but they can still be threatened by inappropriate development.

## 5.2 National and Regional Policy

### Project Ireland 2040 – National Planning Framework

- 5.2.1 The National Planning Framework (NPF) targets a new pattern of development for the country which is seeking to strengthen the regions by building stronger cities and towns, promoting compact growth and a greater alignment between where people live and work.
- 5.2.2 The NPF acknowledges that there are many examples of vibrant rural communities across Ireland in towns and villages, as well as within the open countryside and on our islands, while also acknowledging the challenges being faced by rural communities. The role of rural towns as local drivers for their surrounding area, supporting homes, jobs, clusters of services and transport hubs is recognised. The NPF recognises that changing settlement patterns have resulted in increased building vacancy within many towns and villages, adversely impacting on the vitality of these settlements. NPF objectives seek to support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities. It also seeks to target the reversal of rural decline in the core of small towns and villages while simultaneously delivering sustainable reuse and regeneration outcomes and encouraging the provision of new homes in towns and villages.

- 5.2.3 A central aim of national policy is to recognise the role of the rural countryside as a lived-in landscape and focusing on the requirements of rural economies and rural communities based on "agriculture, forestry, tourism, and rural enterprise while at the same time avoiding ribbon and over-spill development from urban areas and protecting environmental qualities". Accordingly, there is a continuing need for housing provision for people to live and work in Ireland's countryside. The NPF states that careful planning is required to manage demand in our most accessible countryside around cities and towns, focusing on the elements required to support the sustainable growth of rural economies and rural communities.
- 5.2.4 The National Planning Framework recognises that the significant urban generated pressure in commuter areas is impacting on the character and cohesion of some rural areas. In other less accessible rural areas it has been challenging to retain and/or develop community or social facilities and local infrastructure as populations decline. NPO19 in particular requires a distinction be made between areas which are under urban influence and those which are not. In the former the NPF indicates that the provision of single housing in the countryside should be based on the core consideration of demonstrable economic or social need to live in a rural area, coupled with siting and design criteria, having regard to the viability of smaller towns and rural settlements. In rural areas that are not under urban influence, consideration should be based on siting and design criteria and the viability of smaller towns and rural settlements. Social or economic need are not defined in the NPF.

### **Regional Spatial and Economic Strategy (RSES)**

- 5.2.5 The RSES reflects the NPF position that our countryside "is and will continue to be, a living and lived-in landscape focusing on the requirements of rural economies and rural communities, based on agriculture, forestry, tourism, and rural enterprise, while at the same time avoiding ribbon and over-spill development from urban areas and protecting environmental qualities".
- 5.2.6 The RSES states that when allocating for future growth in the Core Strategy of each Development Plan, Local Authorities should have due regard to the guiding principles, settlement typology and the appropriate policy response taking account of a number of factors which includes the need to provide attractive alternative options to rural housing within smaller towns and villages.
- 5.2.7 Similar to the NPF, RPO 27 of the RSES seeks to protect the viability of smaller towns and villages while allowing rural housing in areas under urban influence based on demonstrable social, economic need and siting and design criteria. RPO 27 also makes provision for housing on the basis of local exceptional need in areas under urban influence. In areas not under urban influence the policy seeks to facilitate rural housing based on siting and design criteria.

### **Our Rural Future**

- 5.2.8 Our Rural Future provides a policy framework for the development of rural Ireland over the next five years, to achieve the vision of transforming the quality of life and opportunity for people living in rural areas. The policy framework is developed in recognition of the diversity of rural areas, the interdependence of urban and rural areas, the centrality of people and communities, the importance of vibrant and lived-in rural places, and the potential to create quality jobs and shared environment. The ambitious framework seeks to deliver outcomes through a series of policy measures, requiring a co-ordinated, multi-sectoral approach to rural development as follows:
- Optimising Digital Connectivity
  - Supporting Employment and Careers in Rural Areas
  - Revitalising Rural Towns and Villages
  - Enhancing Participation, Leadership and Resilience in Rural Communities
  - Enhancing Public services in Rural Areas.
  - Transitioning to a Climate Neutral Society
  - Supporting the Sustainability of Agriculture, the Marine and Forestry
  - Supporting the Sustainability of our Islands and Coastal Communities
  - Nurturing Culture and Heritage.

- 5.2.9 This vision is integral to the policies in this chapter for rural Cork and to the overall Plan. The need to promote a strong network of towns and villages which supports access to and delivery of local services, to maximise the opportunities through digital connectivity, to promote employment opportunities, to sustain rural populations enabling people to live in their rural areas and to assist people in the creation of resilient rural communities. Our Rural Future complements other Government policies such as Project Ireland 2040, the National Economic Recovery Plan, the Climate Action Plan and National Broadband Plan. Furthermore, the policy framework recognises the need to update the Rural Housing Guidelines for planning authorities to address rural housing in a broader rural development and settlement context.
- 5.2.10 Our Rural Future highlights the 2016 Census trend towards a rural population that has a slower growth rate and higher age profile than the national average. It also highlights the geographical variation in this population change, with rural population growth increasing close to towns and cities, while those more distant and remote rural locations are experiencing population decline. A number of conclusions from the CSO Urban and Rural Life in Ireland 2019 report, highlights the challenges facing highly rural/remote areas in terms of falling populations and access to services. Of note in terms of employment, is that one in four farmers in rural areas had an income stream from another industry sector. The impact of COVID-19 on rural areas is also highlighted, including the potential vulnerability of rural economies to economic downturns and disruption. There are also societal impacts associated with dispersed settlement patterns and the need for robust community structures to support vulnerable people.

### 5.3 Rural Housing Guidelines

- 5.3.1 Current guidelines on rural housing date from 2005 and reflect the provisions of the National Spatial Strategy published in 2002. The Department of Housing, Local Government and Heritage have indicated that new guidelines are being prepared to address rural housing issues and to take account of the Flemish Decree, the National Planning Framework and broader settlement context. Amongst other things, it is anticipated that these guidelines will provide essential guidance on issues such as equal access to rural housing having regard to the freedom of movement across the EU, defining demonstrable social and economic need, identifying areas under urban pressure, and assessing the viability of towns and villages.
- 5.3.2 The Sustainable Rural Housing, Guidelines for Planning Authorities published in 2005, indicate that people who are part of the rural community should be facilitated by the planning system in all rural areas, including those under strong urban-based pressures; anyone wishing to build a house in rural areas suffering persistent and substantial population decline will be accommodated; and, the development of the rural environs of major urban areas, needs to be carefully managed in order to assure their orderly development and successful functioning into the future. In addition, new development was to be sited and designed to integrate well with surroundings, protect water quality, have safe access, and conserve sensitive habitats, built and natural heritage, landscape etc.
- 5.3.3 The guidelines distinguish between urban and rural generated housing needs, recognise the need to classify rural areas types into six possible categories to reflect those under urban pressure / weaker areas etc., while also recognising the need to support the urban structure and strengthen towns and villages of areas. The guidelines note that development has economic, social, and environmental dimensions, and a balance must be struck between all three for development to be sustainable.
- 5.3.4 In terms of defining rural generated need, the guidelines identified people who are intrinsic to the rural community, by having spent substantial parts of their life there, and persons working in rural areas. Other categories such as returning immigrants and people with health issues were also provided for.
- 5.3.5 In line with the provisions of the 2005 guidelines, Cork County Council has identified a typology of rural area types and housing policies, distinguishing between urban and rural generated housing need, as set out in the following sections.
- 5.3.6 In the absence of new guidelines, it is not feasible to reconcile the approach of the NPF, which recognises the rights to freedom of movement amongst EU citizens and is based on having a 'demonstrable economic and social need' to construct as a house in a rural area, with the detailed approach set out in the current guidelines issued in 2005, which remain in force, which advocate that people who are part of the rural community should be accommodated there. The rural housing policy of this plan is therefore based on the 2005 Guidelines.

**County Development Plan Objective  
RP 5-1: Urban Generated Housing**

Discourage urban-generated housing in rural areas, which should normally take place in the larger urban centres or the towns, villages and other settlements identified in the Settlement Network.

Encourage the provision of a mix of house types in towns and villages to provide an alternative to individual housing in the open countryside.

**County Development Plan Objective  
RP 5-2: Rural Generated Housing**

Sustain and renew established rural communities, by facilitating those with a rural generated housing need to live within their rural community.

Encourage the provision of a mix of house types in towns and villages to provide an alternative to individual rural housing in the countryside.

### 5.4 Identifying Rural Area Types

- 5.4.1 The Sustainable Rural Housing Guidelines 2005 established a framework for analysing and defining rural area types and this process was undertaken to inform the identification of the rural area types identified in the County Development Plan 2014, using data from the Census, geodirectory and journey time mapping, in addition to mapping in relation to environmental sensitivity and rural housing pressure. These same rural area types have been brought forward into this Plan, pending the publication of new guidelines on rural housing to give a context for their review.
- 5.4.2 The analysis identified six distinct rural area types in the County, as illustrated in Figure 5-1, and detailed in paragraphs 5.4.3 – 5.4.8 below. (The detailed mapping is available in **Volume 6 Maps** on the CDP Map Browser which is accessible through [www.corkcoco.ie](http://www.corkcoco.ie)). The Council have developed a set of rural housing policies for each of these rural area types.

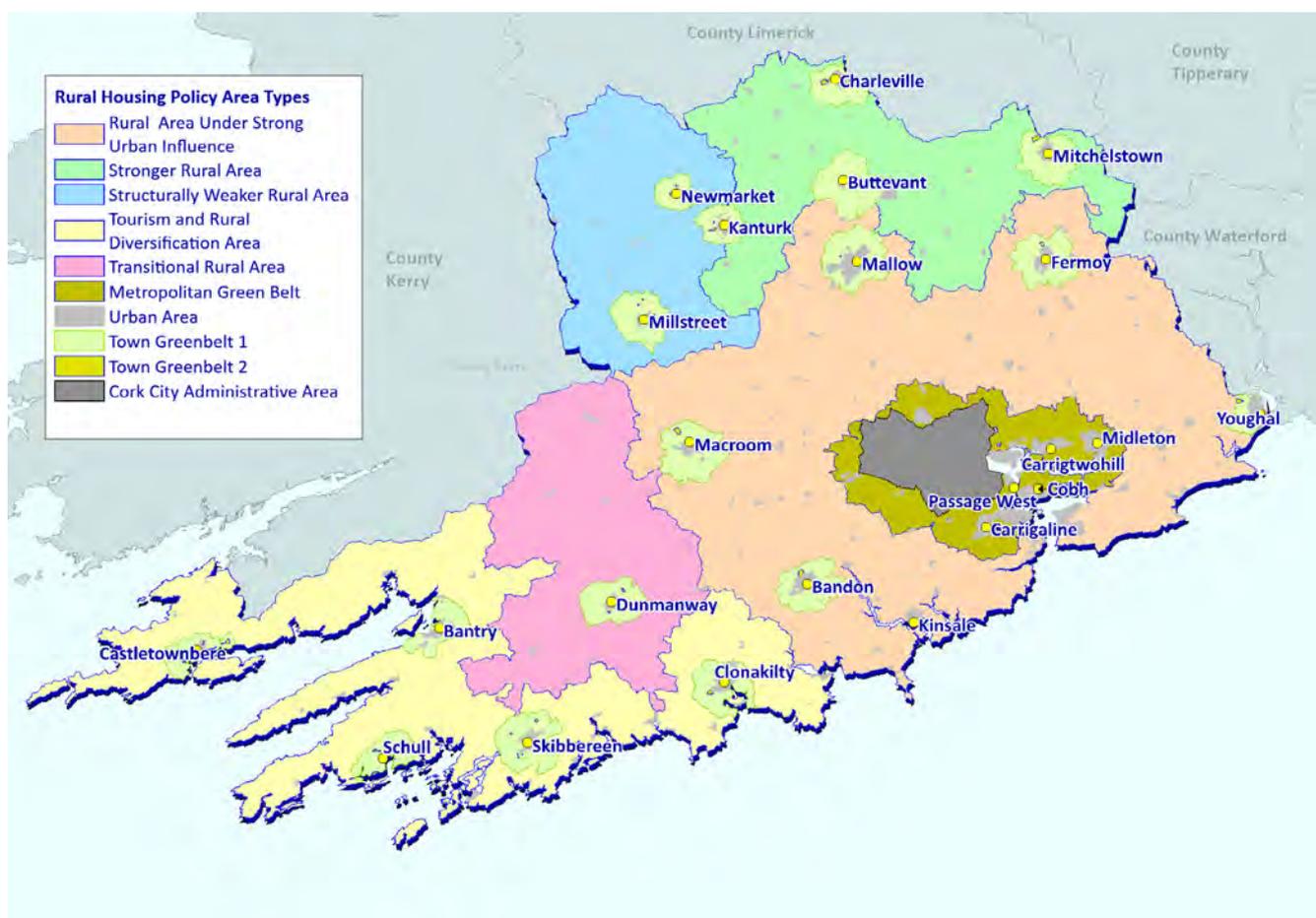


Figure 5.1 Rural Housing Policy Area Types

## **Metropolitan Greenbelt**

- 5.4.3 This rural area under strong urban influence forms part of the Metropolitan Area and is within close commuting distance of Cork City. There is evidence of considerable pressure from the development of (urban generated) housing in the open countryside and pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity.

## **Rural Area under Strong Urban Influence and Town Greenbelts**

- 5.4.4 The rural areas of the Greater Cork Ring Area outside the Metropolitan Greenbelt are now within easy commuting distance of Cork City as a result of road and infrastructural improvements. These areas exhibit characteristics such as rapidly rising population, evidence of considerable pressure from the development of (urban generated) housing in the open countryside due to proximity to such urban areas / major transport corridors, pressures on infrastructure such as the local road network and higher levels of environmental and landscape sensitivity. The Town Greenbelts define the visual setting around the main towns and have been established to prevent sprawl and control linear roadside development.

## **Tourism and Rural Diversification Area**

- 5.4.5 These parts of rural and coastal County Cork exhibit characteristics such as evidence of considerable pressure for rural housing, in particular higher demand for holiday and second home development. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. These areas also have higher housing vacancy rates and evidence of a relatively stable population compared to weaker parts of the County. These areas have higher levels of environmental and landscape sensitivity and a weaker economic structure with significant opportunities for tourism and rural diversification.

## **Stronger Rural Area**

- 5.4.6 These rural areas to the north of the County have traditionally had a strong agricultural base. Population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong agricultural economic base, that is restructuring to cope with changes in the agricultural sector and the level of individual housing development activity in these areas tends to be lower and confined to certain areas as pressure for urban generated housing is less.

## **Transitional Rural Area**

- 5.4.7 These rural and inland parts of Western County Cork are more distant from the major urban areas and the associated pressure from urban generated housing. Although population concentrations are lower, there is a more stable population base and less evidence of population decline than other parts of the County. These areas also exhibit characteristics of a weaker economic structure and have higher levels of environmental sensitivity.

## **Structurally Weaker Rural Area**

- 5.4.8 These less populated rural parts of the North-West of the County exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure. These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing. Parts of this rural area are environmentally sensitive; in particular, the areas associated with nature conservation designations and sensitive water catchments, where protection of very high standards of water quality is important.

## **Categories of Rural Generated Housing Need**

- 5.4.9 This section sets out the policies for rural housing in the six different rural area types in County Cork. These areas are identified in Figure 5-1 and can also be viewed in [Volume 6 Maps](#) on the CDP Map browser [www.corkcoco.ie](http://www.corkcoco.ie) where applicants can determine which rural housing policy area is applicable to an individual site if that is not clear from Figure 5-1. The policies in this section only apply to rural parts of the County outside defined development boundaries.
- 5.4.10 This Plan recognises the positive benefits for rural areas to sustain and strengthen the vibrancy of rural communities by allowing qualifying applicants to build a first home for their permanent occupation in a 'local rural area' to which they have strong economic or social links as defined in the following objectives RP 5-3 to RP 5-7. The meaning of 'local rural area' is generally defined by reference to the townland, parish, or catchment of the local rural school to which the applicant has a strong social and / or economic link.
- 5.4.11 The following objectives in this Section will be assessed in parallel with all other policies and objectives in this Plan, and in particular, Section 5.6 of this Chapter relating to Environmental and Site Suitability Requirements.

### County Development Plan Objective

#### RP 5-3: County Metropolitan Cork Strategic Planning Area

Objective RP 5-3 should be read in conjunction with **Chapter 14 Green Infrastructure and Recreation** and the section relating to 'Prominent and Strategic Metropolitan Cork Greenbelt Areas' including Objective GI 14-16 and Figure 14-3.

The Metropolitan Cork Greenbelt is the area under strongest urban pressure for rural housing. Therefore, applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, including their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full-time in farming, forestry, inland waterway, or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

In circumstances, where a family land holding is unsuitable for the construction of a house, consideration may be given to a nearby landholding where this would not conflict with Objective GI 8-1 and other policies and objectives in the Plan. In this context a 'nearby landholding' may be construed to mean adjoining landholdings but not normally more than 1.5km from the prospective applicant's family residence. Proposals exceeding the 1.5km distance may be considered in exceptional circumstances on a case-by-case basis.

The total number of houses within the Metropolitan Greenbelt, for which planning permission has been granted since 15th January 2015 on a family farm or any single landholding within the rural area, will not normally exceed two.

### County Development Plan Objective

#### RP 5-4: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)

The rural areas of the Greater Cork Area (outside Metropolitan Cork) and the Town Greenbelt areas are under significant urban pressure for rural housing. Therefore, applicants must satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis (or part-time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full-time in farming (or part-time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway or marine related occupations, for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.
- (e) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.

**County Development Plan Objective**  
**RP 5-5: Tourism and Rural Diversification Area**

This rural area has experienced high housing construction rates and above average housing vacancy rates which has led to concerns that a higher demand for holiday and second homes is depriving genuine rural communities the opportunity to meet their own rural generated housing needs. Therefore, in order to make provision for the genuine rural generated housing needs of persons from the local community based on their social and / or economic links to a particular local rural area and to recognise the significant opportunities for tourism and rural diversification that exist in this rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis, (or part – time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Other persons working full time in farming (or part – time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway, marine related occupations or rural based sustainable tourism, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (d) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.

**County Development Plan Objective  
RP 5-6: Stronger Rural Area**

These rural areas generally have stable population levels based on a traditionally strong agricultural base. Therefore, in order to recognise these characteristics and to consolidate and sustain the stability of the rural population, it is an objective that applicants shall satisfy the Planning Authority that their proposal constitutes a genuine rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

- (a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis (or part-time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.
- (d) Persons working full-time in farming (or part-time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (f) Persons whose permanent employment is essential to the delivery of social and community services intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.
- (g) Returning emigrants who spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.

**County Development Plan Objective  
RP 5-7: Transitional Rural Area**

These rural areas are more distant from the major urban areas and the associated pressure from urban generated housing and exhibit characteristics of a weaker economic structure. Although, there are lower concentrations of population, there is a more stable population base and less evidence of persistent population decline than other parts of the County. Therefore, in order to adopt a positive approach to facilitating the genuine rural generated housing needs of the local community based on their social and / or economic links to a particular local rural area, it is an objective that applicants must demonstrate that their proposal complies with one of the following categories of housing need:

- (a) Farmers, their sons and daughters who wish to build a first home for their permanent occupation on the family farm.
- (b) Persons taking over the ownership and running of a farm on a full-time basis (or part-time basis where it can be demonstrated that it is the predominant occupation), who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.
- (c) Persons who have spent a substantial period of their lives (i.e. over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.
- (d) Persons working full-time in farming (or part-time basis where it can be demonstrated that it is the predominant occupation), forestry, inland waterway or marine related occupations, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (e) Persons whose predominant occupation is farming / natural resource related, for a period of over three years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.
- (f) Persons whose permanent employment is essential to the delivery of social and community services and intrinsically linked to a particular rural area for a period of over three consecutive years and who can demonstrate an economic and social need to live in the local rural area where they work, within which it is proposed to build a first home for their permanent occupation.
- (g) Returning emigrants who spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation, who now wish to return to reside near other immediate family members (mother, father, brother, sister, son, daughter or guardian), to care for elderly immediate family members, to work locally, or to retire. It is not necessary for the applicant to show that they have already returned to Cork, provided they can show that they genuinely intend taking up permanent residence.

**County Development Plan Objective  
RP 5-8: Structurally Weaker Rural Area**

These less populated areas are more distant from urban areas and suffer from persistent population decline with lower demand for rural housing. Therefore, it is an objective to accommodate permanent residential development as it arises in Structurally Weak Rural Areas subject to good planning practice in matters such as design, location and the protection of important landscapes and any environmentally sensitive areas.

## Rural Business

**County Development Plan Objective  
RP 5-9: Full-Time Home-Based Business in a Rural Area**

Facilitate the housing needs of persons who can satisfy the Planning Authority of their long-term commitment to operate a "bona fide" full time business from their proposed home in the rural area.

- Applicants must satisfy the Planning Authority that the business will contribute to and enhance the rural community and that the nature of their employment or business is dependent on its location within the rural area.

And

- The applicant must demonstrate their commitment to the proposed business through the submission of a comprehensive and professional Business Plan, and through submission of legal documentation that they have sufficient funding committed to start and operate the business.

The Planning Authority will normally regulate the programme of development, occupancy and use of the full-time home-based business by either an appropriate planning condition and/or enforceable legal agreement.

This objective applies to all rural housing policy area types.

## Health Circumstances

### County Development Plan Objective RP 5-10: Exceptional Health Circumstances

Facilitate the housing needs of persons who are considered to have exceptional health circumstances that require them to live in a particular environment or close to family support in the rural area. The application for a rural dwelling must be supported by relevant documentation from a registered medical practitioner and a qualified representative of an organisation which represents or supports persons with a medical condition or a disability.

This objective applies to all rural housing policy area types.

## 5.5 Greenbelts

- 5.5.1 As detailed in objectives RP 5-11 and RP 5-19 greenbelts exist around Metropolitan Cork and around the main towns of the County.

### National and Regional Policy Context

- 5.5.2 The National Planning Framework recognises that greenbelts in our cities, towns and villages play an integral role as part of the fabric of settlements, either through their use for community recreation and amenity purposes, supporting biodiversity or as a natural delineation of the settlement itself, forming the interface between urban and rural areas. The National Planning Framework also highlights that greenbelts adjoining our urban areas also fulfil a strategic purpose, as a potential asset for future, planned development as an urban extension. It is a requirement under National Policy Objective 62 to identify and strengthen the value of greenbelts, and green spaces at regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas.
- 5.5.3 The RSES highlights the importance of a consistent approach to the management and protection of landscapes including urban landscapes, particularly across planning and administrative boundaries. Cork MASP policy objective 17 states that it is an objective to achieve a healthy, green, and connected metropolitan area through the preparation of a Metropolitan Open space, Recreation and Greenbelt strategy. As part of this strategy, the development of a Metropolitan Greenbelt Strategy in co-ordination between Cork City Council and Cork County Council could be developed. The Government guidelines on Sustainable Rural Housing recognise the need to manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns.

### Planning Principles for a Greenbelt

- 5.5.4 For the purposes of this Plan the following principles underlie the designation of the greenbelts in Metropolitan Cork and around the county towns:
- Maintenance of distinction in character between the town or city urban and rural areas by the prevention of unrestricted sprawl of urban areas into the countryside;
  - Prevention of individual settlements merging into one another;
  - Strategic protection of land that may be required for development in the future;
  - To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;
  - Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built up areas; and
  - Retention of land in agriculture, forestry or other uses which would otherwise be susceptible to inappropriate development.
- 5.5.5 A Greenbelt policy has been in operation around the hinterland of Cork City since 1996 and has helped in preserving the identity of the City itself within a ring of distinctive and largely unspoilt hillsides and ridges. It has also ensured that there is a clear separation between the city suburbs and the Metropolitan Towns which in turn adds to the distinctiveness of those towns. Although each generation has experienced consistent development pressures on Greenbelt land, it is recognised that the Greenbelt has largely been successful in preventing a sprawling metropolis occurring in the Cork area.

- 5.5.6 A large part of the Cork Metropolitan greenbelt covered by the 2014 County Development Plan now lies within the Cork City Council extended boundary area. There are areas of the Cork Metropolitan Greenbelt remaining within the County, around the hinterland of Cork City which are under strongest urban pressure for rural housing. Therefore, retaining the Greenbelt into the future with these exceptional housing demands and urban pressures represents a serious planning challenge and any incremental erosion of Greenbelt lands over time needs to be carefully monitored. The overall zoning objective for Greenbelt lands is for agriculture, recreation or open space uses.
- 5.5.7 A high degree of protection is required for the prominent open hilltops, valley sides and ridges that give Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements. The detailed policies and objectives relating to the protection of the landscape of these areas are outlined in **Chapter 14 Green Infrastructure and Environment**, and the detailed mapping is available in **Volume 6 Maps** on the CDP Map Browser which is accessible through [www.corkcoco.ie](http://www.corkcoco.ie)
- 5.5.8 While the overall objective for Greenbelt lands is to reserve them generally for use as agriculture, open space, and recreation (Objectives RP 5-12 and RP 5-13), it is important to recognise that there are a certain number of long-established commercial or institutional uses lying entirely within the Greenbelt. Examples of this would include garden centres, hotels, care institutions, and tourism enterprises such as Fota Island. It is not the intention of this plan to restrict their continued operation or (subject to maintaining the specific function and character of the Greenbelt in the area) to prevent appropriate proposals for expansion / intensification of the existing uses. This of course would only apply to authorised uses and also be subject to normal proper planning considerations as set out in Section 5.6. (Environmental and Site Suitability Requirements).

**County Development Plan Objective  
RP 5-11: County Metropolitan Cork Greenbelt**

Maintain the County Metropolitan Cork Greenbelt (as shown on Figure 5.1) which encompasses Metropolitan Towns, Strategic Employment Locations, Villages and Countryside of Metropolitan Cork.

**County Development Plan Objective  
RP 5-12: Purpose of Greenbelt**

- (a) Maintain a Green Belt for Metropolitan Cork with the purposes of retaining the open and rural character of lands between and adjacent to urban areas, maintaining the clear distinction between urban areas and the countryside, to prevent urban sprawl and the coalescence of built-up areas, to focus attention on lands within settlements which are zoned for development and provide for appropriate land uses that protect the physical and visual amenity of the area.
- (b) Recognise that in order to strengthen existing rural communities' provision can be made within the objectives of this Plan to meet exceptional individual housing needs within areas where controls on rural housing apply.

**County Development Plan Objective  
RP 5-13: Land Uses within the County Metropolitan Greenbelt**

Preserve the character of the Metropolitan Greenbelt as established in this Plan and to reserve generally for use as agriculture, open space, recreation uses and protection / enhancement of biodiversity of those lands that lie within it.

**County Development Plan Objective  
RP 5-14: Sustainability of Exceptions to Greenbelt Policies**

Recognise that by reason of the number of people currently living within Greenbelt areas, the granting of regular exceptions to overall policy is likely to give rise over the years to incremental erosion of much of the Greenbelt.

**County Development Plan Objective  
RP 5-15: Active Uses of Greenbelt Lands**

Facilitate active uses of the County Metropolitan and Town Greenbelts generally and to encourage proposals which would involve the development of parks, countryside walks or other recreational uses within the Greenbelt. Any built development associated with such uses should not compromise the specific function and character of the greenbelt in the particular area.

**County Development Plan Objective  
RP 5-16: Long Established Uses**

Recognise the requirements of long established commercial or institutional uses located entirely within the Greenbelt which may make proposals for expansion / intensification of existing uses. Such expansion proposals of an appropriate scale will be considered on their merits having regard to the overall function and open character of the Greenbelt and where development would be in accordance with normal proper planning and sustainable development considerations.

**County Development Plan Objective  
RP 5-17: Strategic and Exceptional Development**

Recognise that there may be development of a strategic and exceptional nature that may not be suitably located within zoned lands and that such development may be accommodated successfully in Greenbelt locations. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

**County Development Plan Objective  
RP 5-18: Relocating uses**

Recognise that it may be appropriate, in exceptional circumstance, to accommodate some uses in a greenbelt area that are relocating from a town centre site to facilitate redevelopment of a site for other uses, or the regeneration of a wider area, where there is no alternative option available within existing zoned lands /or the development boundary and where no other suitable lands are available. In such circumstances, the impact on the specific functions and open character of the Greenbelt should be minimised.

### **Greenbelts around Other Towns**

- 5.5.9 For the smaller towns it has also been beneficial to have reasonably strict controls in their immediate hinterland. It has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries. The character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built-up area and open countryside. Such development also raises important sustainability issues.
- 5.5.10 In the Ring Towns/County Towns and smaller settlements, the Plan recognises that development should be discouraged in the immediate surroundings of the settlements in order to prevent sprawl near towns and to control linear roadside development.
- 5.5.11 The extent of individual Greenbelts around the Ring and County Towns generally follows readily identifiable physical features, and the definition of their physical extent reflects:
- The visual setting of the town;
  - The main approach routes;
  - The need to maintain strategic gaps with other settlements;
  - Areas of designated landscape importance; and
  - Areas of known nature conservation value
- 5.5.12 Within these Greenbelts, land is generally reserved for agriculture, open space or recreation uses (RP 5-19). Exceptions to this will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and / or economic links to a particular local rural area in accordance with objective RP 5-2, or in the circumstances referred to in objectives RP 5-16, RP 5-17 and RP 5-18 which also apply to Greenbelts around Settlements.
- 5.5.13 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas have been delineated where there is capacity to accommodate a limited number of individual houses. These areas are designated under zoning objective GB 1-2. The aim is to provide a realistic alternative to building single houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. It is inappropriate to adopt this more flexible approach within the County Metropolitan Cork Greenbelt, because of the exceptional pressure for development in Metropolitan Cork.

**County Development Plan Objective  
RP 5-19: Greenbelts around Settlements**

- (a) Retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.
- (b) Reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites, Natural Heritage Areas, proposed Natural Heritage Areas and other areas of biodiversity value occur within Greenbelts, these shall be reserved for uses compatible with their nature conservation designation and biodiversity value.
- (c) Prevent linear roadside frontage development on the roads leading out of towns and villages.

**County Development Plan Objective  
RP 5-20: Greenbelts around Main Towns GB 1-1**

Discourage strongly new individual housing from being located within the greenbelts around the Main Towns. This restriction is relaxed in principle for individuals who can demonstrate a genuine rural generated housing need based on their social and/or economic links to a particular rural area in accordance with RP 5-4, or in the circumstances referred to in objectives RP 5-16 and RP 5-17, which also apply to Greenbelts around the Main Towns.

**County Development Plan Objective  
RP 5-21: Greenbelts around Main Towns GB 1-2**

- In some parts of the greenbelts around the towns it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing;
- The character of the area as a whole will remain predominantly rural and open
  - Proposals will not cause linear roadside frontage development (ribbon development); and,
  - The development is consistent with the proper planning and sustainable development of the area

## 5.6 *Environmental and Site Suitability Requirements*

- 5.6.1 This section provides guidance on the general planning and sustainable development criteria, considered by the planning authority in the assessment of a planning application.
- 5.6.2 It is important to note that the policies in themselves cannot establish whether an individual site is suitable for development. In all cases, the site itself must be suitable for development before permission can be granted. Climate change adaptation measures are a key consideration and these policies and objectives have been tailored to reduce the vulnerability of new housing in rural areas to the impacts of climate change.
- 5.6.3 All planning applications for houses in rural areas, regardless of the personal circumstances of the applicant or whether they qualify under specific social and economic need criteria, have to be tested against a range of site-specific planning and sustainable development criteria. Normally, the planning and sustainable development criteria, against which an application is assessed, would include the following:
- How the proposal relates to the overall strategy, policies, and objectives of the County Development Plan;
  - The settlement pattern of the area and whether the proposal would give rise to a ribbon of linear roadside frontage development or excessive concentration of development;
  - Whether the siting, design and scale of the proposal is appropriate to the surroundings (See **Chapters 14, 15 and 16**);
  - Whether the proposal involves excessive site excavation or mounding;
  - Whether the site is in an exposed or visually sensitive location (**Chapter 14**);
  - Whether the proposal is on a dangerous or high-speed stretch of road;
  - Involves access onto a National Primary or Secondary Route;
  - Whether any proposed vehicular entrance would endanger public safety or give rise to a traffic hazard;
  - Whether an excessive length of roadside hedgerow or trees need to be removed to provide an entrance;
  - Whether the proposal would threaten drinking water supplies because there is an over-concentration of septic tanks / treatment plants and private wells in the area;
  - Whether there are any sewage disposal, drainage, water supply or other environmental concerns;

- Whether there is a risk of flooding;
  - Whether there are any pollution or public safety concerns;
  - Whether the proposal would unduly affect other properties in the area;
  - Whether there are any archaeological or other natural or cultural heritage factors involved; and
  - Whether it is in an important landscape or nature conservation area.
- 5.6.4 The list of criteria given above is not an exhaustive one. Information and advice on planning applications can be obtained from the County Council and various guidance material (such as design guidance and development management standards) will be issued from time to time.
- 5.6.5 In particular, those intending to build houses in rural areas are advised to consult the Cork Rural Design Guide for advice on-site choice, design, and landscaping at an early stage in their preparations. Regard should also be had to **Chapter 15 Biodiversity and Environment** for guidance on protecting biodiversity as part of new development and also to **Chapter 16 Built and Cultural Heritage**.

#### County Development Plan Objective

##### RP 5-22: Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas

- a. Encourage new dwelling house design that respects the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b. Promote sustainable approaches to dwelling design by encouraging proposals to be energy efficient in their design, layout and siting, finishes, heating, cooling, and energy systems having regard to the need to reduce reliance on fossil fuels and reduce carbon emissions.
- c. Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d. Require the appropriate landscaping and screen planting of proposed developments by retention of existing on-site trees hedgerows, historic boundaries, and natural features using predominantly indigenous/local trees and plant species and groupings.

### Servicing Single Housing in Rural Areas

- 5.6.6 All rural houses in unserviced areas rely on individual on-site wastewater treatment facilities and water supplies. It is essential, in terms of public health and protecting groundwater and overall environmental quality, that the original site selection process verifies that the site is suitable for such development in the first instance and that the wastewater treatment systems are correctly designed, installed, and maintained over its lifetime.
- 5.6.7 In this regard, the Planning Authority will ensure that proposals for septic tanks and proprietary treatment systems comply with relevant approved standards. The EPA issued the updated Code of Practice Domestic Wastewater Treatment Systems (Population Equivalent  $\leq 10$ ) in March 2021. The purpose of this Code of Practice is to provide guidance on the provision of wastewater treatment systems for new single houses with a population equivalent (p.e.) of less than or equal to 10, and in order to ensure the protection of the receiving environment, development proposals for single houses will be required to comply with the measures outlined in the Code of Practice. The detailed policies and objectives relating to the protection of our water resources are outlined in **Chapter 11 Water Management** and **Chapter 13 Green Infrastructure and Environment**.

#### County Development Plan Objective

##### RP 5-23: Servicing Single Houses (and ancillary development) in Rural Areas

- a) Ensure that proposals for development incorporating on-site wastewater disposal systems comply with the EPA Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ) and Wastewater Treatment Manual - Treatment Systems for Small Communities, Business Centres, Leisure Centres and Hotels (1999), or relevant successor approved standards / guidelines (including design, installation and maintenance). The cumulative impact of such systems will also be considered in the assessment process.
- b) Surface water should be disposed of using sustainable drainage systems and in a manner that will not endanger the receiving environment or public health. The use of permeable paving should also be considered to reduce run off.

## 5.7 Ribbon Development

- 5.7.1 "Ribbon development" is formed by the development of a row of houses along a rural road outside of settlement boundaries. The Sustainable Rural Housing Guidelines recommend against the creation of ribbon development for a variety of reasons relating to road safety, future demands for the provision of public infrastructure as well as visual impacts. Therefore, it is the policy of the Council to discourage development which would contribute to or exacerbate ribbon development (defined by Cork County Council as five or more houses on any one side of a given 250 metres of road frontage). Intending applicants are advised to consult with the Cork Rural Design Guide in relation to site selection.
- 5.7.2 The Planning Authority will assess whether a given proposal will exacerbate such ribbon development, having regard to the following;
- The type of rural area and circumstances of the applicant;
  - The degree to which the proposal for a single dwelling might be considered an infill development;
  - The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development;
  - Local circumstances, including the planning history of the area and development pressures; and
  - Normal Proper Planning and Sustainable Development Considerations.

### County Development Plan Objective RP 5-24: Ribbon Development

Presumption against development which would contribute to or exacerbate ribbon development.

## 5.8 Use of Occupancy Conditions and Sterilisation Agreements

- 5.8.1 It is important that in order to have overall confidence in the planning process and the policies contained in this plan that, where exceptions to the general policy are made to cater for the genuine rural housing needs of local persons, that the houses subsequently built are occupied by the persons for whom they are intended. Therefore, it is the policy of the Council, normally, to attach occupancy conditions to such permissions requiring the house to be occupied by the intended person for a seven-year period.
- 5.8.2 Section 47 of the Planning and Development Act provides that a planning authority may enter into an agreement with any person for the purposes of restricting or regulating the development and use of land permanently or for a specified period.
- 5.8.3 Certain agreements under this section known more commonly as "sterilisation" agreements have been used on occasion by the planning authority to regulate development in rural areas. In areas where very significant levels of rural housing development have taken place on the edges of cities and towns and where such areas may be tending to become overdeveloped, such agreements have provided a useful tool in enabling planning authorities to support rural generated development on the one hand while avoiding over development of an area on the other.
- 5.8.4 In general, the planning authority will avoid the use of sterilisation agreements, only using them in exceptional circumstances, and will focus instead on deciding the merits of the individual proposal in terms of the proper planning and sustainable development of the area.

### County Development Plan Objective RP 5-25: Occupancy Conditions

In order to take a positive approach to facilitating the housing needs of the rural community, where permission has been granted for a rural housing proposal, an occupancy condition shall normally be imposed under Section 47 of the Planning & Development Act 2000.

## 5.9 Holiday Home and Second Home Development

- 5.9.1 The Sustainable Rural Housing Guidelines state that it is the function of the development plan to strike an appropriate balance between demand for holiday and second home development and the need to channel such development to the most appropriate locations.
- 5.9.2 Previous studies on rural housing revealed above average rural housing growth in large parts of the West Cork Strategic Planning Area, in particular the coastal areas which have higher levels of environmental and landscape sensitivity. Census data has also indicated that this area also experienced lower levels of population growth and has recorded the highest percentage of vacant dwellings (including holiday homes) in the County, suggesting that demand for second homes or holiday homes is a significant factor affecting the overall demand for rural housing.

- 5.9.3 This plan recognises that sensitive and coastal parts of the County have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate single rural houses in significant numbers. In these areas, where there are high levels of development pressure for development of this kind, it is considered that priority must be given to the genuine rural generated housing needs of rural communities. This approach also allows local people to have access to sites which otherwise might be prohibitively expensive.
- 5.9.4 In order to provide an alternative to the development of second and holiday homes in rural areas, this plan will encourage the utilisation of disused and derelict housing / building stock in towns and villages or the re use of the existing housing stock in the countryside. This positive approach to the regeneration of the existing building stock of towns and villages and the reuse of existing housing stock in the countryside will help contribute to compact growth and the revitalisation of rural settlements, communities and the rural economy, while helping to satisfy market demand in areas experiencing significant pressure for holiday and second home development, particularly in the 'Tourism and Rural Diversification Areas' of the county. This approach will also support efforts to limit the impact of climate change and promote carbon sequestering.
- 5.9.5 In addition, this plan recognises the importance of providing stimulus to the rural economy and therefore will seek to encourage the renovation of barns, outhouses, and other structures for small-scale rural business / tourism initiatives, where appropriate.

#### County Development Plan Objective

##### RP 5-26: Demand for Holiday and Second Home Development

Recognise that sensitive scenic areas such as coasts, lakeside areas and uplands are limited in their capacity to carry significant levels of development and that such capacity as exists needs to be carefully managed to prioritise the needs of rural communities rather than for holiday and second home development.

#### County Development Plan Objective

##### RP 5-27: Holiday Home Accommodation

Encourage appropriately scaled holiday home development to locate within existing settlements, where there is appropriate infrastructure provision, where they can contribute to the maintenance of essential rural services and help act as a revitalising force in counteracting population decline.

## 5.10 Small Scale Rural Business and Tourism Initiatives

- 5.10.1 The diversification of traditional farms with supplementary ancillary uses such as, for example, tourism business initiatives, can have a significant role to play in supplementing farm viability and supporting local employment and the rural economy. Other benefits include fostering a positive image of rural life in Cork and preserving rural heritage and traditions. This potential arises particularly in areas where activity-based tourism can facilitate walking and cycling visitors and where the development and expansion of greenways presents opportunities for further farm diversification.
- 5.10.2 In this context, the Council will encourage small-scale rural business / tourism initiatives, such as the renovation of barns, outhouses or other existing structures or the siting of appropriately scaled camping type accommodation within existing or adjacent to farm complexes for owner run agri-tourism / rural business use as short-term holiday accommodation, subject to normal planning considerations. Consideration will also be given to appropriately scaled camping type accommodation been located within the main farm holding on suitable sites subject to normal planning considerations.

#### County Development Plan Objective

##### RP 5-28: Small Scale Agri-Tourism Accommodation

Encourage appropriately scaled agri-tourism on- farm accommodation development to locate within existing or adjacent to farm complexes, such as the renovation of barns, outhouses or other existing structures or the siting of appropriately scaled camping type accommodation within existing farm complexes for owner run agri-tourism / rural business use as short-term holiday home accommodation, subject to normal planning considerations. Consideration will also be given to appropriately scaled camping type accommodation being located within the main farm holding on suitable sites subject to normal planning considerations.

Proposals will be subject to the following:

- a) The proposed development shall be ancillary to an existing established or viable farm holding.
- b) The scale and layout of the development is appropriate for the area and shall integrate visually in the area.
- c) Site Suitability and normal planning considerations such as traffic safety, wastewater disposal, safe access, ecological impact assessment and landscaping.

## 5.11 Replacement of Rural Dwellings

- 5.11.1 The Planning Authority will consider proposals for the replacement or refurbishment of an existing habitable dwelling, on a case-by-case basis having regard to the requirements of other relevant policies and objectives in this plan and subject to normal planning and sustainable development considerations, including the scale and design of the structure. See also **Chapter 16 Built and Cultural Heritage** for policies in relation to the protection of vernacular heritage. The definition of what constitutes a house will be as described in planning legislation.
- 5.11.2 In the interests of clarity, the provisions of Objective RP 5-2 (i.e. the 'Rural Generated Housing Need' requirement) and Objective RP 5-25 (i.e. Occupancy Clause) will not apply to the replacement of habitable dwellings.

### County Development Plan Objective RP 5-29: Replacement Rural Dwellings

In circumstances involving the replacement of an existing habitable dwelling, the Planning Authority will consider proposals for the replacement or refurbishment of such a house, having regard to the requirements of other relevant policies and objectives in this plan and subject to normal planning considerations. The definition of what constitutes a house will be as described in planning legislation.

## 5.12 Renovation or Replacement of an Uninhabitable or Ruinous Dwellings

- 5.12.1 In the case of uninhabitable or ruinous dwellings, where the existing dwelling structure is substantially in place, the renovation / redevelopment or replacement of same for use as a dwelling will be considered on a case-by-case basis, having regard to an appropriate scale and design of building, normal planning considerations and the requirements of other relevant policies and objectives in this plan. It is not the intention of the settlement policy objectives of this plan generally to prevent such development. A ruinous dwelling still in place is defined as a structure formerly used as a dwelling, with the main walls substantially intact. See also **Chapter 16 Built and Cultural Heritage** for policies in relation to the protection of vernacular heritage.
- 5.12.2 In the interests of clarity, the provisions of Objective RP 5-2 (i.e. the 'Rural Generated Housing Need' requirement) and Objective RP 5-25 (i.e. Occupancy Clause) will not apply to development that comes within the terms of RP 5-30 below.

### County Development Plan Objective RP 5-30: Redevelopment or replacement of an Uninhabitable or Ruinous dwelling

Encourage proposals for the sensitive renovation, redevelopment, or replacement of existing uninhabitable or ruinous dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this Plan and provided that it satisfies the following criteria:

- The original walls of the dwelling structure must be substantially intact.
- The structure must have previously been in use as a dwelling.
- The development is of an appropriate scale and design (including materials used), relative to the structure being replaced and the location and character of the site.
- Existing mature landscape features are retained and enhanced, as appropriate.
- No damage shall be caused to sites used by protected wildlife.
- Proposals must be acceptable in terms of public health and traffic safety.

## 5.13 New Uses for Disused or Derelict Farm Buildings

- 5.13.1 The Planning Authority will encourage proposals for the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that re-use is compatible with environmental and heritage protection. See also **Chapter 16 Built and Cultural Heritage** for policies in relation to the protection of vernacular heritage.

### County Development Plan Objective RP 5-31: New uses for disused or derelict farm buildings.

Encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, and other suitable historic buildings such as mills and churches, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.





# CHAPTER 6

# SOCIAL AND COMMUNITY

## **Aim of Chapter**

Seek the provision of high quality social and community facilities that meet both current and future needs and are accessible to people of all ages and abilities that will improve people's quality of life and create and support vibrant and sustainable urban and rural communities.



# Contents

6.1	Introduction	130
6.2	Multi-Use Community Facilities	131
6.3	Childcare Facilities and Educational Facilities	131
6.4	Education	132
6.5	Healthcare Facilities	135
6.6	Planning for Ageing	136

## 6.1 Introduction

- 6.1.1 The proper provision of community and social infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all ages and abilities in society and is an essential component of building sustainable and properly planned communities. These facilities can have a significant impact on the quality of life that residents and others enjoy and must therefore, be properly located and distributed throughout the County in tandem with the growth of an area. The Sustainable Residential Development Guidelines in Urban Areas highlight the need to phase development in line with the availability of essential social and community infrastructure such as schools, amenities and other facilities.
- 6.1.2 The National Planning Framework recognises the role of social infrastructural provision in the enhancement of quality of life, particularly within community environments, and the interrelationship between settlement size and the level of infrastructure that can be supported. Cork County Council is committed to strengthening the settlement structure of the County which will in turn help support additional service provision.
- 6.1.3 The Regional Spatial and Economic Strategy 2020 (RSES) supports the collaboration of regional stakeholders to ensure vital and intrinsic services and amenities are delivered and supported within communities across the region and also supports initiatives to better understand and harness the resources and potential of places and spaces in border communities in our Region. The RSES states that the Cork Metropolitan Area Strategic Plan (MASP) supports on going collaboration with regional stakeholders to ensure that social infrastructure such as education, lifelong learning and skills, healthy cities, health infrastructure and community facilities are provided. Social inclusion and regeneration of disadvantaged areas are also supported.
- 6.1.4 Both the National Planning Framework and the Regional Spatial and Economic Strategy for Ireland provide a basis for long-term co-ordination on infrastructure development, which includes social and community infrastructure and have helped inform this Plan.
- 6.1.5 Promoting social inclusion is a key element of the work of Cork County Council, as indicated by the high level commitment demonstrated by the creation of the Social Inclusion, Community and Rural Development Strategic Policy Committee, the 3 no. active Local Community Development Committees (LCDC), and the Cork County Public Participation Network. More recently, the work of the Cork County Council Covid-19 Community Support Programme served to highlight issues of social exclusion, how these are magnified in times of crisis, and the central role of the local authority in facilitating a response to these inequalities.
- 6.1.6 There are a number of key principles and benefits in the provision of social and community facilities namely;
- Helping communities cope with rapid change and as a platform for social interaction.
  - Securing the buildings and other facilities which provide community, educational, social, health, childcare, cultural, religious, recreation and leisure facilities that serve the needs of the public.
  - Securing the provision of more traditional local services such as local shops and post offices, which in addition to a primary retail function, can help maintain and nurture a sense of community at local level. See **Chapter 3 Settlements and Placemaking** and **Chapter 12 Town Centres and Retail**.
  - Facilitating both publicly and privately funded and developed facilities.
  - Supporting a strong and vibrant voluntary sector.

### County Development Plan Objective

#### SC 6-1: Social and Community Infrastructure Provision

- a) Support the provision of social and community facilities which meet the current and future needs of the entire population and which should grow in tandem with development in communities.
- b) Secure lands for social and community facilities in appropriate locations and encourage the provision of facilities suitable for intergenerational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations. Encourage the provision of community facilities, in accordance with the livable town concept, in order to enhance ease of access to social and community facilities and services to all members within the community.

### County Development Plan Objective

#### SC 6-2: Social and Community Engagement

Recognise the diversity of needs of all citizens of various life stages, cultural and ethnic minorities, and ensure all have the opportunity to contribute to the development of their communities. The Planning Authority will continue to actively engage with all citizens in order to encourage involvement in their community so people have a voice in the decisions that affect their quality of life in their county, where appropriate.

## Graveyards and other Burial Grounds

- 6.1.7 Most graveyards in County Cork are formally the responsibility of Cork County Council and local interest in the care and maintenance of the graveyards is welcomed and valued by the Council, particularly from community groups. A guide has been prepared by Cork County Council to outline how local groups can participate in the care of their local graveyard through appropriate maintenance and conservation.
- 6.1.8 Cork County Council also recognize that the requirements for new types of burial facilities including Green Burial Facilities/eco-cemeteries and other similar facilities may be required over the coming years and the Planning Authority will support the delivery of such facilities on their merits as and when the need arises subject to normal planning considerations. See **Chapter 16 Built and Cultural Heritage** and **Chapter 18 Zoning and Land Use**.

## 6.2 Multi-Use Community Facilities

- 6.2.1 Facilities within the community should be located to maximise their efficiency and to facilitate ease of access for users of all ages and abilities. Where appropriate, facilities should also be capable of adapting to changing needs over time. The timely delivery of such facilities to meet the needs of communities is a key priority of this Plan.
- 6.2.2 Currently many community groups share facilities/structures which can cater for a diverse range of activities. It is the aim of the Council to encourage the provision of multi-use facilities that community groups can share. New facilities should be designed for multi-use and future sharing. The clustering of facilities at appropriate locations will also be encouraged such as childcare facilities and schools sharing the same campus, as set out in the Universal Design Guidelines for Early Learning Centres (2019).

### County Development Plan Objective SC 6-3: Multi-Use Community Facilities

Support the provision of Multi-Use Community Facilities which encourage sharing amongst community groups and are designed for multi-use activities and future sharing.

## 6.3 Childcare Facilities and Educational Facilities

- 6.3.1 As referred to in the National Planning Framework 2018 Children and Young People ESRI projections indicate that the numbers of people aged 15 or under will decline slightly, by around 10%, by 2040, to comprise approximately 17% of the increased population. This compares to 22% of the population in 2016, meaning that the average age of people in Ireland as a whole will increase, but the overall number of young people will not decrease significantly. In County Cork there were 76,270 children aged 0 to 14 in 2016 which accounts for 23% of the population. The projections indicated that the number of people aged 15 or under will continue to increase until the early 2020s and decline slowly thereafter. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, parks and sports grounds, remains necessary and will need to be maintained at similar levels for the foreseeable future.
- 6.3.2 The provision of Childcare facilities is a key component of social infrastructure integral to national economic and social well being as it allows for a wider participation in the workforce and the economy which would otherwise be precluded in the absence of such facilities. In addition to the economic benefits Childcare facilities generate in terms of employment creation, they may also serve as a social focal point for the local community. The National Planning Framework draws attention to the important role of childcare provision in terms of underpinning future patterns of labour force participation which will be crucial to sustaining employment growth and to the realisation of the economy's growth potential over the period of the National Development Plan. Childcare provision is therefore considered under the National Development Plan along with housing, schools and health facilities as an integral part of national infrastructure with €400 million allocated to Childcare as part of Strategic Investment Priorities 2018–2027.
- 6.3.3 The 2001 Childcare Facility Guidelines for Planning Authorities place an emphasis on the role planning has to play in delivering childcare facilities. In having regard to the Guidelines on Childcare Facilities for Planning Authorities, the Council will take account of existing childcare provision when considering new childcare/crèche facilities provision as part of residential development in order to avoid over provision of these facilities. However, Ministerial Circular letter (PL 3/2016 Dept of Environment Community and Local Government) has changed planning authorities' role whereby planning authorities are now requested to exclude matters relating to childcare facility standards outlined in Appendix 1 of the Childcare Facilities Planning Guidelines 2001 – including the minimum floor area requirements per child from their consideration of planning applications relating to childcare facilities and to solely focus on planning related considerations that fall within the remit of the Planning and Development Act 2000, as amended, in the determination of such planning applications.

- 6.3.4 The Department of Children has published Universal Design Guidelines for Early Learning Centres (2019) which were developed from the Access and Inclusion Model (AIM) to provide inclusive and accessible settings for all children. While the guidelines are not intended to be prescriptive, they provide a flexible approach that informs and inspires both designers and setting operators, through best practice, national and international exemplars and Universal Design quality features. These guidelines aim to inform the design of an accessible, usable and easily understood Early Learning Centre setting, but also play an important role in supporting key government policy aimed at providing inclusive, child and family centred Early Learning and Care in Ireland.
- 6.3.5 Childcare Facilities are acceptable in principle subject to normal planning considerations in all land use categories but must be developed in a sustainable manner and at an appropriate scale in the areas where they are needed.
- 6.3.6 Tusla keep an updated list of all registered childcare providers for the city and County areas. The latest version from January 2020 includes over 430 providers in Cork City and County with approximately 271 located within Cork County. The Cork County Childcare Committee has indicated over the years that services are generally at capacity. The Council is committed to working with the County Childcare Committee in developing optimum facilities at the right locations throughout the County.

#### County Development Plan Objective SC 6-4: Childcare Facilities

Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Childcare Facilities Guidelines for Local Authorities 2001 and regard to the Universal Design Guidelines for Early Learning and Care Centres 2019.

## 6.4 Education

- 6.4.1 Schools play a significant role in the development of sustainable and balanced communities and are often the focal point of community life.
- 6.4.2 Schools and educational facilities also have a crucial role in the development of an educated and skilled workforce capable of meeting the demands of a modern economy.
- 6.4.3 A high birth rate naturally leads to an increase in the number of school places and in particular the amount of additional classrooms required. Where additional provision is required at primary or post primary level, the delivery of such additional provision is dependent on the particular circumstances and may be provided through either one, or a combination of the following:
- Utilising existing unused capacity within a school (or schools)
  - Extending the capacity of a school (or schools)
  - Provision of a new school (or schools)
  - Utilising/re-purposing existing buildings within settlements which meet the requirements for a school (or schools)
- 6.4.4 While the East Cork Secondary Schools Crisis Report has identified East Cork as having a school places deficit and as an exceptionally fast growing and diverse area with insufficient school places to meet the growing needs and numbers of the area the Department's most current analysis indicates that above that which is currently being planned and delivered there is no requirement for additional school accommodation provision in the Midleton/Carrigtwohill or Youghal school planning areas. The Department will however, continue to monitor the relevant metrics, including the volume, pace and location of residential development activity and keep school place requirements in the area under review.
- 6.4.5 Cork County Council will work with the Department of Education in addressing educational requirements. Information received from the Department as shown on Table 6.1 below indicating where additional new educational facilities will be required to meet future population targets which will be reflected and included as part of this Plan. This table is not exhaustive of all proposed future educational requirements in the County. Cork County Council will continue to work with the Department and other stakeholders regarding provision for future school requirements across the whole County throughout the lifetime of the plan.
- 6.4.6 Reservations will be made for new schools in the Plan in close proximity to existing or planned residential developments and community facilities such as sports facilities, public open space, libraries, etc so that these can be shared between the school and the wider community. Having access to off-site public amenities and facilities is essential in achieving the delivery of schools in the urban carbon-neutral model promoted by the NPF. The Planning Authority subject to public and road safety concerns also supports measures to facilitate reduced requirements for on-site parking and set-down areas.
- 6.4.7 The Planning Authority also supports the concept of multi-campus school arrangements such as 2/3 primary schools side by side or primary and secondary institutions sharing a site. This approach can lead to a more sustainable provision of schools in that it reduces the land take required for such developments.

- 6.4.8 The National Planning Framework (NPF) acknowledges that the provision of early childhood care and education (ECCE) settings, schools, colleges and universities will be critical in the spatial development of cities and regions. They will impact on individual and community development, quality of life, social cohesion, availability of amenities and will be important influencing factors in the areas of research and innovation, inward investment and access to labour markets.
- 6.4.9 National Policy Objective 31 states that the Government will prioritise the alignment of targeted and planned population and employment growth with investment in the expansion and consolidation of Higher Education facilities, particularly where this will contribute to wider regional development, and programmes for life long learning, especially in areas of higher education and further education and training where skills gaps are identified.

**County Development Plan Objective  
SC 6-5: Educational Facilities**

Facilitate the provision of educational services in the community such as schools, crèches and other educational and childcare facilities. Multiuse facilities which can accommodate both educational and childcare facilities are also encouraged.

***Provision of Educational Facilities in Planned Residential Developments***

- 6.4.10 Schools are an essential community facility and demands for school places can rise significantly when new large residential developments come on stream. It is therefore vital that the planning system keeps pace with the scale of new residential development by ensuring that adequate school places are available or provided in a timely manner. Therefore, all substantial residential developments must be accompanied by a report identifying the demand for school places likely to be generated by the development.
- 6.4.11 The Guidelines on Sustainable Residential Development in Urban Areas place the emphasis on the need to select school sites which maximize the potential for sustainable mobility patterns, offer the potential to share major public open spaces and can support other community uses outside of school hours.
- 6.4.12 Primary Schools in the first instance should be located in as close proximity as possible to existing or planned communities. Secondary schools should in the first instance consider locating on town centre or edge of centre sites.
- 6.4.13 The Plan includes policy objectives on both the provision of new schools and the protection of existing schools and the development of wider infrastructure and amenities objectives within the Plan to support both categories of schools serving your communities.
- 6.4.14 The inclusion of buffer zones and land use designations that support education development adjacent to existing and established schools (where required to facilitate potential future expansion) will be critical in meeting school accommodation requirements arising in Existing Residential/Mixed Residential and Other Uses Areas. In some instances, such provision may present the only viable solution for the provision of school places to meet the needs of the local community.
- 6.4.15 Cork County Council will consider potential synergies with adjacent public (and commercial) facilities in the proposed siting of schools or vice versa, particularly opportunities to locate schools adjacent to open space or recreation amenities, childcare provision and/or other community facilities.
- 6.4.16 The National Planning Framework and the Southern Assembly Regional Spatial and Economic Strategy 2020 (RSES) have numerous objectives such as RPO 63 regarding Skills and Talent and RPO 185 regarding New School Facilities which have informed this Plan.

## County Development Plan Objective

### SC 6-6: Provision of Educational Facilities in Large Residential Developments

- a) Provide new educational facilities in accordance with the guidance set out in Guidelines on Sustainable Residential Development in Urban Areas.
- b) Recognise that new residential communities can generate demand for additional school places and that it is vital to the process of supporting sustainable communities, that the necessary increased capacity in school facilities, either in the form of new schools, or the expansion of existing schools, is provided, including adequate provision for special needs education facilities, such as dedicated autism units, special schools, etc., where appropriate.
- c) Work closely with the Department of Education to identify in the Plan, existing and future educational requirements, identify and reserve suitable sites for educational purposes and acquire, as appropriate and with the approval of the Department of Education, sites for future school provision in order to ensure that the necessary increased capacity in school provision is provided in a timely manner and as an integral part of the development of an area. Where a previously reserved site for educational purposes is no longer required the site will be capable of coming forward for alternative forms of development subject to the planning process.
- d) Facilitate the development of primary, post primary, third level, outreach, research, adult and further educational facilities to meet the needs of the County.
- e) Encourage, support and develop opportunities to open up new and existing educational facilities to wider community use, subject to normal proper planning and sustainable development considerations.
- f) Require that proposed new large scale residential developments, within existing residential or new residential areas, either as part of an individual development or a collective group of developments include an assessment of the demand for school places likely to be generated by the development and proposals to address any identified increase in demand which may arise.
- g) Where a designated school site forms part of a wider development it is critical that the granting of permission for that wider development be contingent upon the provision of infrastructure and services to the school site as part of that development and such infrastructure and services must be specified to the standard which is required for any future school provision at that location.

**Table 6.1: School Requirements in Main Settlements**

Area	Primary	Post Primary
Carrigaline	2	*
Carrigtwohill	2	1 (in addition to planned delivery of post primary school)
Midleton	2	1
Cobh	1	*
Monard	4	1
Kinsale		1
Bandon		*
Charleville	1	

\*School already planned for delivery

## 6.5 Healthcare Facilities

### Acute Hospitals

- 6.5.1 In Cork complex and acute medical services are being centralised at Cork University Hospital, Mercy University Hospital and South Infirmar Victoria University Hospital (elective day case surgery), which have a wide range of specialist services, expert staff and facilities required to deal with complex, life threatening injuries and medical conditions. The hospitals at Mallow and Bantry have a defined role in delivering less complex care as close as possible to patient's homes. The National Planning Framework (NPF) has identified the Cork Metropolitan Area as a location for a new acute hospital.
- 6.5.2 Both the Cork University Hospital and Mercy University Hospital sites are intensely developed and as the population of the region grows a requirement to identify a strategy for the expansion of facilities at this level in line with this population growth will be needed.
- 6.5.3 A number of reports/documents have been published by the Department of Health in recent years including Committee on the Future of Healthcare Slaintecare Report 2017, Slaintecare Implementation Strategy 2018, Slaintecare Action Plan 2019, and Slaintecare Implementation and Action Plan Strategy 2021-2023. The main focus of these reports relates to the delivery of a health and social care service that meets the needs of our population while attracting and retaining staff. While acute hospitals remain an important part of Sláintecare's Implementation Plan and the National Development Plan the focus continues to shift towards primary care and the need to move away from being overly hospital-centric and to provide increased infrastructure capacity in the community with additional infrastructure required such as primary care centres and community care beds to provide for respite, short stay and residential needs.
- 6.5.4 This reflects changes in health challenges with increased life expectancy, premature mortality reduced while however, being a greater prevalence of chronic conditions. While having one of the youngest population in Europe, the share of the population aged 65 and over in Ireland is projected to increase by 59% by 2031, while people aged 85 and over is projected to increase by 97%. The population in County Cork aged 65+ according to the Census 2016 was 13.8% (45,800 persons). In relation to health infrastructure older age cohorts are the highest users of most health and social care services (Sláintecare Implementation Strategy 2018).
- 6.5.5 The National Planning Framework and the National Development Plan 2018-2027 both highlight the changes in population and health needs and consequential changes in health infrastructure going forward. This investment programme is supported by the Regional Spatial and Economic Strategy 2020 (RSES).
- 6.5.6 The areas where investment in health infrastructure is to be made include new capacity of 2,600 acute beds to be delivered across all Hospital Groups, replacement and refurbishment of 90 Community Nursing Units across the country, replacement and refurbishment of long-term residential care units and housing in the community for people with disabilities at various locations across the country, 4,500 community care beds and three new elective hospitals one of which to be located in the Cork Metropolitan Area, the continuance of the construction programme across the country for Primary Care Centres which include provision of diagnostic facilities in the community so that people can receive better care close to home and avoid hospital unless it is necessary. Cork is expected to be the recipient of some of these investments.
- 6.5.7 The primary role of the Council with regard to healthcare facilities is to ensure that:
- adequate land is available and protected from other forms of development in order to provide for new facilities and the expansion or adaptation of existing premises,
  - permit healthcare facilities subject to normal planning considerations.
- 6.5.8 New healthcare facilities can be developed by both the public and private sector. The Council invites healthcare providers to identify suitable sites for new facilities well in advance to allow for these sites to be secured during the County Development Plan process and to afford protection to them from inappropriate development.

#### County Development Plan Objective SC 6-7: Healthcare Facilities

Support the Health Service Executive and other statutory and voluntary agencies and private healthcare providers in the provision of healthcare facilities to all sections of the community, at appropriate locations within settlement boundaries (subject to exceptions), with good public transport links and parking facilities for both motor vehicles as well as bicycles.

### Primary Care Centres

- 6.5.9 Primary health care refers to the wide spectrum of health services which should be provided at community level, which were previously traditionally provided in hospitals, clinics and GP Surgeries.
- 6.5.10 Responsiveness to community needs is a key element of primary health care. Therefore, the range and configuration of services may vary from one community or settlement to another.

- 6.5.11 Sláintecare refers to Primary Care (PC) as still being the preferred mode of service provision. Expanding Community Primary Care is at the heart of the Government's Sláintecare (2018) strategy and it will continue the programme of investment in Primary Care Centres (PCC). "This strategy includes an overall action to: Expand community-based care to bring care closer to home and a Sub-Action 4.2.2 to: Establish more primary care centres and develop a new programme of investment in community-based diagnostics facilities. The development of modern, purpose-designed Primary Care Centres is a key building block in enabling this vision to become a reality."
- 6.5.12 It is also recognised that whether provided within Primary Care Centres or in GP surgeries themselves, GP Surgeries are a key healthcare facility which need to be provided in tandem with population growth in an area and the Council will support the provision of such services throughout the county in appropriate locations.
- 6.5.13 There are currently 12 Primary Care Centres in Cork County.
- 6.5.14 The Planning Authority will support the provision of Primary Care Centres (PCCs) subject to a number of locational factors which include the following;
- Primary Care Centres should generally be located in town centres in the first instance or if a suitable site is not available then the alternative site selection process should be based on the sequential approach.
  - Primary Care Centres should be accessible to pedestrians and accessible by public transport and private car in order to maximise access for both urban and rural populations.
  - Proposals will need to be made for parking but location will be a determining factor in the amount to be provided. In cases where accessible public parking is provided off site a reduced standard may be acceptable.
  - All proposals must address parking as part of an overall mobility management plan. See **Chapter 3 Settlements and Placemaking** and **Chapter 12 Transport and Mobility**.
  - Consideration to the integration of Primary Care Centres into existing or new buildings or designed to incorporate other uses e.g. pharmacy, will be given.
- 6.5.15 The Council considers that future Primary Care Centres should be provided in the County's main settlements subject to the criteria outlined above.

**County Development Plan Objective  
SC 6-8: Provision of Primary Care Centres**

Support the provision of Primary Care Facilities, in appropriate locations with good public transport links and parking facilities across the county while having regard to the livable town concept, subject to proper planning and sustainable development requirements.

## 6.6 *Planning for Ageing*

- 6.6.1 Census 2016 indicated that Cork County's population is increasing in particular in the older persons sector with people living longer. Overall population trends show an ageing population with an increase in the age groups 60 - 80 (average 17% increase) and a decrease in the 20 - 40 age groups from 2011 to 2016 in County Cork. It is becoming increasingly important to plan for an ageing population but this necessarily involves changes in the way planning addresses the needs of the wider community.
- 6.6.2 It is important to assess the needs of an ageing community and of the particular needs of people now in the later stage of life. Equally important is to maintain a good quality of life as people grow older by implementing better management of resources to provide the facilities required.
- 6.6.3 The Healthy and Positive Ageing Initiative (HaPAI) is a national three year programme of research, data translation, health promotion and dissemination led by the Department of Health with the HSE and Age Friendly Ireland as key partners. Some of the key findings included the following: (a) 27.5% of people aged 65 and over live alone in County Cork (b) Over 75% of those participating in the audits said they would feel safe walking the route they took on their own (c) The available footpaths were not in good repair (68%) and some respondents said they were not ramped or easy to negotiate (53%).
- 6.6.4 The Positive Ageing in Age Friendly Cities and Counties; Local Indicators for Ireland 2018 report, provides evidence to support the development and monitoring of strategies and actions to help older people live healthy and active lives in supportive Age Friendly communities.
- 6.6.5 The Cork County Age Friendly Programme 2016 is the result of a process which began when County Cork committed itself to establishing a county where older people can live full, active and healthy lives by signing up to Ireland's National Age Friendly Cities and Counties Programme, an initiative run by the World Health Organisation to encourage an age friendly society.

- 6.6.6 The Cork County Age Friendly Programme aims to make the county an age friendly county with all agencies working together to promote and maintain the best possible health and wellbeing for older people, and to make the county a great place to grow old.
- 6.6.7 As part of Cork County Council's expansion of Age Friendly Initiatives, eight towns were successful in joining the Age Friendly network. These towns include Bandon, Cobh, Kinsale, Passage West, Mitchelstown, Bantry, Millstreet and Charleville. The Cork Age Friendly County Programme aims to support the development of a network of Age Friendly towns across Cork County. The current fund cycle will provide financial assistance for a further four towns to join the Age Friendly Programme. Age friendly initiatives implemented in towns include accessible public seating, promotion of age friendly businesses, age friendly parking and other public realm enhancements. Communication and Display Boards are an initiative to provide inclusive communication between all and will be located in certain parks and public settings and will benefit the process of ageing within towns and villages.
- 6.6.8 The age friendly approach will also benefit those people with impaired mobility, including those with physical disabilities, parents with young children and children themselves. The Plan also aims to develop lifelong communities with adequate housing, transport, preservation of local retail and services, and social and outdoor facilities for all age groups.
- 6.6.9 The Regional Spatial and Economic Strategy 2020 (RSES) states that the region's trend towards an ageing population will require future planning to ensure positive social integration and to safeguard the vibrant contribution of all age cohorts within our economy and communities. The changing character of household formation (trend to smaller household unit sizes) needs to be met with appropriate housing types and associated social and community services. Quality placemaking embodying inclusive and universal access design principles for our building stock, public realm, amenities and transport services area is key for citizens, while adding to the ease and quality of visitor's experience to the Region. See **Chapter 3 Settlements and Placemaking**. The RSES supports the National Disability Strategy and implementation of its guiding principles on equality, maximising participation and enabling independence and choice, which is echoed throughout this Plan.

**County Development Plan Objective  
SC 6-9: Cork an Age Friendly County**

Support the implementation of the Cork Age Friendly County Programme and the Age Friendly Principles and Guidelines for the Planning Authority 2021 and recognise the demographic challenges that face the county and ensure the provision of suitable facilities and services in the future for all ages and abilities.

**County Development Plan Objective  
SC 6-10: Services and Infrastructure For Older Persons Strategy**

Support the implementation of the Services and Infrastructure for Older Persons Strategy 2014 as a step towards planning for ageing.

## Ageing in Place

- 6.6.10 At present the vast majority of older people (defined as 65+ in the Census) remain in the home in many cases for all their lives. This option is the choice and hope of many older people and is fundamental to realising the principle of independence. National policy supports 'ageing in place' whereby people live in their own homes as long as possible. However, many existing houses often pose design challenges for older adults and the choice of suitable or adaptable housing is limited. To provide a broader choice it is recognised that the particular needs of ageing people should be incorporated into the design, housing mix and location of new housing development. See **Chapter 4 Housing**.
- 6.6.11 Six Principles for Housing for our Ageing Population were established in the Housing Options for our Ageing Population by the Department of Housing, Planning and Local Government and the Department of Health 2019. The principles are intended to inform strategic thinking and practical planning in developing housing options and supports for older people. This is not an exhaustive list and will be built upon to develop new thinking and innovative solutions. The principles are as follows:
1. Ageing in Place
  2. Supporting Urban Renewal
  3. Using Assistive Technology
  4. Staying Socially Connected
  5. Working Together
  6. Promoting Sustainable Lifetime Houses

- 6.6.12 A second type of accommodation for older persons relates to the need for more supported group/community housing (sometimes referred to as sheltered housing) which incorporates a household model approach and which is integrated and not segregated or isolated from the community. To date the majority of this type of accommodation is provided by the voluntary and Private Housing sector. Cork County Council will continue to support the provision of accommodation for older persons and encourage new models of accommodation for older persons in an effort to enhance quality of care.
- 6.6.13 Nationally over 5% of the 65+ age group reside in long stay residential care. It is significant to note that only a small number of persons aged 65-69 are usually resident in residential care. However, this proportion increased considerably for persons aged 85 plus.
- 6.6.14 Census 2016 indicated that County Cork had approximately 52,659 persons with disability, which was an increase of 11.4% on the 2011 figure of 47,274. According to the Healthy and Positive Ageing Initiative (HaPAI) findings, 5.6% of those aged 55+ are permanently sick or disabled in Cork County and 47% of people aged 55-69 and 60% of people aged 70+ in Cork County have a long standing illness or health problem. Among these people, 23% of the over 70s and 11% of the 55-69 age group are severely limited in their everyday activities because of this health problem. In addition, the 80 plus age group is expected to double in number by 2026. With this in mind, although there is an even greater emphasis on care in the home (in 2016 Cork County had 18,269 (9.4%) carers), the demand for residential care is likely to increase significantly.
- 6.6.15 The Cork Age Friendly Strategy 2016-2021 states that more than one quarter (27%) of those aged over 70 and 20% of those aged 55-69 have some difficulty with facilities in their homes – this includes shortage of space, or home being too big to manage, lack of downstairs toilet, bath/shower facilities not suitable etc.
- 6.6.16 The National Development Plan 2018 refers to how our ageing population will require the delivery of significant additional step-down and long-stay facilities, and it is expected that approximately an additional 4,500 of these beds will need to be delivered by the public system within the country.
- 6.6.17 Consideration also needs to be given to the idea of having a multifaceted residential care provision or other flexible care models which would incorporate the various levels of accommodation from high dependency, to assisted living (medium dependency) to independent living (low dependency) when new residential care accommodation is being developed and to encourage existing single use facilities where appropriate to expand availability of types of accommodation. The HIQA (Health Information and Quality Authority) estimates that about 30% of nursing home occupants are inappropriately housed.
- 6.6.18 The Council will support the principles as set out in the Age Friendly Principles and Guidelines for the Planning Authority 2021 to ensure that our ageing population has a range of options for living independently and alternatives to long-term residential care to support ageing as mentioned above in Housing Options for Our Ageing Population. The essential message within this guidance is that the Irish local government system is playing a central role in equipping Irish society to fully use the opportunities that come with having an ageing population which is fully engaged and integrated with succeeding generations. Thinking on how to meet the future needs of our communities is an essential feature of the planning process. The simple non-statutory guidance within these guidelines will enable the planning system to acknowledge the role which our older people can play in the future, reinforcing the importance of having an active older community at the heart of the many cities, towns, villages and rural places of a vibrant and sustainable Ireland.
- 6.6.19 Cork County Council will work with the private, public and voluntary housing providers to facilitate, design and deliver a greater range of residential options (including residential care) for older people wishing to remain in their own communities.
- 6.6.20 This Plan seeks to allow more people to age in their present location by:
- Having an adaptable housing stock,
  - Encouraging the provision of more housing units closer to facilities,
  - Encourage the provision of facilities in areas where housing already exists,
  - Addressing accessibility issues for physically disabled or pedestrian access i.e. footpaths,
  - Consider the provision of ancillary family accommodation where appropriate.
- 6.6.21 While providing for specialised accommodation for those who can no longer live at home in the form of;
- Group /community housing,
  - Assisted living accommodation,
  - Residential care accommodation.

See **Chapter 3 Settlements and Placemaking** and **Chapter 12 Transport and Mobility**.

## Guidance for Residential Care Accommodation

- 6.6.22 The following is a list of criteria for consideration in the provision of residential care accommodation;
- These facilities should be located within settlements and in order to enhance overall quality of life increase their links with, and accessibility to, local amenities, and therefore reduce the likelihood of social isolation while providing easy access to staff and visitors.
  - That any new provision should be multifaceted or include flexible care models to include long stay care for persons with high dependency, assisted living accommodation for persons with medium dependency and some independent living accommodation for persons with low dependency where appropriate.
  - Recognition should also be given to particular requirements of specialised residential care accommodation (i.e. dementia).

## Provision of Ancillary Accommodation

- 6.6.23 Ancillary accommodation units provide a step down residential accommodation model option for older or disabled persons and consideration can be given to building ancillary accommodation either as an extension to an existing house or as a separate dwelling unit in cases where it can be shown that such is required for an older or disabled family member. This would include circumstances where a member of the family requires separate living space which is on the same property as the main dwelling. Such units can be established in conjunction with a dwelling house either within or attached to the house but within the bounds of the site.
- 6.6.24 This provision allows families to provide accommodation for older or disabled relatives. These units should be permitted where the following criteria can be met:
- There is only one dwelling and one ancillary accommodation unit on the same site.
  - The ancillary accommodation should not exceed 80sqm in floor area.
  - Normally the ancillary accommodation should be single storey only. However, in exceptional circumstances, i.e. where the curtilage is too small or too restricted, consideration may be given to the provision of a two storey ancillary accommodation having regard to the design, scale and form of the existing dwelling and the impact on its residential amenity.
  - Provision for shared vehicular entrance only.
  - The ancillary unit should not impact adversely on either the residential amenities of the existing property or the residential amenities of the area.
  - The property and ancillary accommodation unit should not be subdivided.
  - Additional parking, sewage treatment units or private amenity space is not required.
  - The unit should not be sold off separately from the existing dwelling and a Section 47 agreement should be entered into by the property owner to ensure that any physically separate unit be retained as part of the existing property in perpetuity as a burden on the title.

### County Development Plan Objective SC 6-11: Accommodation for Older Persons

Support the provision of residential care, assisted living, group/community housing and other forms of accommodation for older persons.

### County Development Plan Objective SC 6-12: Age Friendly Policies

To implement Age Friendly policies in the refurbishment/adaptation of existing housing stock, and to consider the needs of the older generation in terms of design and lifelong living.



# CHAPTER 7

# MARINE, COASTAL AND ISLANDS

## **Aim of Chapter**

Through the application of the Marine Planning Framework and the planning principles set out in this document, to provide an integrated approach to the protection and management of our coastal areas including our Island Communities and to maintain their sustainable contribution to the economic, social and cultural life of the County.



# S T E N E N O O

# Contents

7.1	Marine Spatial Planning	144
7.2	The County Cork Coastline	144
7.3	National and Regional Marine Planning Policy	146
7.4	Maritime Area Planning Act, 2021	148
7.5	Other Marine Related Strategy Documents	148
7.6	Coastal Management	148
7.7	Islands and Island Communities	152

## 7.1 Marine Spatial Planning

- 7.1.1 Marine spatial planning is a process that brings together all of the multiple users of the ocean to make the best decisions about how to use marine resources sustainably. Maritime planning will apply from the High Water Mark in Ireland's coastal waters, territorial seas, and exclusive economic zone and in designated parts of the continental shelf.
- 7.1.2 Marine planning will contribute to the effective management of marine activities and more sustainable use of our marine resources. It will enable the Government to set a clear direction for managing our seas, to clarify objectives and priorities, and to direct decision makers, users and stakeholders towards more strategic and efficient use of marine resources. It will inform decisions about the current and future development of the marine area, aiming to integrate needs.
- 7.1.3 Some of the key issues facing the coastal zone of Cork are:
- Lack of integration between regulatory bodies that control activities in the Coastal Zone;
  - Greater public awareness of and involvement in environmental issues;
  - Adaptation of the fishing industry to changes resulting from Brexit and the Common Fisheries Policy;
  - Pressures on coastal and marine habitats and species and on water quality;
  - Expansion of industries such as aquaculture which require an integrated response between land and sea;
  - Adaptation and mitigation of the impacts of climate change in particular sea level rises, flooding and coastal erosion;
  - Need to provide coastal protection for key social and economic assets;
  - Economic decline in peripheral areas;
  - Need for ongoing maintenance and upgrading of ports and facilities;
  - Increased pressure for development both in residential and employment uses;
  - Development of sustainable marine tourism opportunities;
  - The phasing out of the exploitation of natural energy resources (i.e. Gas);
  - Developing the potential of renewable energy resources in particular off shore wind and ocean energy;
  - Increased pressure for development of recreational / amenity uses in coastal and marine areas and enhanced recreational access to Cork Harbour; and
  - Impacts of flooding and coastal erosion on coastal communities.
  - Recognise that the Common Fisheries Policy supports sustainable fishing for a long-term stable food supply.
- 7.1.4 Given the macro nature of this subject area, it should be read in conjunction with the following chapters of this plan; **Chapter 11 Water Management**, **Chapter 15 Biodiversity and Environment** and **Chapter 17 Climate Action**.

## 7.2 The County Cork Coastline

- 7.2.1 The Cork coastline extends for some 1,100 km, which is approximately one fifth of the national coastline. It is home to approximately 65% of the County's population who live on or adjacent to the coast, including seven inhabited West Cork islands. It contains areas of intense activity and some of our most important economic activities are located here. The Port of Cork, Whitegate Oil Refinery, Whiddy Island Oil Trans-shipment Terminal and Castletownbere fisheries port are of national importance.

### Fisheries

- 7.2.2 With fish landings of over €9 Million, Union Hall is listed as number 8 in the top 10 fishing ports in Ireland, and when combined with the value of landings for the ports of Ballycotton, Kinsale, Union Hall and Baltimore, it brings the total to over €18 Million (SFPA, 2019). These figures exclude smaller piers like Schull, Courtmacsherry, Youghal, and do not take into account 'community harbours' where other essential activities like net mending and repairs can be carried out. These figures also exclude goods outside of fisheries which are a significant part of these Port activities. Castletownbere is a good example of this, as in addition to the €106 million which is the value of fish landings, there is in excess of €90 million in Salmon and about €2 million in mussels totalling an excess of €198 million euros of total value.

Table 7.1 Overview of landings in CCC main ports by Weight – All Vessels

Port	Quantity Landed in Tonnes	Value of fish landings
Union Hall	2872	€11,527,558
Baltimore	1209	€2,130,187
Ballycotton	734	€3,297,527
Kinsale	1048	€2,848,468
Castletownbere	34613	€105,989,464

(Data Source: Dept of Agriculture Fisheries Harbour,2019)

- 7.2.3 There are a total of 478 inshore fishing vessels based in the South West (Cork and Kerry), the Cork Coastline is probably the busiest in Ireland in terms of under 12 metre vessels. Those vessels typically use the very dense network of smaller “community harbours” along the Cork Coast and are essential in providing jobs in rural areas.

### Ports and Harbours

- 7.2.4 The Port of Cork is identified in National Ports Policy (NPP) as a Port of National Significance (Tier 1) and is a Core Port within the TEN-T (European Union’s Trans European Network – Transport). Inclusion in the core network reflects its significant volumes of traffic and its high level of international connectivity. (See **Chapter 12 Transport and Mobility**)
- 7.2.5 There are two commercial ports operating within the County, at Youghal and Kinsale. The quantity of bulk goods received in Kinsale for 2018 was 47,000 tonnes and Youghal was 53,000 tonnes. (Data from the CSO, Statistics of Port Traffic 2018) While those two figures only represent approximately 0.5 % of all dry goods handled by Irish ports in 2018, they nonetheless play an important regional role as a facilitator of the regional economy. Their size, location and proximity to other sectors of the local economy enable them to play an important role in the development of “Short Sea Shipping” routes in the South and South West of Ireland.

### Aquaculture

- 7.2.6 It is important to acknowledge the essential role played by Roaringwater Bay, Dunmanus Bay and Bantry Bay in aquaculture activities. These areas are mostly involved in shellfish production with a small number of sites licensed for finfish farming. A recent survey of aquaculture sites carried out by the Harbour Masters’ section established that a number of Cork County Council piers in the Beara Peninsula were extensively used by fish farmers and provide opportunities for valuable local employment. Other areas like the Bandon River or Oysterhaven export high value products (oysters) to the European market. Aquaculture developments must take account of the ecological, social and scenic impacts of any such development and these factors will be taken into consideration during the assessment process.

### Tourism

- 7.2.7 The natural assets of the Coastline including its harbours and numerous beaches enable the County to offer tourism as an important economic activity. The Coast also contains some of our most stunning scenery and supports habitats and species of international importance. Cork Harbour is the most significant port in the state, outside Dublin, and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the Southern Region. The Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The detailed policies and objectives relating to sustainable tourism development are outlined in **Chapter 10 Tourism**. The coast also contains significant stretches which are undeveloped, remote and peaceful. A common characteristic of our entire coastline is its complexity.

### 7.3 National and Regional Marine Planning Policy

#### Marine Spatial Planning Directive (2014)

- 7.3.1 In 2014 the European Parliament and the Council of the European Union adopted Directive 2014/89/EU. This directive established a framework for Marine Spatial Planning and set in motion a number of legislative and policy requirements for each of the member states including Ireland. The first of these was the transposition of the Directive into national legislation by way of regulations made in 2016 (SI 352 of 2016). Since the regulations were made under the European Communities Act 1972, they were strictly limited to measures required to transpose the directive. However, in October 2018 these regulations were repealed and replaced by Part 5 of the Planning and Development (Amendment) Act 2018. Part 5 re-transposes the Directive in primary legislation and contains a number of measures that are additional to those required by the directive, including:
- Adoption of the National Marine Planning Framework (NMPF) by both Houses of the Oireachtas;
  - Review and replacement of the NMPF every 6 years;
  - Obligation for marine regulatory bodies to secure the objectives of the NMPF when making policies, plans, or granting consents; and
  - Enforcement powers for the Minister if the foregoing obligations are not being fulfilled.
- 7.3.2 This legislation will be repealed and replaced by the forthcoming Marine Planning and Development Management Bill (see section 7.4).

#### National Marine Planning Framework Roadmap 'Towards a Marine Spatial Plan for Ireland' (2017)

- 7.3.3 The NMPF Roadmap 'Towards a Marine Spatial Plan for Ireland' – a roadmap for the development of Ireland's first marine spatial plan was published in December 2017 and set out four broad stages in the development of the plan.
- Stage 1 of which the Roadmap formed a central part, was the start-up or activation phase during which the Government's proposed approach to developing MSP
  - Stage 2 the main development stage, involved the preparation and publishing for public consultation the Draft NMPF and associated environmental reports.
  - Stage 3 is the finalisation phase during which the final NMPF and associated environmental reports will be prepared for submission to Government and adoption by the Oireachtas before forwarding to the European Commission ahead of the March 2021 deadline set out under the Directive.
  - Stage 4 is implementation, monitoring, enforcement and review commencing on adoption of the NMPF.

#### National Marine Planning Framework Baseline Report (2018)

- 7.3.4 The previous milestone in the process was the publication for consultation of a report setting out the context in which the NMPF is being developed and which would help to identify the key issues marine planning will need to address. The National Marine Planning Framework Baseline Report was published 18 September 2018 and sets out:
- The policy, legislative and regulatory context for marine spatial planning and the development of Ireland's first plan;
  - A description of the "as is" situation in terms of existing sectoral development and activities in Ireland's maritime area, including an identification of the future opportunities and constraints for each;
  - An initial elaboration of potential high level objectives for Ireland's first National Marine Planning Framework; and
  - A number of consultation questions or issues intended to prompt discussion and consideration amongst stakeholders.

#### Marine Planning Policy Statement (2019)

- 7.3.5 The Marine Planning Policy Statement serves as a parallel to the 2015 Planning Policy Statement which underpins the operation of the entire land-planning system in Ireland. It applies to all facets of marine planning. It reflects the comprehensive updating and renewal now underway of Ireland's marine planning system, setting out core principles to inform evolving marine planning and development management process.
- 7.3.6 The integration of environmental, economic and social considerations are highlighted in the MPPS as a key strategic principle for the marine planning system. The obligation to achieve or maintain good environmental status (GES) under the MSFD and obligations under other environmental laws such as the Water Framework Directive and the Birds and Habitats Directive can be supported through a well-functioning marine planning system. It will also be a key enabler of Ireland's ability to deliver on our obligations under the Marine Strategy Framework Directive and OSPAR Convention, our

climate change and renewable energy targets, and on future ports development. The Marine Planning Policy Statement sets out the following:

- Describes the existing components of Ireland’s marine planning system;
- Outlines a vision for the future development of our marine planning system;
- Sets out the overarching policies and principles the Government expects marine planning bodies and other public bodies that engage with the marine planning system to observe (in terms, for example, of public engagement, transparency, governance, environmental assessment, climate action, social and economic benefit);
- Sets out high-level priorities for the enhancement of the marine planning system in Ireland



Figure 7.1: Diagram showing the relationship between Marine and Terrestrial Planning Policy at National and Regional Level (Draft NMPF)

### National Marine Planning Framework (2021)

- 7.3.7 On 30 June 2021, the government published the National Marine Planning Framework (the NMPF). It is the first maritime spatial plan for Ireland, prepared in accordance with the EU’s Maritime Spatial Planning Directive. The NMPF is the national plan for Ireland’s maritime area, and is the equivalent of the National Planning Framework onshore. The NMPF sits at the top of a hierarchy of plans and sectoral policies for the marine area. It comprises a single plan for the entire maritime area, with more detailed regional plans envisaged at a later date. It has been prepared with an ecosystem-based approach and informed by best available knowledge. As part of the preparation of the NMPF, a Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) have been carried out. The NMPF includes a number of “Overarching Marine Planning Policies” (OMPPs), which will apply to all marine activities or development. These OMPPs fall into three categories: Environmental, Economic and Social. Within these categories, the NMPF sets out more detailed policy imperatives including co existence, biodiversity, coastal and island communities and infrastructure. Additionally, the NMPF sets out activity-specific or “sectoral marine planning policies” (SMPPs), which apply to particular classes of activities. The NMPF arranges these policies into 16 general sectors, including energy, wastewater treatment and disposal, fisheries, ports, and aquaculture and tourism.
- 7.3.8 Cork County Council aims to be a first mover in terms of establishing the fundamental policies and implementing the objectives of the NMPF which will be of greatest benefit for our coastal and island communities. In this regard, Cork County Council is keen to both support the potential of the marine environment by nurturing opportunities for innovation in the Maritime economy but also to support and preserve the environmental and ecological conservation status of our natural marine resource.

**County Development Plan Objective**  
**MCI 7-1: National and Regional Marine Planning Policy**

- (a) Work with the appointed Implementation Groups for the National Marine Planning Framework (NMPF) 2021.
- (b) Support the potential of the marine environment by nurturing opportunities for innovation in the Maritime economy while ensuring that its ecosystems are managed sustainably.

#### **7.4 Maritime Area Planning Act, 2021**

7.4.1 The Maritime Area Planning Act (the MAP Act), which is the new legislative framework for forward planning, development management and enforcement in Ireland's offshore area was signed into law on the 23rd of December, 2021. This legislation puts in place a comprehensive and coherent planning system for the entire Maritime Area including:

- A forward planning regime for the maritime area;
- A new streamlined development management system for the maritime area incorporating consenting for the occupation of the maritime area (Maritime Area Consents and licencing) and a new planning consenting regime (to be implemented by coastal local authorities and An Bord Pleanála
- The establishment of a new agency, the Maritime Area Regulatory Authority (MARA) to manage the occupation of the maritime area and to enforce the provisions of the new regime. It is intended in the Bill that MARA will grant Maritime Area Consents; licence specified maritime usages; ensure compliance and enforcement of MACs, licences and offshore development consents; assume responsibility for the management and enforcement of the existing foreshore portfolio of leases and licences currently administered by the Minister for Housing, Local Government and Heritage; and provide a platform for inter-agency cooperation and collaboration.

#### **7.5 Other Marine Related Strategy Documents**

##### ***Harnessing Our Ocean Wealth***

7.5.1 Harnessing Our Ocean Wealth – an Integrated Marine Plan for Ireland was published in July 2012. This document sets out the Government's Vision, High-Level Goals and Key 'Enabling' Actions to put in place the appropriate policy, governance and business climate to enable our marine potential to be realised. Since the publication of HOOW there have been annual updates on progress towards implementation. These documents provide an update on key activities undertaken to the end of each given year.

##### ***Harnessing Our Ocean Wealth (June 2019 Update)***

7.5.2 The Marine Coordination Group (MCG) continues to review and report on progress in implementing Ireland's Integrated Marine Plan - Harnessing Our Ocean Wealth. This is carried out on an ongoing basis through regular meetings of the MCG and other inter-departmental/agency forums, publishing an annual Review of Progress, and usually coincides with the annual Our Ocean Wealth Conference/SeaFest Events,

7.5.3 The most recent, of these Annual Review of Progress Reports (Sixth) was published in June 2019, and provides an overview of the main activities across a range of actions undertaken by Government Departments and their State bodies in 2018. The report also captures major deliverables for 2019.

#### **7.6 Coastal Management**

7.6.1 The Coastal Zone is a very special place with unique interactions between people and their environment. Historically, different parts of the coastal zone have been managed by a number of Government Departments and agencies. This has sometimes resulted in a lack of co-ordination, leading to difficulties for the people and environments of these areas. The inter-relations between people and their natural environment is not confined within administrative boundaries and so there is a clear need for regulatory bodies to work together to best manage the coastal zone.

7.6.2 The Council is the primary regulatory body on the landward side but its remit extends only as far as the High Water Mark. The foreshore, under Irish legislation, extends from the High Water Mark to a point of 23 kilometres from the Low Water Mark. The foreshore consents regime is currently under review with proposals under consideration to integrate the process within the existing consent system under the Planning Acts. The Environmental Protection Agency is responsible for licensing of waste discharges at sea.

- 7.6.3 The Government have initiated the first steps in developing an Integrated Marine Plan for Ireland through the publication of 'Harnessing Our Ocean Wealth' in 2012, which sets the policy context to ensure the right conditions exist to drive the potential of the marine economy, in a way that contributes both to environmental protection and to sustainable growth and development. The EU Marine Strategy Framework Directive (MSFD) requires Member States to prepare marine strategies for their marine waters and preliminary work on Ireland's implementation of the MSFD is underway.

**County Development Plan Objective  
MCI 7-2: Development in Coastal Areas**

- (a) Sustainably manage development within the coastal zone taking account of its environmental, ecological, heritage and landscape values
- (b) Encourage development generally to be located in accordance with the settlement policies of this Plan and in particular to recognise the limited capacity of many coastal areas for accommodating development on a large scale.
- (c) Reserve sufficient land in the various settlements to accommodate the particular requirements of coastal ports, harbour development, boat storage and other coastal industry and to improve access to and support the continued development of the ports in County Cork as marine related assets in accordance with the RSES. Also support the provision of infrastructure for the renewable energy sector. The identification of any such lands will need to be subject to environmental, nature conservation and other heritage considerations.

### **EU Integrated Coastal Zone Management (ICZM) Projects**

- 7.6.4 Cork County Council has taken a lead in this field through its participation in the EU Demonstration Programme on ICZM with the development of the Bantry Bay Coastal Zone Charter. This Charter was the first Integrated Coastal Management Plan in Ireland and was developed on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. The Charter pioneered innovative, ground-breaking techniques in public participation, stakeholder involvement and coastal zone management. The lessons learned and experienced gained from the Charter have helped to define the way ahead for coastal management in County Cork.
- 7.6.5 The Council was further involved in European Projects relating to 'Integrated Coastal Zone Management', namely the COREPOINT and IMCORE EU INTERREG Projects which used Cork Harbour as a case study area.
- 7.6.6 The primary aim of IMCORE Project which ran from 2008 to 2011 was to promote a transnational, innovative and sustainable approach to reducing the full range of climate change impacts on the coastal resources of the North West Europe region. Key to achieving this aim was a focus on building capacity within local authorities, in order to tackle the current and future impacts of climate change, and to meet these challenges through an adaptation-based response.

### **Cork Harbour Study**

- 7.6.7 The Cork Harbour Study, prepared by the Planning Authority reflected the broad aims of the COREPOINT Integrated Management Strategy for Cork Harbour (2008) and has since provided a sound evidence base informing planning policy formulation for the Harbour Area. The Study sought to promote a more integrated approach to development of the Harbour, using a coastal zone management (CZM) approach. It examined how various needs and demands for space close to the shoreline interact with each other, and with the inherited physical form of the Harbour. Some recurrent themes common to different parts of the Harbour were evident from surveys:
- a) Steep linear coastal settlements, e.g. Cobh, Passage West and Crosshaven,
  - b) Major coastal transport corridors running along the (original) Harbour shoreline,
  - c) Port related industrial areas on the seaward side of coastal transport corridors,
  - d) Competition for space and access in narrow level waterfront areas, primarily due to (a) - (c).
- 7.6.8 The Study emphasised that harbour side land is a finite resource. Of the 72km<sup>2</sup> within 0.5 km of the Harbour shoreline, 1/9th was developed in 1934 and 1/3rd in 2005. On a trend basis 2/3rds could be developed by 2055. The balance between developed and natural/recreational areas around the Harbour could easily be lost. Conventional suburban housing is the largest single user of harbour side land. Apart from loss of amenities, it could exhaust the limited supply of level harbour-side land.
- 7.6.9 Up till now, land beside the Harbour has been zoned – or not zoned - on much the same criteria as in other parts of County Cork. A more selective approach is needed, so as to:
- Minimise development for uses without any particular need to be beside the Harbour, or substantial community benefit from being there (relative to an alternative location inland).
  - Maintain availability of land which is or could become a source of competitive advantage for sectors such as energy, marine transport, tourism and the pharmachem/biopharm cluster.

- 7.6.10 The Study puts forward a variety of ideas and options which involve synergy between different uses in constrained coastal areas, so development within them can meet a wider range of needs in a mutually compatible way. This does not imply that projects involving a high level of synergy in such areas are always preferable to alternatives involving lower levels, but does imply they should be considered. The non-statutory nature of the Study allows it to reinforce the broad CZM perspective through more specific practical suggestions and options, without giving them mandatory status. Its long-term horizon (to 2050) allows inclusion of suggestions which are not realisable within the time period of a statutory plan, but may become so in the longer term, or due to changed circumstances.
- 7.6.11 The balance between development and agricultural/forestry/amenity uses is one of the attractions of Cork Harbour, but realistically, it will only be maintained if the public supports it because they benefit from its recreational amenities. The Study proposes a number of ways of increasing public access to amenities such as coastal fortifications, shoreline cycle and pedestrian routes, marinas and other forms of access to water. There has been significant progress in all these areas in the last few years, but much remains to be done.
- 7.6.12 There has been a significant level of development to facilitate the marine leisure sector, to defend land, and to develop other marine activities within Cork Harbour. Some of this increases human activity within or close to intertidal habitats, and reduces the area of undeveloped intertidal habitat which is available for species of birds for which the Special Protection Area (SPA) has been designated. There is a concern that any further development which increases the level of access to estuarine habitats, or reduces the area of intertidal habitat available to birds within the SPA, may be unsustainable, having regard to the potential for such development to give rise to impacts on birds. The assessment of future proposals for development which could cause increases in human activity on shoreline habitats within the Great Island Channel SAC and Cork Harbour SPA or which could reduce the area of intertidal habitat available to birds, must take account of the overall capacity of the SPA to absorb such development, and that future development of coastal recreation facilities in the harbour should only be permitted where it is found that they can be accommodated without causing significant disturbance to sensitive species or significant damage to habitats or conservation value.
- 7.6.13 More recently, Cork County Council has completed an analysis of the future potential of the Cork Harbour Economy – see **Chapter 8 Economic Development**.

**County Development Plan Objective  
MCI 7-3: Integrated Coastal Zone Management**

- (a) Support the development of an integrated approach to coastal zone management in Ireland generally and in particular to foster the application of this concept in appropriate coastal zones throughout the County including Cork Harbour.
- (b) Where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting integrated coastal zone management in a particular area.
- (c) Continue to work with the relevant Government Departments and other relevant stakeholders in the promotion of integrated coastal zone management and following the adoption of the NMPF to identify those coastal areas that may have particular coastal zone management requirements and, where appropriate set out any requirement that may exist for special coastal management plans.

## Coastal Protection

- 7.6.14 The coast is an ever-changing dynamic environment, subject to the continuous natural processes of erosion and deposition. While erosion is a normal occurrence in coastal areas, rates of erosion may be accelerated due to storm action, inappropriate development or the presence of man-made protection works. In addition, the impacts of predicted sea level rise due to climate change need to be considered. The predicted increase in the frequency of storm surges and high tides will increase the extent, severity and recurrence of coastal flooding and may also lead to increased rates of coastal erosion.
- 7.6.15 New coastal protection schemes will be necessary in the future to protect coastal areas which are vulnerable to erosion. There are two approaches to coastal protection; 'Soft' engineering which uses ecological principles / practices which support the natural processes and 'Hard' engineering which is defined as controlled disruption of natural processes by using manmade structures. The cost of hard engineering structures and maintenance is high and therefore is generally only used to protect high value assets. Therefore, the role that retaining and enhancing coastal habitats such as beaches, sand dunes and wetlands can play as a sustainable and cost effective alternative, needs to be recognised as a key component of coastal protection and flood management. Measures for coastal protection should be carefully assessed to ensure they are economically and environmentally justified.

**County Development Plan Objective  
MCI 7-4: Coastal Protection**

- (a) Ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development.
- (b) Secure the implementation of a county level strategic approach (subject to SEA and AA) to the deployment of coastal defences.
- (c) Employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.
- (d) Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.
- (e) To support a Coastal Erosion policy for the County in consultation with all relevant stakeholders. Please also refer to MCI 7-4(a).

**Coastal Recreation**

- 7.6.16 Cork's coastal and inland waters are a major asset in terms of tourism and marine leisure activities. Cork County Council published Marine Leisure Infrastructure Strategies for the Western and Southern Division's of the Council in 2008 and 2010, respectively. These strategies have a vision that marine leisure is developed in a coherent and sustainable manner, making the best use of existing and planned infrastructure and resources.
- 7.6.17 Marine leisure facilities should be sited, designed and managed to avoid the visual intrusion, pollution, and conflicts with other uses with which they can otherwise be associated.
- 7.6.18 It is the policy of Council to maintain its beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities. Designated bathing areas, Blue Flag beaches and other high quality beaches within the County, are significant local amenities and are also important from a tourism and economic development perspective.

**County Development Plan Objective  
MCI 7-5: Marine Leisure**

- (a) Support the development of rural Cork's coastal marine leisure facilities, where they are compatible with other objectives and policies in this Plan and any Natura 2000 designations.
- (b) Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of high biodiversity value.

**County Development Plan Objective  
MCI 7-6: Coastal Amenities**

- (a) Maintain and improve County Cork's beaches to a high standard and develop their recreational potential as publicly accessible seaside amenity facilities where appropriate (including facilities such as toilets and changing areas) , as appropriate to individual site conditions and in accordance with the principles of proper planning and sustainable development.
- (b) Proposals for development of marine leisure facilities will be subject to ecological impact assessment and, where necessary, Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of high biodiversity value.
- (c) Support the enhancement of existing Coastal Amenities to include parks and harbours along the coastline, including improved or if required new access arrangements for the general public for recreational purposes where safe and possible to do so and in accordance with MCI 7-6 (b).

**County Development Plan Objective  
MCI 7-7: Designated Bathing Areas**

Support and protect Designated Bathing Areas as valuable local amenities and as an important tourism and local recreation resource and continue to work with local communities to identify appropriate new Bathing Areas for monitoring. Encourage the provision of the water services infrastructure required to maintain and improve water quality in these areas having regard to water quality, access, environmental and other sensitives when identifying / developing new recreational bathing areas.

## 7.7 Islands and Island Communities

### Islands

- 7.7.1 The unique group of islands off the coast of County Cork have, for decades, experienced the forces of decline that, only more recently, have been experienced in some rural areas. Of course, the added isolation of an island location has exacerbated the effects of these forces of decline. The island communities, however, have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and have retained, and even developed, their unique culture and identity. The islands are an important part of the culture, heritage, ecology, economy and tourism appeal of the County.
- 7.7.2 In many ways, the isolation of the islands, that has caused this long period of decline, is also one of their most attractive features. There is an increasing desire amongst those who live in urban communities to holiday or own second homes in very remote locations. The impact of development proposals will need to be carefully assessed to prevent adverse physical or social impacts. Proposals for second homes, even in small numbers, can have seriously adverse effects on islands where the natural population base is already fragile. Therefore, this Plan aims to provide an alternative to the development of second homes through encouraging the sensitive renovation of disused / derelict dwellings.
- 7.7.3 The following table sets out the most recent population for the Inhabited Islands Off the Coast of Cork County as set out in the most recent Census (2016).

Islands	2011	2016	% Increase or Decrease
Bere Island, Cork	216	167	-22.69%
Calf Island East, Cork	0	2	N/A
Cléire, Cork	124	147	18.55%
Coney Island, Cork	0	1	N/A
Dursey Island, Cork	3	4	33.33%
Haulbowline Island, Cork	148	216	45.95%
Hop Island, Cork	16	18	12.50%
Horse Island, Cork	2	1	-50.00%
Inchydoney Island, Cork	149	183	22.82%
Inishbeg, Cork	25	34	36.00%
Inishodriscol (or Hare Island), Cork	29	28	-3.45%
Long Island, Cork	10	20	100.00%
Mannin Beg, Cork	0	1	N/A
Ringarogy Island, Cork	94	84	-10.64%
Sherkin Island, Cork	114	111	-2.63%
Whiddy Island, Cork	20	18	-10.00%

Data Source:CSO (2016) www.cso.ie  
E2021 - Population of Inhabited Islands Off the Coast 2011 to 2016

- 7.7.4 As noted in previous sections, numerous political policy initiatives, both nationally and locally have over many years done much to help alleviate the impact of economic and social forces on our isolated communities and working within the new parameters of the new Marine Planning Framework. It is the Council's policy to facilitate island communities to thrive in a healthy, harmonious environment, bring them opportunities to develop their economic activities and encourages sustainable living. Future policy and strategy will also prioritise the interconnectivity between the islands and mainland to protect island populations and ensure living standards do not decline.

### West Cork Island Communities

- 7.7.5 The three islands with the most significant populations along the West Cork Coast are Bere Island, Oileán Chléire and Sherkin Island. According to 2016 Census results, the populations of Bere Island, Oileán Chléire and Sherkin Island were 167, 147, and 111 persons respectively. In recognition of the economic, social and cultural importance of these Islands to the region, they were designated as "West Cork Island Communities" in the settlement network of this previous County Development Plan. There are also 9 uninhabited islands in West Cork with an area in excess of 20 hectares each.
- 7.7.6 The Bere Island Conservation Plan (2003) is considered to be an innovative example of stakeholder consultation and ownership for the local community and where appropriate, this Plan will support its implementation.
- 7.7.7 The West Cork Islands Integrated Development Strategy, 2010 was prepared in order to address the physical, economic, social and cultural development of the West Cork Islands of Oileán Chléire, Bere, Whiddy, Dursey, Long, Sherkin and Heir and sets out a framework of objectives and actions for the next 10+ years, with a view to making the islands a better place in which to live, work, visit and do business.
- 7.7.8 This Plan will encourage and support, where appropriate, the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010, where these are compatible with other objectives and policies of the Natura 2000 designated sites.
- 7.7.9 The Islands natural environment, biodiversity and heritage are one of their key resources and new development should acknowledge the environmental sensitivities of the area, with particular regard to nature conservation designations. Some islands are also used by colonies of breeding seabirds and breeding seals and these areas will require access restrictions during the breeding season.
- 7.7.10 Further details on the West Cork Islands can be found in **Volume 5 of this Plan**.

#### County Development Plan Objective MCI 7-8: Supporting the Islands

Support the inhabited islands in County Cork and to recognise the special planning and development needs of islands and island communities, particularly access, infrastructure and services.

#### County Development Plan Objective MCI 7-9: Economic Development on the Islands

Support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands in a manner that is compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands.

#### County Development Plan Objective MCI 7-10: Development Proposals on the Islands

- (a) Support sustainable development proposals that are compatible with environmental and landscape sensitivities as well as nature conservation designations pertaining to the islands; and contribute to the long term economic and social development of the islands.
- (b) Prioritise development that contributes to retention of the year-round population on the islands, that has a clear and identifiable economic and social benefit (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- (c) Exclude the development of individual second homes, instead encouraging proposals for the sensitive renovation and conservation of existing disused or derelict dwellings in accordance with the provisions of objective RP 5-30 Redevelopment or Replacement of an Uninhabitable or Ruinous Dwelling in **Chapter 5 Rural**.
- (d) Ensure that new development of any kind is sympathetic to the individual form and character of the islands' landscapes and traditional building patterns.

**County Development Plan Objective**  
**MCI 7-11: Uninhabited Islands**

- (a) To generally preserve access to all islands, including uninhabited ones.
- (b) Recognise on currently uninhabited islands the potentially long term serious impacts that particular kinds of development, such as individual holiday homes or second homes, can have and to restrict developments that lead to individual islands having a single use only.

***Islands in Metropolitan Cork***

- 7.7.11 The Cobh Municipal District to the east of Cork City includes the islands of Haulbowline, Fota, Spike and the Great Island which includes the town of Cobh. The remaining parts of Great Island outside the town boundary are within the Metropolitan Greenbelt. Spike Island which operated as a prison until 2004 passed into the ownership of Cork County Council. Working with Fáilte Ireland, the Council have developed Spike Island into a leading tourist attraction having been awarded 'Europe's Leading Tourist Attraction' at the World Travel Awards in 2017. This Plan recognises that all the islands have significant roles to play in the future development of Cork Harbour. See **Volume 4 South Cork of this plan**.





# CHAPTER 8

# ECONOMIC DEVELOPMENT

## **Aim of Chapter**

Through the application of the planning principles set out in this document, to provide for the development of County Cork as an attractive, competitive and sustainable place to live, visit and do business, where the quality of its economy, natural and built environment, culture and the strength and viability of its communities are to the highest standards.



# S T E T N C O

# Contents

8.1	Introduction	160
8.2	National Economic Outlook	160
8.3	Policy Context	161
8.4	Cork Economy	164
8.5	Economic Role of Cork Harbour	168
8.6	Future Jobs Growth	171
8.7	Spatial Strategy for Economic Development	172
8.8	The Circular Economy	177
8.9	Placemaking for Enterprise Development	178
8.10	Connectivity	178
8.11	Economic Resilience	178
8.12	Remote Working	179
8.13	Data Centres	180
8.14	Seveso Sites	181
8.15	The Rural Economy	183
8.16	Agriculture and Farm Diversification	184
8.17	Mineral Extraction	185
8.18	Forestry	185
8.19	Film Production	186
8.20	Fishing and Aquaculture	186
8.21	Renewable Energy	186
8.22	Economic Development Land Use Zonings	186

## 8.1 Introduction

- 8.1.1 This chapter sets out the planning policies and objectives in support of the economic development of the County and seeks to inform and guide the plans and strategies of the various agencies involved in Economic Development in Cork, and those thinking of establishing a business in the county.
- 8.1.2 A common theme throughout all current national policy and initiatives is the need to move away from the 'business as usual approach' and to recognise the vulnerabilities facing our national and local economy and prosperity in light of the climate change, local and international changes that are afoot in terms of Brexit, international tax developments, US policies, technological change and most recently, the Covid 19 pandemic. The need to attract and retain high quality jobs that will allow for better standards of living, and sustainable jobs that will be less vulnerable to future loss is also critical. The need to plan for a more sustainable future in the context of climate change, shifting demographics, technological development and the transition to low carbon, bio and circular economies is also very real. Our ability to compete with other locations in offering the full range of quality of life attributes in order to attract and retain employees in Cork will also be important in our success at securing investment in job creation.
- 8.1.3 Government policy points to the need to broaden the base of the economy, use innovation to drive growth and build on our locational distinctiveness with place making strategies that acknowledge the reality of what attracts companies to invest in an area i.e. access to skills, talent, higher education and a combination of factors, such as innovation capacity, infrastructure investments, competitive services and amenities, property solutions, housing, quality of life, access to trade and markets etc.
- 8.1.4 Both the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) point to the need for transformational change in the pattern of development in the future, for population growth to be jobs led, and for the population and jobs growth to be more closely aligned geographically, to reduce the need to travel and support sustainable growth.
- 8.1.5 In this context, the policies and objectives in this Plan seek to position Cork, in land use planning terms, to respond to the challenges ahead, to enhance our resilience and our ability to attract and sustain sustainable investment into the future. The plan is aligned with the National Strategic Outcomes of the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES), the Cork Metropolitan Area Transport Strategy (CMATS) and the state agencies that are responsible for the delivery of essential infrastructure, in order to ensure that Cork secures its share of the national investment budget and successfully delivers the employment and population growth allocated to it.
- 8.1.6 **Chapter 2 Core Strategy of this Plan** allocates population, housing and employment growth in line with the provisions of the NPF and RSES, strengthening the settlement network and main centres of employment while also revitalising rural areas by strengthening rural towns and villages and supporting the diverse nature of the urban and rural economies of the county. Other chapters and volumes of the plan support this strategy with investment in infrastructure, services, amenities, and the zoning of land for development.
- 8.1.7 At a national level, job creation is supported by the IDA which promotes Foreign Direct Investment into Ireland by helping investors to establish and expand their business in Ireland, and Enterprise Ireland which works with Irish companies to help them develop and grow their business in world markets. Both are very active in supporting investment in the Cork economy. At a local level, Cork County Council has established an Economic Development, Enterprise and Tourism Directorate which has community and economic development at its core. The Directorate seeks to support and engage businesses and communities at a local level throughout County Cork through the work of the Local Enterprise Offices, which provide a range of services including advice, financial support and training to support entrepreneurship and foster business start-ups.
- 8.1.8 The economic policies and objectives set out in this Plan seek to be aligned with the provisions of recent national and regional policy initiatives, respond to recent economic, demographic and employment trends, strengthen the employment network of the County while also supporting the revitalisation of rural areas and realising the full potential of Cork County's broad range of locational and infrastructural advantages. The Plan seeks to position Cork to attract sustainable economic investment and jobs growth into the future.

## 8.2 National Economic Outlook

- 8.2.1 Pre Covid, the national economy had made a strong recovery since the recession ended in 2013 and growth was projected to continue, although with some risk around the potential impacts of Brexit and the deteriorating outlook in the international environment. Since the 2nd Quarter of 2020 the coronavirus pandemic has triggered a national and global economic shock which continues to have a significant impact on the labour market in Ireland. In the short term the outlook is very uncertain while in the longer term there is some uncertainty about the longer-lasting effects on behaviour and economic activity; the damage to the productive capacity of the economy and the pace at which economic activity normalises.<sup>1</sup>

- 8.2.2 Unemployment had fallen from 16% in 2012 to 4.8% by the end of 2019. During 2020, unemployment rose to a peak of about 25 per cent in Quarter two and by the end of 2020 the Country had an unemployment rate of more than 20 percent, which equates to 500,000 people. The Irish economy experienced a robust recovery from COVID-19 in 2021 and is expected to continue to grow in 2022. Improvements in the labour market are ongoing with unemployment continuing to fall and likely to decline to 5.0 per cent by the end of 2022.<sup>2</sup>

### 8.3 Policy Context

- 8.3.1 A broad range of national, regional and local policy initiatives have been considered in the preparation of this chapter including the following:

- National Planning Framework (2018)
- National Development Plan 2018-2027
- Regional Spatial and Economic Strategy for the Southern Region (2020)
- The South West Regional Enterprise Plan 2020
- IDA Ireland 'Driving Recovery and Sustainable Growth 2021-2024'
- SRA Regional Co-Working Analysis
- Food Wise 2025
- Enterprise 2025 Renewed
- Future Jobs Ireland 2019
- Realising our Rural Potential – Action Plan for Rural Development (2017)
- Cork Metropolitan Area Transport Strategy 2040 (CMATS)
- Cork County Digital Strategy 2020-2022
- Climate Action Plan 2021
- People, Place and Policy – Growing Tourism to 2025'

- 8.3.2 Key aspects of the main documents of relevance to this Chapter are summarised below.

#### National Planning Framework (NPF)

- 8.3.3 The NPF seeks to shape the future development of the country in the period to 2040 in the context of an anticipated population increase of over one million people and seeks to facilitate a shift towards Ireland's regions and cities other than Dublin by adopting a long term framework to achieve 'regional parity'.
- 8.3.4 In the Southern Region, the NPF is planning for up to 380,000 additional people and Cork City and County have been allocated up to 60% of this population growth, representing a very significant vote of confidence in the ability of the county as a whole to contribute to the sustainable growth and development of the country and the region. The NPF has also set a target of an additional 225,000 jobs in the Southern Region to 2040, approximately 135,000 of which can be expected within Cork as a whole (city and county) and approximately 62,500 in Cork County. The pattern of urban growth targeted in the NPF is population and employment led, recognising that enterprise development is drawn to urban locations by market forces such as agglomeration, migration and specialisation that depend on factors such as scale, accessibility, innovation supported by higher education institutions and quality of life.
- 8.3.5 The NPF outlines the need to anticipate and plan for jobs growth by identifying locations at an urban scale where enterprises can access competitively priced development land, utilities and commercial properties to the highest standards so the sector can respond to opportunities and adapt in the face of changing employment trends and activity.
- 8.3.6 In rural areas, creating the environment to support job creation is seen as a key enabler to rejuvenating rural towns and villages, sustaining vibrant rural communities and managing population decline. The need to enhance the competitiveness and resilience of the rural economy is highlighted through measures such as supporting innovation and diversification, improving digital connectivity, capitalising of local assets (human, natural or cultural) and opportunities for up skilling / training.

2 ESRI Quarterly Economic Commentary Spring 2022.

## Regional Spatial and Economic Strategy for the Southern Region

- 8.3.7 The RSES sets out a 12 year strategic development framework for the delivery of the National Planning Framework within the Southern Region, and includes a Metropolitan Area Strategic Plan (MASP) which covers the County Metropolitan Strategic Planning Area and Cork City and, like the NPF, is led by the recognition of the need for transformative change to planning for the future. The RSES supports the NPF in seeking to strengthen the settlement structure of the region, capitalising on the strength of the three cities and metropolitan areas, and of the network of towns, while also revitalising rural areas by repurposing the towns and villages.
- 8.3.8 The economic strategy of the RSES seeks to enable sustainable, competitive, inclusive and resilient growth, built on a strong and diverse economic base, while acknowledging current vulnerabilities and risks associated with Brexit and other global issues. The strategy is based on five key principles and requires employment development to follow the settlement hierarchy to deliver the greatest geographical alignment between future population and jobs growth. The strategy also addresses the importance of digital and transport connectivity to underpin the Region's economic drivers.
- 8.3.9 The five principles on which the economic strategy of the RSES is focused are
- smart specialisation
  - clustering
  - place making for enterprise development.
  - Knowledge Diffusion.
  - Capacity Building.
- 8.3.10 **Smart specialisation** is defined by the RSES as a place-based approach that identifies strategic areas for intervention based on the analysis of the strengths and potential of the economy and on an Entrepreneurial Discovery Process with wide stakeholder involvement. The RSES highlights the importance of a bottom-up approach and collaborative platforms such as the Sub Regional Enterprise Plans and Local Enterprise Community Plans.
- 8.3.11 The **Clustering** approach aims to put in place a favourable business ecosystem for innovation and entrepreneurship in which new players can emerge and thus support the development of new industrial value chains and emerging industries. Clusters can be global or local.



Figure 8.1 – RSES Economic Principles

- 8.3.12 **Placemaking**, or the investment in the creation of 'place', is considered an important tool in attracting enterprise development and in optimising the economic potential of an area. Creation of 'place' includes investment in the broad mix of attributes that will attract investment to an area and deliver efficiencies, economies of scale and wider societal benefits and can include investment in skills, higher education opportunities, innovation capacity, infrastructure, amenities, property solutions and accessibility and connectivity to other areas and markets.
- 8.3.13 **Knowledge diffusion** is the spreading of knowledge and underpins economic growth. It can be achieved by supporting community and education providers to address skills shortages and lifelong learning challenges, while the presence of multinational companies, export-oriented indigenous firms and highly skilled local workers can also spread knowledge and skills.

- 8.3.14 **Capacity Building** is the building of capacity to enable effective implementation, successfully responding to emerging challenges and adapting to new ways of doing things, while also being able to anticipate change and risk. Capacity building is an important part of building economic resilience.

### **Cork Metropolitan Area Strategic Plan**

- 8.3.15 The RSES includes the Cork Metropolitan Area Strategic Plan which recognises that the Cork Metropolitan Area has “existing critical mass and is an emerging international centre of scale, a national primary driver and an engine of economic and population growth.” The MASP stresses the importance of building partnerships and a collaborative approach to realising the combined strengths of the Metropolitan Area and to support its development as a viable alternative to Dublin. Investment in the creation of ‘place’, access to talent and the presence of an innovative and smart economy are key factors to realising the potential of the area.
- 8.3.16 In order to succeed as a viable alternative to Dublin, the Cork Metropolitan Area will need to absorb a significant scale of urban focused growth while retaining its essential character and protecting the quality of life. Compact settlements, efficient public transport and the provision of essential physical and social infrastructure are needed to deliver projected growth in a sustainable attractive way.
- 8.3.17 Strategic locations and drivers for economic growth in the Metropolitan area include the City, Higher Education Institutes and international centres of research and innovation including, within the county, MaREI (Research Centre for Energy, Climate and Marine research and innovation), Ringaskiddy, Marino Point, Carrigtwohill, Little Island and Whitegate. Strategic assets supporting international connectivity include the Port of Cork and Cork Airport. The special role of Cork Harbour, reflecting its natural and historic heritage, industry, maritime economy, tourism and communities, is also recognised as a unique driver for the region. The continued development of these strategic locations, assets and drivers for growth within the Metropolitan Area are key to attracting investment, diversifying the economy and building resilience.
- 8.3.18 The Cork Metropolitan Area Transport Strategy (CMATS) is seen as a game changer for the area and the RSES indicates that the distribution of population and employment development must support the planned investment in transportation infrastructure with a focus on regeneration, consolidation and infrastructure led growth.
- 8.3.19 The importance of the continued development of digital infrastructure is recognised both for its role in the development of the Metropolitan Area itself, and also for its ability to improve “relational proximity” so more peripheral locations can interact more successfully with larger urban centres and the metropolitan area. This is particularly important considering recent growth in remote working.
- 8.3.20 It is an objective of the Cork MASP to support the sustainable development of identified and future Strategic Employment Locations and to ensure the delivery of associated infrastructural requirements. It will also seek investment and inter agency co-ordination for the delivery of infrastructure packages to assist the sustainable growth, regeneration and integration of employment land use and sustainable transport planning for existing and future identified locations in the Cork Metropolitan Area.

### **County Cork (outside Cork MASP)**

- 8.3.21 Within the wider county area the RSES has identified Mallow and Clonakilty as Key Towns and has grouped many of the main settlements of the county into clusters including the North Cork Agri-Food Network, the West Cork Marine Network and the Cork Ring Network (see Table 8.4), highlighting opportunities for sharing assets and driving rural economic growth.
- 8.3.22 The RSES supports rural economic development and rural connectivity and recognises that rural communities are dependent on viable and vibrant towns and villages, and the commercial decline of many towns and villages can create issues for rural communities. Many rural communities remain reliant on traditional employment sectors such as agriculture, fishing and construction and off farm employment is also common to supplement income. However, these sectors also offer opportunities for diversification. The role of rural innovation in building resilience and supporting job creation is also noted.

### **IDA Ireland ‘Driving Recovery and Sustainable Growth 2021-2024’**

- 8.3.23 IDA launched its new strategy for the period 2021-2024, while recognising that the launch is at a time of unprecedented uncertainty and accelerating change with elevated levels of unemployment and disruption due to the Covid-19 economic shock. The strategy reflects the long-term goals of the National Economic Plan and of key national policies on enterprise, innovation and the environment. The Strategy reflects and acts upon the mission of the IDA as an agency: to win and develop foreign direct investment, providing jobs, economic impact and opportunity for the people of Ireland.
- 8.3.24 The strategy is to be delivered through a focus on five pillars: Growth, Transformation, Regions, Sustainability and Impact. These five interlinked pillars align with and are guided by the UN Sustainable Development Goals (SDGs). At a national level they reflect the approach and ambition of the Programme for Government, which focuses on well-being

and sustainability outcomes in parallel to economic prosperity. Crucially, the pillars also align with the outlook of IDA client companies, many of whom are already at the leading edge of different areas of sustainable growth ranging from skills development to climate action. Multi-National Companies are also placing an increased focus on environmental, social and governance (ESG) factors in their corporate strategies, management structures, and core activities.

- 8.3.25 The aim of each pillar is set out below and success across each of the five pillars will contribute to a sustainable, resilient and regionally balanced economic recovery:
- Under the Growth Pillar IDA will win investment to support job creation and economic activity.
  - Under the Transformation Pillar, IDA will partner with clients for future growth in Ireland.
  - Under the Regions Pillar, IDA will win investment to advance regional development.
  - Under the Sustainability Pillar, IDA will embrace an inclusive and green recovery.
  - Under the Impact Pillar, IDA will maximise FDI's positive impact on local businesses and communities.

### **SRA Regional Co-Working Analysis**

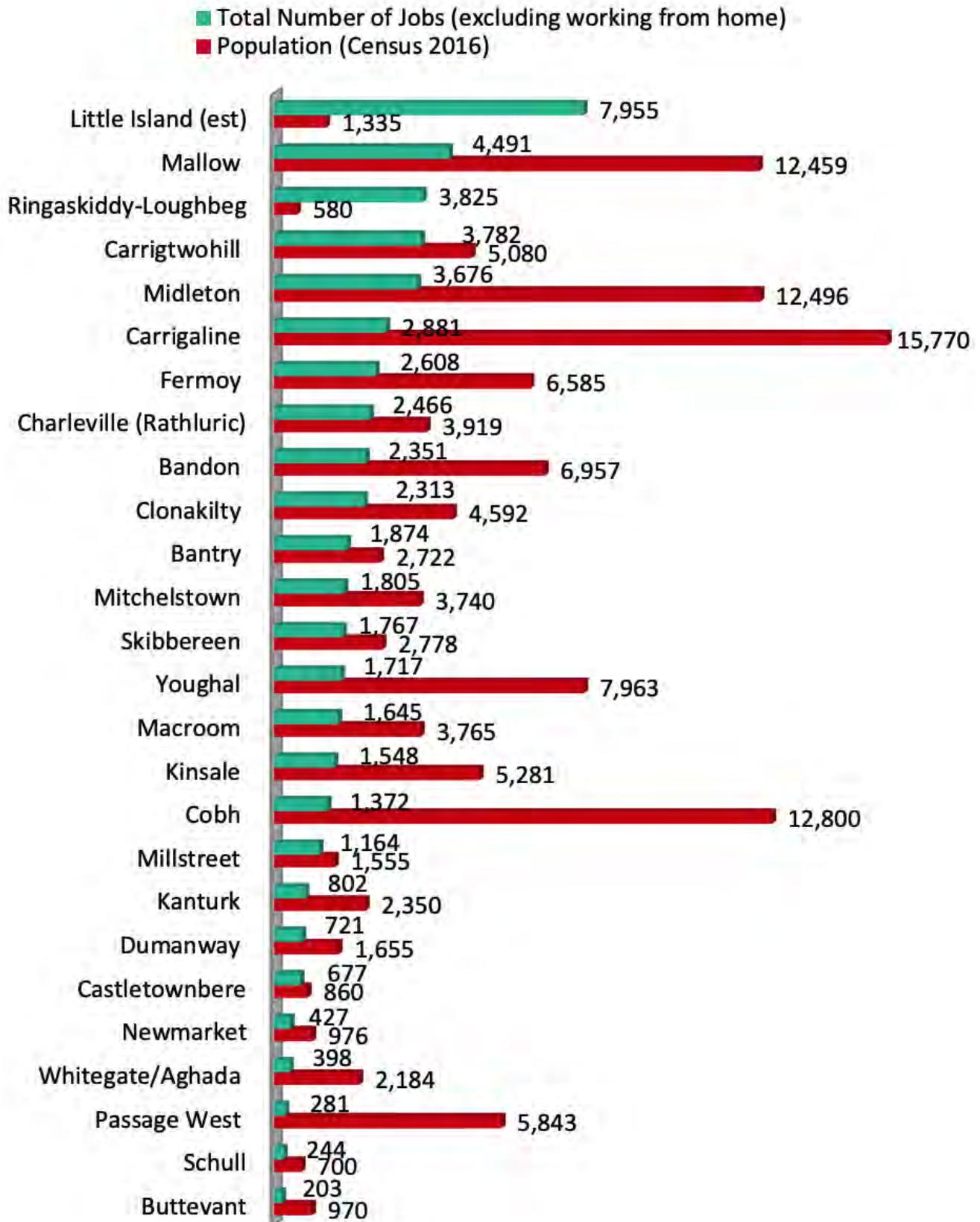
- 8.3.26 The Regional Co-Working Analysis was prepared by the three Regional Assemblies of Ireland. It provides a stocktaking exercise on the number of private sector workers capable of operating remotely at regional and county level and found that 387,000 private sector workers are capable of operating remotely. The degree to which regions can capitalise on the potential of remote working will depend on a variety of factors including the quality and strategic location of co-working hubs available. The report identifies co-working hubs throughout the country and suggests actions which could be taken by policy makers to promote remote working, including surveys to seek the views of employers and employees on the factors that need to be addressed.
- 8.3.27 In relation to Cork County the analysis finds that as of Q2 2020, the Cork County Local Authority Area ranks 4th on the national list of the estimated number of private sector workers capable of operating remotely and 1st on the Southern Region list. In Cork County a total of 29,704 private sector workers are capable of operating remotely. The total number for the Southern Region is 91,300. The national total is 387,000. There are 17 Co-Working Hubs identified in Cork County, 15 of which are Enterprise and Co-Working Hubs and 2 of which are Community Hubs. These Hubs are listed in Section 8.11 Remote Working of this Chapter.

## **8.4 Cork Economy**

- 8.4.1 Cork is the second largest metropolitan area in the country and accounts for almost one fifth of the population of the Southern Region. The NPF recognises this, stating that "Cork is emerging as an international centre of scale and is well placed to complement Dublin, but requires significantly accelerated and urban focused growth to more fully achieve this role".
- 8.4.2 The economy of Cork County is diverse in its make-up with many strengths including in the areas of agriculture, marine, food production, tourism, services, energy and in technology based manufacturing in sectors such as electronics, pharmaceuticals and medical devices.
- 8.4.3 In 2016 Cork County supported 118,146<sup>3</sup> jobs and combined the city and county supported a total of 188,573 jobs, equivalent to 37% of the total jobs in the Southern Region. Both Cork County and City have a level of economic interdependence with many people living in one area and working in the other. Census 2016 also highlighted that over 7,500 people leave the county each day to work elsewhere, while over 9,000 others living outside the county commute in for work, creating a net inflow of over 2,000 employees and further highlighting the regional employment role of Cork.
- 8.4.4 Between 2011 and 2016, Cork County outperformed the Region in terms of jobs growth with the total number of jobs (including persons working from home) in Cork County increasing by 9.5%, while the Region saw an overall increase of 7% in the same period.
- 8.4.5 Analysis of jobs within the new administrative area shows that just over half (56%) of the jobs in the county are located within the 26 main settlements, with the balance being located in the villages and countryside. These jobs support the communities living in the towns, villages and open countryside across the county. The distribution of jobs across the main settlements is illustrated in Figure 8.2, and job density by Electoral Division is illustrated in Figure 8.3. Job density is highest in the Metropolitan Area and around the main settlements and is generally lower in the northwest and west of the county.

3 Census 2016 Figures which relate to the administrative boundaries pre boundary change.

## Figure 8.2 Main Towns Jobs and Population Profile



Jobs: LAP Town Boundary POWSCAR 2016. Population: Census Town Boundary 2016

- 8.4.6 The largest employment centres in the County are Little Island, followed by Mallow and Ringaskiddy. Jobs in the county are very widely distributed with only one location, Little Island, having more than 5,000 jobs.

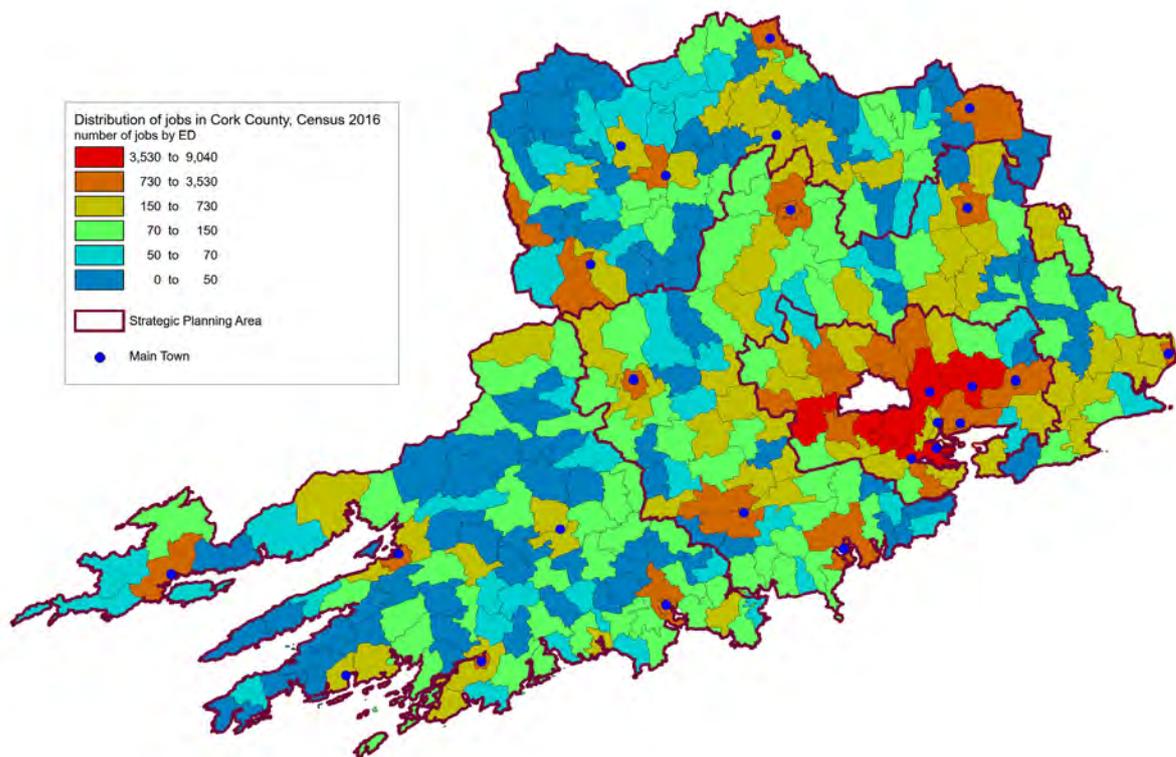


Figure 8.3: Distribution of jobs in Cork County

- 8.4.7 Table 8.1 shows the jobs to resident workers ratio for each town, both of which can be indicators of sustainability.
- 8.4.8 As only a portion of the population of any town will be in the labour force, a close match between the size of the population and the number of jobs is not expected but the closer the match, the more sustainable a location would be. The NPF suggests that in terms of the jobs to resident workers ratio, a ratio of 1.0 means that there is one job for every resident worker in a settlement and indicates balance, although not a match, as some resident workers will be employed elsewhere and vice-versa. Ratios of more than 1.0 indicate a net in-flow of workers and less than 1.0, a net out-flow. The extent to which this ratio is greater or less than 1.0, is also generally indicative of the extent to which a town has a wider area service and employment role, rather than as a commuter settlement.
- 8.4.9 A town like Cobh, which has lost most of its traditional industrial jobs and now functions largely as a commuter town for the city has seen a growth in commuter housing development in recent years, has a relatively large population and relatively few jobs. Cobh has a job to resident worker ratio of 0.28 which means it has only 0.28 of a job for each worker living in the town, meaning most people leave the town each day for work.
- 8.4.10 Smaller towns located away from the commuter influence of the city, often have a better balance of population and jobs. Some towns, like Bantry and Charleville have more jobs within the town than workers living in the town to fill them, so they draw workers in from a wider catchment area, either just outside the town or further afield. Improving housing delivery within the towns themselves could improve these ratios over time. It will be a challenge for more peripheral towns with limited job opportunities to attract additional population.
- 8.4.11 The policies and objectives of this Plan seek to grow the population of the towns and encourage job creation within the towns to allow more people to live and work in the same place and make it easier to use sustainable modes of transport for travel.

**Table 8.1 Jobs to Resident Workers 2016**

Settlement*	Population 2016	Jobs 2016	No. of Resident Workers	Jobs to Resident Workers
Bantry	2,722	1,748	1,005	1.739
Charleville	3,919	2,249	1,464	1.536
Skibbereen	2,778	1,580	1,058	1.493
Castletownbere	860	508	374	1.4
Newmarket	976	517	384	1.346
Clonakilty	4,592	2,376	1,840	1.291
Dunmanway	1,655	758	622	1.219
Schull	700	302	249	1.213
Ringaskiddy	929	433	358	1.209
Mitchelstown	3,740	1,480	1,412	1.048
Macroom	3,765	1,548	1,569	0.987
Kanturk	2,350	829	937	0.885
Millstreet	1,555	601	682	0.881
Fermoy	6,585	2,168	2,617	0.828
Bandon	6,957	2,334	2,868	0.814
Kinsale	5,281	1,737	2,140	0.812
Mallow	12,459	3,775	4,760	0.793
Midleton	12,496	3,871	5,194	0.745
Youghal	7,963	1,768	2,718	0.650
Buttevant	970	212	332	0.639
Carrigtwohill	5,080	931	2,345	0.397
Cobh	12,800	1,432	5,098	0.281
Carrigaline	15,770	1,849	6,901	0.268
Whitegate^	2,184	184	913	0.202
Passage West/Glenbrook/Monkstown	5,843	446	2,504	0.178

\*Census Towns ^ Whitegate includes Aghada, Farsid and Rostellan Note: Data in this table is based on the Census Town. Some locations like Ringaskiddy have additional jobs located in the area outside the boundary as defined by the Census, but within the boundary defined by the LAP, which are not reflected in this table.

- 8.4.12 Pre Covid 19 only 14 per cent of the national workforce worked remotely. Education, ICT and the Finance sectors contained the highest percentages of employees working remotely, whilst the sectors of administrative, health, construction, retail, transport and accommodation and food had less than 10% of employees homeworking. The latest Census figures for Cork on people working from home are from 2016 when 11.5% of jobs in Cork County (jobs in towns and rural areas) were occupied by people who work from home, down from 12.3% in 2011. The highest percentage of people working from home in 2016 was in the towns in the County Metropolitan Cork Strategic Planning Area which includes Cobh, Passage West/Glenbrook/Monkstown, Carrigaline, Carrigtwohill and Midleton.
- 8.4.13 During the Covid 19 Pandemic 30% of persons aged 15 years and over were using remote working as a response to the COVID-19 pandemic in the Southern Region<sup>4</sup>.

<sup>4</sup> COVID-19 Release Information – CSO statistical release, 13th May 2020 - The data in this release was collected as part of the Q2 Labour Force Survey data collection, and refers to data collected from households between April 8th-23rd, and is based on 2,288 responses.

## Jobs by Sector

8.4.14 Within Cork County, 'Wholesale, Retail, Trade and Transport' is the largest employment sector accounting for 26% of persons at work, followed by 'Manufacturing' at 21%. Just 8% of persons at work are engaged directly in 'Agriculture, Forestry and Fishing'. The proportion of people employed in manufacturing in Cork is significantly above the national figure which reflects the dominance of manufacturing in areas like Ringaskiddy where there is a large pharma industry presence. Improved connectivity to Ringaskiddy (M28) will ensure its continuation as one of Cork Metropolitan areas Strategic Employment Locations for life sciences, significant IDA enterprise assets and world leading marine research and innovation centres.

Census 2016 POWSCAR – Industrial Group	% National Employees*	% Cork County Jobs (incl. home workers)
Agri, Forestry and Fishing	5%	8%
Manufacturing	11%	21%
Build and Construction	5%	4%
Wholesale, Retail, Trade, Transport	23%	26%
Information and Communications	19%	16%
Public Administration	5%	3%
Education, Human Health & Social Work Activities	20%	17%
Other	4%	4%
Unstated	8%	1%
<b>Total</b>	<b>1,970,728</b>	<b>118,146</b>

\* note national employees includes 2,763 employees who work outside Ireland and who have a place of work that is therefore not in Ireland. However, there may also be a number of people resident outside Ireland who have a place of work in Ireland – these are not included in POWSCAR.

Table 8.2: Percentage breakdown of jobs by industrial group

## 8.5 Economic Role of Cork Harbour

8.5.1 Cork Harbour is Europe's largest natural Harbour and is strategically important to the County and the Region due to the range of social, economic and environmental functions it supports including a population of almost 72,000 and approximately 29,000 jobs. In addition to supporting port activities, industry, marine sector research and development, tourism and marine leisure activities, the harbour is culturally and historically significant for its rich natural environment, built heritage and history.

8.5.2 The Harbour area is a nationally scaled entity and includes five County Metropolitan Towns (Cobh, Carrigtwohill, Midleton, Passage West/Glenbrook/Monkstown and Carrigaline), as well as four no. Strategic Employment Locations (Ringaskiddy, Little Island, Carrigtwohill and Whitegate/Aghada).

8.5.3 The Harbour area consists of two distinct Harbour Clusters:

- the East Cork Growth Corridor – containing Cobh, Midleton, Carrigtwohill, Little Island, Whitegate and Aghada, Marino Point; and,
- the South Cork and Lower Harbour Growth Triangle – containing Carrigaline, Passage West/Glenbrook/Monkstown, Ringaskiddy (as well as Brinny and Kilumney/Ovens that are located outside of the harbour area)

8.5.4 Collectively, the Harbour area has been the fastest growing area within Cork, with 77% population growth since 1991 (compared to 42% for Cork overall during the same period).

8.5.5 In employment terms the Harbour includes many of the world's leading pharmaceutical companies and the harbour economy has a proven global reach, providing an international economic gateway to Cork and the Southern Region.

Some of the key economic statistics for the Cork Harbour area include:

- Population: 71,910
- Resident Workers: 30,897
- Labour Force Participation Rate: 63.7%
- Third level education: 37.2%
- Commerce / professional services / manufacturing employment: 65%
- GDP per capita: €62,638
- Cork Harbour GDP: €4.5bn

8.5.6 Critically, the Cork Harbour area performs above the national average in all the above metrics.

8.5.7 Recognising the important economic entity that is the Cork Harbour Economy (CHE) and the critical role this economic area plays within the Region, Cork County Council has undertaken a multi-Directorate analysis of the area in order to support the overall economic policies and objectives within this Plan, including:

- The need to attract and retain high quality jobs that will allow for better standards of living, and sustainable jobs that will be less vulnerable to future loss;
- The need to enhance our ability to compete with other locations in offering the full range of quality of life attributes in order to attract and retain employees in Cork;
- The need to broaden the base of the economy, use innovation to drive growth and build on our locational distinctiveness with place making strategies that acknowledge the reality of what attracts companies to invest in an area i.e. access to skills, talent, higher education and a combination of factors, such as innovation capacity, infrastructure investments, competitive services and amenities, property solutions, housing, quality of life, access to trade and markets etc.; and,
- The need to plan for a more sustainable future in the context of climate change, shifting demographics, technological development and the transition to low carbon, bio and circular economies;

8.5.8 This analysis undertaken of the CHE is broad-based and detailed, including:

- Establishment and recognition that CHE is an intra-connected economic entity;
- Establishment and recognition that CHE is a globally connected economic entity
- Detailed SWOT analysis across the CHE area, identifying challenges and opportunities;
- Productivity analysis of the CHE;
- Techno-economic analysis and economic viability analysis of the CHE and Demonstrator Development Sites within the CHE; and,
- International benchmarking as context and to provide critical learnings.

8.5.9 All of the above was undertaken within the context of emerging national policy as set out in the National Planning Framework (NPF) and Regional Economic and Spatial Strategy (RSES).

8.5.10 Both the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) point to the need for transformational change in the pattern of development in the future, for population growth to be jobs led, and for the population and jobs growth to be more closely aligned geographically, to reduce the need to travel and support sustainable growth.

8.5.11 **Chapter 2 Core Strategy** allocates population, housing and employment growth in line with the provisions of the NPF and RSES, strengthening the settlement network and main centres of employment while also revitalising rural areas by strengthening rural towns and villages and supporting the diverse nature of the urban and rural economies of the county.

8.5.12 Regarding the technical analysis undertaken within the CHE, this includes:

- Productivity analysis: An econometric modelling tool utilised to determine the increase in economic activity, and thus GDP per capita as a result of certain interventions and supports being provided. Three scenarios ranging from no changes to maximum improvement of the economic environment are used to explore the economic growth potential.
- Economic viability simulation, risk analysis and system optimization: This involves techno-economic analysis comprising dynamic system simulation of real estate developments, related investments and financial transactions, costs, revenues and cash flows, services, FDI prospects, scenario analysis and incremental optimization of the growth strategy.
- Value chain analysis: Quantitative analysis has been undertaken of intra-company networks of companies in the Cork Harbour Economy.

- 8.5.13 The findings of the above technical analysis were stress tested through two Demonstrator Development Sites in the Cork Harbour Economy area and found to be robust.
- 8.5.14 The analysis undertaken found that the Cork Harbour Economy has the potential to at least double its economic output up to 2040, with also an additional c.35,000 population and 21,000 jobs being delivered within its spatial area. The key economic growth findings of the analysis undertaken includes:
- Potential to increase CHE GDP from (current) €4.5bn to (potential) €12.4bn; and,
  - A significant Return on Investment (ROI) is available to the public exchequer and to private investment – estimated that €1.5bn investment in public infrastructure can generate a €769m return to public funds during the delivery phase and an additional annual return of €643m thereafter.
- 8.5.15 The above ROI – as well as complementary returns to private investment, population, jobs and overall economic growth – can be achieved via interventions focussing on the following:
- **Public infrastructure provision:** CHE area is located where national, regional and local infrastructure needs overlap. As is highlighted in **Chapter 19 – Implementation and Delivery**, front loading of private investment to provide for on-site infrastructure is a challenge to economic growth, complicated at strategic locations such as the CHE. Alignment of investment in public infrastructure – including prioritisation, timing and allocation of costs – by all public infrastructure delivery agencies is key to ensuring the activation of economic growth potential within the CHE area.
  - **Strengthening of existing clusters and developing new clusters:** Supporting the needs of existing industry within the Cork Harbour Economy area and their respective sectors is critical. Life science and technology are well established by reputation and scale of their member companies. New sector trends are emerging that can strengthen overall international competitiveness include: Smart Biotech (IT and BioTech); eHealth (data-based Pharma and MedTech); Advanced Manufacturing e.g. for BioPharma and MedTech (IoT and manufacturing, 3D printing); and, data-intensive business services such as FinTech or blockchain-based services (IT + Financial & Business Services).
  - **Supporting SMEs and indigenous companies:** Fostering SMEs and indigenous companies is important to diversify the currently very strong dependency from FOE and FDI related industries. Potential exists for this sector to focus on key enabling technologies, cross-sectorial cooperation and services to establish value creation networks with improved business opportunities at international level. This is important to improve the resilience of the region's economy.
  - **Supporting County connectivity:** Cork County is among leading indigenous SMEs in sectors such as Agri-Food, Financial and Business Services, Energy and Maritime Economy. As well as creating linkages to international markets it is also important to create strong linkages between companies located in the Cork Harbour Economy and the wider County.
- 8.5.16 In addition to the critical need for public infrastructure provision to support growth, a wide range of additional supports are also linked to the above, including:
- Intellectual Property Rights protections
  - E-government services
  - Improved transportation infrastructure (land, air, sea)
  - Broadband improvements
  - Energy generation and delivery interventions
  - Access to data / information
  - Continued linkages between industry and academia
  - Customs supports
  - Legal supports
  - Venture Capital funding and services
  - Recruitment and retention supports.
- Note:** the above list is indicative rather than exhaustive, and, will evolve as circumstances change.
- 8.5.17 The conclusion of the analysis undertaken recognises the need to provide for a collaborative forum to socialise the findings of the analysis and to provide a conduit for collective actions going forward, by providing for:
- a platform for CHE;
  - a conduit for on-going inputs from key stakeholders;
  - exploit opportunities arising from CHE global network to grow and diversify CHE economy;

- identification of CHE stakeholder needs – industry, education and research, national public policy, etc.;
  - identification of CHE priority action areas – hard and soft interventions, short and long-term; and,
  - activate actions and monitor outcomes.
- 8.5.18 The next stage of the Council’s activities within the CHE area is the sharing of its findings with key stakeholders – within both public and private sectors – and to establish a joint-forum to deliver targeted actions.
- 8.5.19 This Plan recognises the strategically important role of Cork Harbour for both population and jobs growth and its future potential as an engine of growth for Metropolitan Cork, the Southern Region, nationally and internationally as a major attractor of investment.

**County Development Plan Objective**  
**EC: 8-1 Cork Harbour**

- Promote Cork Harbour as a unique and strategic asset in the County Metropolitan Cork Strategic Planning Area and the Region and seek investment in the sustainable development of projects that will strengthen the potential for Cork Harbour to continue its role as a key economic driver within the region, as a location of choice for FDI, to stimulate the expansion of the SMI sector, to support diversification of the County’s economic base, be a first mover in Marine Spatial Planning, a significant driver for economic growth overall, while also ensuring the need to balance the desire for growth and development with the need to protect natural and other (built and cultural) heritage, residential amenity and environmental assets within the harbour as well as facilitating other uses of the harbour (e.g. recreational uses) through the implementation of ICZM.
- Guide the sustainable future management of different uses in the Cork Harbour area, through a specific planning framework initiative, including strategic economic uses, while protecting the sensitive ecosystems and designated natural habitats including the Cork Harbour SPA and the Great Island Channel SAC.
- Careful consideration will be given to the most appropriate policy approach to managing the future development of the Cork Harbour Economy (CHE) as set out in RPO79 of the RSES to ensure that the sustainable development of the area not only harnesses the economic and social benefits but also ensures that biodiversity, flora, and fauna both within and outside protected sites are considered via the appropriate SEA and AA mechanisms.

## 8.6 Future Jobs Growth

- 8.6.1 Both the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) point to the need for transformational change in the pattern of development in the future and for the population and jobs growth to be more closely aligned geographically, to reduce the need to travel and support sustainable growth. The National Planning Framework and RSES set out a future population to jobs ratio of 1: 0.6. Indicative new jobs figures for the County to 2028 have been calculated by applying this ratio of 1: 0.6 to the population growth targets. Application of the ratio suggests that, in the region of 14,902 additional jobs are required in the County Metropolitan Cork Strategic Planning Area in the period to 2028, while an additional 17,776 jobs are required in the remainder of the County. Potential future jobs at a Strategic Planning Area level are detailed in Table 8.3.
- 8.6.2 Strengthening the employment role of the main towns of the county is therefore a key priority of this Plan. The City will also experience jobs growth during the plan period and the economic interdependence of the city and county is likely to continue into the future. Many of these new employees may choose to live in one area and work in the other. The Council supports a collaborative approach to realising the combined strengths of the Metropolitan Area and to support its development as a viable alternative to Dublin.
- 8.6.3 Pre-Covid, low levels of unemployment and labour force participation rates in excess of 60% meant that it was harder to source new employees from the domestic labour market and strong net inward migration was needed to support employment growth. Companies operating in Ireland have access to a labour pool of 250m people across the EU, but Ireland will also be competing with other European countries for these workers. It is likely that as the economy enters a post Covid phase, strong net inward migration will continue to be an important source of new employees to fill additional jobs into the future.

**Table 8.3 Current (2016) and Indicative Jobs Growth Targets by SPA to 2028**

Strategic Planning Area	No of jobs 2016*	Growth in Jobs within the whole SPA (ratio of people to jobs = 1:0.6)
County Metro	33,674	16,509
Greater Cork Ring	29,162	10,732
North	14,105	4,046
West	16,510	4,216
<b>Total County</b>	<b>93,415</b>	<b>35,502</b>

\* Jobs are based on a count, from 2016 Census POWSCAR, of Place of Work points within the 2017 LAP settlement development boundaries and it excludes people working from home. 2016 numbers refer to new administrative area.

## 8.7 Spatial Strategy for Economic Development

- 8.7.1 Cork County's ability to achieve the expected level of job creation is subject to its capacity to accommodate it. In urban areas, it is important that enterprises can access competitively priced development lands, utilities and commercial properties to the highest standards available internationally. Proposal in this regard are set out in Volumes Three, Four and Five of this Plan which deal with the settlements.
- 8.7.2 It is recognised that job creation is key to rejuvenating rural towns and villages and the diversification of the rural economy is essential to create jobs and build resilience. Sectors offering particular opportunities into the future are agriculture, food, forestry, tourism, renewable energy, ICT, multi-media, creative sectors and the bio/circular economy. The development of micro enterprises (those with less than 10 employees) is seen as particularly relevant to the rural economy and it is important that all towns have the space to accommodate such uses as part of their compact growth objectives.
- 8.7.3 In keeping with the strategy of the RSES this Plan supports a concentration of economic and employment development primarily within the main towns to bring balance across the County and improve the level of employment choice. Land is provided in the Main Towns so it can be appropriately serviced, be located close to where people live, and business can benefit from proximity to other businesses and services. In addition, it is important to ensure new economic and employment opportunities are developed in tandem with the provision of transport and water services infrastructure and new housing developments so more people have the opportunity to live closer to work, thus reducing time spent commuting and opening up opportunities for use of sustainable modes for local journeys.
- 8.7.4 A hierarchy of employment centres has been identified across the County that will ensure a sustainable pattern of economic development, (see Table 8.5). Lands for three different category of new employment use are provided within the main settlements through the formal zoning of land. There are also Special Policy Area zones in Little Island and Marino Point which are predominantly identified for employment uses. Further details of the range of uses acceptable in each employment land category can be found in **Chapter 18 Zoning and Land Use**.
- 8.7.5 It is also important to note that there are some large-scale manufacturing and business facilities in the County which because of their scale and other characteristics are located outside the network of settlements. It is the intention of the County Council to promote the sustainable development of these key facilities and where appropriate, the County Council will protect them from inappropriate development in nearby locations, where that development could adversely affect the future potential for the sustainable development of the facility.
- 8.7.6 In exceptional cases there will be certain types of employment uses which because of their size, scale and operational requirements will be required to be located outside the existing zoned employment land supply and any such proposals which emerge will be considered on their merits subject to proper planning and sustainable development. The relocation of these types of employment uses will be considered on a case by case basis
- 8.7.7 Employment uses also exist in the villages and open countryside and planning policy supports the continuation of such uses, and their expansion where appropriate and in keeping with the proper planning and sustainable development of the area. New enterprises in rural areas will also be supported where they are resource dependent.

### County Development Plan Objective EC: 8-2 Employment Strategy

Support economic and employment development in appropriate locations in the Main Towns, and Strategic Employment locations and otherwise in accordance with the Employment Network of the County set out in Table 8.4

8.7.8 The following principles support the Employment Network for the County:

Table 8.4: Employment Network			
Sub County Economic Networks	Economic Sub Clusters	Principle Locations	Overall Strategy
County Metropolitan and Cork Harbour Network	East Cork Growth Corridor	Midleton, Carrigtwohill#, Cobh, Little Island#, Whitegate/ Aghada#, Marino Point ^^	<p>Metropolitan Cork will continue to be the biggest jobs market in the county and development plan policies will continue to support the growth of employment in the metropolitan area so it can fulfil its role as an international location of scale, a complement to Dublin and the primary driver of growth in the southern region.</p> <p>Recognise the strategically important role of Cork Harbour for both population and jobs growth and its future potential as an engine of growth for Metropolitan Cork, the Southern Region, nationally and internationally as a major attractor of investment.</p> <p>Marino Point is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area in order to facilitate regeneration and redevelopment of such sites to help deliver compact growth and placemaking, subject to the provisions of the Habitats and Birds Directive and to the Seveso III Directive. Marino Point is in close proximity to the settlement of Passage West.</p> <p>Development of sites served by high quality public transport corridors should be prioritised.</p> <p>Ensure appropriate levels of infrastructural capacity are reserved for employment growth.</p> <p>Prioritise investment in placemaking and other infrastructure that supports quality of life to attract employment uses – affordable housing, educational capacity, sustainable travel, public realm, amenities, cultural assets etc., to compliment other job creation initiatives.</p>
	South Cork and Lower Harbour Growth Triangle	Carrigaline, Passage West/ Glenbrook/ Monkstown, Ringaskiddy#, Brinny and Killumney/Ovens	
Cork Ring Network	East Ring	Mallow*, Fermoy, Youghal	<p>Maintain a strong relationship with the Cork Metropolitan Area with potential for sustainable employment led growth to increase their scale.</p> <p>These measures would reduce commuting and promote sustainable travel options.</p> <p>These towns also have a role in providing employment for their wider catchment.</p> <p>Prioritise investment in place-making and other infrastructure that supports quality of life to attract employment uses, affordable housing, educational capacity, sustainable travel, public realm, amenities, and cultural assets etc., to compliment other job creation initiatives.</p>
	West Ring	Bandon, Kinsale Macroom	
North Cork Agri Food Network		Mallow*, Charleville, Mitchelstown, Fermoy	Continue to leverage significant potential from food and beverage and agri-tech assets.
West Cork Marine Network		Clonakilty*, Skibbereen, Bantry, Schull, Castletownbere	Network based on the N71 West Cork to South Kerry Corridor, leveraging significant marine economy, tourism, food and beverage, digital and other assets with strategic transport connections to the Cork Metropolitan Area.
Other Main Towns		Dunmanway, Millstreet, Kanturk, Monard Newmarket,	Support existing employment uses and the development of local catchment employment, particularly related to local assets, resources or opportunities.
Key Villages and Other Settlements		All Key Villages	Support existing employment uses and the development of local catchment employment, particularly related to local assets, resources or opportunities.
Rural Areas			<p>Support existing employment uses and resource driven sectors like agriculture, fishing, minerals, renewable energy, tourism, recreation etc.</p> <p>Support uses that cannot be accommodated within the towns / villages where the Planning Authority is satisfied that is required due to the unique specific locational or operational requirements of the use, subject to normal planning criteria</p>

**Table 8.4: Employment Network**

# Strategic Employment Locations

^^ Specialist Employment Centre

\*Designated Key Town under RSES

8.7.9 The Employment Hierarchy of the County is set out in Table 8.5:

**Table 8.5 Cork County Employment Hierarchy and Land Supply**

	Settlement Name	Business and General Employment. (Ha)	Industrial (Ha)	High Technology Campus Development Area (Ha)	Special Policy Area (X-0) (Ha) ***
<b>County Metropolitan and Cork Harbour Network</b>	Carrigaline	9.7	-	-	54.19
	Carrigtwohill #	64.6	155.8	-	-
	Castlemartyr	6.2	-	-	-
	Cloyne	-	-	-	-
	Cobh	18.2	16.7	-	-
	Crosshaven and Bays	-	2.77	-	-
	Glounthaune	-	-	-	-
	Killumney Ovens	3.3	-	-	-
	Little Island #	53.3	102.1	-	12.8
	Midleton	22.6	32.7	46.4	-
	Passage West/ Glenbrook/ Monkstown	-	-	-	-
	Ringaskiddy #	-	343	-	-
	Whitegate and Aghada #	-	248	-	-
	Marino Point ^^	-	-	-	40.7
<b>Cork Ring Network</b>	Bandon	46	19	-	-
	Fermoy	8.52	67.5	-	-
	Kinsale	18.5	3	-	-
	Macroom	10.7	17	-	-
	Mallow*	37.4	111.9	-	-
	Rathcormack	2.43	-	-	-
	Watergrasshill	34.34	-	-	-
	Youghal	31	25	-	-
	Killeagh	3.3	-	-	-

<b>North Cork Agri Food Network</b>	Mallow*	37.4	111.9	-	-
	Charleville	51.6	27.2	-	-
	Mitchelstown	36.2	75.16	-	-
	Fermoy	8.52	67.5	-	-
<b>West Cork Marine Network</b>	Bantry	52	13.6	-	-
	Castletownbere	17.2	21.3	-	-
	Clonakilty *	10.4	16.11	11.5**	-
	Schull	5.2	0.94	-	-
	Skibbereen	45.2	9.3	-	-
<b>Other Main Towns</b>	Buttevant	14.3	-	-	-
	Dunmanway	8.9	7.6	-	-
	Kanturk	35.1	-	-	-
	Millstreet	17.7	-	-	-
	Monard	0	-	-	-
	Newmarket	7.2	-	-	-
<b>Total</b>		<b>671.1</b>	<b>1,315.7</b>	<b>57.9</b>	<b>107.69</b>

# Strategic Employment Locations

^^ Specialist Employment Centre

\* Key Towns in the RSES

\*\* Shannonvale (West Cork Business and Technology Park)

\*\*\* Includes Special Policy Sites which make substantial provision for business and high technology uses. Some settlements have mixed use Special Policy Zonings which allow for some office development as part of a wider mix of uses. These sites are not included in this table

**Table 8.6 Employment Land Supply by Strategic Planning Area**

Strategic Planning Area	Business and General Employment. (Ha)	Industrial (Ha)	High Technology Campus Development Area (Ha)	Total
County Metropolitan Cork	177.9	901.07	46.4	1,125.37
Greater Cork Ring	192.19	243.4	-	435.59
North Cork	162.1	102.36	-	264.46
West Cork	138.9	68.85	11.5*	219.25
<b>Total</b>	<b>671.1</b>	<b>1,315.7</b>	<b>57.9</b>	<b>2,044.67</b>

\*Shannonvale

## Strategic Employment Locations

- 8.7.10 Within the County Metropolitan Area, Carrigtwohill, Little Island, Ringaskiddy, Whitegate are identified as strategic employment locations suitable for large scale employment development, i.e. large stand-alone uses which require significant amounts of land. In recognising the strategic employment role of these locations, the County Development Plan also commits to protecting them from inappropriate development that may undermine their suitability as Strategic Employment Locations or give rise to potential conflicts between different land uses. The role of these areas is also recognised by the Cork MASP, in particular the potential for foreign direct investment and development by indigenous enterprises. Whitegate's role in the provision of energy and the potential for renewable energy production is also recognised.
- 8.7.11 These four areas have retained their roles as locations for FDI companies that required large stand-alone premises while some have also developed specialised internationally recognised employment functions. (insert data on jobs for each strategic employment locations).
- 8.7.12 **Carrigtwohill** has developed into a significant employment location with many IDA backed businesses in the area. In more recent years the population of the town has grown significantly as a commuter town for Cork City and the wider hinterland, with the reopening of the rail line to Midleton and the availability of a commuter rail service. Significant future population growth is planned for Carrigtwohill over the life of this Plan, and in the longer term to 2040, which will support its dual role as a Strategic Employment Location and a Metropolitan Town. The available employment land bank for development in Carrigtwohill is approximately 183.1 ha of Industrial land and approximately 63.9 ha of Business and General Employment land. Some of these sites are already development i.e. Carrigtwohill IDA.
- 8.7.13 **Little Island** is a long-established Strategic Employment Centre although its traditional focus on heavy industry / manufacturing and warehousing / logistics has changed in more recent times to include more small and medium sized business uses, offices and retail warehousing. Previous Development Plans and Local Areas Plans have resisted calls for an expansion of residential land use on Little Island in recognition of its strategic employment role, the fact that the environment associated with such uses is not always conducive to a high standard of residential amenity (24/7 activity, HGV traffic, noise, light or odour concerns associated with industrial processes etc.) and the need to minimise the potential for conflict between strategically important employment use and local residents. The main vision for the area in this Plan is to promote a high-quality workplace environment for the existing and future workforce population, along with an expansion of the residential offering and supporting facilities.
- 8.7.14 According to the CSO POWSCAR data from the 2016 census, there were approximately 7,955 persons working in Little Island in 2016, with 1 in 5 employed as employers and managers. The policy in this Plan is to reaffirm Little Island's function as a strategic centre of employment while protecting the amenity enjoyed by existing and future residential communities. Little Island also has approximately 105.5 ha of Industrial land available for development and approximately 55.5 ha of Business land available for development. The business land includes Eastgate and, while this is mostly developed, some vacancy remains there.
- 8.7.15 **Ringaskiddy** is long established as a location for industrial, chemical and pharmaceutical employment with many of the world's leading pharmaceutical companies located there. Ringaskiddy is also the location of modern deep water port facilities, ferry services, a naval and marine training institute.
- 8.7.16 Ringaskiddy also includes the villages of Shanbally (2016 population 349) and Ringaskiddy/Loughbeg (2016 population 580). The Council recognises and supports these vibrant local communities and the future development of the area needs to have regard to these communities and their amenities.
- 8.7.17 The County Development Plan supports the Port of Cork's proposals to expand its facilities in Ringaskiddy so that port centred operations and logistics can become more efficient through the accommodation of larger ships and so that port traffic can directly access the National Road Network without passing through the city centre. Ringaskiddy is also identified as a location suitable for accommodating uses which need to relocate from the City to facilitate the re-development of the Docklands.
- 8.7.18 Ringaskiddy has successfully attracted major, large scale, high technology manufacturing plants in recent years. The IDA has supported the development of many high technology manufacturing plants in the area and the Planning Authority will continue to support Ringaskiddy as a location of choice for high technology employment.
- 8.7.19 There are advanced plans to upgrade the N28 serving Ringaskiddy to motorway standard. The M28 will offer the scope to modify the existing N28 to offer dedicated bus and cycle lanes and provide increased footpath provision which in turn will help increase connectivity along the Ringaskiddy, Carrigaline and Passage West/Glenbrook/Monkstown access.
- 8.7.20 There are 343ha of land zoned for industrial use in Ringaskiddy, see Volume 4 South Cork. Cork County Council will continue to work with all the key stakeholders to ensure that Ringaskiddy maintains its attractiveness as an employment location and also maintains its prominent role as the main FDI location in Ireland. This Plan also supports the continued role of Ringaskiddy as a Strategic Employment Location.

- 8.7.21 **Whitegate / Aghada** has a specialist role in the storage and processing of strategic energy resources being home to three power stations and an oil refinery. There are approximately 248ha of land available for future industrial development in Whitegate. Whitegate has a nationally important role in the energy sector and is a preferred strategic location for expansion in this area. This Plan supports the continued role of Whitegate / Aghada as a Strategic Employment Location and Energy Hub.
- 8.7.22 It is the intention that all the employment lands in the County, including the lands in the Strategic Employment locations, will be subject to a review within 2 years of the adoption of the County Development Plan.

### Specialist Employment Centre

- 8.7.23 Marino Point is identified as a Specialist Employment Centre. It is well placed to play a key strategic enabler role for the NPF/RSES in providing for the relocation of existing industrial uses from docklands and other strategic urban sites within the Cork Metropolitan Area in order to facilitate regeneration and redevelopment of such sites to deliver compact growth and placemaking. Development in Marino Point will have regard to the close proximity of the settlement of Passage West as well as any future development potential of the town. The proximity of Marino Point to the Great Island Channel SAC and the Cork Harbour SPA will also need to be considered when planning new development in this zone.

#### County Development Plan Objective

##### EC: 8-3 Strategic Employment Locations

- a) Promote the development of Strategic Employment Locations suitable for large scale industrial developments at Carrigtwohill, Little Island, Ringaskiddy, and Whitegate where any such development must be sensitively designed and planned to provide for the protection of any designated sites. Any development must be compatible with relevant environment, nature and landscape protection policies as they apply around Cork Harbour and the protection of residential amenity.
- b) Protect lands in these areas from inappropriate development which may undermine their suitability as Strategic Employment locations.

### Cork County Council Supports for Economic Development

- 8.7.24 In addition to the provisions of the Cork County Development Plan, Cork County Council has established an Economic Development, Enterprise and Tourism Directorate. The Directorate seeks to support and engage businesses and communities at a local level throughout County Cork in a number of ways including;
- Promoting Cork County as an attractive location for business to locate, grow and expand and for people to invest, work, live and visit;
  - Work with local, regional, national and international partners to promote Cork, to facilitate exports and trade and the sharing of best practice;
  - Support business and job creation through the work of the LEO's and tourism projects;
  - Support the development of industrial and commercial infrastructure including the provision of E-Centres/Digital Hubs and Incubator Units;
  - Support local ratepayers through a variety of capacity raising initiatives available from the LEOs and retail and town centre initiatives;
  - Public Participation Network which has 900 groups registered and Age Friendly Programme;
  - Publication of the Local Economic and Community Plan;
  - Policy, Research and International Relations.
- 8.7.25 Work is currently ongoing on the development of an Economic Development Strategy for the County.
- 8.7.26 The Council will continue to work with the IDA, Enterprise Ireland and other stakeholders to identify future opportunities for employment development.

## 8.8 The Circular Economy

- 8.8.1 Cork County Council recognises that the transition to a circular economy, based on long-life products that can be renewed, reused, repaired, upgraded and refurbished to preserve precious natural resources, protect habitats and reduce pollution, will provide an essential contribution to Cork County developing a sustainable, low carbon and competitive economy. See **Chapter 13 Energy and Telecommunications**.



Figure 8.4 The Circular Economy

### 8.9 Placemaking for Enterprise Development

- 8.9.1 The Plan supports place-making initiatives including public realm improvements and urban renewal projects throughout the County. As mentioned earlier in this chapter the RSES identifies investment in the creation of 'place' as a key to realising regional potential. The strategy states that placemaking policy is instrumental to ensuring that the region, including Cork, captures sufficient human capital and talent.
- 8.9.2 Placemaking also has an important role in the layout and design of Enterprise development across the settlement network of County Cork. Design responses at these locations shall use tools such as Health Place Audits for Placemaking and should refer to Table 3.1 Principles of Placemaking to guide an appropriate response on-site, ensuring well-connected, permeable, and legible enterprise zones. The County Development Plan supports the concept of place-making and it is discussed further in **Chapter 3 'Settlements and Placemaking'**.

#### County Development Plan Objective EC: 8-4 Place-making

Prioritise investment in urban placemaking in key employment centres to support investment and job creation.

### 8.10 Connectivity

- 8.10.1 The plan recognises and supports digital and transport connectivity for interaction between the County's Employment Network and the Region's Economic Drivers including Cities and Metropolitan Areas, Economic Corridors and other Key Towns and Networks, especially those with close cross boundary interactions.

#### County Development Plan Objective EC: 8-5 Connectivity

- a) Prioritise infrastructure delivery across the County to enhance connectivity (multi-modal transport and digital) with the wider southern region as supported in Chapter 12 Transport and Mobility and Chapter 13 Energy and Telecommunications.

### 8.11 Economic Resilience

- 8.11.1 Economic resilience is the capacity of an economy to resist a particular shock and to recover rapidly to the previous level of growth or better. Building a competitive, indigenous and resilient economy through the provision of infrastructure, the development of workforce skills and talent, putting in place business supports for entrepreneurship, the growth of international trade and enterprise development, increased innovation and diversity in business, and transitioning towards a zero carbon economy, will ensure that Cork County achieves greater economic resilience and job creation into the future.

**County Development Plan Objective  
EC: 8-6 Economic Resilience**

- a) To develop, deepen and enhance our County’s economic resilience and sustainable growth by supporting economic diversity, widening our economic sectors, boosting innovation, export diversification, productivity enhancement and access to new markets.
- b) To support the development of workforce skills, further education and training facilities and life-long learning initiatives throughout the County.

**8.12 Remote Working**

- 8.12.1 Remote working is the combined use of technology with flexibility and agility for employees to work from home, from a hub or using a hybrid model (part-home, part-office). The opportunities for Smart working, as shown by initiatives such as the Kinsale Business Hub and the Ludgate Hub in Skibbereen, are examples of initiatives which can help support rural towns into the future, offering an alternative to city based employment and allowing people to work closer to where they live with good digital connectivity to the wider economy. These Hubs, for example, can cater for both individual working professionals and corporate companies, typically providing hot desk space (used at different times by different people), private office space and private meeting rooms. In Skibbereen, the Ludgate aims to facilitate up to 75 people in a creative co-working environment with a long term objective to create 500 direct jobs and 1000 indirect jobs via a sustainable digital economy for Skibbereen and the wider West Cork area. The Ludgate Hub team have created a digital strategy for the area which aims to bridge the rural-urban divide by giving back to rural communities which have been adversely affected by unemployment and emigration.
- 8.12.2 As mentioned previously in this chapter, the Regional Assembly Co-Working Analysis document has identified 17 co-working hubs in the Cork County Local Authority area as of September 2020. The Regional Assembly Analysis has included 3 types of co-working hubs - Enterprise and Co-Working Hubs, Community Hubs and Higher Education and Knowledge Intensive Hubs. In Cork County Local Authority Area 15 Enterprise and Co-Working Hubs and 2 Community Hub have been identified as follows:

**Table 8.7 Co-Working Hubs in Cork – September 2020\***

<b>Name of Co-Working Hub</b>	<b>Location/Address</b>
Kinsale Business Hub	1 The Glen, Sleveen, Kinsale, Co. Cork
Ludgate Hub	Old Bakery, Townshend Street, Skibbereen, Co. Cork
Brookpark Business Centre	Clonakilty Road, Dunmanway, Co. Cork
WhiteRoom	Castletownbere, Beara, Co. Cork
MixCo	2 College Road, Clonakilty, Co. Cork
CoWork Mallow	Landscape Terrace, Mallow, Co. Cork
E Millstreet Enterprise Centre	Millstreet, Co. Cork
Bantry Bayworks	New Street, Bantry, Co Cork
E Bantry Enterprise Centre	Rope Walk, Seafield, Bantry, Co. Cork
E Mizen Centre	Main Street, Goleen, Co. Cork (Community Hub)
E Charleville Enterprise Centre	Bakers Road, Charleville
E Fermoy Enterprise Centre	Faber Castell Business Campus, Fermoy, Co. Cork
Macroom E Enterprise Centre	Macroom Business Park, Bowl Road, Macroom, Co. Cork
E Bandon Enterprise Centre	South Main Street, Bandon, Co. Cork
Bere Island eCentre	Bere Island Heritage and Information Centre, Bere Island, Co. Cork (Community Hub)
Enterprise Youghal	St. Mary’s College, Emmet Place, Youghal, Co. Cork

**Table 8.7 Co-Working Hubs in Cork – September 2020\***

Buttevant Co-working	Bregoge, Buttevant, Co. Cork
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\*Source: Regional Co-Working Analysis – Regional Assemblies

- 8.12.3 The growth of co-working hubs and smart working is also making a significant contribution to the renaissance of regional towns and is helping to alleviate urban migration and slower regional economic recovery. Access to smart working opportunities is very important and this has been particularly evident in the current climate as it means that businesses can be flexible when choosing a location, retain local skills knowledge and talent, and compete on a level playing field with national and international organisations<sup>5</sup>.
- 8.12.4 In Cork the E Centres Initiative is a network of Community Enterprise Centres established by Cork County Council in partnership with local business organisations and state enterprise agencies, to support start-ups, entrepreneurs and remote workers among others (see section 3 – Cork County Councils Supports for Economic Development) in order to provide dedicated co-working facilities such as hot-desking, offices, training centres, conference and meeting facilities and other services to support businesses and communities in the Cork region.

**County Development Plan Objective  
EC: 8-7 Smart Working/Remote Working**

- a) Recognise and promote the need for remote working throughout the County, either from home or from a designated hub/co-working space, which offers employees flexible work arrangements and contributes to a lower carbon output through the associated reduction in commuting.
- b) New designated working hubs/co-working spaces should generally be located within the settlement network, preferably on Town/Village Centre Sites and encourage the sustainable reuse of existing vacant buildings within town/village centres for such purposes.

**8.13 Data Centres**

- 8.13.1 The National Planning Framework and the Southern Regional Assembly have acknowledged the important role of data centres and support the development of these facilities in the country. They contribute to job creation and generate significant added economic benefit by providing a range of services to other firms that undertake production, research and development, marketing, sales, serve, and support activities in locations with no physical/geographic connection to the data centre.
- 8.13.2 In October 2017, the Government agreed to a strengthened Strategic Policy Framework for the continued development of data centres in Ireland, as part of objectives for wider economic growth and regional development. The Government Statement on the Role of Data Centres in Ireland’s Enterprise Strategy 2018 also outlines how the development of data centres contributes to enterprise and regional policy objectives and is a strategically important element of Ireland’s future economic prospects.
- 8.13.3 An objective on Data Centres is included in **Chapter 13 Energy and Telecommunications.**

**8.14 Seveso Sites**

- 8.14.1 The Seveso III Directive, 2012/18/EU came into force in Ireland on 1st June 2015 replacing the Seveso II Directive, 96/82/EC. The Seveso III (Directive 2012/18/EU) was adopted taking into account, amongst other factors, the changes in EU legislation on the classification of chemicals and the increased rights for the public to access information and justice.
- 8.14.2 This Directive is aimed at the prevention of major accidents involving dangerous substances. However, as accidents may nevertheless occur, it also aims at limiting the consequences of such accidents not only for human health but also for the environment.

- 8.14.3 The Directive covers establishments where dangerous substances may be present (e.g. during processing or storage) in quantities above a certain threshold. Excluded from the Directive are certain industrial activities which are subject to other legislation providing a similar level of protection (e.g. nuclear establishments or the transport of dangerous substances).
- 8.14.4 Depending on the amount of dangerous substances present, establishments are categorised in lower and upper tier establishments, the latter are subject to more stringent requirements.
- 8.14.5 The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances) Regulations 2015 (S.I. No. 209 of 2015) (the "COMAH Regulations"), implement the Seveso III Directive (2012/18/EU). The purpose of the COMAH Regulations is to lay down rules for the prevention of major accidents involving dangerous substances, and to seek to limit as far as possible the consequences for human health and the environment of such accidents, with the overall objective of providing a high level of protection in a consistent and effective manner.
- 8.14.6 The intention is to achieve this through tiered controls on the operators of the establishments subject to the Regulations - the larger the quantities of dangerous substances present at an establishment, the more onerous the duties on the operator.
- 8.14.7 The European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2006 and the European Union (Control of Major Accident Hazards Involving Dangerous Substances) (Amendment) Regulations 2013, which implemented the Seveso II Directive (96/82/EC), have been revoked by the European Union (Control of Major Accident Hazards Involving Dangerous Substances)(Revocation) Regulations 2015 (S.I. No. 208 of 2015) and replaced by the COMAH Regulations.
- 8.14.8 Part 7 of the COMAH regulations 2015 provides that appropriate consultation procedures must be put in place to ensure that before decisions are taken, technical advice is available to Planning Authorities in respect of:
- the siting and development of new establishments.
  - modifications to establishments of the type described in Regulation 12(1).
  - new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting, modifications or developments may be the source of, or increase the risk or consequences of, a major accident.
- 8.14.9 Such technical advice will be taken into account in the consideration of applications for planning permission. The Central Competent Authority in the case of planning advice is the Health and Safety Authority ("HAS"). The HSA are also obliged to provide the Planning Authority with information to assist in the long-term planning of the County in order:
- to maintain appropriate safety distances between establishments covered by these Regulations and residential areas, buildings and areas of public use, recreational areas, and, as far as possible, major transport routes;
  - to protect areas of particular natural sensitivity or interest in the vicinity of establishments, where appropriate, through appropriate safety distances or other relevant measures; and;
  - for the operator to take additional technical measures, in the case of existing establishments, in accordance with Regulation 7, so as not to increase the risks to human health and the environment.

**Table 8.8 List of Lower Tier Seveso Sites in Cork**

<b>Establishment Name</b>	<b>Establishment Address</b>
BOC Gases	Little Island Co. Cork
Carbon Chemical Group Ltd	Raheens Industrial Estate, Ringaskiddy, Co. Cork
Carberry Food Ingredients	Balineen, Co. Cork.
Chemical Bulk Storage Ltd.*	Unit 19, Tivoli Industrial Estate, Tivoli, Co. Cork
Electricity Supply Board	ESB Aghada Generating Station, Whitegate, Midleton, Co. Cork
Gas Networks Ireland	Mitchelstown Central Gas Injection Facility, Corracunna, Mitchelstown, Co Cork
Goulding Chemicals Ltd.*	Centre Park Road, Cork
Hovione Ltd.	Loughbeg, Ringaskiddy, Co. Cork
Irish Oxygen Company Ltd.*	Waterfall Road, Co. Cork

**Table 8.8 List of Lower Tier Seveso Sites in Cork**

Janssen Pharmaceutical Sciences UC	Little Island, Cork
LPG Cylinder Filling Ltd.	Quartertown Industrial Estate, Mallow, Co. Cork
Merck Millipore Ltd,	Tullagreen, Carrigtwohill, Co. Cork
Tervas Ltd.	Knockburden, Ovens, Co.Cork
West Cork Distillers	Marsh Road, Skibbereen.
* Cork City Sites	

**Table 8.9 List of Upper Tier Seveso Sites in Cork**

<b>Establishment Name</b>	<b>Establishment Address</b>
BASF Ireland Ltd.	Little Island Industrial Estate, Little Island, Co. Cork
Calor Teoranta*	Tivoli Docks, Co. Cork
Calor Teoranta	Whitegate Filling Plant, Midleton, Co. Cork
Eli Lilly Kinsale Ltd.	Dunderrow, Kinsale, Co. Cork
Flogas Ireland Ltd. *	Tivoli Industrial Estate, Tivoli, Co. Cork
Grassland Agro*	Carrigrohane Road, Cork
Irish Distillers Ltd.	Ballynona North, Dungourney. Co.Cork
Irish Distillers Ltd.	Midleton Distilleries, Park North, Midleton, Co. Cork
Irving Oil Whitegate Refinery Ltd.	Whitegate, Midleton, Co. Cork
Marinochem Ltd.	Marino Point, Cobh, Co. Cork
Novartis Ringaskiddy Ltd.	Ringaskiddy, Co. Cork
Pfizer Ireland Pharmaceuticals	Active Pharmaceutical Ingredients Plant, P.O. Box 140, Ringaskiddy, Co. Cork
Portfolio Concentrate Solutions Ltd.	Kilnagleary, Carrigaline, Co. Cork
Thermo Fisher Scientific Cork Ltd.	Currabinny, Carrigaline. Co. Cork
Zenith Energy Bantry Bay Terminal Ltd.	Whiddy Island, Bantry Bay, Co. Cork
* Cork City Sites	

**County Development Plan Objective  
EC 8-8 Seveso III Directive**

Comply with the Seveso III Directive in reducing the risk and limiting the potential consequences of major industrial accidents.

**County Development Plan Objective**  
**EC: 8-9 Control of Major Accident Hazards**

- a) Have regard to the provision of the 'Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU) and in consultation with the HSA impose restrictions, on developments adjoining or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.

**County Development Plan Objective**  
**EC: 8-10 Proposals for New Establishments**

- a) To permit new Seveso development only in low risk locations within acceptable distances from vulnerable residential, retail and commercial development, and areas of substantial public use and of particular natural sensitivity.
- b) To have regard to the advice of the Health & Safety Authority when proposals for new SEVESO sites are being considered or modifications to existing Seveso sites are being considered.
- c) To have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered.

**County Development Plan Objective**  
**EC: 8-11 Proposed Development Adjacent to Existing Establishments**

- a) Have regard to the advice of the Health & Safety Authority when proposals for development within the consultation zone of a SEVESO site are being considered.
- b) Have regard to the provision of the 'Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU) and in consultation with the HSA impose restrictions, on developments adjoining or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.
- c) In areas where Seveso sites exist in appropriate locations ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.

**County Development Plan Objective**  
**EC: 8-12 Land Use Policy**

Ensure that land use policies take account of the need to maintain appropriate safety distances between future major accident hazard establishments (including modifications of installations, establishments or storage facilities) and residential areas, areas of substantial public use and of particular natural sensitivity or interest.

## 8.15 The Rural Economy

- 8.15.1 It is considered that the rural economy of County Cork includes the towns, villages and open countryside. Within the countryside, employment in agricultural and other resource-based activities such as forestry, mineral extraction, aquaculture, tourism, marine activity, recreation, energy, and renewable energy including wind energy are particularly important. Working from home and the opportunities for Smart Working, as discussed earlier in this chapter, can also help support the rural economy into the future as it allows people to work either from home or closer to where they live. To maximise the positive impacts of delivering employment near where people live, digital connectivity upgrades and rollout should also have regard to where development is envisaged. Good digital connectivity is considered to be vital to the rural economy and is discussed further in **Chapter 13 Energy and Telecommunications**.
- 8.15.2 The economic role played by smaller scale settlements for their surrounding rural hinterlands and the opportunities for sharing assets and opportunities between different settlements to drive rural economic growth is recognised in this Plan particularly in the towns which are located in the North Cork Agri-Food Network, the West Cork Marine Network and the Cork Ring Network. A key message of the RSES is that rural areas need diversity and innovativeness to maintain their population and to ensure economic resilience and job creation. This Plan aims to achieve this through an integrated approach to rural economic development and by supporting the completion of infrastructure projects including the provision of high-quality broadband and mobile communication services to all rural locations, water and wastewater facilities for the growth of settlements, sustainable energy supply, enhanced transport connectivity including rural public transport services and greenway walking and pedestrian corridors between settlements.

- 8.15.3 In line with the Action Plan for Rural Development 2017, the County Development Plan includes policies and objectives to address the five key pillars of the Action Plan i.e. supporting sustainable communities, supporting enterprise and employment, maximising our rural tourism and recreational potential, fostering culture and creativity and improving rural infrastructure and connectivity. The rural economy can also be linked to other chapters in this Plan including; **Chapter 9 Towns Centres and Retail**, **Chapter 10 Tourism**, **Chapter 12 Transport and Mobility** and **Chapter 13 Energy and Telecommunications**.

**County Development Plan Objective**  
**EC: 8-13 Rural Economy**

- a) Encourage employment growth in County towns to support the population of the towns and their wider rural catchments.
- b) Strengthen rural economies through the promotion of innovation and diversification into new sectors and services including to ensure economic resilience and job creation.
- c) New development in rural areas should be sensitively designed and planned to provide for the protection of the biodiversity of the rural landscape.

**County Development Plan Objective**  
**EC: 8-14 Business Development in Rural Areas**

The development of appropriate new businesses in rural areas will normally be encouraged where:

- The scale and nature of the proposed new business are appropriate to the rural area and are in areas of low environmental sensitivity.
- The development will enhance the strength and diversity of the local rural economy.
- The proposal will not adversely affect the character, appearance, and biodiversity value of the rural landscape.
- The existing or planned local road network and other essential infrastructure can accommodate extra demand generated by the proposal.
- The proposal has a mobility plan for employees home to work transportation.
- Where possible the proposal involves the re-use of redundant or underused buildings that are of value to the rural scene.
- The provision of adequate water services infrastructure; and
- Provision of a safe access to the public road network.

## **8.16 Agriculture and Farm Diversification**

- 8.16.1 Cork has a very strong agriculture and food production sector which offer continued opportunities for diversification, innovation and job creation across the county in urban and rural areas.
- 8.16.2 In addition to supplying food, the practice and tradition of the agricultural sector has been a major influence on the environment and landscape of the County's rural areas, resulting in their international reputation as a major tourist destination and as an attractive place to live.
- 8.16.3 A key element of the County's strategy to protect and enhance the County's rural areas is to provide support and encouragement for a dynamic, innovative, and sustainable agriculture and food production sector. One such example of an innovative approach to the agri-food sector is the work of the Bride Farming With Nature Project which promotes a results based payment system for biodiversity/environmental enhancement measures on farms and could see farmers involved with the scheme being paid a premium for (farming with nature) branded produce. The EU Commission's Farm to Fork strategy and the EU Biodiversity Strategy for 2030 were released in May 2020 and both strategies include key policy developments for sustainable agriculture.

**County Development Plan Objective  
EC: 8-15 Agriculture and Farm Diversification**

- a) Encourage the development of sustainable agriculture and related infrastructure including farm buildings;
- b) Prioritising the development of sustainable rural housing to support working farmers and their employees (see **Chapter 5 Rural**);
- c) Encouraging farm diversification through the development of other sustainable business initiatives appropriate to the rural area (see **Chapter 5 Rural**); and
- d) Supporting appropriate proposals for sustainable tourism development. (**See Chapter 5 Rural and Chapter 10 Tourism**)

## **8.17 Mineral Extraction**

- 8.17.1 It is important to protect important reserves of aggregates and minerals from development that might prejudice their utilisation. In line with this Cork County Council recognises the economic value and significance of the aggregate and mineral sector to the local, regional and national economy in terms of employment generation and providing raw materials for the construction industry. The Council therefore aims to protect and safeguard the operations of working quarries and proven aggregate resources from incompatible developments to ensure the continued viability of the extractive industry, whilst also ensuring that environmental, rural, scenic and residential amenities are protected.
- 8.17.2 In 2020 the ICF published a document 'Essential Aggregates: Providing for Ireland's Needs to 2040' which is an industry led call for Government to ensure that Ireland's future supply of aggregates (crushed rock, sand and gravel) is planned, monitored and managed in a sustainable manner, to provide for Ireland's future infrastructure development. The document calls for a National Planning Policy for Aggregates which will underpin local and regional planning policy. The Planning Authority recognises the essential role of Aggregates and the need for the preparation of a County Minerals Strategy which will support a sustainable extractive industry during the lifetime of the County Development Plan.
- 8.17.3 There are 230 quarries registered under Section 261 of the Planning and Development Act 2000, as amended, operating within the County, primarily engaged in Sand and Gravel and stone quarrying. There are distinct clusters at locations near Carrigtwohill, Middleton, Ovens, along the Bandon River from Dunmanway to Innishannon and to the east of Kanturk around Cecilstown.

**County Development Plan Objective  
EC: 8-16 Safeguarding Mineral Reserves**

- a) Protect and safeguard the county's natural mineral resources from inappropriate development, by seeking to prevent incompatible land uses that could be located elsewhere, from being located in the vicinity of the resource, since the extraction of minerals and aggregates is resource based.
- b) Prepare a Minerals Strategy Plan to support a sustainable extractive industry during the lifetime of the plan. This strategy will be prepared taking account of environmental, nature, conservation, heritage, landscape, and other planning considerations.

## **8.18 Forestry**

- 8.18.1 The forest sector provides around 12,000 jobs in Ireland today, mostly in rural Ireland. Coillte manages 37,226 hectares of forestry in County Cork much of which is open for amenity use.
- 8.18.2 It is recognised that Irish forestry plays a critical role in contributing to the reduction of greenhouse gas emissions, enhancing Ireland's energy security, and contributing to a post-carbon and climate resilient economy.
- 8.18.3 Forestry can play an important role in increasing and diversifying farm income. By incorporating forestry into the farming mix, agricultural production can continue alongside timber production while delivering both economic and environmental benefits. This Plan recognises that forestry can offer an alternative enterprise for farmers diversifying from more traditional agriculture and the plan supports the continued sustainable growth of forestry as an economic activity whilst affording maximum protection to the rural environment and landscape.

**County Development Plan Objective  
EC: 8-17 Forestry**

Support sustainable forestry development, including the planting of native trees, throughout the County where it is deemed appropriate and to ensure that the development is compatible with the protection of the environment and nature conservation areas including sensitive areas, water supplies and fisheries.

### 8.19 Film Production

- 8.19.1 Ireland has a growing film making industry but the lack of any accessible studio and post-production facility is hindering the development of the Cork region as a location for incoming and indigenous film production. Cork has a wide range of film locations including rural countryside, coastal settings, distinctive rural town settings etc. The Planning Authority will support the establishment of appropriately located facilities in this regard.

### 8.20 Fishing and Aquaculture

- 8.20.1 Commercial fishing and aquaculture play a major role in local economies in our coastal areas throughout the County. The Council will support the provision of appropriate infrastructure that facilitates a modern and innovative fishing industry.
- 8.20.2 The Council will also continue to recognise and support the sustainable development of the aquaculture industry in order to maximise its contribution to employment and the economic well-being of rural coastal communities. To support rural communities, it will be necessary to allow diversification of the rural economy into new sectors and services and that a less prescriptive approach to zoning objectives should be taken. This Plan therefore recognises the important role aquaculture can play in the diversification of rural areas.
- 8.20.3 Development in Fisheries and Aquaculture production will need to have regard to ecological and environmental considerations to minimise any detrimental impacts on resources and ecosystems. The Council supports the Marine Strategy Framework Directive (MSFD) European Legislation, which aims to protect the marine environment which requires the application of an ecosystem-based approach to the management of human activities, enabling a sustainable use of marine goods and services.

#### County Development Plan Objective EC: 8-18 Fishing and Aquaculture

- a) To support the sustainable development of fishing and aquaculture industries ensuring that new development is compatible with the protection of the environment, nature conservation, heritage landscape and other planning considerations.
- b) Support the use of existing port facilities for the catching and processing of fish as an economic activity that contributes to the food industry in the County.
- c) Support and protect designated shellfish areas as an important economic and employment sector.
- d) Recognise the potential of alternative sites, such as quarries, for aquaculture and commercial fisheries.
- e) Strengthen rural economies through innovation and diversification into new sectors and services including in the marine economy.

### 8.21 Renewable Energy

- 8.21.1 Renewable energy projects can contribute to the diversification of the rural economy and benefit local communities. The Council will support the provision of appropriate renewable energy proposals in accordance with the provisions of this Plan, and in particular, the Objectives of **Chapter 13 Energy and Telecommunications**.

### 8.22 Economic Development Land Use Zonings

- 8.22.1 **Chapter 18 'Zoning and Land Use'** sets out the appropriate uses for each land use zoning objective included in the County. The land use economic development zonings include Industrial Areas, High Technology Campus Areas and Business and General Employment Areas. In addition to these economic development land use zonings there is also significant potential for employment generation in Town Centre zonings particularly for office use and within the existing Mixed/ General Business / Industrial Uses zone for new business start-ups. The objectives for each employment land use zoning are outlined in **Chapter 18 Land Use and Zoning**.



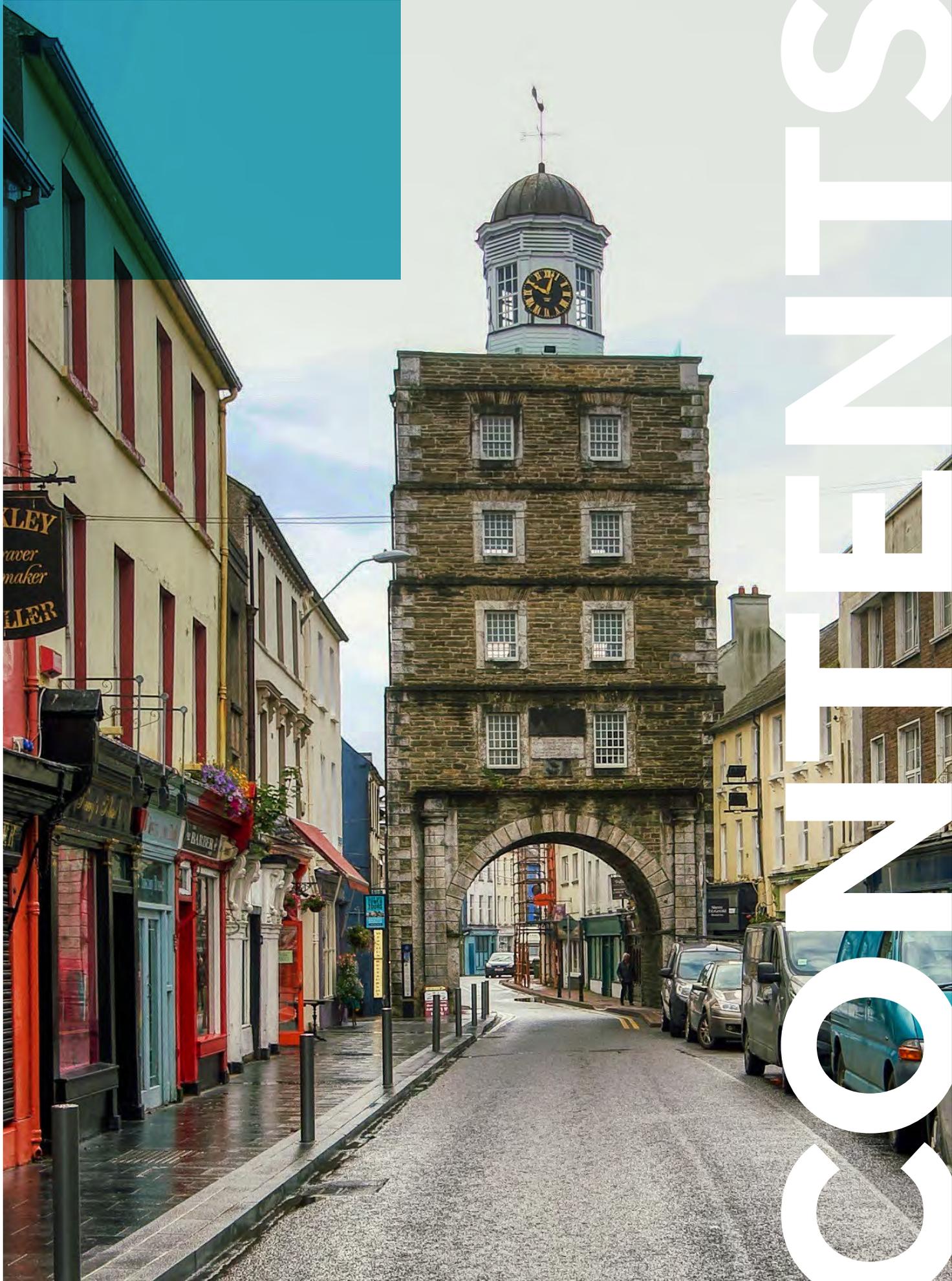


# CHAPTER 9

# TOWN CENTRES AND RETAIL

## **Aim of Chapter**

To sustain and improve the retail profile and competitiveness of County Cork primarily through strengthening and reinventing the role of town centres and other retail locations and by improving the quality of the environment and choice of retail developments on offer. To nurture our towns as people centred and liveable places through a Town Centre First approach.



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# Contents

9.1	Introduction	192
9.2	Reinventing the Town Centre	192
9.3	The Town Centre First Approach	194
9.4	People Centred and Liveable Town Centres	194
9.5	Retail	197
9.6	Retail Hierarchy for the County	198
9.7	Locating Retail Development	200
9.8	Retail Impact Assessment	201
9.9	Requirement for Future Retail – Metropolitan Area	201
9.10	Requirement for Future Retail – Non-Metropolitan Area	201
9.11	Approach to Retail Types	202
9.12	Retail and Transport	205
9.13	Design and Innovation	206
9.14	Shopfronts and Signage	206

## 9.1 Introduction

- 9.1.1 Town centres are at the heart of our communities and play a vital role in developing our county to its full potential. Cork has a collection of some of the strongest, most colourful and vibrant towns and villages in the country. All fulfil an important service, commercial and social role for their hinterlands while many are synonymous as tourist destinations of national and international renown. Town centres are dynamic environments, and it is important that they reinvent themselves in order to ensure they continue to be attractive and liveable places. New and evolving expectations now exist in terms of value, service, entertainment and experience. Placemaking is a vital component of improving our town centres.
- 9.1.2 The retail sector is a key element of the economy in terms of employment, economic activity and maintaining the vitality of our towns. The last number of years has seen some significant changes in the retailing environment in Ireland (see later section on retail). This sector continues to be challenged. Successful town centres have shown that there is a need to look beyond retail to a mixed offer which considers and embraces:
- residential
  - office
  - leisure
  - green space
  - amenities and social infrastructure
  - connectivity
  - night-time uses
  - themed or temporary uses
  - destinations and tourism
  - safety
  - urban realm
- 9.1.3 Tackling vacancy remains a particular challenge for town centres and will be a key component in maintaining their vitality and viability and overall attractiveness. This Plan seeks to manage change, provide additional retail choice and to ensure vibrant, dynamic and diverse town centres continue to remain and flourish at the heart of our communities.

## 9.2 Reinventing the Town Centre

- 9.2.1 The broad aim of this chapter is to support and further develop the role of town centres in their evolution as inclusive, diverse and attractive service, recreational and living centres for residents and visitors alike. Creativity and innovation will be promoted which contribute to the personality of individual town centres and respects their existing character.
- 9.2.2 The last number of years has seen a reinvention of the role of the town centre with a renewed focus on public realm improvement, the availability of new funding streams, town centre management, enhanced business supports, etc. Project ACT has seen the initiation of formalised town teams for each town across Cork County Council's eight Municipal Districts with the support of Elected Members. These town teams have a targeted focus of rebuilding the economy and community life in each area.
- 9.2.3 Creating Places for People: The RIAI Town and Village Toolkit and the Town Centre Toolkit available from the Scottish government are excellent resources/examples on how to nurture people focused and sustainable town centres. Town Centres can capitalise on our continuing dependency on physical social interaction for our wellbeing however, in many cases they need to improve what they offer to encourage us to want to spend time there with other people. The Scottish Toolkit breaks this down into three distinct but intertwined themes - Active, Attractive and Accessible. Active places attract people. Attractive places encourage them to spend more time there. And Accessible places are easy to get to. The most successful initiatives will be the ones that are multi-faceted and take elements from two or three of these themes.

Figure 9.1 Themes and Key Principles for Successful Town Centres

Active	Attractive	Accessible
<p><b>Putting people first</b></p> <ul style="list-style-type: none"> <li>• Designing spaces around people rather than vehicles.</li> <li>• Focusing on quality and amenity of public space.</li> <li>• Designing around how people can flexibly use spaces.</li> <li>• Focusing active uses where people are and want to be.</li> </ul> <p><b>Making the most of existing assets</b></p> <ul style="list-style-type: none"> <li>• Identifying and building upon the existing and physical strengths and physical assets of the town centre.</li> </ul> <p><b>Testing for good public spaces</b></p> <ul style="list-style-type: none"> <li>• Do they feel safe and usable at all times of day and night?</li> <li>• Do they provide shelter and respond to climate conditions?</li> <li>• Can social interaction be encouraged on a formal and informal basis?</li> <li>• Can spaces provide amenity and interest?</li> <li>• Can streets and spaces be used by people of all ages and abilities.</li> </ul>	<p><b>Town centre first</b></p> <ul style="list-style-type: none"> <li>• Locating buildings and services such as colleges, clinics, offices, schools and leisure facilities in town centres generates footfall and supports other activities.</li> <li>• More housing in town centres supports local businesses and makes town centres more vibrant.</li> </ul> <p><b>Business and enterprise are key</b></p> <ul style="list-style-type: none"> <li>• Shops, supermarkets, offices and businesses are big attractors of people.</li> <li>• Town centres offer premises, footfall, accessibility and opportunities for interaction – so they can be great locations for entrepreneurs, social enterprises and small businesses.</li> <li>• Collaborating for success: businesses working together can often improve and market their town centre far more than they could individually.</li> </ul> <p><b>Re-using empty buildings</b></p> <ul style="list-style-type: none"> <li>• Often, the best solution for empty property is to use it to re-invigorate town centres, because that can make it more attractive to potential investors. Encouraging landlords to bring empty buildings back into use can therefore be very worthwhile in terms of both their wider impact and their own potential future.</li> <li>• Improving the most prominent derelict buildings or streets may often be the best use of scarce public resources for town centre improvements</li> </ul> <p><b>Supporting music, arts, sport and culture</b></p> <ul style="list-style-type: none"> <li>• Investing in sporting and cultural events attracts footfall, increases spend, boosts local pride and bring communities together.</li> <li>• Year-long events programmes attract local residents as well as visitors.</li> <li>• Cinemas, theatres, music and other venues provide hubs for community activity and draw trade for other businesses.</li> </ul>	<p><b>Prioritising pedestrians</b></p> <ul style="list-style-type: none"> <li>• Ensuring that the movement of people on foot comes first.</li> </ul> <p><b>Considering all users</b></p> <ul style="list-style-type: none"> <li>• Ensuring town centres are accessible for everyone.</li> </ul> <p><b>Encompassing all movement modes</b></p> <ul style="list-style-type: none"> <li>• Taking an integrated approach to the movement network, including all modes and interchange.</li> </ul> <p><b>Balancing different needs</b></p> <ul style="list-style-type: none"> <li>• Balancing the personal, commercial and operational movement needs that the town serves.</li> </ul> <p><b>A bespoke parking offer</b></p> <ul style="list-style-type: none"> <li>• Providing a bespoke parking offer which is less about volume of spaces and more about a range of users and uses to encourage and support flexible economic activity.</li> </ul>

Source: Town Centre Toolkit (Scottish Government, 2015)

- 9.2.4 There are many elements which contribute to creation of successful town centres. It is important to have a vision for each individual town centre and to deliver this through co-ordinated action(s). At a county level the opportunity exists to brand our overall town centres for their particular qualities and unique and individual selling points and to promote them as destinations to visit, invest and live in.
- 9.2.5 The biggest single asset of any town centre is the energy of its people as this generates town centre activity and civic pride. That is why it is so important that everyone involved in decisions about a town centre collaborates for the good of its future. Even in times of limited budgets and resources, something can always be done to improve a place by working together on a common vision. The council will continue leadership and ongoing collaboration with other stakeholders to address the changing town centre environments.

- 9.2.6 In 2019 Fáilte Ireland launched a 'Destination Towns' initiative. This scheme provides funding to Councils to enhance public spaces such as squares, streetscapes and markets in a way that will engage tourists and enhance their experience in key towns. Bantry was the first town in Cork to benefit from funding through this scheme. It is hoped that more towns in Cork will be able to benefit from such funding into the future

### 9.3 *The Town Centre First Approach*

9.3.1 The Town Centre first approach recognises town centres' role at the core of community and economic life. The approach prioritises a Town Centres First collaborative and strategic approach to the regeneration of our villages and towns, using the Collaborative Town Centre Health Check (CTCHC) framework to gather data and lead actions. The Government has indicated that it is committed to this approach and it is anticipated that further policy at a national level will be developed in this area over the lifetime of the Plan. Cork County Council already has the benefit of the preparation of Urban Capacity Studies for 10 of our towns which is an important start in developing a future vision for our town centres.

9.3.2 At its simplest the principle asks that the public sector put the health of town centres at the heart of proportionate and best value decision making; that it adopts a collaborative approach which supports a longer-term vision and plan for each town centre.

9.3.3 This will mean that, where practical and beneficial, public services like education, health and government offices should be located in town centres, adding to the overall mix of facilities, amenities and activities which are on offer and attracting in different types of footfall. The principle therefore focuses considerations around the potential impacts of relocating public services to a town centre's long-term health and vitality. It is about open, measured and transparent decision making that takes account of medium to longer-term impacts on town centres. It also recognises that town centre locations are not always suitable, but requests that the rationale for locating elsewhere is evidenced and transparent.

9.3.4 Locating Public Services in Town Centres Offers a Number of Benefits Because it:

- provides ready access to joined up public services;
- generates regular footfall which can support local businesses;
- supports the town centre's role as civic and social centre – and the stronger the attachment that people feel with their local town centre, the more they will use it; and
- can make them more accessible to all, as well as lessen reliance on the car.

### 9.4 *People Centred and Liveable Town Centres*

9.4.1 The vision outlined in the National Planning Framework (NPF) for towns and villages is that they must become more attractive and 'liveable' and offer a quality of life that more people are willing to choose in the years ahead. In order to do this we need to continue to invest in and plan our town centres as people focused places.

9.4.2 This is further emphasised in the Regional Spatial and Economic Strategy (RSES) for the South West which highlights the need to revitalise our urban areas and spaces through creative and regenerative place-making, to deliver on compact growth and housing need, and provide new vitality for city and town centres.

9.4.3 National Strategic Outcome 1 of the NPF (Compact Growth) promotes infill development, integrated transport and regeneration and revitalisation of urban areas towards a more sustainable future.

9.4.4 To secure the delivery of its objectives the NPF is already supporting local authorities through the Urban Regeneration and Development Fund and Rural Regeneration and Development Fund. This is complemented by the Town and Village Renewal Scheme targeted at bringing vacant and derelict buildings back into use and promoting residential occupancy.

9.4.5 For people to want to live in towns there needs to be a vision of towns as high quality, inclusive places for people of all ages and abilities particularly children and families. A town centre which is attractive to children will be a successful place for all. Good public realm and street design, green infrastructure and public amenities that support people of all ages and abilities are a vital part of re-imagining our towns for contemporary needs. Creating biodiverse, healthy places can aid well-being and mitigate negative effects of loneliness and isolation. (See also **Chapter 3 Settlements and Placemaking**, **Chapter 14 Green Infrastructure and Recreation** and **Chapter 15 Biodiversity and Environment**)

9.4.6 Work patterns have also changed and towns offer a unique potential to accommodate innovation hubs and remote working and co-working models. In imagining towns as places that foster employment, small business and innovation, they can again become attractive places to younger generations. Our towns have the potential to be working environments that are at the forefront of the digital revolution. (See also **Chapter 8 Economic Development**)

9.4.7 The 2021 report of the Night-Time Economy Taskforce presented to the Department of Tourism, Culture, Arts and Gaeltacht, Sport and Media outlines a vision and a series of recommendations to be considered in relation to the enhancement of the Night Time Economy sector. Further consideration will be given to the recommendations in this report over the lifetime of the plan.

## Placemaking, Mobility and other town centre strategy

- 9.4.8 Issues affecting the public realms of our town centres could be resolved by preparing public realm strategies and targeting subsequent actions for their improvement. Spin off or isolated strategies could be either included in overall public realm strategies or included separately in relation to topics such as signage/advertisements, public lighting or wirescape, etc. or for example a specific strategy relating to the implications of retail needs within an historic fabric context. Improvements to town centres and the public realm should contain proposals to include elements of green infrastructure (street trees, green areas, permeable surfaces, etc) and have to the forefront considerations which are based on the creation of resilient and climate adaptable places. (See also **Chapter 3 Settlements and Placemaking**, **Chapter 14 Green Infrastructure and Recreation** and **Chapter 15 Biodiversity and Environment**)
- 9.4.9 In other circumstances or where there is more complexity the Council may need to determine whether an urban framework approach is appropriate for a town centre. Where there are key strategic sites of significant scale close to or adjoining town centres, they should be targeted for renewal using whatever appropriate mechanisms are available. Many of these opportunities have already been highlighted at settlement level in Volumes Three, Four and Five of this Plan.
- 9.4.10 Mobility in town centres has a major impact in how they function with the challenge to strike a balance between providing sufficient car access and parking to underpin their vitality and viability, while ensuring that traffic and parking do not result in a car dominant environment. Combining Transportation and Public Realm Enhancement planning is essential if we are to create more attractive and people-friendly town centres. The Council has already had some notable success in relation to progressing such projects.
- 9.4.11 In relation to 'Smarter Travel' town centres often offer the competitive advantage of being more closely aligned with public transport and are locations in which many different types of activities should continue to be encouraged. This aligns with the Town Centre First Approach. (See also **Chapter 12 Transport and Mobility**)

## Residential Use in Town Centres

- 9.4.12 Residential use in town centres continues to be an essential ingredient in supporting town centre shops and services, achieving passive supervision, activity beyond business hours and maintaining vibrancy. Upper floor residential uses are also a key feature of town centres as they can be located within the core of the town centre, complementing commercial uses at ground level.
- 9.4.13 In many towns there are sites capable of delivering additional housing and commercial uses and these have been highlighted in the settlement chapters of the Plan. **Chapter 3 Settlements and Placemaking** and **Chapter 4 Housing** provides more detail in relation to the potential for residential development in town centres. Opportunities to provide further guidance in this area will be given consideration over the lifetime of the Plan.

## Vibrancy and Diversity

- 9.4.14 Town centres are successful and appealing when they give the local community and the visitor an experience which is differentiated and rooted in the towns heritage and character. It is important therefore to support local people to lead initiatives that will draw footfall and make the town centre vibrant.
- 9.4.15 The ongoing popularity of farmers markets is something that will be encouraged and facilitated. Such markets serve as gathering places for people and help grow and connect urban and rural economies. It is also important to enhance a sense of place by supporting niche traders, local food producers and local artists. While the introduction of international retailers is welcomed they also have the potential to erode the distinctive character of a town. Independent retailers are an important part of the retail profile and create a sense of diversity and add uniqueness to the retail environment. This diversity is something that is still to be found in many Cork towns and it is important that it is supported.
- 9.4.16 In order to maintain the attractive characteristics of our town centres applications for new development/changes of use within the town centre will need to ensure proposals will not detract from the amenity, vitality and character of the area. Town centres increasingly need to focus on being desirable places to live which includes the consideration of a vibrant after hours economy (particularly in larger settlements or those with a tourism function) including 24 hours access to appropriate facilities. The Town Centre Health Check collaborative approach may identify a need in some towns to prepare specific leisure strategies including place-specific strategy for certain uses (e.g. pubs/bars/restaurants, and various entertainment venues) and the council will support such initiatives where appropriate. In the meantime, where the evening economy is promoted it should avoid being detrimental to the amenity of residents. Safeguards regarding the hours of operation, control of litter and odour may be imposed as conditions to development. In cases where there is a proliferation of uses which threaten the vibrancy and mixed use character of the town centre they will be discouraged.

**County Development Plan Objective**  
**TCR 9-1: Town Centres**

- a) Maintain, strengthen and reinvent the role of town centres as dynamic, attractive, resilient, inclusive, cultural and creative environments and enhance their mixed-use character by encouraging the retention and development of general office, retail, housing, office-based industry, community, civic and entertainment uses.
- b) To recognise and support the important role that independent retailers play in contributing to diverse and vibrant centres in County Cork.
- c) Town Centres First - Promote the town centre as the optimal place to locate key community institutions and public services and through Active Town Centre and Land Management work with relevant stakeholders to achieve this.
- d) Encourage and promote innovation and creativity within town centres in relation to the use of streets, public spaces, vacant buildings and derelict sites for different public activities, public art and events. The provision of external seating and tables shall be encouraged where it can be accommodated satisfactorily.
- e) Sustain, promote and manage the key role that diverse and vibrant town centres have to play in the tourism product of the county.
- f) Encourage a 'Town Teams' approach to guide stakeholders in the holistic management and revitalisation of town centres across the county.
- g) Support proposals for development involving evening and night time commercial, retail, cultural, food and beverage or entertainment uses within, or immediately adjacent to, the defined town centres or local service centre, where it can be demonstrated that the development will enhance the character and function of the area; this may include extended opening hours, proposals for outdoor dining and event space as well as proposals for greater utilization of existing heritage assets.
- h) Encourage, promote and facilitate the development of country/farmers markets in town centres devoted to the sale of local agricultural and craft produce and support their role as visitor attractions which add to the vibrancy and vitality of towns.
- i) Encourage the development of a stakeholder led vision for town centres including preparation of targeted public realm strategies and other strategies in a general and specific sense for individual towns over the lifetime of the Plan, particularly where a need has been identified.
- j) Encourage and prioritise an urban framework approach for those town centres which are experiencing unique challenges such as heritage constraints, traffic and transportation issues, etc.

### **Vacancy and Regeneration**

- 9.4.17 Vacant units provide opportunities for retailers to locate in town centres and add to the overall diversity of retailer representation and are a function of the economic cycle. Where excessive levels of vacancy are evident however it can be indicative of the relative ill-health of a town centre or retail core.
- 9.4.18 The Urban Capacity Study prepared as a background document to this Plan highlighted that the level of vacancy of some Cork towns is of particular concern. In order to counteract vacancy, it is proposed to develop an overall strategy to tackle the issue in town centres.
- 9.4.19 Where particularly high vacancy rates exist proposals for new retail development outside of the designated town centre need to be supported by an assessment of vacant floorspace within a town centre and a statement demonstrating that it was not possible or practical to provide that retail floorspace required by the developer within the town centre area.
- 9.4.20 In those town centres where vacancy is a particular issue the council will encourage the re-occupation or re-use of such units. Particular care needs to be taken when renovating buildings of heritage value. See **Chapter 16 Built and Cultural Heritage**. Where this is not feasible the council may consider the return of more peripheral town centre areas to residential or other appropriate uses in order to consolidate the retail core of the town or promote the use of upper floors for residential/commercial use.

## County Development Plan Objective TCR 9-2: Vacancy and Regeneration

- a) Develop a strategy to reduce vacancy in town centres during the lifetime of the Plan by utilising measures which seek to manage and ease overall vacancy. Aim to reduce the amount of vacant floorspace within core retail areas by 50% in the short term, half of which should be occupied by retail use and the remainder by non-retail uses or retail services.
- b) Monitor vacancy levels in town centres during the lifetime of the Plan and to take appropriate actions to address the issue as necessary.
- c) Promote the appropriate revitalisation of vacant and derelict properties and to facilitate the adaptation of existing property in town centre areas for retail, residential and other town centre activities. To encourage the merging of buildings to create larger commercial footprints where this is appropriate within context of the town.
- d) Promote the use of upper floors of existing buildings for residential and office use, where new development can positively contribute to the commercial vitality of the town centre.
- e) In more peripheral or edge town centre locations which are experiencing significant vacancy issues the Council will encourage the redevelopment of vacant/underutilised commercial premises to facilitate residential use.
- f) Support the regeneration of town centres by encouraging the sensitive redevelopment of key sites identified at settlement level.
- g) In relation to Derelict Sites the council will endeavour to use all mechanisms available to it as appropriate in order to maximize the potential of such lands.

### 9.5 Retail

- 9.5.1 The last number of years has seen some significant changes in the retailing environment in Ireland. Developments in online retailing and other new and evolving retail forms continue to change the retail landscape into the future. Size requirements for physical stores have changed, particularly for international retailers who often seek larger sized units the requirements of which can be challenging to provide for in historic town centres.
- 9.5.2 The last decade has led to a very significant slowdown in the physical development of the retail sector. However, sectors such as convenience remain notably strong. The convenience sector by its nature will continue to attract a demand in line with population increase albeit at a slower rate. Some comparison retailers also continue to expand and invest in Ireland but in general the comparison sector has suffered a decline, as has the demand for retail warehousing.
- 9.5.3 Retailing is an important activity of town centres and contributes to much of their vitality. Securing the continued vitality of town centres is a key aim of this Plan and will be advanced by policies which generally favour retailing in town centres. The county hosts a considerable retail profile, which is primarily located within the metropolitan area and main towns.
- 9.5.4 In a market disrupted by continued changes in consumer behaviour, investing in the consumer experience is anticipated to be the key to success in securing resiliency in retail into the future. In-store experiences have the potential to be complemented by parallel investment in our town centres including public realm with the overall ambition to make our towns more liveable and attractive places.
- 9.5.5 This plan has been prepared at a time where much uncertainty exists in relation to the future of the retail environment. The pandemic has brought unprecedented uncertainty, complexity and change to the industry whilst the full economic impacts of Brexit are also yet to be observed.
- 9.5.6 The pandemic led to a surge in demand for online shopping over a matter of just a few months and post pandemic it is unclear what the long term impact will be on our shopping patterns. All of these factors as well as others make it particularly challenging to make predictions for the long-term effects. New and emerging forms of retailing and the fallout from prevailing economic circumstances will determine floorspace requirements into the future.

### Policy Context - Retail Planning Guidelines for Planning Authorities 2012

- 9.5.7 In 2012 the Minister for the Environment, Community and Local Government introduced the new Retail Planning Guidelines. These Guidelines have been taken into account in the preparation of the Plan and have five key policy objectives:
- Ensuring that retail development is plan-led;
  - Promote town centre vitality through a sequential approach to development;

- Securing competitiveness in the retail sector by actively enabling good quality development proposals in suitable locations;
  - Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with Smarter Travel; and
  - Delivering quality urban design outcomes.
- 9.5.8 The Guidelines also provide national level policy guidance in relation to retailing, objectives for retail policy, specific retail formats and issue advice in relation to the location of new retail development which have been taken into account in the preparation of this chapter.

### Joint Retail Study for Metropolitan Cork

- 9.5.9 A Draft Joint Retail Strategy and Study is in the process of being prepared, however, it was not completed in time to be included in this Plan. It is expected that this study will be concluded within 12 months of the adoption of both City and County Development Plans and once finalised will inform a variation to the Cork County Development Plan.

### 9.6 Retail Hierarchy for the County

- 9.6.1 Central to the retail strategy for County Cork is the retail hierarchy which will form the basis for determining the appropriate quantum and location of new development. The Guidelines recognise that the classification in such hierarchies is often indicative and that specific retail functions provided by each tier overlap in many respects. In general however, these locations represent the most appropriate centres for retail and other appropriate activities due to their existing infrastructure and proximity to significant catchment populations.
- 9.6.2 The retail hierarchy for the county has in part been informed by the 2013 Joint Retail Strategy for the Metropolitan Area. The full hierarchy for the County, general retail function and individual objectives for each level is set out in Table 9-1. Outside the Metropolitan Area the Main Towns of the County are generally grouped according to the size of their town and catchment population. Mallow and Clonakilty are identified as Key Towns in the RSES and on this basis have an enhanced role within the overall retail hierarchy.
- 9.6.3 The planning system needs to continue to play its part in ensuring an effective range of choice for the consumer. Such choice will be provided for within the hierarchy.

**County Development Plan Objective**  
**TCR 9-3: Retail Hierarchy**  
 Facilitate a competitive and healthy environment for the retailing industry into the future which provides for adequate choice in appropriate locations whilst ensuring that future growth in retail floorspace is broadly with the identified Retail Hierarchy set out in Table 9-1.

**Table 9-1**  
**Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)**

Type	Locations	General Retail Function and Policy	Objective
Metropolitan	Cork City Centre	Principal urban centre in the county and region. Centre for high order comparison shopping and functions of a specialist nature.	TCR 9-4: Recognise Cork City Centre as the primary retail centre, particularly for higher order comparison goods, and to promote and enhance Cork City Centre in order to sustain its competitiveness.

**Table 9-1  
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)**

Key Towns	Mallow Clonakilty	Key Towns performing an important regional retail function, particularly comparison, beyond their immediate catchment.  Convenience retail at a level to support own catchment. Comparison with no upper limit provided location and other normal planning considerations are acceptable. Planned retail parks can be considered where a justification is evident and any adverse effects on the town centre can be avoided.	TCR 9-5: Support and develop the role of Mallow and Clonakilty as important retail centres in the North and West of the County while ensuring the vitality and vibrancy of their town centres is retained and enhanced.
Sub-Regional/ Large Metropolitan Towns	Ballincollig Carrigaline Cobh and Midleton	Perform an important sub county retail role and generally include a good range of convenience provision and a varied provision of comparison offer. Such towns generally serve a large rural catchment.  Preference for retail park developments to locate in or adjacent to the Town Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 9-6: Support the vitality and viability of the metropolitan towns and to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas, with an emphasis on convenience and appropriate comparison shopping.
Sub-Regional/ Metropolitan Cork District Centres (existing and proposed)	Existing: Blackpool Douglas Mahon Point Wilton  Proposed Ballyvolane Cork -Docklands Hollyhill	Districts –Established centres generally characterised by a large convenience/comparison anchor, a range of low order comparison outlets, local retail facilities, ancillary specialist convenience outlets, community and social facilities. Primarily to serve their catchments  Preference for retail park developments to locate in or adjacent to District Centres, to ensure the potential for linked trips and commercial synergy. Cautious approach to proposals for edge/out of town retail warehouse developments.	TCR 9-7: Support the vitality and viability of District Centres to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.
Sub-Regional/ Ring Towns/ Large County Towns	Ring Towns: Youghal Macroom Bandon Fermoy Kinsale Larger Towns: Mitchelstown Charleville Skibbereen Bantry Kanturk.	Ring and Larger County Towns which generally perform important sub-county retailing functions and include some of the major retailing chains, particularly convenience. In general, these have a population in excess of 5,000 or are designated as Ring Towns in consecutive plans.  Cautious approach to out-of-centre retail warehousing.	TCR 9-8: Support the vitality and viability of the Ring and Larger towns and to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.

**Table 9-1  
Retail Network/Hierarchy and Objectives (set within County and Metropolitan Context)**

Smaller Metropolitan Towns	Carrigtwohill Gl-anmire Passage West Blarney Monard	Small towns within the metropolitan area which perform an important retail role for their catchment.  Cautious approach to out-of-centre retail warehousing.	TCR 9-9: Strengthen and consolidate the retail role and function of the smaller metropolitan towns and to provide retail development in accordance with their planned population growth to serve their local catchments.
Smaller County Towns	Millstreet Castletownbere Dunmanway Newmarket Schull Buttevant	Smaller County towns generally with a population of 1500 or less. Often, they provide basic convenience shopping, either in small supermarkets or convenience shops. Comparison shopping is often small scale e.g. hardware, retail pharmacies and clothes shops.  Cautious approach to out-of-centre retail warehousing.	TCR 9-10: To support the vitality and viability of the Smaller County Towns and to ensure that such centres provide an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas.
Neighbourhood Centres and Large Villages centres	Unnamed	Neighbourhood centres and large villages provide important top up and day to day shopping and retail service requirements. Typically characterised by an appropriately scaled convenience offer and ancillary retail services and serve a small, localised catchment population.  The day to day shopping needs of workforce populations will be taken into consideration in assessing the appropriate scale for future retail developments in major employment centres subject to the other policies and objectives set out in this Plan. It is not appropriate to over provide in such locations in order to draw customers in from other areas where it could impact adversely on the vitality and viability of existing town centres and to undermine the retail hierarchy.	TCR 9-11: To support, promote and protect neighbourhood centres and large village centres and which play an important role in local shopping for residents and provide a range of essential day to day services and facilities.  A range of uses will be encouraged at neighbourhood centres that serve local needs. Local parks, civic spaces and community facilities are encouraged in the immediate vicinity of neighbourhood centres. For a neighbourhood centre to be successful it needs to be strongly linked to surrounding residential developments, with good access for pedestrians and cyclists.
Village and Local Retail Facilities	Unnamed	Local retail facilities which provide a valuable role in the communities they serve.	TCR 9-12: To support, promote and protect villages, local centres, and corner shops which provide an important retail service at the local level.

## 9.7 Locating Retail Development

- 9.7.1 In line with the Retail Planning Guidelines the preferred location for retail development is within town centres and particularly 'primary' areas. The 'primary' areas of town centres will consist of core retail areas and appropriate contiguous opportunity sites.
- 9.7.2 Development proposals in other locations must demonstrate compliance with the sequential approach (as outlined in the Retail Planning Guidelines) before they can be approved.
- 9.7.3 Consideration should be given to the location and design of town centre supermarkets in order to best channel footfall and activity that can be used to benefit the town centre as a whole. Ideally, the aim would be to make the most of that, while mitigating their impact on other retailers, also ensuring that their scale and parking areas are designed in such a way

as to avoid a negative impact on the character of the town centre's streets and spaces. If they are carefully positioned, they can act as 'anchor' stores in prominent locations to draw footfall past other shops.

- 9.7.4 When retailers are interested in opening new stores, it is important that any discussions with them about how they can help the town centre take place early in the process. The potential benefits to be accrued might be through factors such as siting the new shop in a central location, building the store right on the street, designing an active frontage to make the street feel safer, creating new pedestrian connections or a shared car park, or a financial contribution to town centre initiatives.

**County Development Plan Objective  
TCR 9-13: Town Centre Focus for Retail Development**

Promote the County's town centres as a network of compact, vibrant and attractive centres for retail and other appropriate activities. The 'primary' areas of town centres which will be the focus of future retail development.

## **9.8 Retail Impact Assessment**

- 9.8.1 A Retail Impact Assessment (as set out in the Retail Planning Guidelines) may be requested for proposals which due to their scale and/or location may impact on the vitality and viability of any existing town centres. Proposals for significant retail development would normally be expected to be supported by a full Retail Impact Assessment the requirement for which may be determined by the planning authority.

- In addition to the criteria set out within the Retail Planning Guidelines (and later in this chapter) proposals for new retail development will demonstrate the following in Retail Impact Assessments
- That the floorspace proposed is appropriate having regard to the quantum and location of floorspace required in that centre.
- That the Retail Impact Assessment has been based on an appropriate catchment area.
- That the Retail Impact Statement has taken account of extant permissions and their likelihood of being implemented.
- That the Retail Impact Statement has considered the extent and nature of existing vacant floorspace and its suitability for the type and scale of retail facility proposed.

## **9.9 Requirement for Future Retail – Metropolitan Area**

- 9.9.1 The requirement for additional floorspace is predicated on a number of factors including population growth, economic buoyancy and rising consumer demand. The Plan recognises and reflects prevailing circumstances underpinning floorspace projections and shall adopt a pragmatic approach where it is evident that changes have occurred. In relation to Convenience floorspace within the Metropolitan Area, the distribution will be in accordance with planned population growth. In relation to floorspace projections, Cork County Council will continue to take into account the floorspace potential figures agreed in the 2013 Joint Retail Strategy and included within the 2014 Cork County Development Plan until such time as a new Joint Retail Strategy is finalised.

## **9.10 Requirement for Future Retail – Non-Metropolitan Area**

- 9.10.1 Outside of Metropolitan Cork, the more dispersed pattern of retail centres allows somewhat greater freedom for future retail floorspace of an appropriate scale and location to be more market led. The key will be a Retail Impact Assessment and the proposed location which is critical to determining the acceptability of the proposal.
- 9.10.2 In relation to convenience retail, the broad aim is to provide appropriate retail infrastructure and choice close to resident populations. In relation to comparison retail, the aim will be to provide choice and diversity and to avoid adverse impacts on other town centres particularly those at its own level and above.
- 9.10.3 It is intended that the following will provide broad based guidance in relation to the appropriate scale and quantity of retail development in the Main Towns of the County.

**County Development Plan Objective  
TCR 9-14: Convenience Approach – Non-metropolitan**

To ensure retail development proposals take the following into account:

- Primarily Town Centre location.
- Seek to retain and enhance the vitality and vibrancy of town centre.
- Market led provision is acceptable provided it contains an assessment of the demonstrable and planned population growth, takes account of the existing quantum of development provided within each centre, an appropriate catchment area and takes account of extant permissions.
- Aim to provide market choice based on catchment of the main towns.
- Scale should be appropriate to town population and its catchment and avoid significant impacts on similarly sized centres

**County Development Plan Objective  
TCR 9-15: Comparison Approach – Non-metropolitan**

To ensure retail development proposals take the following into account:

- Primarily Town Centre location.
- Seek to retain and enhance the vitality and vibrancy of town centre.
- Market led provision is acceptable provided adverse impacts can be avoided.
- Encourage development of niche and specialist comparison retail.
- Potential impacts on existing comparison goods stores within the catchment to be assessed.
- Avoid adverse impact on one or more city/town centres sufficient to undermine the quality of the centre (particularly those at its own level and above).
- Avoid an increase in the number of vacant properties in the primary retail area that is likely to persist in the long term.

## **9.11 Approach to Retail Types**

### **Retail Warehousing**

- 9.11.1 The preferred location for retail warehousing development is in or adjacent to town centres, to ensure the potential for linked trips and commercial synergy. Proposals in other locations will normally be discouraged. It is recognised that many bulky goods stores can be and are accommodated in city and town centres.
- 9.11.2 In the towns of Mallow and Clonakilty which perform an important function in the North and West of the County planned retail parks may be considered where a justification is evident and any adverse effects on the town centre can be avoided.
- 9.11.3 It is important that the range of goods sold in retail parks is tightly controlled to protect the comparison shopping function of the city centre and other comparison locations identified in the hierarchy. Retail floorspace devoted to ancillary products should not exceed 20% of the total net retail floorspace.
- 9.11.4 In established retail warehousing locations, the Council will where feasible encourage the occupation of existing vacant retail warehouse units in preference to the provision of new retail warehousing floorspace. Other alternative uses for such vacant units will be considered on their merits subject to compliance with the other policies and objective in this Plan.

**County Development Plan Objective  
TCR 9-16: Retail Warehousing**

- a) The preferred location for new retail warehousing/bulky goods floorspace is in or adjacent to town centres. Proposals in other locations will normally be discouraged. Individual settlement plans may identify suitable locations for retail warehousing where an identified need is demonstrated.
- b) The range and type of goods sold from such developments should be restricted to bulky goods as defined in Annex 1 of the Retail Planning Guidelines. Ancillary products should not exceed 20% of the total net retail floorspace.

## Large Scale Retail Warehousing

- 9.11.5 Section 4.11.2 of the Retail Planning Guidelines for Planning Authorities (2012) makes provision for exceptions to the 6,000 m<sup>2</sup> retail warehouse cap at stated locations that are accessible by a regional, if not a national, population catchment where there is evidence of demand for large scale retail warehouses - subject to satisfying additional specific requirements.
- 9.11.6 Specific criteria regarding such developments are set out in the Retail Planning Guidelines as follows;
- Will accommodate a range of predominantly bulky goods under one roof, together with a range of customer facilities (e. restaurant, crèche), on a scale which requires a regional, if not national, population catchment;
  - Is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that proposals can demonstrate the development will not adversely affect the efficiency of the national road network and key junctions and interchanges and that it can be demonstrated that traffic volumes can be accommodated within the design assumptions for such roads, taking account of the opportunities for encouraging a modal shift towards more sustainable travel modes;
  - Will be served by existing or planned public transport services;
  - Will make adequate provision for those opting for home delivery of goods other than by private car;
  - Will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and
  - Will take account of the vitality/viability criteria in respect of city/town centres set in the Retail Planning Guidelines and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre locations.
- 9.11.7 Any proposed sites designated for this use would in particular need to satisfy the locational criteria at (b) and (c) above. The potential impact of a retail warehouse in excess of 6,000 sq. m. will need to be carefully examined in the context of this guidance.
- 9.11.8 Cork County Council will give consideration to such a proposal at an appropriate location in Metropolitan Cork, based on the merits of the individual application, subject to Cork County Council concluding a detailed evidence based assessment confirming the need for same and which identifies potential suitable locations.

## Outlet Centres

- 9.11.9 In relation to Retail Outlet Centres the Councils vision is to;
- "Facilitate an innovative competitive comparison retail outlet centre serving a regional catchment that is sustainably located, which provides synergies with tourism attractions and existing urban areas, avails of existing and planned public transport, does not give rise to traffic congestion, and does not have any adverse effects upon the vitality and viability of existing retailing centres."*
- 9.11.10 Section 4.11.4 of the Retail Planning Guidelines for Planning Authorities (2012) describes outlet centres as 'groups of stores retailing end-of-season or discontinued items at discounted prices and are typically located in out-of-centre locations.' Furthermore, the Retail Planning Guidelines highlight the following characteristics of outlet centres:
- 'The success of these outlet centres depends on attracting customers from a wide catchment area, and from the tourism sector. When they are located out-of-town on greenfield sites, they can divert a significant amount of expenditure on comparison shopping goods away from established city/town centres and tourist centres even some distance away. Nonetheless, outlet centres within or immediately adjacent to a city or town centre can generate commercial synergies with the established retail outlets, thereby raising the profile of the centre and enhancing aggregate turnover on retail goods and leisure activities.'*
- 'It should be recognised, however, that outlet centres are unlikely to succeed commercially in close proximity to the main urban centres in Ireland because retailers do not normally choose to trade at a large discount in direct competition with their high street outlets. However, experience shows that this constraint is unlikely to arise with smaller or secondary town centres, especially those in areas which attract large numbers of tourists.'* Retail Planning Guidelines for Planning Authorities (2012)
- Retail Planning Guidelines for Planning Authorities (2012)
- 9.11.11 Hence, having regard to the specific niche market that outlet centres operate within, applicants need to demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations. In addition, applicants can benefit from proposing a location that attracts large numbers of tourists.
- 9.11.12 Furthermore, potential locations of outlet centres should be such that they complement existing retail offerings / established tourist areas, and having regard to the foregoing, locations within Metropolitan Cork emerge as the most appropriate location to create those economic synergies. Any proposal for an outlet centre must demonstrate that the proposal meets the following criteria:

- will accommodate predominantly the retailing of end-of-season or discontinued items;
  - demonstrate that the products sold will not be in competition with those currently on sale in typical city/town centre locations;
  - demonstrate ability to reinforce existing tourism sector;
  - the provisions of the Cork County Development Plan and Metropolitan Cork Joint Retail Strategy;
  - the sequential test set out in chapter 4 of the Retail Planning Guidelines for Planning Authorities;
  - is in accordance with the Planning Guidelines on Spatial Planning and National Roads in that the proposal can demonstrate that the development will not adversely affect the efficiency of the national road network and key junctions and will be served by existing or planned public transport services;
  - will make adequate provision for private car use;
  - will be accompanied by a traffic impact assessment, demonstrating compliance with the above criteria; and,
  - will take account of the vitality/viability criteria in respect of city/town centres set out in the Retail Planning Guidelines for Planning Authorities (2012) and avoid the incorporation of uses and activities, as part of the development, which are more appropriate to city and town centre location.
- 9.11.13 In 2019 Cork County Council appointed consultants to carry out a Study on the Requirement for a Retail Outlet Centre in the Cork Metropolitan Area. On the basis of the study's findings Cork County Council is satisfied that there is scope and retail potential capacity to accommodate a quantum of additional comparison retail floor space within the Cork Metropolitan Area and region up to 2023 of between 90,000 and 100,000 sq.m. of net retail comparison floor area. Therefore there is capacity to accommodate a Retail Outlet Centre in the Cork Metropolitan Area.
- 9.11.14 There are a variety of different Retail Outlet Centre formats and the success, and indeed impact of a Retail Outlet Centre is dependent upon the precise format chosen or proposed. The Council are satisfied such a proposal should not have an adverse impact upon the vitality and viability of other retail centres in Metropolitan Cork or the existing retail network/hierarchy as set out in Table 9.1. The Study indicates that the cumulative retail impact of a retail outlet centre on Cork City Centre, the District Centres and the Metropolitan Towns would be 1% or less.
- 9.11.15 Metropolitan towns in particular generally offer middle order comparison retailing which is generally not in direct competition with the type of goods on offer in the typical Retail Outlet Centre format which seeks to attract customers from a wide catchment area and from the tourism sector. Furthermore there is a requirement on applicants to demonstrate that products sold will not be in competition with those currently on sale in typical city/town centre locations.
- 9.11.16 The provision of such a Retail Outlet Centre can be a significant benefit to the metropolitan economy and an important contributor to the life, vitality and attractiveness of Metropolitan Cork as well as an important asset to the wider southern region.
- 9.11.17 Having assessed a number of potential locations within a number of sub catchments against a range of considerations including retail impact, tourism synergy, traffic, access and public transport it was concluded that the most appropriate location for a Retail Outlet Centre in Metropolitan Cork is the NE-2 sub catchment (N25).

**County Development Plan Objective  
TCR 9-17: Retail Outlet Centre**

Support the provision of a Retail Outlet Centre in the NE-2 sub catchment (N25) of the County Metropolitan Strategic Planning Area.

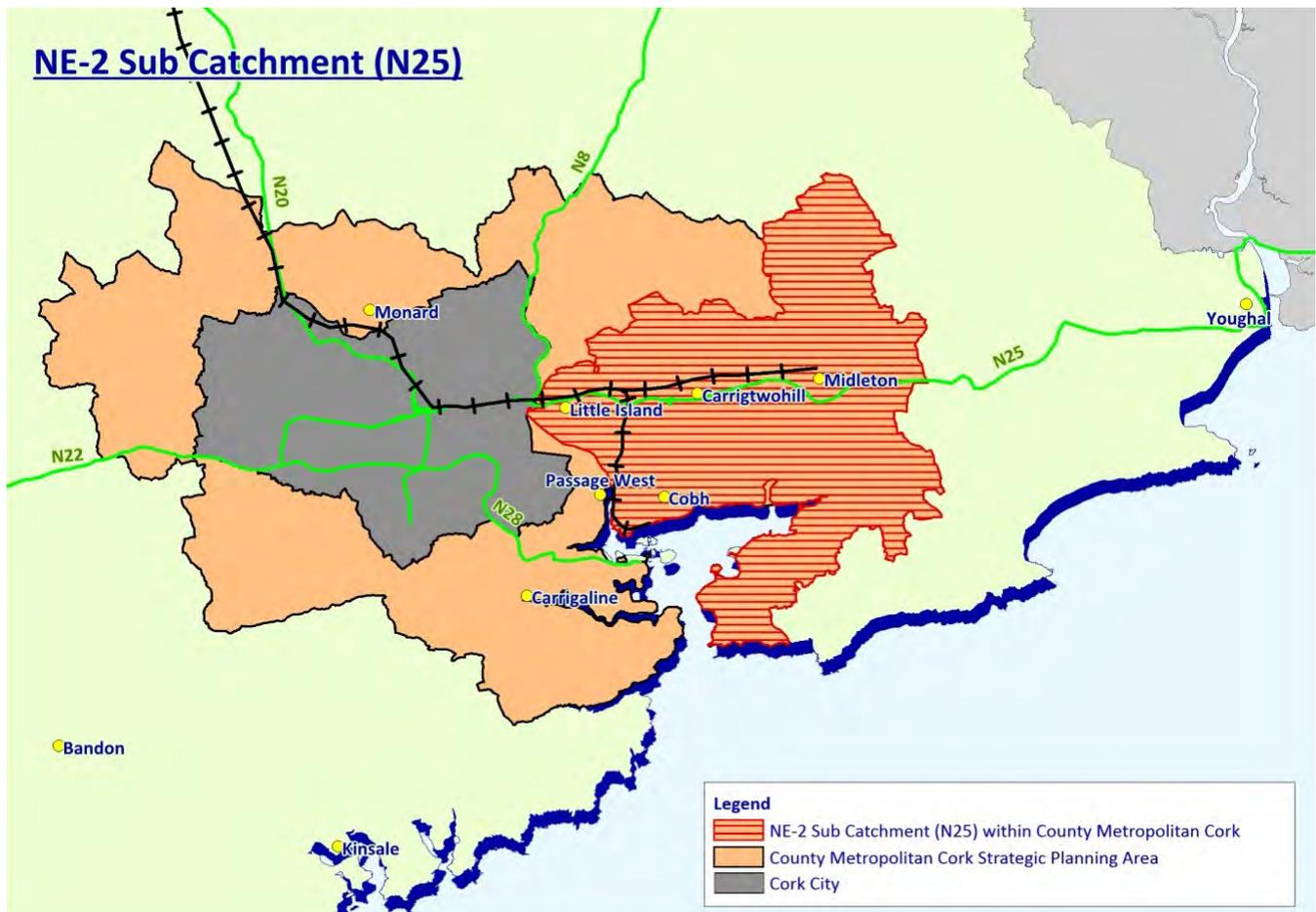


Figure 9.2 – NE-2 Sub Catchment (Metropolitan Cork)

### Other Categories of Retail Development

9.11.14 Guidance in relation to other specific categories of retail development e.g. factory shops, retailing in small towns, rural areas and motor fuel stations where not specifically dealt with in this Plan shall be as outlined in the Retail Planning Guidelines.

### 9.12 Retail and Transport

9.12.1 A key policy objective of the Retail Planning Guidelines is to secure a general shift towards sustainable travel modes through careful location and design of new retail development. This is in line with national sustainable transport policy.

9.12.2 The Council will where possible seek strong alignment with public transport and retail. By encouraging appropriate retail development in locations with good public transport facilities such as centres of cities and larger towns, increased usage of public transport can be encouraged in addition to where it can be readily connected by footpaths and cycle facilities to surrounding areas. The town centre therefore represents the preferred location for retail development. See also **Volume 1 Chapter 12 Transport and Mobility**.

#### County Development Plan Objective TCR 9-18: Aligning Retail Development and Transport

- a) Promote and support retail (and town centre development) which is in line with national transport policy on sustainable transport and seeks to make town centres/retail locations as attractive and accessible as possible by public transport, cycling and walking in particular.
- b) Promote Mobility Management Measures that both improve accessibility of town centre and retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and street life.

### 9.13 *Design and Innovation*

- 9.13.1 To ensure that the county sustains and enhances its attraction and competitiveness as a retail destination, it must be proactive and responsive in respect of innovation in retailing and new retail market trends. Retailing is a key part of Cork County's tourism offer and, as such, is important to the county's economy as a whole. Encouraging and facilitating innovation, be that in trading format, location or product, will assist the county to build on the success that has been established to date and, consequently its retail profile and attraction.
- 9.13.2 The Retail Design Manual which accompanies the Retail Planning Guidelines is a key guiding document through which quality and innovative design solutions for retail developments are achievable. The Guidelines advocate that planning authorities should promote quality design and respect for heritage in retail developments.
- 9.13.3 As retail and other proposals are often located within town centres the majority of which are historic in nature it is important that development proposals respect and take cognisance of their context and respect the special character of the area where it exists.
- 9.13.4 Retailers should be prepared to be flexible in appraising potential sites and buildings and, if possible, adapt schemes on-sites which are well located in the context of the sequential approach to retail development.

#### County Development Plan Objective TCR 9-19: Design and Innovation in Retail

- a) To encourage retail development that respects the character of its surroundings and demonstrates the potential for a flexible and innovative approach to future retail formats and other uses.
- b) To promote high standards of design and finish in accordance with the principles established in the Retail Design Manual (part of the Retail Planning Guidelines) in the delivery of quality urban design and retail development proposals.
- c) To encourage retail and town centre proposals which respect, retain and complement the heritage of town centres particularly shopfronts, historic buildings and streetscapes.

### 9.14 *Shopfronts and Signage*

- 9.14.1 The front of a shop, which includes any signage, is the public face of that premises. Poor quality shopfronts can seriously erode the character of a streetscape can be visually intrusive. The Plan proposes a series of measures in order to encourage appropriate shopfront design and more active/attractive frontages. Shopfronts of County Cork – A Design Guide for the Historic Setting prepared by the Heritage Unit in the Planning Department is a useful design guide which should be considered when development or alterations involving shopfronts are being proposed. (See also **Chapter 16 Built and Cultural Heritage**)

#### County Development Plan Objective TCR 9-20: Shopfronts and Signage

- a) Ensure new shopfront (and signage) design respects and enhances the character and architectural heritage of the existing streetscape. Encourage, where appropriate, the use of contemporary shop front design.
- b) Prevent the use of film or screening that obscures the glazed area of a shopfront window where it negatively impacts upon the streetscape.
- c) Ensure that corporate logos, lighting, designs and colours are not used at the expense of the streetscape.
- d) Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters on all existing shopfronts.



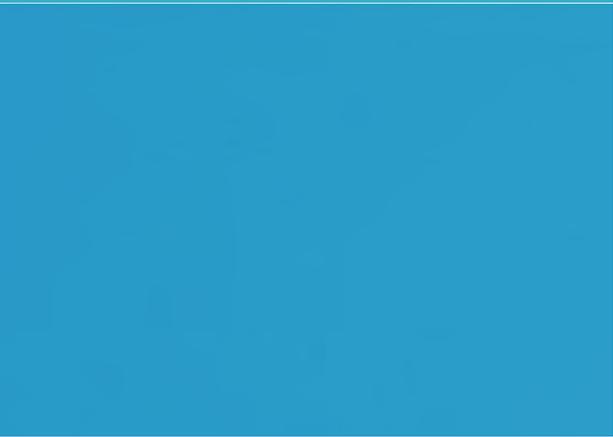


# CHAPTER 10

# TOURISM

## **Aim of Chapter**

Promote a sustainable and well managed tourism industry which protects the environmental and heritage assets of the County while delivering economic benefits throughout the County. Identify and develop new and diverse tourism products - particularly those associated with heritage and environment, arts and culture and acknowledge the need to spread appropriate tourism growth and tourist related enterprises beyond established resorts and larger towns to rural areas.



# S T E N E T N O C

# Contents

10.1	Introduction	212
10.2	Scale of the Tourism Sector	212
10.3	Tourism Promotion	213
10.4	Fáilte Ireland Regional Brands	214
10.5	Tourism Product in County Cork	214
10.6	Protection of Tourist Assets	215
10.7	Principle Attractions	216
10.8	Marine Leisure	217
10.9	Heritage Tourism	217
10.10	Cultural Tourism	218
10.11	Walking / Cycling	218
10.12	Greenways	219
10.13	Blueway's and Bridleways	220
10.14	Rural Tourism	220
10.15	Tourism Developments and Facilities	220
10.16	Managing the Provision of Tourist Accommodation	222
10.17	Tourism Potential of Demesnes and Estates	222

## 10.1 Introduction

- 10.1.1 The sustainable development and promotion of a successful well managed tourism industry is critical to the economy of County Cork. While County Cork is one of the leading tourist counties in Ireland, a stronger year-round product needs to be developed. With good planning and management, tourism can be a positive force, bringing benefits to tourist destinations and indigenous communities in the region. If the development of the sector is not planned carefully, it will result in environmental degradation and will impinge upon the quality of life of local communities.
- 10.1.2 In many areas, there is a natural synergy between the needs of the local community, and the needs of tourists, and improving the local natural and built environment for the local community in the first instance, will also help attract tourists.
- 10.1.3 In recent years, the tourism sector in Ireland and in Cork in particular has been growing from strength to strength with more tourists and revenue increasing yearly. The Coronavirus pandemic of 2020 and into 2021 is unprecedented and has placed a huge strain on our tourism and hospitality sector which inevitably will take a number of years to recover. International tourism is at a record low level from previous years, increasing the importance of domestic tourism to support the industry.
- 10.1.4 Underpinning the new tourism agenda is the concept of Sustainable Tourism, which provides a high-quality product, based on, and in harmony with, a high-quality natural environment. Providing a sustainable framework for tourism development will ensure adverse impacts upon local communities, archaeology, built heritage, landscapes and habitats are minimised while at the same time ensuring economic benefits accruing to local communities are maximised.
- 10.1.5 The main aims of this Plan include the following;
- Develop, enhance, and protect new and existing tourism assets, products, attractions and tourism infrastructure;
  - Maximise the tourism diversity of the County and promote sustainable tourism-related development;
  - Develop strong, year-round, high quality integrated tourist products and promote the potential of underdeveloped areas for tourism.

## 10.2 Scale of the Tourism Sector

- 10.2.1 The South West Region has consistently been the most popular region in Ireland outside Dublin with Cork the second most visited county after Dublin. Fáilte Ireland has estimated 1,605,000 overseas tourists visited County Cork in 2017 (an increase on the estimate of 1,081,000 in 2011). Data on domestic tourists shows that almost 1.1 million stayed in Cork City and County in 2017 resulting in a total of 2.7 million tourists visiting Cork that year. It generated an estimated 833 million euro for the economy in Cork in 2017.
- 10.2.2 Analysis of the main reasons for overseas tourists to visit the Region in 2018 shows that it is primarily for holidays (55%), followed by visits to friends or relatives (28%). Business tourism is the primary purpose of 13% of trips.
- 10.2.3 The distribution by source market of overseas visitors to Cork in 2018 show the British and Mainland Europe markets are the largest source markets, followed by the USA and Other Areas. However, for the first time ever, in 2018, more holiday makers from North America were seen in Ireland than from Britain. Cork Airport has good connections with Europe, which offer a vehicle for the development of short breaks and activity tourism in the area. Seasonality is a major issue in Irish Tourism and a season extension is a key objective of national product development and marketing strategies. In 2018 the most popular activity for both international and domestic tourists was hiking/walking.
- 10.2.4 Based on Fáilte Ireland figures, in 2019 Cork had five attractions in Ireland's Top 50 Fee Charging visitor attractions, Fota Wildlife Park (462,047 visitors), Blarney Castle (460,000 visitors), Jameson Distillery Midleton (135,000 visitors), Charles Fort (97,990 visitors) and The Titanic Experience (88,000 visitors). While Cork County had three attraction in Irelands Top 50 Free visitor attraction with Doneraile Park (490,000 visitors), Fota Arboretum & Gardens (113,695 visitors) and Youghal Heritage Centre (39,671 visitors).

### 10.3 Tourism Promotion

- 10.3.1 Tourism has a critical role to play in the development of the Irish economy. It has the potential to create and maintain employment, invest in local communities, and contribute to the national economic growth. In 2015, the Department of Tourism, Transport and Sport published People, Place and Policy- Growing Tourism to 2025. People and Place remain as Ireland's biggest assets in terms of our ability to attract visitors. There are three types of experiences that appeal to visitors: The Culturally Curious, The Great Escapers and The Social Energisers. The aim is to provide attractions to allure to these experiences and the strategy has three key goals by 2025:
- Overseas Tourism revenue in Ireland to reach €5 billion, (excluding the effects of inflation)
  - Employment in tourism sector to reach 250,000 employees;
  - The visits in Ireland from overseas to exceed 10 million annually.
- 10.3.2 The National Planning Framework highlights how agriculture and tourism are linked in many ways and tourism can have a direct impact on sustaining communities. NPO 22 emphasises the importance placed on developing Greenways, Blueway's and Peatways to help promote rural tourism and the many social and economic benefits they can provide locally. The NPF recognises the importance of strategic attractions such as the Wild Atlantic Way and supports these initiatives under NPO 49. The NPF acknowledges the need to develop the Rural Economy and support sustainable tourism in these regions as noted in NPO 23.
- 10.3.3 The Regional Spatial and Economic Strategy for the Southern Region implements various strategies outlined in the NPF. Cork hosts two of the three main tourism areas developed by Fáilte Ireland, The Wild Atlantic Way and Irelands Ancient East. The County is also part of the Munster Vales Brand which all help provide a framework for local and rural areas to develop.
- 10.3.4 Tourism Action Plan 2019-2021 and Tourism Development and Innovation- a strategy for Investment 2016-2022 both highlight the importance of tourism to the economy of Ireland. Both plans have included ways to promote and improve tourism in the country and acknowledge the importance of rural areas, not just cities.
- 10.3.5 In 2013, Ireland had a tourism-led initiative known as 'The Gathering', which aimed to encourage the Irish diaspora to return home to take part in special events and gatherings throughout the year. The Programme for Government is planning to make 2023 the year of 'The Invitation', to mark the 10-year anniversary of the Gathering and incentivise more emigrants to holiday in Ireland. This proposal will make a positive contribution to boosting the tourism sector in Cork.
- 10.3.6 The Cork County Council Tourism Department has made great substantial progress on a number of tourism initiatives in the county including the following;
- Cork City and County Council launched a jointly commissioned 5-year strategy in 2015, Growing Tourism in Cork- A collective Strategy. The aim was to maximise the economic return from tourism in Cork by increasing visitor numbers.
  - "Pure Cork" is a joint initiative with Cork City and County Councils, launched in 2016, to brand Cork as a tourist Destination. It is supported by Fáilte Ireland and the objective is to maximise the economic return from tourism within Cork and to promote Cork as a "famous for" and "must visit" destination. In the beginning of 2020, Cork was voted as one of Europe's top 15 destinations in European Best Destinations 2020,
  - The successful development of Spike Island and Camden as major tourist attractions in Cork,
  - Preparation of Marine and Leisure Infrastructure Strategy for the Southern Division of Cork County Council, 2010 – 2020,
  - Redevelopment of beach amenities at Inchydoney, the Warren Rosscarbery and the Youghal Boardwalk Project, together with other ongoing research work on future greenways,
  - Preparation of 'Festival/ Events Guidelines and Policies for Cork County' was published in 2019. Cork is renowned for festivals including Mallow Racing, Independence, Cork Harbour Festival and A Taste of West Cork Food Festival, and many more.
  - Approval as a project partner in an INTERREG IVC tourism employment initiative entitled CesR – 'Cooperatives of Employment and Services in Rural Areas'. This trans-national partnership proposes to examine models of best practices in employment creation through investment in tourism attractions and tourism services sector. INTERREG Europe has a 5-year project underway which commenced in April 2016, called Destination SME. The aim is to improve SME competitiveness in the tourism sector by supporting the implementation of destination management policies,
- 10.3.7 In the future it will be important to concentrate on innovative tourism products that maximise the potential of the County's natural amenities and marketing to secure the full contribution of tourism to economic growth. Further investment is also needed, for both attractions and activity providers, in digital technology to increase awareness of their services and provide online booking facilities etc.

**County Development Plan Objective  
TO 10-1: Promotion of Sustainable Tourism in County Cork**

Promote a sustainable approach to the development of the tourism sector within Cork County while;

- a) Ensuring the protection of the natural, built and cultural heritage assets of the county, including Natura sites, which are in themselves part of what attracts visitors to the county.
- b) Having regard to cumulative impacts increased visitor numbers and visitor facilities can have on local infrastructure, sensitive areas and sites, water quality, biodiversity, soils, ecosystems, habitats and species, climate change etc.
- d) Supporting investment in placemaking and the regeneration of towns and villages in recognition of the role 'People and Place' make in attracting visitors to Ireland; encouraging the development of tourism and other facilities within settlements to support such regeneration and compact growth.
- d) Work in partnership with public and private sector agencies to implement the key tourism objectives in this Plan, while first ensuring early consultation with landowners around any new proposed routes and facilities.
- e) Assist community groups to access funding for appropriate, sustainable and beneficial tourism developments.

#### **10.4 Fáilte Ireland Regional Brands**

- 10.4.1 In recent years, Fáilte Ireland has developed four regional brands to promote and further develop the Tourism sector around the Country. Two of these Brands, The Wild Atlantic Way and Irelands Ancient East are evident in Cork County and are making a significant impact to our tourism industry. The Council intends to continue to support the growth of these regional brands.
- 10.4.2 The development of the 'Wild Atlantic Way' along the west coast from Donegal to West Cork has been a major contribution to the tourism industry. There are 188 Discovery Points along the route with 27 of these in County Cork alone. They are offering the best views of the Irish Landscape. The Wild Atlantic Way is a driving route which provides links between key destinations and attractions along the west coast, displaying scenery and unique culture, providing easy access to walking, and cycling routes with the southern starting point beginning in Kinsale. It is a long-term goal to develop the Wild Atlantic Way Coastal Path from Malin Head to Kinsale to facilitate visitors for walking and cycling of the Wild Atlantic Way.
- 10.4.3 Fáilte Ireland are preparing Destination and Experience Development Plans for the West Cork Coast (Kinsale to Ballydehob), the West Corks Three Peninsulas and Kenmare (Ballydehob to Kenmare) and the Ancient East area of Cork City and East Cork. They will be commencing a similar plan for North Cork.
- 10.4.4 Ireland's Ancient East, was launched in 2016, by Fáilte Ireland. It covers the South and East of the midlands and includes parts of Cork. The brand has a strong focus on the cultural and heritage attractions in the region and there is an extensive range of attractions within the County. Cork has a significant cultural heritage and attractions which keeps Cork a key part of Irelands Ancient East strategy.

**County Development Plan Objective  
TO 10-2 Wild Atlantic Way and Irelands Ancient East**

Continue to actively engage, invest, encourage and promote the development of the Wild Atlantic Way and Irelands Ancient East regional brands through sustainable tourism, which will enable visitors to have enjoyable experiences while having regard for the cultural, built and natural heritage, and environmental impacts, including the protection of Natura 2000 sites.

#### **10.5 Tourism Product in County Cork**

- 10.5.1 Cork's location in the South West Region means that it is a direct beneficiary of being a part of a popular tourist region. The County has a rich scenic beauty and cultural heritage and is known for its strong maritime, sporting, and traditional music and language traditions. Cork is also well known for being the Food Capital of Ireland, with the many food festivals, markets, trails and restaurants around the county. Nationally, food and beverage consumption accounts for 35% of all International Tourism Revenue and the food and beverage sectors have a significant role to play in growing tourism in Cork and in the sector's recovery from COVID-19. Initiatives such as 'West Cork Artisan Food' help differentiate Cork from other locations in Ireland. The Planning Authority supports the sustainable development of the food tourism sector.

10.5.2 Tourism in County Cork is based on its rich natural and built heritage. The principle features of the area's tourism product include mountains and upland habitats; rivers and lakes, over 1100 km's of scenic rugged coastline and peninsulas with long stretches of sandy beaches, fertile agricultural land and many upland peatlands and forest/woodland areas. These natural assets combined with a rich heritage of archaeological and historical sites, built environment including manor homes and gardens, attractive towns and villages offer a unique tourism product.

## 10.6 Protection of Tourist Assets

10.6.1 County Cork has a wide range of nationally significant tourism assets namely (See Figure 10.1 Key Tourism Assets);

- The Blackwater Valley - a walking, cycling, fishing destination and other outdoor activities with scope for a Blueway along the route in the future;
- The Bandon and Lee River Valley- important recreational amenity, heritage and fisheries areas;
- Mountain ranges including: the Slieve Miskish and Caha Mountains, the Galtee Mountains, the Shehy Mountains, and the Ballyhoura Area –important centres for walking, cycling, and adventure related activities;
- The Coastline, over 1100kms of scenic coastline and peninsulas. Marine related activities including some fine blue flag beaches, Whale Watching, exploring shipwrecks, Kayaking, and surfing facilities with scope to facilitate blue way initiatives along the coast,
- The Gaeltacht areas which are of significant cultural heritage value and frequently visited by tourists.
- The West Cork Peninsulas (Beara, Mizen, Sheep's Head) – with their unique visual amenity and landscape character offer potential for walking and cycling and other outdoor activities.
- West Cork Islands and all the other uninhabited islands along the County's coast;
- Cork has rich fertile agricultural land and many bogs and peatlands with a higher than national average land mass of forest and woodland area;
- A wide range of archaeological monuments that occur across the County as shown on the Heritage Units maps of Archaeological Sites of West, East, North Cork.
- Opportunities to observe wildlife particularly in terms of bird and marine life.
- Cork City and Harbour, Spike Island and Fort Camden are internationally recognised tourist attractions;
- The Towns and Villages of County Cork where there is significant potential for heritage led tourism

10.6.2 Some of these areas may have the potential for future tourism growth based on a supply of resources and features around which the tourism product can be built. It is important to ensure that other development generally and tourism development in these areas does not have a negative impact on the overall character of such areas and does not cause harm to the environment, designated sites or protected species. Development of 'heritage' related tourism activity should be directed only to areas that have been identified to have capacity to absorb increased visitor activity, without causing damage or deterioration to the heritage features of the site or area, or to the surrounding landscape. Development or expansion of sustainable tourism projects (e.g. wildlife tours, marine mammal watching and bird watching) should be only be supported where they have been shown to be compatible with TO 10-1 (a) and objectives BE 15-1 and BE 15-2. See also **Chapter 5 Rural**, **Chapter 14 Green Infrastructure and Landscape** and **Chapter 16 Built and Cultural Heritage**.

10.6.3 Many areas that are important to the tourist industry of County Cork owe their attraction to the exceptional quality of the landscape or particular features of the built environment. It is important to recognise the valuable role of natural assets such as lakes, rivers and forests as economic resources for tourism, particularly in rural areas, and to protect and enhance the qualities of such areas so that they can continue to contribute to the growth in tourism visitors into the County as a whole. It is also important to recognise the night sky as a tourism asset for the county and it should be protected from light pollution in sensitive areas. See **Chapter 15 Biodiversity** for more details. Figure 10.1 "Key Tourism Assets" shows the diversity and spread of existing tourism assets throughout the County and the range of activities and infrastructure.

10.6.4 'Explore Cork' is a tourism app launched by Cork County Council in May 2021. This free app is available in four languages and features over 850 places to see and things to do in Cork. The app allows users to search for 'Things to do' or 'What's near me?'. It can also generate directions and offers extensive information on the towns and walking trails across the county.

**County Development Plan Objective  
TO 10-3: Tourism Opportunities**

Facilitate the development of the tourism sector and provide for the delivery of a unique combination of tourism opportunities drawing on the network of attractions in Cork County and potential future attractions.

**10.7 Principle Attractions**

- 10.7.1 County Cork has a number of key tourist attractions of national importance which should be protected from inappropriate development. The physical setting of tourist attractions is often a major component in their attractiveness. The surrounding landscape or particular features of the built environment often contribute to the setting or mystique of an attraction. However, appropriate development complimentary to their tourist function will generally be considered.
- 10.7.2 The key tourist attractions and destinations and significant visitor numbers include; Fota Wildlife Park, Midleton Distillery – Jameson Experience, Cobh Heritage Centre, Kinsale (including Charles Fort), Mizen Head Signal Station, Garnish Island, West Cork Model Railway, Barryscourt Castle, Desmond Castle, Dursey Island Cable Car, Guagán Barra, Cobh Cathedral, Bantry House and Gardens, Doneraile House and Park, Skibbereen Heritage Centre, Spike Island, Camden fort, Youghal Clock Tower and Mallow Castle and many more.
- 10.7.3 The redevelopment of Spike Island and Fort Camden Meagher as tourist attractions have continued to build on the existing tourist and heritage infrastructure of Cork Harbour and the county in general. Both attractions which are rich in military history also greatly add to the creation of a WW1 Cork Harbour Trail produced by Cork County Council in 2018, which begins at Fort Templebreedy, Crosshaven and ends at Roches Point Lighthouse.
- 10.7.4 County Cork and in particular Cork Harbour (Cobh) is a popular stop off destination for cruise liners. The Cobh Cruise liner terminal has increased from 53 cruise liners in 2014 to 100 liners in 2019 and therefore has doubled the number of tourists from cruise liners in 5 years. They are providing an interesting attraction in themselves and a large potential clientele for the heritage attractions of Cobh, Metropolitan Cork, and the wider region. Passenger figures in 2019 have been calculated at 169,042 and 72,604 crew. The Council are also promoting cruise line tourism in West Cork and in particular, Bantry, Glengarriff and Bere Island in recent years.

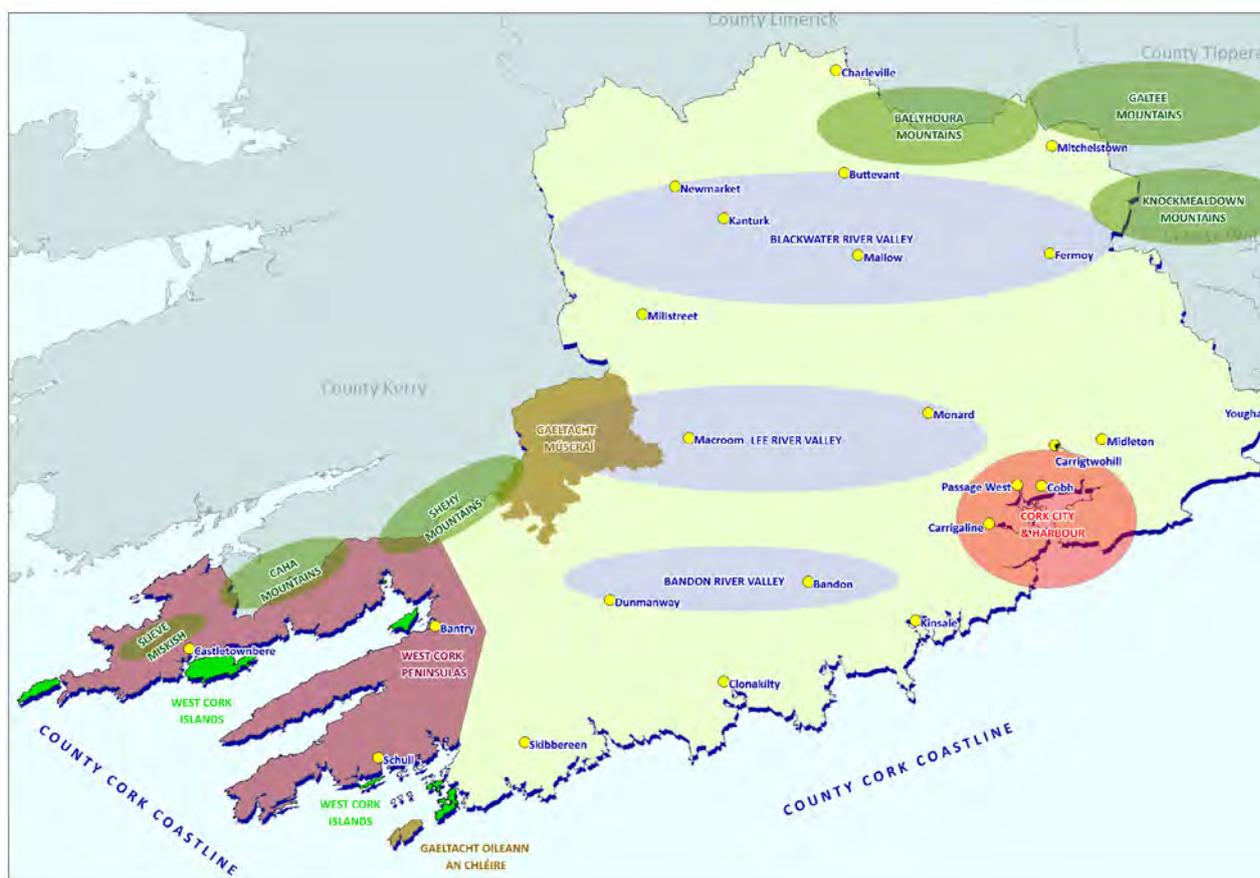


Fig 10.1 Key Tourism Assets.

## 10.8 Marine Leisure

- 10.8.1 The Marine Leisure sector is the fastest growing sector within the tourism industry. Cork, with its maritime history, is well positioned to further develop its marine leisure product. Cork is known as 'Ireland Maritime Haven'. The potential for growth within the marine leisure sector in Cork has long been recognised. The Marine Leisure Infrastructure Strategy for the Western Division and South Cork, 2007 and 2010 respectively, identify existing marine infrastructure and facilities along the coastline.
- 10.8.2 To fully capitalise on the potential of the marine leisure sector, there is a need to focus primarily on the rejuvenation of existing infrastructure and create opportunities for new development. While many marine activities require very little in the way of infrastructure and organisation, some activities, such as leisure boating and sport fishing will require sophisticated infrastructure that needs to be planned for and delivered in a strategic manner. Land based facilities are important if a marine leisure development is to meet the needs of as wide a range of activities and uses as possible.
- 10.8.3 Cork Harbour has a long tradition of recreational boating, is home to the oldest yacht club in the world (Royal Cork Yacht Club) and hosts the bi-annual Cork Week Sailing Regatta. In 2020 the Royal Cork Yacht Club celebrated the 300-year anniversary. A series of events are to be held in the summer of 2021 to celebrate the anniversary known as Cork 300. It has been postponed to 2021 due to the Coronavirus Pandemic. Recreation in and around the harbour is not restricted to water-based activities. According to the Assessment of Coastal Recreational Activity and Capacity for Increased Boating in Cork Harbour (UCC, 2007), the natural assets of the harbour encourage walking and cycling along the shoreline. It is an aim of this Plan to acknowledge the role of Cork Harbour in developing the marine leisure sector in County Cork and assist in providing a balance between environmental considerations and competing land-uses specifically in relation to the relocation of the Port of Cork and further industrial development in Ringaskiddy.
- 10.8.4 Cork County Council recognises that the maintenance, improvement and in some cases construction of new piers and harbours is essential in coastal and estuarine areas. These structures are needed to facilitate the activities associated with fishing and tourism. **See Chapter 7 Marine Coastal and Islands.**
- 10.8.5 Marina developments have grown in importance and are necessary to cater for the requirements of pleasure crafts such as yachts and cruisers. They not only provide services for tourist and local residents involved in water-based activities but are also an important mechanism through which visitors can access local towns and villages and their associated services and amenities. Recent and proposed improvements in water quality around the Cork Harbour area are a positive step in the development and promotion of Marine Leisure.

### County Development Plan Objective TO 10-4: Developing the Marine Leisure Sector

- a) Develop the marine leisure sector in the County in a coherent and sustainable manner making the best use of existing and planned infrastructure and resources, in a manner that is sensitive to the natural and cultural heritage resources of our coastal zone, and complies with relevant environmental legislation including the Habitats, Birds, Water Framework, Floods, SEA and EIA Directives.
- b) Support the development of sustainable recreation and activity-related marine tourism developments at appropriate locations along the coastline and in the vicinity of the inland waterways and lakes where these are compatible with the environmental and heritage sensitivities of identified sites.

## 10.9 Heritage Tourism

- 10.9.1 Heritage Tourism is a branch of tourism that involves visiting historical, industrial, or natural sites, and which is oriented towards the cultural heritage of the location where tourism is occurring.
- 10.9.2 It is recognised as one of the most important and fastest growing aspects of the tourist industry and County Cork with its vast array of heritage sites including, battlefields, museums, interpretive centres, archaeology and historic town centres is well positioned to benefit from this activity.
- 10.9.3 Cork County Council has developed Spike Island as a unique tourism, heritage, and recreational resource in Cork Harbour. The attraction offers a fantastic experience with a ferry ride in Cork Harbour, beautiful scenic walks and various excellent historical exhibitions. Spike Island can be visited by a short boat trip from Kennedy Pier in Cobh with approximately 81,000 visitors in 2019. The attraction was voted Europe's leading tourist attraction in World Travel Awards 2017 and in 2019 won the International Travel and Tourism Award.

### County Development Plan Objective TO 10-5: Protection of Natural, Built and Cultural Features

Protect and conserve those natural, built, and cultural heritage features that form the resources on which the County's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures including archaeological sites, cultural sites including battlefields, the Gaeltacht areas, arts and cultural sites, the traditional form and appearance of many built up areas and promote access and interpretation of archaeological sites in State and Local Authority ownership.

## 10.10 Cultural Tourism

- 10.10.1 County Cork has a wealth of cultural product to offer the visitor including traditional and contemporary music, a vibrant arts and crafts sector and numerous arts festivals. Cultural tourism is a very broad term that encompasses a wide spectrum of cultural and heritage experiences that generally involve events, festivals, artistic performances, cultural activities, museums, galleries.
- 10.10.2 The West Cork Arts Centre in Skibbereen with an expanded capacity for holding visual art exhibitions of international stature is a significant addition to the cultural infrastructure of the county.
- 10.10.3 Creative Ireland is an initiative set out by the Government from 2017-2022 focusing on creativity. It is a culture-based programme designed to promote individual and community wellbeing. Creative Ireland implements the priorities set out in Culture 2025. Art and Culture are important to our country and the policy has outlined the need to increase participation in these sectors in order to maintain a vibrant cultural society.
- 10.10.4 The Council will continue to support cultural tourism initiatives that aim to promote aspects of the county's cultural production or heritage. This may include modest building proposals that aim to meet specific accommodation needs for cultural/creative tourism providers. **See also Chapter 16 Built and Cultural Heritage.**

### County Development Plan Objective TO 10-6: Cultural Tourism

- a) Consider the sustainable development of facilities that enhance the audience capacity of festivals.
- b) Encourage the development of Cultural trails around the County while having regard for the cultural built heritage and environmental impacts, including the protection of sites designated or proposed to be designated for nature conservation including NHAs and pNHAs and other areas of high biodiversity value.

## 10.11 Walking / Cycling

- 10.11.1 International trends suggest that the walking and cycling sectors of the tourism economy have the potential to grow considerably during the lifetime of the Plan. Cork County is ideally placed to exploit this trend. Newly developed Heritage Trails and Historic Walking trails have been developed in towns and villages throughout the county including the Youghal Boardwalk Project.
- 10.11.2 The 4.5km Passage West to Rochestown combined walk and cycle path linking Passage West and Rochestown to Cork City Centre is an off-road route located on the line of the former railway. It is a very attractive and safe option for people and tourists wishing to commute between Passage West, Rochestown and Cork City Centre. Youghal has also secured Fáilte Ireland and Cork County Council Sponsored Ironman Triathlon for the next three years. The event attracts competitors and visitors from all over the world to this East Cork town.
- 10.11.3 While there are some examples of successful walking trails in Cork, there is a need to identify more dedicated cycle and walking routes across the county. Cork County Council currently supports several significant walkways, such as The Blackwater Way, Ballyhoura Way, The Beara Way, Seven Heads Walks and Sheep's Head. Cork is also promoting the Munster Vales to the north of the county. The Council is actively exploring new routes around the county to provide for walking and cycling. The development of cycle and walking tourism presents a particular opportunity to bring the economic benefits of tourism to the rural areas of Ireland. Cyclists and walkers enjoy the outdoor rural environment; they stay longer in an area and benefit local accommodation providers. **See also Chapter 12 Transport and Mobility.**
- 10.11.4 The Programme for Government intends to further develop the Wild Atlantic Way Brand by creating a continuous walking route from Malin Head to Mizen Head. Fáilte Ireland has begun a feasibility study of Long-Distance Coastal trail along the Wild Atlantic Way. There are several existing long-distance walkways on the Cork Coastline that have the potential to be further developed such as Sheep's Head trail (88km), Beara Way in Cork/Kerry (206kms). Greenways are an excellent resource to help provide long distance walks around the County Cork.

### County Development Plan Objective TO 10-7: Long Distance Walks

- a) Support and promote the development of long-distance walkways at appropriate locations around the County, while having consideration for any environmental, social, and economic impacts. Proposals for development of long-distance walks will be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of high biodiversity value.
- b) Promote cross boundary linkages and walkways to develop a network of wider routes and long walkways beyond the county boundary.

## 10.12 Greenways

- 10.12.1 Combined off-road cycle and walking routes and recreational trails developed along abandoned rail lines, utility corridors or other natural linear open spaces such as riverbanks are often referred to as Greenways. County Cork has a large number of abandoned rail lines and while some of these routes are being brought back into use with commuter rail services as part of the Cork Suburban Rail Network Project, there is no immediate prospect that many of these routes will revert to rail use. They could, however, make a highly valuable contribution to the recreation and tourism infrastructure of the county if developed as multi-user recreational trails. **See also Chapter 12 Transport and Mobility.**
- 10.12.2 In 2018, the Department of Transport Tourism and Sport launched the Strategy for Future Development of National and Regional Greenways. The objective is to help choose and deliver significant Greenways in appropriate locations, constructed to an appropriate standard to deliver a quality experience for all Greenway users. It also aims to increase the number and geographical spread of Greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using Greenways as a visitor experience and as a recreational amenity.
- 10.12.3 Greenways can attract visitors from busy cities to the most rural areas and can provide a very different experience. The length of a greenway should be at least 20kms at a minimum but preferred to be closer to 40kms to encourage visitors to have a longer stay or potentially stay overnight to complete the route. National Greenways are required to be 100 kms in length. Greenways offer a fantastic opportunity to greatly enhance activity-based tourism around the country and this is also reflected at county level with the current and proposed developments seen in Cork.
- 10.12.4 The Greenway strategy notes the Eurovelo, a European cycle network with 15 routes across Europe. Eurovelo 1 traverses Europe from the North to South (Norway to Portugal) and includes the southern part of Cork. The aim is to develop the Eurovelo as Greenways over the next number of years.

### Greenway Development in Cork

- 10.12.5 Greenways are growing in popularity. Existing greenways in the county include the Cork Harbour Greenway along the old coastal rail line on the western side of Cork Harbour linking Blackrock in the City to Rochestown and on to Passage West. There is also a greenway from Carrigaline to Crosshaven. A feasibility study is being prepared on developing a greenway from Passage West to Carrigaline. If successful, it would link the existing greenways and 25km of linked greenway from the city to Crosshaven. This route also offers the potential to make important links with transport connections at the Carrigaloe cross river ferry (and hence onwards to Cobh) and more significantly, the passenger ferry terminal at Ringaskiddy.
- 10.12.6 Work has also commenced on the construction of the 23km Middleton to Youghal greenway which is due to be completed by 2023.
- 10.12.7 A study of the feasibility of providing greenways along the abandoned rail lines of South and West Cork was completed in 2011. Nine sections of rail line including routes from Cork to Kinsale, Clonakilty, Skibbereen, Baltimore, Schull and Bantry, totalling 188km, have been identified. The report concludes that no section of the line should be precluded on engineering grounds for the construction of a greenway. The study found that, while it should be possible to provide the majority of the routes on the existing track alignment, there may be a need for local diversions and deviations following detailed survey and design work, landowner consultation and having regard to environmental sensitivities. Further work, including environmental and ecological assessment etc, would be required to identify the most feasible route/ design etc. Part of some of the rail lines are located close to sites that have been designated for the protection of habitats and species or may pass through other environmentally sensitive areas. Full regard would need to be had to potential impacts of the development and use of Greenways on such sites and areas at the detailed design stage, in order to avoid significant impacts. Measures which may be implemented could potentially include minor rerouting, or the buffering or screening of particularly sensitive areas along the Greenways. Until such time as potential greenway routes can be identified, adequate protection needs to be given to the abandoned rail lines so as to avoid inappropriate development that could compromise the viability or delivery of the routes.
- 10.12.8 Consideration is also being given to the potential for developing a greenway between Mallow/Fermoy and the county boundary near Ballyduff Co. Waterford, on the disused railway line. A similar study is currently being undertaken in Waterford with a view of connecting the Mallow greenway to the Waterford Greenway at Dungarvan.
- 10.12.9 There have also been discussions about the development of the 'Lee to Sea' Greenway from Inniscarra, through the city to Blackrock, which could then link in with the other greenways to Passage West and onwards around the harbour as discussed above. **See also Chapter 12 Transport and Mobility.** Environmental, ecological and heritage sensitivities will need to be taken into account at design and development stages of this route.
- 10.12.10 With the growth in the popularity of Greenways, and the increased availability of funding for such projects, it would be beneficial to prepare a County Strategy on Greenways, building on the feasibility studies that have already been carried out to date and having regard to the changing national and regional policy context as set out in the 'Strategy for the Future Development of National and Regional Greenways', the Regional Spatial and Economic Strategy and the Cork Metropolitan Areas Transport Strategy. The main purposes of the strategy would be identify and prioritise suitable greenway routes to be progressed through the relevant environmental assessment/ design / consent processes and to support the funding and delivery of such projects.

**County Development Plan Objective  
TO 10-8: Walking/Cycling and Greenways**

Promote the development of greenways, walking and cycling routes throughout the County as an activity for both international visitors and local tourists in a manner that is compatible with nature conservation and other environmental policies.

**County Development Plan Objective  
TO 10-9: Greenways**

Support the development of a county-wide greenway strategy in Cork, building on the feasibility studies that have already been carried out to date and having regard to the changing national and regional policy context. The strategy would identify and prioritise suitable greenway routes to be progressed through the relevant environmental and ecological impact assessment/design/consent processes and to support the funding and delivery of such projects.

### **10.13 Blueway's and Bridleways**

- 10.13.1 Blueway's as identified and supported in the Regional Spatial & Economic Strategy, are a network of multi-activity trails, based on or alongside lakes, canals, rivers and coast. They can offer another form of recreational activity for communities, and support activity tourism. Bridleways, also known as an equestrian trail, are routes used for horse riding trails and have been expanded to be used by hikers and cyclists. Ireland's first trail was the Beara Bridle Way, situated in West Cork allowing visitors to take in the landscape of the Beara Peninsula on horseback. It straddles the borders of both Cork and Kerry. The main trail overlooks 17 kilometres of rugged mountainous scenery and seascapes with views of the West Cork Islands.
- 10.13.2 Locations for proposed new Blueway's and Bridleways would need to be carefully selected and designed to be sensitively integrated into the receiving environment. Such developments would be likely to be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of high biodiversity value.

### **10.14 Rural Tourism**

- 10.14.1 In most rural areas tourism is an integral component of wider rural enterprise and should be developed in an integrated manner whenever possible. Rural tourism involves visits to rural settings or rural environments for the purpose of participating in or experiencing activities, events, or attractions not readily available in urbanised areas. These are not necessarily agricultural in nature but are usually closely linked with agricultural activity and are often associated with rural sites of a heritage nature, such as archaeological monuments.
- 10.14.2 Realising our Rural Potential Action Plan for Rural Development, prepared by the Government outlining a three-year plan to unlock the potential of rural Ireland at local and national level was published in 2017. The plan acknowledges the potential activity-based tourism can provide for the economic growth in rural areas. The key aims of the Plan were to increase tourist numbers by 12% in rural Ireland, develop and promote activity tourism through blue ways, greenways and other recreational opportunities, support sustainable jobs through targeted rural tourism initiatives and develop and promote our natural and built heritage.
- 10.14.3 The aim of this Plan is to support rural tourism initiatives concerned with Agri-tourism, rural enterprise, and conservation of natural heritage together with sites that are also important for cultural, archaeological, or built heritage reasons. A number of open farms and farm shops have developed throughout the county and have had the benefit of large domestic tourist figures including repeat visitors. Many of these developments have seen original farm buildings restored and reutilised in accordance with good conservation practice, a practice very much favoured by the Heritage Council, not least because such buildings form an intrinsic part of our rural landscape and heritage. See also **Chapter 5 Rural**, **Chapter 14 Green Infrastructure and Landscape** and **Chapter 16 Built and Cultural Heritage**.
- 10.14.4 Additionally, Cork needs to promote long-stay tourism destinations throughout the county as outlined in the Programme for Government. There are several key towns within the county that have a number of attractions to allure visitors to have longer visits, particularly along the coast such as Kinsale, Bantry, Clonakilty etc.

### **10.15 Tourism Developments and Facilities**

- 10.15.1 Facilitating the development of infrastructure to meet the needs of visitors is fundamental to the effective delivery of a sustainable tourism product in County Cork.
- 10.15.2 The Council will seek to promote the development of tourism in a manner that is compatible with the conservation and enhancement of the environment. The Planning Authority will support improved access to visitor attractions where feasible for all ages and abilities. Examples include visitor attractions/centres; educational tourism facilities; wellness and self-development amenities and facilities; equestrian facilities; facilities for outdoor adventure activities and pursuits; facilities for boat hire in coastal areas and river trips.

- 10.15.3 Tourism-related developments and facilities are ideally located inside existing settlements where the scale and size of the development is appropriate and in keeping with the character of the settlement and surrounding landscape subject to normal site suitability considerations. It is acknowledged that some tourist facilities are required to locate in rural areas in proximity to the tourist attraction where there is a clearly defined need and benefits to the local community are balanced with the potential environmental impacts of the development.
- 10.15.4 Integrated tourist facilities at a sub-county level will result in the provision of a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.
- 10.15.5 The absence of a conference facility has long been a major deficit in Cork's business and tourism infrastructure and may be a factor in the below average business trips to both the County and City of Cork. Plans for a facility in the city have been delayed. County Council will continue to engage positively with the City Council to help deliver this facility for the wider Cork Area during the lifetime of the Plan.
- 10.15.6 The National Roads Authority (NRA) published the 'Policy on The Provision of Tourist and Leisure Signage on National Roads', in March 2011. The Policy is not intended to apply to national roads in towns and other built-up areas to which speed limits of 50 km/h or less apply. The regulation of signage in such areas is a matter for the planning authority. The ongoing upgrade and maintenance of directional signage, together with the continual rationalisation of white-on-brown signage used for tourist attractions and facilities, is making a significant improvement to the quality of national road signage throughout the country, benefiting both local and tourist alike.
- 10.15.7 Both the County Council and the NRA recognises the necessity to facilitate ready access to the many tourist destinations around the country. In this regard the sensitive improvement of access infrastructure and the provision of clear and consistent tourist signage is an essential element in assisting the motoring tourist to locate and access such attractions in a safe and efficient manner. The tourism signage policy will be implemented in consultation with local authorities, Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media, Fáilte Ireland, and other tourism interests in order to ensure the provision of appropriate signage for the principal tourist destinations.
- 10.15.8 Eco-tourism involves responsible travel to natural areas that conserves the environment and improves the well-being of local people. County Cork is well positioned to provide a high-quality tourism product which will contribute to the growth in tourism figures and the wider economic development of the County.

#### County Development Plan Objective

##### TO 10-10: Tourism Facilities

- a) Encourage tourism related facilities, including accommodation and other developments within existing settlements subject to normal site suitability considerations where they can best support compact growth and the regeneration of settlements, the provision of services and the general economic vitality of the settlement.
- b) Carefully consider tourism - related developments outside settlements at an appropriate scale and balance having regard to the pertaining environmental conditions and sensitivities, scenic amenity, availability of services and the cumulative impact of such developments on the environment.
- c) Support sustainable environmentally sensitive small-scale tourism enterprises including Agri-tourism enterprises and other initiatives that are developed in conjunction with established rural activities such as, fishing, walking, cycling, mountain biking, surfing, equestrian sports and other activities where these are compatible with environmental legislation. A limited amount of tourist accommodation could be included in association with such enterprises subject generally to the renovation of existing structures or redundant agricultural farm buildings as well as limited new buildings on an appropriate scale (new structures will have regard to the policies of **Chapter 5 Rural**).
- d) Encourage and facilitate the delivery of suitably scaled tourism related retail developments and initiatives in settlements and established tourist attractions where these are compatible with environmental legislation.
- e) Support the leisure fishing industry and continue to support golf tourism as positive growth sectors in the sustainable economic development of the County while also maintaining the integrity of the landscape and environment of the county as a valuable asset into the future.
- f) Encourage the provision of small scale agri tourism accommodation and the reuse of disused/derelict farm buildings, in line with the provisions of objectives RP 5-28 Small Scale Agri Tourism Accommodation and RP5-31 New uses for disused or derelict farm buildings.

## 10.16 *Managing the Provision of Tourist Accommodation*

- 10.16.1 Tourism can generate great benefits to the local economy, and it is considered appropriate to maintain, improve and where proven necessary increase the provision of good quality accommodation for visitors and encourage longer stays while ensuring the delivery of a sustainable tourism strategy.
- 10.16.2 The types of tourism accommodation differ and depends on many different variables from cost, experience, location etc. The Council recognises there is a need to provide varied types of visitor accommodation to allow for the tourism sector to continue to grow around the county. The types of accommodation seen in Cork are Hotels, Hostels, Bed and Breakfasts, Short Term Lettings, Glamping, Camping, and other various forms of accommodation.
- 10.16.3 Camping and Glamping are a form of accommodation that are growing in popularity in Ireland in recent years and are an experience in themselves and the development of such facilities can provide more accommodation / experience options for tourists. This type of accommodation can be visually obtrusive on the landscape if not correctly sited and landscaped and should be encouraged to locate where possible within settlement boundaries. Smaller scale developments will be also considered outside of settlement boundaries on farm holdings, see **Chapter 5 Rural** for further details.
- 10.16.4 The Motor Home market in Ireland is relatively small in comparison to other European countries. However, Fáilte Ireland has highlighted that Motor Home tourism is a growing market in Ireland which is insufficiently catered for and therefore has opportunities to develop. Increased demand for such facilities was also evident during the Covid-19 pandemic. Cork County Council published a motor home policy paper in 2018 'The Development of Motorhome Services in County Cork'. It noted that, in 2015, only 4% of holiday makers from overseas used Caravan and Camping Accommodation during their stay. There are a number of Caravan parks in West Cork and in the Bandon-Kinsale Municipal Districts but notably there is no such service in North Cork. Although these caravan parks can be visually obtrusive if not carefully positioned within a town or landscape, North Cork has the potential for this niche tourism to grow within settlement boundaries along with the growing activity-based tourism in this area. The Motorhome Policy 2018 is now under review (Q2 2022) and will consider the latest best practice in the development of motorhome facilities. In Cork currently, the Five-Foot Way motorhome facility in Cobh, provided by Cork County Council, is considered a best practice example.

## 10.17 *Tourism Potential of Demesnes and Estates*

- 10.17.1 Any development proposal sited within or adjacent to a historic or culturally significant garden, a demesne or a landscaped estate should include a detailed appraisal of the site. Details on the methodology for preparing an appropriate site appraisal can be found in the "Guidance Notes for the Appraisals of Historic Gardens, Demesnes, Estates and their Settings" prepared by Cork County Council in 2005.

### County Development Plan Objective TO 10-11: Tourist Accommodation

Generally to encourage holiday accommodation to locate within established settlement boundaries and that such development relates sympathetically to the scale and level of development and facilities in the locality.

Support the development of commercial motorhome camping facilities, with due regard to the planning and regulatory requirements for such facilities. Emphasis will be placed on developing facilities within settlement boundaries in areas of the County that currently have a lack of suitable facilities.





# CHAPTER 11

# WATER MANAGEMENT

## **Aim of Chapter**

The provision and improvement of water, wastewater, surface water and flood alleviation services so as to facilitate development, support the delivery of population, housing and growth targets and prioritised so as to protect public health and protect, restore and improve the receiving environment and water quality.



# CONVENTS

# Contents

11.1	Introduction	228
11.2	Water Framework Directive	228
11.3	River Basin Management Planning	228
11.4	Irish Water Plans and Programmes	234
11.5	Capacity of the Receiving Water Environment	235
11.6	Overall Strategy for Water Services	237
11.7	Water Services Capacity	237
11.8	Drinking Water	239
11.9	Wastewater Disposal	240
11.10	Surface Water	241
11.11	Flooding	243

## 11.1 Introduction

- 11.1.1 Water is a fundamental building block of life and therefore the quality of the water we use in our daily lives is of huge significance to, not only our physical wellbeing but is also critical to our economic wellbeing. The Planning and Development Act 2000, as amended, seeks to integrate the development plan process and water management through the requirement for Development Plans to have regard to the water services strategic plan for the area and to support the protection and enhancement of water quality, and compliance with environmental standards and objectives regarding water quality.
- 11.1.2 Cork County Council has responsibility for the protection of all waters in the County. The Council also has an important role to play in the protection, maintenance, and improvement of water quality through the planning and management of future development.
- 11.1.3 This Plan takes account of the full water cycle in a holistic approach that acknowledges the need to integrate policies across multiple areas to ensure the most effective regime to protect and improve the water environment.

## 11.2 Water Framework Directive

- 11.2.1 The Water Framework Directive (WFD) is a key initiative aimed at protecting and improving water quality throughout the EU. The WFD was adopted in 2000 and requires governments to implement management measures in their waters (rivers, canals, lakes, reservoirs, groundwater, protected areas (including wetlands and other water dependent ecosystems), estuaries (transitional) and coastal waters up to 1 nautical mile) so as to achieve good ecological status or restore high status.
- 11.2.2 The WFD requires the status of water bodies to be classified as high, good, moderate, poor or bad and the status is defined with respect to its biology, chemistry, quantity and morphology. It is the stated aim to achieve, through co-ordinated action, good status for all waters or restore high status. The WFD brings water related directives under one framework, including those dealing with bathing water, waters used for the abstraction of drinking waters, wastewater disposal and the protection of environmentally significant aquatic species (shellfish and freshwater fish).
- 11.2.3 The WFD necessitates an integrated approach to managing water quality on a river basin or catchment basis, with the aim of maintaining and improving water quality. It requires that management plans be prepared on a river basin basis in six-year cycles and specifies a structured approach to developing those plans. Ireland is committed to manage all waters through a catchment-based process, and the River Basin Management Plan is the mechanism for achieving this.

Two key objectives of the WFD

- (1) to prevent the deterioration of water bodies and to protect, enhance and restore them with the aim of achieving at least good status and
- (2) to achieve compliance with the requirements for designated protected areas.

## 11.3 River Basin Management Planning

- 11.3.1 The quality of all water in County Cork, including surface waters (rivers and lakes, estuarine and coastal waters) and groundwater, represent an important ecological, recreational, economic, public health and aesthetic resource for the County. The quality of water can be easily damaged and is difficult to restore leading to often widespread and long-term effects.
- 11.3.2 In accordance with the WFD, River Basin Management Planning revolves around a six-year planning cycle of action and review, so that every six years a revised river basin management plan (RBMP) is produced. When the second cycle RBMP was published, Ireland was two years behind the timeframes stipulated in the WFD, principally due to the major reform of the water sector at the time. Therefore, the current RBMP is in place for 4 rather than 6 years and covers the period 2018-2021. The first cycle of river basin management plans was produced on a River Basin Districts basis but the second cycle plan has been completed on the basis that Ireland is defined as a single River Basin District.
- 11.3.3 The current River Basin Management Plan uses an enhanced evidence base for the prioritising of measures. Some of the specific initiatives introduced in the current RBMP include:
- Governance and delivery structures for an effective catchment-based approach.
  - Enhanced stakeholder and public engagement through the establishment of a Water Forum, the Local Authorities Water and Communities Office (LAWCO), since renamed Local Authorities Water Programme (LAWPRO) and [www.catchments.ie](http://www.catchments.ie) and [www.watersandcommunities.ie](http://www.watersandcommunities.ie) websites.
  - 190 Prioritised Areas for Action; 21 in Cork County
  - Protection for high status waters through the Blue Dot Catchments Programme

- Agricultural Sustainability Support and Advisory Service (ASSAP)
- Improved controls for the management of water abstractions

11.3.4 The current RBMP through exercises to classify the status of waterbodies, characterise the risk of the water body not achieving high or good status, and identification of significant pressures, provides the evidence for the measures outlined in the Plan.

11.3.5 The programme of measures contains 15 key measures including planned investment in urban waste-water infrastructure, roll out of the National Inspection Plan 2018–21 for domestic waste-water treatment systems, implementation of EU regulation with regard to Invasive Alien Species (IAS), along with clear governance and co-ordination for tackling IAS, the establishment of a national register of water abstractions and the establishment of a “Blue Dot Catchments Programme” amongst others.

11.3.6 In the current RBMP, 21 Priority Areas for Action are identified in Cork County:

Table 11.1 Priority Areas for Action in Cork County			
No.	Priority Action Area	No.	Priority Action Area
1	Upper Deel	12	Owenboy
2	Awbeg (Buttevant) West	13	Bandon Estuary
3	Allow	14	Carrigadrohid
4	Farahy	15	Caha
5	Ogeen	16	Lough Allua
6	Upper Funshion	17	Clonakilty
7	Owentaraglin	18	Kilkerran Lagoon
8	Keel Foherish	19	Rosscarbery
9	Martin	20	Glan Stream
10	Lough Fadda/ Ownagappul	21	Adrigole
11	Midleton		

11.3.7 Work on the preparation of the third cycle RBMP covering the period 2022–2027 is advanced and a draft of the plan has undergone public consultation with a view to having a final adopted plan in 2022.

- 11.3.8 There are 251 river water bodies in the County of which 45 or 18% were determined to be in the “High” status category, 152 or 60% were in the “Good” category, 39 or 16% were in the “Moderate” category and 15 or 6% were in the “Poor” category. The majority of river water bodies in the “Poor” category were located in the catchments of the Blackwater, Lee and Bandon Rivers. The presence of the Freshwater Pearl Mussel in the Blackwater, Bandon and Owenagappul Rivers imposes a higher river water quality standard which the rivers do not currently meet.

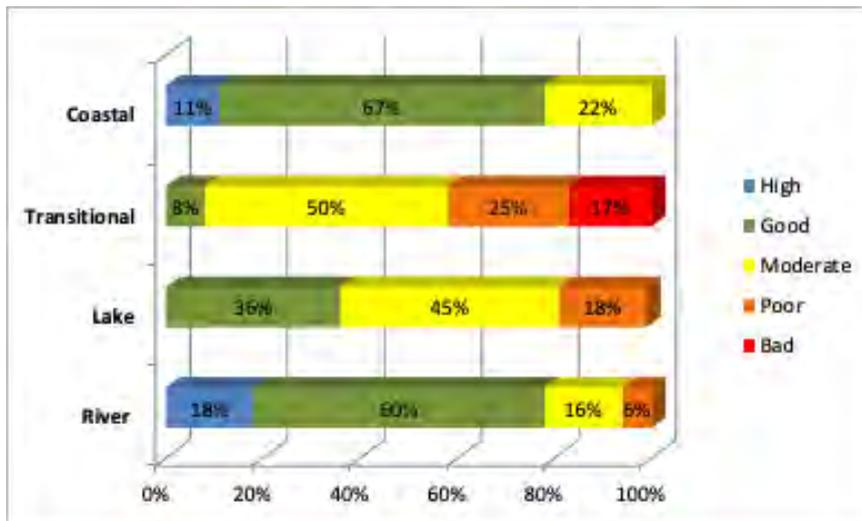


Figure 11.1 Water Quality Status in Cork County for the period 2013-2018  
Source: EPA – Catchments.ie website

- 11.3.9 The estuarine and coastal environments of the county are subject to a wide variety of pressures. The quality of Ireland’s tidal waters is determined by the composition of the waters of the North East Atlantic that bathe our coasts and the degree to which this is altered by inputs of organic matter, nutrients and other materials including contaminants from the land and atmosphere.
- 11.3.10 The implementation of the Plan will bring incremental improvement leading to the majority of waters reaching at least “good status” by 2027 at the latest, benefiting the whole community by providing long-term sustainable access to and use of those waters. Where waters are currently at less than good status, they must be improved until they reach good status and there must be no deterioration in the existing status of waters.
- 11.3.11 Cork County Council recognises the importance of supporting an integrated and collaborative approach to local catchment management which will assist in the more effective implementation of the RBMP and will support the activities of the Community Water Officers under the remit of the Local Authority Waters and Community Office in rolling out the local Authorities Waters Programme.

### Blue Dot Catchments

- 11.3.12 The substantial loss of High Status water bodies over the last few decades prompted the introduction of the Blue Dot Catchments Programme in the current River Basin Management Plan. The programme is focused on the targeting of resources with the aim of protecting, and where possible, restoring high ecological status. Actions under the programme include development of community led catchment initiatives and promotion of uptake of grant schemes such as the native woodland scheme and the upgrading of septic tanks (under the Housing (Domestic Waste Water Treatment Systems Financial Assistance in High Status Objective Catchment Areas) Regulations 2020 (S.I. No. 186 of 2020)). There are a significant number of blue dot catchments in the County.

### National Planning Framework

- 11.3.13 The National Planning Framework places sustainable management of water as a National Strategic Outcome 9 and similarly Water Infrastructure is cited as one of the ten Strategic Investment Priorities for the National Development Plan. Water quality and the need for water infrastructure is expanded upon under National Policy Objective 63 with the stated objective to ensure the efficient and sustainable use and development of water resources and water services infrastructure.
- 11.3.14 Appendix 3 of the NPF outlines a methodology for a tiered approach to residential land zoning which includes an assessment of water services infrastructure. See **Chapter 2 Core Strategy** for further information on the application of this approach.

## Regional Spatial and Economic Strategy

- 11.3.15 The RSES contains a range of Regional Policy Objectives which support the delivery of water services in the county. It acknowledges that the planned provision of services and infrastructure is crucial to the achievement of the RSES Strategy through targeted investment. In particular Objective RPO214 seeks to support Irish Water and the relevant Local Authorities in the region to eliminate untreated discharges from settlements in the short-term, while planning strategically for the long-term in tandem with Project Ireland 2040 and any updates to this, and in increasing compliance with the requirements of the Urban Wastewater Treatment Directive.
- 11.3.16 The RSES also supports, through a number of RPOs, the protection of the water resource and the need to meet commitments to the objectives of the WFD and RBMP.

### County Development Plan Objective

#### WM 11-1: EU Water Framework Directive and the River Basin Management Plan

- a) Protect and improve the County's water resources and ensure that development permitted meets the requirements of the River Basin Management Plan and does not contravene the objectives of the EU Water Framework Directive.
- b) Promote compliance with the River Basin Management Plan and associated environmental standards and objectives set out in the European Communities (Environmental Objectives) Surface Water Regulations, 2009 and the European Communities (Environmental Objectives) Groundwater Regulations, 2010, to prevent deterioration; restore good status; reduce chemical pollution, and achieve water related protected areas objectives in rivers, lakes, groundwater, estuaries and coastal waters (as applicable).
- c) Secure the objectives and facilitate the implementation of the associated Programme of Measures of the River Basin Management Plan 2018-2021 and any successor plan for ground, surface, estuarine, coastal and transitional waters in the Plan area as part of the implementation of the EU Water Framework Directive.
- d) Support an integrated and collaborative approach to local catchment management in order to assist in the implementation of the River Basin Management Plan.
- e) In acknowledgement of the sustained pressures on ecological status being experienced in Blue Dot catchment waterbodies, additional measures, as deemed necessary to protect and restore these waterbodies to high status may be required for development permitted in such catchments. Measures may include, but are not limited to, a water management plan (including the construction phase), tertiary treatment and appropriate SUDs measures.
- f) Support the prioritisation of the provision of water services infrastructure in:
  - Metropolitan Cork, the Key Towns and Main Towns to complement the overall strategy for economic and population growth while ensuring appropriate protection of the environment.
  - All settlements where services are not meeting current needs, are failing to meet the requirements of the Urban Wastewater Treatment Directive, and where these deficiencies are
    - interfering with Councils ability to meet the requirements of the Water Framework Directive; or
    - having negative impacts on Natura 2000 sites; and
- g) Development may only proceed where appropriate wastewater treatment is available which meets the requirements of environmental legislation, the Water Framework Directive and the requirements of the Habitats Directive.

- 11.3.17 The European Communities Environmental Objectives Surface Waters Regulations 2009, (S.I. No. 272 of 2009), as amended, apply to all surface waters and institute a wide-ranging set of environmental standards for Irish surface waters, giving effect to the requirements of the Water Framework Directive (2000/60/EC).

### County Development Plan Objective

#### WM 11-2: Surface Water Protection

- a) Protect and improve the status and quality of all surface waters throughout the County, including transitional and coastal waters.
- b) At least secondary treatment should be provided to all wastewater discharges from any new development, to surface waters.

## Groundwater Protection

- 11.3.18 Groundwater is a natural resource with both an ecological and economic value. It is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources. Groundwater also contributes to our rivers, lakes and sea and therefore influences their amenity and recreational value. The quality of groundwater is threatened by worsening pollution levels, directly attributable to human activities. The main threats to groundwater include intensive agriculture, land spreading of pig and cattle slurry and hatchery wastes, other farmyard wastes such as silage effluent and soiled water and septic tank effluent. Once contaminated, groundwater is difficult and expensive to clean.
- 11.3.19 The European Communities Environmental Objectives Groundwater Regulations 2010, (S.I. No. 9 of 2010), gave effect to the requirements of the Water Framework Directive (2000/60/EC) and the Groundwater Directive (2006/118/EC). These regulations established environmental objectives to be achieved in groundwater bodies, groundwater quality standards and threshold values for the classification of groundwater and the protection of groundwater against pollution and deterioration in groundwater quality. The EU Drinking Water Directive relates to drinking water & other associated uses related to consumption of water, or products where potable water is used in processing them for consumption.
- 11.3.20 Where necessary, the Council will use its statutory powers under the relevant environmental and planning legislation to protect groundwater resources in the County.
- 11.3.21 A groundwater protection scheme, prepared by the Geological Survey of Ireland (GSI), incorporates land surface zoning and groundwater protection responses. The Council recognises the importance of preparing groundwater protection schemes to ensure that key aquifers and groundwater resources in the County are identified and protected.
- 11.3.22 The Geological Survey of Ireland (GSI) has compiled a Groundwater Protection Scheme for Cork County Council that examines the soil, subsoil, and rocks in the County to determine what the vulnerability of each part of the County is and provides a vulnerability rating. The Plan includes:
- Assessment and categorisation of the vulnerability of Groundwater.
  - Mapping lands in accordance with their vulnerability categorisation. The GSI Groundwater Vulnerability Mapping can be accessed [here](#).
  - Development of Protection Response Matrices. The most common one in the planning context is the Groundwater Response Matrix for one off housing wastewater treatment which can be accessed [here](#).
- 11.3.23 In association with the Groundwater Vulnerability mapping, the GSI, EPA, and Department of the Housing, Local Government and Heritage have developed a guide on the restrictions that apply to each vulnerability type to protect the groundwater in general. This guide, where restrictions for various land uses are given, can be accessed [here](#).
- 11.3.24 The catchment area around a groundwater source, which contributes water (Zone of Contribution) to a borehole or spring, is known as a Source Protection Zone. The GSI have prepared Groundwater Source Protection reports for a number of public supplies in Cork and these are available on the GSI website. The GSI viewer also has links to groundwater flood zones and no development will be considered in areas subject to groundwater flooding where surface water flows cannot release the floodwaters.
- 11.3.25 There are many public, Group Water Supply Schemes and Private Estate Water Supplies where there are no specific Source Protection Reports available. In all cases, where more than one house is involved and a public or GWSS does not have sufficient capacity or is not close enough to serve a development, the services of a professional hydrogeologist will need to be employed, to carry out the tests in accordance with the Council's Borehole Requirements, set out in Table 11.2. Risks from sewer or other contamination of the groundwater source will need to be avoided, and specific groundwater safety plans for the proposed development will be provided including the inner and outer zones of contribution. In the absence of other data, the inner zone of contribution is assumed to be the area having 100 days time of travel to the abstraction point and the outer zone of contribution will be the area having 1 years time of travel at the normal time of travel for the abstraction rate at the driest time of the year. All planning applications shall include details of the developments and land use on the adjoining lands showing the location of all sources of potential pollution and all water abstraction points with their zones of contribution including the proposed site.
- 11.3.26 The Council's Groundwater Protection Scheme is a generalised plan and does not consider well sources and is only aimed at protecting the general groundwater resource from contamination. In all cases where groundwater is being used as a water supply source or where effluent is being discharged to ground, or both, a report on the impact of the proposed development on existing infrastructure will have to be provided. The best hydrogeological advice available should be sought and on-site testing for both the effluent disposal system and the water supply system should be carried out at an early stage to ensure that both can be adequately accommodated on the site. It should be borne in mind that the development must respect the existing land uses and developments on adjoining sites. While karst regions generally yield hard water in abundant quantities, their vulnerability is generally extreme and this needs to be properly considered in abstracting and treating groundwater for consumption. In the case of public water supplies, a comprehensive professional hydrogeologists report considering source protection areas will have to be provided to ensure that there is no negative impact on existing public water supplies.

- 11.3.27 The Nitrates Directive (91/676/EEC) calls for the protection of water from excessive nitrates which make it unsuitable for use as drinking water. While agriculture is the principal source, nitrates are also contained in significant quantities in wastewater effluent. Particular attention should be paid to this when there is more than one house being built such as in ribbon, cluster or infill development in an area where the houses have independent septic tanks and percolation areas. Calculations need to be done to ensure that the site is of sufficient size to safely assimilate the effluent from the development and ensure that neither the dwelling itself, or any of its neighbour's groundwater is raised above the Directive threshold by the proposed development.

**Table 11.2: Borehole Requirements**

In cases where a borehole is being proposed as the source of water for a group of houses the following conditions should be complied with in advance of planning:

- A full and complete professional hydrogeologists report should be provided addressing the following in relation to the proposed supply. The report should be carried out by a professional hydrogeologist with professional indemnity insurance.
  - Proposals to supply and maintain the proposed development with a water supply, which complies with the Drinking Water Directive quality standards. The estimated water requirement is 1 cubic metre per house per day. A minimum of 2.5 days of storage capacity should be provided, 50% raw water storage and 50% treated storage.
  - A detailed hydrogeological assessment of the proposed abstraction together with details of the impact of the proposed abstraction on existing water sources, and the impact of existing sources of contamination on quality shall be provided.
  - The source and zone of contribution will be assessed in compliance with the DOE/EPA/GSI manual on Groundwater Protection Schemes.
- The borehole should be test pumped for a minimum of 72 hours once static pumping conditions have been reached (or for such longer period as is determined by the hydrogeologist to be required during the test) to determine the safe yield, static water level, drawdown, and where possible or relevant cone of depression and influence. Above should be carried out in line with best professional practice.
- Two water samples should be taken in the latter period of test following stabilisation. Test results, from a testing facility accredited under ISO 17025:2017, should be submitted showing that the water complies with the EU Drinking Water Regulations 2000. Where the water is not in compliance, detailed proposals for treatment of the water to bring it into compliance must be provided.
- Full borehole logs should be submitted indicating the location of all strata, water strikes, etc.

- 11.3.28 The EPA issued the Code of Practice Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ) in March 2021. The purpose of this Code of Practice is to provide guidance on the provision of wastewater treatment systems for new single houses with a population equivalent (p.e.) of less than or equal to 10, and in order to ensure the protection of the receiving environment, development proposals for single houses will be required to comply with the measures outlined in the Code of Practice.

**County Development Plan Objective  
WM 11-3: Groundwater Protection**

- a) Preserve and protect groundwater and surface water quality throughout the County.
- b) Prevent or limit, as appropriate, the input of pollutants into groundwater and prevent the deterioration of the status of all bodies of groundwater.
- c) Protect, enhance and restore all bodies of groundwater and ensure a balance between abstraction and recharge of groundwater with the aim of achieving good groundwater quantitative status and good groundwater chemical status.
- d) Reverse any significant and sustained upward trend in the concentration of any pollutant resulting from the impact of human activity in order to progressively reduce pollution of groundwater.
- e) Achieve compliance with any standards and objectives established for a groundwater dependant protected area included in the register of protected areas.

**County Development Plan Objective  
WM 11-4: Groundwater Protection Schemes and Zones**

In order to protect groundwater quality, new developments must have regard to any Groundwater Protection Scheme and/or Groundwater Protection Zones in place and existing developments and abstractions.

**County Development Plan Objective**  
**WM 11-5: Discharges in Unsewered Areas**

- a) Ensure that proposals for development incorporating on-site wastewater disposal systems comply with the EPA Code of Practice Domestic Waste Water Treatment Systems March 2021 (Population Equivalent  $\leq 10$ ) and Wastewater Treatment Manual - Treatment Systems for Small Communities, Business Centres, Leisure Centres and Hotels (1999), or relevant successor approved standards / guidelines (including design, installation and maintenance). The cumulative impact of such systems will also be considered in the assessment process.
- b) Continue to support the roll out of the National Inspection Plan 2018–21 for domestic waste-water treatment systems, and any successor plans, with prioritisation of Blue Dot Catchments and Protected Areas.
- c) Protect the County's waters from wastewater pollution, through the implementation of the Local Government (Water Pollution) Acts 1977 to 2007, ensuring that all development shall comply with the provisions where applicable.

### **Good Agricultural Practice for Protection of Waters**

- 11.3.29 As stated above, excess levels of Nitrates are a health hazard in drinking water and also contribute to eutrophication especially in coastal and marine waters. The Nitrates Directive (91/676/EEC) has the objective of reducing water pollution caused or induced by nitrates from agricultural sources and requires Ireland to put in place a Nitrates Action Programme to be reviewed at least every four years.
- 11.3.30 Ireland's first Nitrates Action Programme was reviewed in 2017 and a revised Action Programme was given effect through S.I. 605 of 2017, European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017. The regulations contain measures including closed periods that prohibit the spreading of fertilisers, limits on the amount of livestock manure that may be land-spread, conditions during which fertilisers may not be spread, and livestock manure storage capacity requirements. The regulations require that all new storage facilities for livestock manure or silage must comply with Department of Agriculture, Food and the Marine construction specifications.

**County Development Plan Objective**  
**WM 11-6: Protection from Agricultural Pollution**

Protect the County's waters from agricultural pollution in accordance with the Nitrates Directive (91/676/EEC) through the implementation of the European Union (Good Agricultural Practice for Protection of Waters) Regulations 2017 (SI 605 of 2017) or any future revised / additional requirements and ensuring that all agricultural development shall comply with those Regulations.

### **11.4 Irish Water Plans and Programmes**

- 11.4.1 Irish Water (IW) assumed responsibility for water services in 2014 and has developed a seven-year Business Plan for the period 2015 to 2021. The plan outlines the status of the water services infrastructure across the country and identifies a number of investment priorities for the organisation including upgrading drinking water treatment plants and reducing leakage in the drinking water supply network to 38% nationally by 2021 (at 49% nationally in 2015); completing repairs to the sewer network, provision of new Wastewater Treatment Plants (WWTPs) to bring raw discharges to an end by 2021 and providing additional capacity in the drinking water and sewer networks etc.
- 11.4.2 In 2015, Irish Water published the **Water Services Strategic Plan**, a 25-year Plan which as well as detailing current and future challenges affecting water services, identifies priorities to be addressed in the medium term. Solutions in these priority areas are delivered through capital and other projects outlined in Irish Waters Investment Plan, a multi annual plan covering a five-year horizon.
- 11.4.3 This County Development Plan has been prepared having regard to the most up to date **Irish Water Investment Plan** covering the period 2020-2024 (Revenue Control Period 3), which was amended and approved by the Commission of the Regulation of Utilities in the Summer of 2020.
- 11.4.4 Irish Water have commenced the preparation of a **National Water Resource Plan**, a 25-year strategic plan that will outline how it is intended to move towards a sustainable, secure and reliable public drinking water supply and how Irish Water intends to maintain the balance between supply from water sources and demand for drinking water in the short, medium and long term whilst protecting the environment. The full options assessment stage of the Plan is progressing in Cork and a draft of the Plan will be launched for statutory public consultation in 2021.
- 11.4.5 In order to provide for growth in smaller settlements already served by Irish Water infrastructure and not otherwise provided for in the current Investment Plan, Irish Water have developed a **Small Towns and Villages Growth Programme**. Funding of €17.9m has been allocated to Cork County Council for the period 2020-2024.

- 11.4.6 The National Recovery and Resilience Plan includes provision for a new €20m funding programme, River Basin Management Plan – Enhanced Ambition Programme, which seeks to achieve the upgrading of a minimum of 10 wastewater treatment plants nationally not currently scheduled for upgrade, whose discharges have been identified as being significant pressures on receiving water bodies. Feasibility studies for a further 20 wastewater treatment plant projects will also be completed.
- 11.4.7 Furthermore, the National Certificate Authorisation Programme makes provision for investment in smaller wastewater treatment plants (<500PE) to support future proofing and facilitate growth. The Council will support the implementation of any projects in the County arising from these programmes.

## 11.5 Capacity of the Receiving Water Environment

- 11.5.1 Water quality data back to 2007 shows a worrying trend up to 2015, with deterioration in the number of waterbodies achieving good status and corresponding increases in the number of moderate and poor ranked waterbodies. An improvement can be seen for the period 2013-2018 with a notable increase in the percentage of good quality surface waters. Unfortunately, the percentage of high status water surface waters has decreased by 6% to the lowest level on record since 2007. There is clearly considerable room for improvement and investment in water services infrastructure will contribute to reversing this decline.

### Climate Change Considerations

- 11.5.2 Climate change will have significant effects on the availability of water sources and on the capacity of water bodies to assimilate wastewater discharges through lower water levels in rivers and lakes in longer and drier summer periods but also through the impact of extreme weather events such as flooding on water services infrastructure. The impact of climate change on the water cycle and the resultant impact on water services therefore needs to be carefully considered. The effects of climate change are already being felt in our communities, such as the drought experienced in Clonakilty in 2018 or the flooding problems experienced in many of the County's towns. It is of paramount importance that water services infrastructure is resilient to the impacts of climate change. Opportunities for rainwater harvesting should be considered where appropriate, to reduce the volume of clean water required for those elements of water use that do not require water of a drinking standard, such as common place activities like garden irrigation, car washing, or toilet flushing in a domestic situation, but also at a commercial scale for farm yards or industrial buildings.

#### County Development Plan Objective WM 11-7: Climate Change

- a) The design and planning of water services infrastructure will fully consider the potential impacts of climate change and the need for measures to increase the resilience of this infrastructure to any such impacts.
- b) Encourage the implementation of rainwater harvesting and water recycling, both in new development or retrospectively, so as to minimise the need for use of drinking standard water for those activities for which it is not required.

## Sensitive Water Catchments

### River Blackwater Catchment

- 11.5.3 During the preparation of this Plan, as in previous plans, a potential significant challenge was identified in the achievement of the water quality standards required to restore the favourable conservation condition of the Freshwater Pearl Mussel in the River Blackwater Catchment. The European Union Environmental Objectives (Freshwater Pearl Mussel) (Amendment) Regulations made in 2018, had the effect that the Munster Blackwater (main channel) was removed from the list of habitats of the freshwater pearl mussel and the landuse strategy in the 2017 Local Area Plans was pursued on this basis. However, following a successful Judicial Review, these Regulations were quashed, and matters reverted to the position set out in S.I. 296/2009 European Union Environmental Objectives (Freshwater Pearl Mussel) Regulations 2009 in which the Munster Blackwater (main channel) was included in a list of habitats of the freshwater pearl mussel.
- 11.5.4 In light of these developments, the Council engaged with stakeholders including the Department for Housing, Local Government and Heritage and the National Parks and Wildlife Service, confirming that there are no plans to revisit their earlier proposal to remove the Munster Blackwater main channel from the 2009 Regulations, and advancing discussions on scientific matters to inform decision making on the future landuse strategy in the catchment.
- 11.5.6 As a result, and as part of the Appropriate Assessment of the Plan, a detailed assessment has been undertaken on the capacity of this sensitive water catchment to absorb the population increases set out in the plan with specific reference to the wastewater infrastructure in place to cater for this planned population growth. The outcome of this assessment has been used to inform the population growth targeted for the Blackwater catchment and is reflected in the Core Strategy set out in **Chapter 2** and further elaborated on in relevant settlements in **Volume Three North Cork**.

## Cork Harbour

- 11.5.7 An ecological assessment of the North Channel of Cork Harbour was carried out during the development of the previous Plan and it concluded that the conservation status of this habitat type will not be compromised by the proposed population targets in the Plan if the proposed upgrades to the WWTPs at Midleton and Carrigtwohill are delivered in advance of allowing new development to proceed. The upgrades to Carrigtwohill are complete and a load diversion project to bring wastewater to Carrigtwohill from Water Rock in Midleton is planned to be connected by 2023 and additional areas in the town by 2026. The current combined population targets for Carrigtwohill and Midleton are lower than that of the previous plan and the full implementation of the upgrades in Carrigtwohill have been completed.
- 11.5.8 Irish Water have committed to a Cork Harbour Modelling Study the purpose of which is to provide a calibrated and validated strategic water quality model, built to best practice and with up-to-date field data, and this model will be the basis for the future assessments of impacts of Irish Water activities on Cork Harbour. In advance of the full study commencing in 2021, Irish Water are working on a short-term/interim study using the model of Cork Lower Harbour developed under the Whitegate/Aghada Untreated Agglomerations Study. The modelling will be used to support the Wastewater Discharge licence review for the new Cork Lower Harbour WWTP at Shanbally, among other uses.

## Dunmanway

- 11.5.9 The issue of discharges from the Dunmanway Wastewater Treatment Plant and overflows from the pumping station at Long Bridge arose during the preparation of both the County Development Plan, 2014 and the West Cork Municipal District Local Area Plan, 2017. The discharge from the plant is directly into the Bandon River within the SAC and within an area known to support a population of Freshwater Pearl Mussel. Cork County Council is working with other stakeholders in particular Irish Water and the National Parks and Wildlife Service to address this issue. Pending resolution of the issue, and in compliance with the requirements of Various European Directives and the River Basin Management Plan any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold. This approach is also reflected in Table 11.3 and this needs to be resolved if planned development is not to be delayed.

## Glenbeg Lough/ Glanmore Bog SAC

- 11.5.10 The abstraction point for drinking water for Castletownbere and Ardgroom is Glenbeg Lough which lies in the Glanmore Bog SAC. The current levels of abstraction have been identified to be having negative consequences for freshwater habitats associated with this lake, so new development will not be permitted where it would result in an increase in the volume of water required to be abstracted from Glenbeg Lough.

## Abstraction Licensing Legislation

- 11.5.11 The EU Water Framework Directive requires Ireland to have a system in place for the registration and control of the abstraction of water. A commitment to introduce legislation in this area was included in the "River Basin Management Plan 2018 – 2021" which was published in April 2018.
- 11.5.12 The European Union (Water Policy) (Abstractions Registration) Regulations 2018 (S.I. 261 of 2018) made under the European Communities Act 1972, has established a register of abstractions to be managed by the EPA which came into effect on 16 July 2018.
- 11.5.13 The Government approved the General Scheme of a Water Environment (Abstractions) Bill 2018 on 29 September 2020 which will repeal the Water Supplies Act 1942 and part of the Local Government (Sanitary Services) Act 1964 and replace them with a new stand-alone piece of primary legislation governing the abstraction of water. This Bill proposes a three-tiered registration and licensing system for the abstraction of water, with the EPA responsible for establishing and maintaining a database of registrations and for licensing.
1. At the lowest tier, all abstractors will need to abide by a set of general binding rules relating to water conservation and public health issues. Abstractors of 25 cubic metres or more per day will be required to register with the EPA. Thereafter, only those abstracting very large quantities of water will be required to apply to the EPA for a licence;
  2. Abstractors of 2,000 cubic metres or more in any 24-hour period will automatically be required to apply for a licence;
  3. Those abstracting 250 cubic metres or more in any 24-hour period in specific areas, where the EPA deems the abstractions to be of potential significance, will also be required to apply for a licence. It is estimated that around 6% of water bodies in Ireland are potentially at environmental risk due to abstraction pressures.
- 11.5.14 The Bill is expected to be signed into law in 2022. The Act will have an effect on all future abstractions in relation to public water supply, requiring registration over 25 cubic metres and licensing over 2,000 cubic metres or 250 cubic metres in any 24-hour period depending on the sensitivity of the water body. The changes in licensing legislation will be taken into account by Irish Water as part of the National Water Resources Plan.

## Emission Limit Values (ELVs)

- 11.5.15 In many instances, the Emission Limit Value standards set by the EPA when licensing treatment plants are significantly higher than the requirements of the Urban Wastewater Directive (UWWD). Some of these ELV standards cannot consistently be achieved even by relatively modern plants without significant upgrades. This is a national issue not unique to Cork but it occurs in several locations across the County.
- 11.5.16 In assessing the capacity of a WWTP to cater for future development where an ELV issue pertains, the assessment has been based on the hydraulic and organic loadings of the treatment plant relative to its design capacity on the assumption that the ELV issue will be resolved in an approach that will be determined/ agreed at a national level in the context of the National Development Plan and the National Planning Framework.

## 11.6 Overall Strategy for Water Services

- 11.6.1 In line with the objectives to protect water quality and the receiving environment outlined above and the achievement of the growth targets outlined in the Core Strategy, the Plan will implement a water services strategy as follows:

Water Services Strategy			
Framework	Alignment with Core Strategy		
Themes	Water Quality	Infrastructure	Flooding
Initiatives	Blue Dot Catchments Inland Fisheries Ireland Guidance Document	Tiered Approach to Zoning Compact growth & sequential development Nature Based Solutions SUDS	Tiered Approach to Zoning
Plan Response	Objectives	Objectives	Objectives
Programmes and Measures	Local Authorities Water Programme Water Services Strategic Plan National Water Resources Plan Irish Water Investment Plan Find and Fix Small Towns and Villages Growth Programme Mains Rehabilitation Developer Provided Infrastructure Initiative		CFRAMS National Indicative Fluvial Mapping Strategic Flood Risk Assessment
Targets and Monitoring	RBMP/ LAWPRO EPA Monitoring Data	Water Services Capacity Register	

Fig. 11.2 Water Services Strategy

## 11.7 Water Services Capacity

- 11.7.1 The Draft Guidelines on Water Services (published January 2018) emphasise the importance of Planning Authorities ascertaining the current position with regard to water services when preparing a plan. The Guidelines indicate that “the quantum, location and distribution of new development must have regard to the capacity of public water services and make efficient use of, and maximise the capacity of, existing and planned water services infrastructure.”
- 11.7.2 As outlined, the National Planning Framework establishes a requirement for a Tiered Approach to Zoning (TAZ) comprising Tier 1 lands which are residential lands that are currently serviced and Tier 2 lands which are residential lands that will become serviced in the lifetime of the Plan. To ensure compliance with the above requirements an assessment has been undertaken of the capacity of water services for each settlement in the County and this has informed the approach to zoning across the County.
- 11.7.3 The assessment of capacity in this Plan is based on best available information at the time of preparation in relation to water and wastewater treatment plants, however, developers should engage directly with Irish Water at pre-planning stage to confirm the availability and suitability of water services, in particular network upgrades or extensions. Where network upgrades or extensions are required these will be developer funded unless there are committed Irish Water projects in place to progress such works. Evidence of consultation with Irish Water should be submitted with development applications as appropriate.
- 11.7.4 The following capacity schedule outlines the status of towns with respect to water services infrastructure.

**Table 11.3 Capacity of Current Water Services Infrastructure to accommodate planned Population Growth 2020-2028  
Main Towns, Strategic Employment Locations and Key Villages >1,500**

		Typology	Town	Drinking Water	Waste Water
Planned Development May Proceed	Infrastructure in Place	Main Towns	Buttevant		
			Carrigaline		
			Fermoy		
			Millstreet		
			Passage West/ Glenbrook/ Monkstown		
			Schull		
		Strategic Employment Locations	Little Island		
			Ringaskiddy		
		Key Villages >1,500	Glounthaune		
			Watergrasshill~		
Further Infrastructure Upgrades Required	Further Infrastructure Upgrades Required	Main Towns	Bandon		
			Bantry		
			Carrigtwohill		
			Charleville		
			Cobh		
			Kanturk		
			Mallow		
			Newmarket~		
			Skibbereen~		
			Key Villages >1,500	Castlemartyr~	
		Crosshaven and Bays			
		Killumney/ Ovens			
		Rathcormack~			
		Strategic Infrastructure Deficit	Strategic Infrastructure Deficit	Main Towns	Castletownbere
Clonakilty					
Dunmanway~					
Kinsale~					
Macroom~					
Midleton					
Mitchelstown~					
Monard					
Youghal					
Key Villages >1,500	Cloyne~				
	Whitegate/ Aghada				

March 2021

	Current major infrastructure sufficient to achieve planned population target. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
	Future capacity subject to implementation of projects on the Irish Water Investment Plan (Revenue Control Period 3) or aligned programmes. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
	Some development may proceed but significant works/EPA licence required to accommodate planned population target. Capacity can be achieved in some instances through process optimisation or implementation of non-capital projects. Any development which would have an adverse impact will be put on hold until resolution of issues relating to impact on water quality in sensitive water catchments.
	Strategic Infrastructure Deficit. Planned Development may require further infrastructure investment not provided for on any existing programme and/or EPA license compliance issues to be

~ The Wastewater Treatment Plant is currently not compliant with Wastewater Discharge License Emission Limit Values set by the EPA.

## 11.8 Drinking Water

- 11.8.1 The availability of a drinking water supply is essential for public health and the economic growth of the County. However, the need to balance the growing demand for water with the needs of the environment and those of existing users is crucial and is particularly important for areas where demand for water will increase. Population growth, increasing pressures for new development across the County and changing trends in water use will lead to increased demand for water.
- 11.8.2 Cork benefits from having significant natural resources with substantial water abstraction infrastructure already in place including the hydroelectric dam on the River Lee at Inniscarra. However, a number of key settlements, including the Key Town of Clonakilty face considerable challenges in meeting their existing and future capacity needs. These deficits are highlighted in Table 11.3.
- 11.8.3 Much of the focus of Irish Water in recent years has been on environmental compliance and reducing unaccounted for water through national programmes such as Find and Fix and mains replacement and while these interventions continue, provision must be made for investment to deliver the scale of growth envisaged in this Plan. Funding schemes such as the Small Towns and Village Growth Programme are acknowledged but the reality is that the demands on capital will continue to exceed availability.
- 11.8.4 Preliminary work on the National Water Resource Plan has informed the conclusions on the availability of water supply infrastructure for this Plan and once complete, the investment required to facilitate planned growth through the solutions identified will be clearer.
- 11.8.5 Many of the supplies in the more remote or rural areas of the County are individual wells serving farms and single houses. Some of these areas continue to have problems with water quality and the Rural Water Programme has to date provided funds, which are administered by Cork County Council for 'grant aided schemes' to improve the water quality in such cases.
- 11.8.6 Many of the existing private group water schemes have unreliable sources of water. Many are supplied from public water supply schemes which now have inadequate capacity. Resources will need to be provided to increase the capacity of these schemes and the connected group water schemes. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the discharge of effluent from nearby developments e.g., septic tanks for individual houses or agricultural activities. Therefore, the protection of existing underlying aquifers which supply the schemes is paramount.

## Water Abstraction

- 11.8.7 Water abstraction can pose a potential risk to water bodies due to their possible impact on river flows and lake levels particularly during periods of low flow. Through the assessment exercises for the development of the National Water Resource Plan, detailed consideration will be given to the effect future demand will have on the environment. This detailed consideration, including environmental appraisal and identification of sustainable abstraction levels will give greater clarity on the most appropriate location for abstraction facilities and the relative impact of the abstraction on the water body and surrounding environment and including the implications of climate change.

## Water Conservation

- 11.8.8 Irish Water has committed to reducing water leakage and the replacement of lead services nationally as part of its mandate to ensure that communities have clean safe drinking water. The current UFW (unaccounted for water)/leakage in Cork County is 41%, which is a marked improvement from the previous plan period which recorded leakage at 49%. The Council continue to meet the annual leakage targets set by Irish Water. A significant upgrade and replacement of water mains in Carrigaline, Mallow, Kinsale, Charleville, Laharan Cross to Abbeys Well, Glantane to Lombardstown, Macroom and Doneraile have been completed. Further improvements are planned to meet Irish Water's Business Plan which has a national target figure of 38% by 2021.

### County Development Plan Objective

#### WM 11-8: Water Supply

- a) Support the prioritisation of the supply of adequate sustainable drinking water for the resident population and invest and expand the water supply in line with future population targets.
- b) Ensure that all drinking water in the County complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and groundwater supplies comply with the requirements of Surface Water Directive 75/440/EC and Groundwater Directive 80/68/EEC.
- c) Conserve sources of drinking water and minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity and other sources of pollution.

## 11.9 Wastewater Disposal

- 11.9.1 There have been significant advances in the upgrading of wastewater treatment and disposal in recent years, particularly for Cork Harbour. The ongoing implementation of the Cork Lower Harbour Main Drainage Scheme has seen the completion of a state-of-the-art treatment facility at Shanbally (65,000 PE) and wastewater from the towns of Carrigaline, Crosshaven and Ringaskiddy has been treated at the plant since 2018 and Passage West, Glenbrook and Monkstown since June 2019. The final stages involving works to connect the town of Cobh via an estuary crossing are ongoing and the project is due to be fully complete in Q4 2021. The full implementation of the scheme will see the treatment of the equivalent of 40,000 wheelie bins of sewage per day that previously went untreated into the Harbour.
- 11.9.2 Similarly, significant upgrades have been completed for Clonakilty (20,500 PE) and Carrigtwohill (30,000 PE) as well as smaller schemes such as Riverstick (1,000PE). Further projects to provide capacity are also planned to be implemented in the short term in Mallow, Whitegate/ Aghada, Ballycotton, Castletownbere, Castletownsend and Inchigeelagh. These recent and planned improvements are welcome however, continued investment by Irish Water is required to maintain and upgrade the numerous plants serving towns and villages throughout the County.
- 11.9.3 In the main settlements, new developments must always connect to a public wastewater treatment system. To support the preparation of County Development Plans and to inform the Tiered Approach to Zoning, Irish Water have prepared a Wastewater Capacity Register which indicates the current treatment capacity to accommodate growth. Planned growth has been directed to those settlements with existing wastewater treatment capacity or a reasonable prospect of having such capacity within the lifetime of the Plan through listing on the Irish Water Investment Plan. As such, development may need to coordinate with the provision of planned infrastructure in a particular area or location.
- 11.9.4 The adoption of the Urban Wastewater Treatment and Wastewater Discharge Regulations mean that Water Services Authority discharges from wastewater facilities must accord with EPA requirements. Irish Water's Wastewater Capacity Register identifies 22 treatment plants where the Emission Limit Values of the licence issued by the EPA cannot currently be met. In parallel, the Water Framework Directive, through River Basin Management Plans requires that the water environment is managed with the aim of achieving 'good status' or restoring high status.
- 11.9.5 The assimilative capacity of the County's waterbodies is not infinite, and it is considered important, when assessing individual development proposals involving abstraction or dilution of discharges, that sufficient assimilative capacity is retained so as to allow for the continued growth of the overall settlement and avoiding the unsustainable exploitation of the watercourse.

## Integrated Constructed Wetlands

- 11.9.6 Constructed wetlands are created for the purpose of treating wastewater from small, rural communities in an environmentally sustainable way before allowing it to return to the water system safely thereby protecting water quality. Properly designed and operated integrated constructed wetlands are a sustainable water management tool that offer the opportunity to enhance wetland ecosystems services and support biodiversity.
- 11.9.7 The extensive size and water demands of some Integrated Constructed Wetlands will require consideration of the impact of surface water abstractions to sustain the wetlands during periods of dry weather or drought periods, including impacts on the assimilative capacity of the watercourse from which any abstraction is taken and ensuring the ecological status of all waters is protected and where possible improved in accordance with the requirements of the Water Framework Directive.

### County Development Plan Objective

#### WM 11-9: Wastewater Disposal

- a) Require that development in all settlements connect to public wastewater treatment facilities subject to sufficient capacity being available which does not interfere with Council's ability to meet the requirements of the Water Framework Directive and the Habitats Directive. In settlements where no public wastewater system is either available or proposed, or where design, capacity or licensing issues have been identified in existing plants, new developments will be unable to proceed until adequate wastewater infrastructure is provided.
- b) In assessing proposals for development, it is a requirement that adequate assimilative capacity in the receiving waterbody be retained so as to allow for the overall growth of the settlement.
- c) Development proposals incorporating proposals for management of wastewater through use of Integrated Constructed Wetlands should be designed to comply with national guidelines.
- d) Development in and around Wastewater Treatment Plants will not generally be permitted within 100m of a treatment works or 25m of a pumping station. This distance may be increased if significant environmental issues are likely to arise and will be judged on a site by site basis. The buffer area may be used to fulfil open space requirements.

## 11.10 Surface Water

- 11.10.1 In most towns, surface water is usually disposed to the sewer network which can become overloaded in periods of high rainfall and/or high tides. Development of previously 'green', or permeable land within an urban area increases the impermeable area. Use of natural water retention measures (NWRM), for example, Sustainable Drainage Systems (SuDS) can play a role in reducing and managing runoff to surface water drainage systems as well as improving water quality and contributing to local amenity.
- 11.10.2 The objective of SuDS in new developments is to replicate, as closely as possible, the surface water drainage regime of the predevelopment 'greenfield' situation. Therefore, the extent of impermeable surfaces such as road surfaces, parking areas, driveways, patios, etc, should be minimised by careful attention to site layout and the specification of porous surfacing materials where practicable. The management of storm water drainage should emphasise retention and infiltration at source, which reduces runoff volumes and slows the rates of runoff as well as providing partial treatment and promoting groundwater recharge. The latter requirement reduces the pollution threat to watercourses and groundwater.
- 11.10.3 It is important that SuDS solutions are considered as an interconnected system rather than reliance on a single component or measure. While engineered attenuation in underground tanks may be necessitated in limited circumstances, a range of solutions should be considered in a SuDS scheme which are designed to manage, treat and make best use of surface water, prioritising nature-based solutions and embracing opportunities to enhance green infrastructure and create attractive, nature rich open space. This would also have the effect of minimising the future management and maintenance burden that underground tanks present. Where SuDS measures are being proposed, the chosen solution should be fully justified having regard to a hierarchy of nature-based solutions. The use of green roofs, particularly on apartment, commercial, industrial, leisure and educational buildings is encouraged.
- 11.10.4 The Council will continue to require the provision of SuDS in residential and industrial developments. Useful guidance documents in the design and application of Natural Water Retention Measures and SuDS include:
- Greater Dublin Strategic Drainage Study – Volume 2
  - The SuDS Manual, CIRIA Report C753
  - Sustainable Drainage Design and Evaluation Guide 2021, Dublin City Council
  - Sustainable Drainage Explanatory Design and Evaluation Guide 2022, South Dublin County Council
  - Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Water Sensitive Urban Design Best Practice Interim Guidance Document, Department of Housing, Local Government and Heritage, November 2021
- 11.10.5 It is important that proposals continue to be advanced to separate the surface water system from the foul water system and that general improvement to the drainage networks generally occur in all settlements. New development should avoid surface water discharge to any combined sewer system where possible.

## Water Sensitive Urban Design

- 11.10.6 The focus of surface water management has shifted from volumetric control to wider benefits for water quality and biodiversity. Nature based solutions to surface water management are an effective means of adapting to climate change and creating climate resilient communities. A mechanism for integrating all of these considerations is through water sensitive urban design. This involves projects being designed with surface water in mind from the inception stage and provides synergies with the approach to flooding set out later in this chapter.
- 11.10.7 It is useful to link water sensitive urban design to the wider provision of Green Infrastructure. Chapter 14 highlights the green infrastructure approach at settlement and site level and complimenting this, green infrastructure diagrams provided for the main towns of the County in Volumes 3-5, show how water sensitive urban design can be used to deliver, enhance, and strengthen green infrastructure at settlement level.
- 11.10.8 Resources for considering good practice in relation to nature based solutions and water sensitive urban design include:
- Natural Water Retention Measures - <http://nwrn.eu/>
  - Water Sensitive Urban Design in the UK - CIRIA - [wsud\\_ideas\\_book.pdf \(susdrain.org\)](https://www.ciria.org/resources/publications/wsud-ideas-book.pdf)

#### County Development Plan Objective

##### WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design

- a) Require that all new developments incorporate sustainable drainage systems (SuDS). Efforts should be taken to limit the extent of hard surfacing and impermeable paving.
- b) Encourage the application of a Water Sensitive Urban Design approach in the design of new development or other urban interventions. Opportunities to contribute to, protect or re-enforce existing green infrastructure corridors or assets should be maximised.
- c) Optimise and maximise the application of Sustainable Urban Drainage Systems (SuDS) to mitigate flood risk, enhance biodiversity, protect and enhance visual and recreational amenity; all in the most innovative and creative manner appropriate and in accordance with best practices. Proposals should demonstrate that due consideration has been given to nature based solutions in the first instance in arriving at the preferred SuDS solution for any development.
- d) Provide adequate storm water infrastructure in order to accommodate the planned levels of growth expected for the County.
- e) Where surface water from a development is discharging to a waterbody, appropriate pollution control measures (e.g, hydrocarbon interceptors, silt traps) should be implemented.
- f) The capacity and efficiency of the national road network drainage regimes will be safeguarded for national road drainage purposes.

### Protection of the Riparian Zone

- 11.10.9 At an ecological level, streamside riparian zones are particularly valuable as they are positioned at the interface between aquatic and terrestrial environments and are home to many species. They also help buffer the stream from excess nutrients and pollutants in the landscape. The appropriate width of the riparian/buffer zone will depend on factors such as land use, land topography, soil type, channel width/gradient and critical habitats to be protected.
- 11.10.10 The 'Planning for Watercourses in the Urban Environment' Guide developed by Inland Fisheries Ireland is a particularly useful guiding document which outlines how to plan future waterside development in a manner which protects the watercourse and yet integrates multifunctional considerations. It recognises not only the need to protect watercourses and their associated riparian zones but also acknowledges that this area can contribute to the health and wellbeing of those living nearby. It highlights that wider buffer zones around rivers can be multifunctional in the urban environment and if, planned, linked and managed appropriately, bring greater benefits to the wider community. It is recommended that, while the appropriate response to a given riparian environment may be specific to the particular circumstances of the site, the general principles outlined in this guidance document should be carefully considered.
- 11.10.11 Because of their importance all rivers and streams should be maintained in an open semi-natural condition, wherever possible and the use of culverts is discouraged. Their corridors and valleys will be protected and maintained for their biodiversity and landscape values, including flood protection. This Plan aims, through appropriate zoning and objectives, to protect and enhance the riparian zone, particularly in cases where it corresponds with identified flood protection zones.

#### County Development Plan Objective

##### WM 11-11: River Channel Protection

- a) Ensure adequate protection measures along watercourses, keeping them free from development by ensuring development is kept 10m or other appropriate distance from stream and river banks in line with best practice for riparian corridors. Development altering the hydromorphology of a watercourse will not normally be permitted, where it may result in the deterioration in the status of a water body through for example, impacts on water quality, quantity or flow rate, riparian habitat or protected species.
- b) There will be a presumption against the use of culverts and opportunities to actively remove existing culverts and re-naturalise/ daylighting watercourses will be encouraged in development proposals.
- c) Where river crossings are considered necessary, clear span river crossing structures shall be used on fisheries waters where possible. The Council will consult with Inland Fisheries Ireland in relation to any such proposals.

#### County Development Plan Objective

##### WM 11-12: Surface Water Management

Manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding and with regard to any conservation objectives of European sites within the relevant catchments and floodplains.

## 11.11 Flooding

- 11.11.1 Flooding when it occurs has often devastating effects on local communities across the county. The impact of climate change is visible through increased rainfall days per year, more intense rainfall events, sea level rises, increased river flows and surface water flooding. In order to reduce the impact of increased flood risk for the County, there are options available which may include flood protection works, stormwater attenuation and avoidance of development in floodplains except in very limited circumstances.
- 11.11.2 A key function of floodplains and wetlands subject to flooding is to hold excess water until it can be released slowly back into the river system or seep into the ground as a storm surge subsides. Floodplains or wetlands subject to flooding should, therefore, be recognised and preserved to the maximum extent possible, in both urban and rural areas as green infrastructure which provides a natural defence against flood risk.
- 11.11.3 The Coastal and Flood Projects Department in Cork County Council works in partnership with the Office of Public Works (OPW) on the delivery of major flood relief schemes within the county. This section also coordinates the funding application process for smaller flood mitigation schemes under the OPW's Minor Flood Mitigation Works and Coastal Protection Scheme and also procures the delivery of capital coastal infrastructure projects, with funding assistance from Government Departments, principally the Department of Agriculture, Food and Marine.
- 11.11.4 An updated Strategic Flood Risk Assessment (SFRA) has been carried out on this Plan based on best available data and mapping and in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities. This updated SFRA should be consulted as additional guidance in the application of the flooding policies set out hereunder and provides significant information on how flood risk has been appraised in each settlement including the outcome of Justification Tests containing site specific guidance.

## Flood Risk Management

- 11.11.5 The coordination and implementation of the EU Floods Directive (2007/60/EC) is the responsibility of the Office of Public Works (OPW). They are responsible for preparing predictive flood mapping and catchment-based flood risk management plans. The OPW are responsible for a €1 billion investment over a 10-year period in a programme of flood relief measures. Their delivery is set out in the OPW publication 'Implementing the National Flood Risk Policy'.
- 11.11.6 The OPW in partnership with Cork County Council, have recently completed a number of Major Flood Relief Schemes in the county in Mallow, Fermoy, Bandon, Skibbereen and Clonakilty. There are several Flood Relief Schemes at design stage around the County for example at Castlemartyr, Innishannon, Macroom and Midleton and Ballinacurra. There are several more projects at design stage, which may lead to works to mitigate flood risk. Also, a number of smaller schemes / studies are being carried out under the OPW Minor Works Programme. A full list of Flood Relief Schemes across the county can be viewed in the updated SFRA.

## The Planning System and Flood Risk Management

- 11.11.7 The national approach to planning and flood risk management is set out in the 2009 Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the then Minister for the Environment, Heritage and Local Government and Circular PL 2/2014.

The approach is to:

- Avoid inappropriate development in areas at risk of flooding;
  - Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;
  - Ensure effective management of residual risks for development permitted in floodplains;
  - Avoid unnecessary restriction of national, regional or local economic and social growth;
  - Improve the understanding of flood risk among relevant stakeholders; and
  - Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.
- 11.11.8 National Policy Objective (NPO) 57 reiterates and expands on these guidelines by ensuring flood risk management informs place-making by avoiding inappropriate development in areas at risk of flooding. Further the objective seeks to ensure that the River Basin Management Plan objectives should be fully considered throughout the physical planning process and sustainable water management solutions should be integrated to create safe places.

## Overall Approach to Flood Risk Assessment

11.11.9 The Flood Zones are shown on the zoning maps in the development plan, and they provide information on two main areas of flood risk i.e. Flood Zone A – High Probability of Flooding from rivers and the sea, and Flood Zone B – Moderate Probability of Flooding from rivers and the sea. The third area, Flood Zone C, is all the areas of the County which are not in Zones A or B, and is not specifically highlighted on the maps. The Flood Zones are described in Section 2 of the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management'. Localised flooding from sources other than rivers and the coast can still occur within Flood Zone A, B or C and will need to be taken into account at the pre planning and planning application stage. Flooding from other sources does not inform the extents of the flood zones, in accordance with the Guidelines. As is set out in detail in the SFRA the most up to date data has been used to inform the Flood Zone mapping.

## Flood Risks and 'Zoning'

11.11.10 Generally, proposals for new zoning which significantly conflict with the 'Flood Zones' have not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines. The Justification Tests are included within the updated SFRA.

11.11.11 A strategic approach to managing flood risk in County Cork has been taken in this Plan. Specifically;

- Areas at risk of flooding have been identified.
- A precautionary approach has largely been employed, applying the sequential approach to landuse zoning to direct development away from areas at risk of flooding.
- Areas at risk of flooding as identified which are being put forward for landuse zoning have been subject to assessment through the Justification Test for Development Plans.
- A flood risk assessment / drainage impact assessment will be required to support all planning applications, including those in Flood Zone C.
- Where particular areas within Flood Zone A and B were identified as being strategically important for the consolidated and coherent growth of the county's settlements and zoned accordingly, and the Justification Test for Development Plans has been applied and passed as part of this Development Plan, the Development Management Justification Test will also need to be passed. This will be undertaken as part of the design stage of a specific development and will include, under Part 3, a site-specific flood risk assessment and mitigation measures for site and building works will be required to be integrated.
- Where sites are subject to a specific development objective and are within Flood Zone A or B an "\*" has been included as part of the objective to highlight the need for a site specific flood risk assessment. This does not remove the need to undertake a flood scoping/ drainage assessment of all other sites.
- On sites which are not subject to a specific zoning objective, or have failed the Justification Test for Development Plans, highly and less vulnerable development within Flood Zones A and highly vulnerable development in Flood Zone B will not be permitted.

## Applications for Planning Permission in Areas at Risk of Flooding

### Requirements for Flood Risk Assessment

11.11.12 It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.

11.11.13 Assessment of flood risk is required in support of all proposals for development. The level of detail will vary depending on the risks identified and the proposed land use. As a minimum, all proposed development, including that in Flood Zone C, must carry out a flood risk screening assessment to include:

- An examination of all potential sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the Flood Zone maps. This may include flooding associated with overland flows, flooding from artificial drainage systems, ground water flooding, pluvial flooding, flooding from unmapped streams, and flooding indicated by OPW's benefiting lands (See [www.floodinfo.ie](http://www.floodinfo.ie) for more information about Arterial Drainage Schemes).
- A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodinfo.ie](http://www.floodinfo.ie), and through wider internet / newspaper / library search, local knowledge of the flooding area).

- Assessment of potential impact of development on adjoining land and development, whether in Flood Zones A, B or C, particularly with respect to surface water management and
  - the potential impacts of climate change.
- 11.11.14 The assessment may be a qualitative appraisal of risks, including consideration of the impact of surface water flood risk on drainage design. Alternatively, the findings of the CFRAM, or other detailed study, may be drawn upon to inform site design and layout and finished floor levels or the need for other mitigation measures. In other circumstances a more detailed flood risk assessment, including modelling study may need to be undertaken.
- 11.11.15 The detailed flood risk assessment process will generally include:
- Plans showing the site and development proposals and its relationship with watercourses and structures which may influence local hydraulics;
  - Survey of site levels and cross-sections relating to relevant development levels to sources of flooding and likely flood water levels;
  - Description of the site and surrounding area, including ground conditions, levels and land use.
  - Assessments of:
    - o All potential sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps. This may include flooding associated with overland flows, flooding from artificial drainage systems, ground water flooding, pluvial flooding, flooding from unmapped streams, and flooding from benefiting lands (See [www.floodinfo.ie](http://www.floodinfo.ie) for more information about Arterial Drainage Schemes);
    - o A review of all available flood related information, including the flood zone maps and historical flood records (from [www.floodinfo.ie](http://www.floodinfo.ie), and through wider internet / newspaper / library search, local knowledge of the flooding area).
    - o Flood alleviation measures already in place;
    - o The potential impact of flooding on the site;
    - o How the layout and form of the development can reduce those impacts, including arrangements for safe access and egress;
    - o Proposals for surface water management according to sustainable drainage principles;
    - o The effectiveness and impacts of any necessary mitigation measures;
    - o The residual risks to the site after the construction of any necessary measures and the means of managing those risks; and
    - o A summary sheet which describes how the flood risk have been managed for occupants of the site and its infrastructure.
- 11.11.16 Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development. Guidance on how to carry out a detailed site-specific flood risk assessment including potential sources of information and key outputs of any assessment are outlined in the SFRA and the 'Planning system and Flood Risk Management Guidelines 2009, and Technical Appendices A'.
- 11.11.17 It should be noted that for residential buildings within Flood Zone A or B, bedroom accommodation is more appropriate at upper floor levels. For commercial operations, business continuity must be considered, and steps taken to ensure operability during and recovery after a flood event for both residential and commercial developments. Emergency access must be considered as in many cases flood resilience will not be easily achieved in the existing built environment.

### **Drainage Impact Assessment**

- 11.11.18 All proposed development must consider the impact of surface water flood risks on drainage design. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment.
- 11.11.19 For larger sites (i.e. multiple dwellings or commercial units) master planning should ensure that existing flow routes are maintained, through the use of green infrastructure. Where possible, and particularly in areas of new development, floor levels should at a minimum be 300mm above adjacent roads and hard standing areas to reduce the consequences of any localised flooding. Where this is not possible, an alternative design appropriate to the location may be prepared.

11.11.20 The use of Sustainable Drainage Systems and green infrastructure in developments are addressed in more detail earlier in this chapter and also in **Chapter 14 Green Infrastructure and Recreation** of the Plan.

### Minor Developments

11.1.21 Section 5.28 of the Planning Guidelines on Flood Risk Management identifies certain types of development as being 'minor works' and therefore exempt from the Justification Test. Such development relates to works associated with existing developments, such as extensions, renovations and rebuilding of the existing development, small scale infill and changes of use. The SFRA has clearly identified zoning objectives which are at flood risk but where the land has remained zoned to reflect the existing use, but where new development is limited to Section 5.28 only.

11.11.22 While the 'Sequential Approach' and 'Justification Test' does not apply in these areas, an assessment of the risks of flooding should accompany such applications. This must demonstrate that the development would not increase flood risks, by introducing significant numbers of additional people into the flood plain and/or put additional pressure on emergency services or existing flood management infrastructure. The development must not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. The design of built elements in these applications should demonstrate principles of flood resilient design.

### Climate Change

11.11.23 The impacts of climate change on flood risk, and in particular residual flood risk, should be considered for all proposed developments. This is particularly important for development near areas at risk of tidal flooding. For example, a development which is currently in Flood Zone C may be shown to be at risk when 0.5m is added to the design (1 in 200 year) tide level. Development proposals should include consideration of climate change impacts on fluvial, pluvial and tidal source of flooding.

11.11.24 Areas which benefit from flood defences can be highly sensitive to climate change impacts as an increase in flood levels will increase the likelihood of defence failure; it is important that this is recognised in the FRA although the means of managing increased risks may be associated with the longer term scheme maintenance and adaptation plan.

11.11.25 The Flooding Guidelines recommend that a precautionary approach to climate change is adopted due to the level of uncertainty involved in the potential effects. Specific advice on the expected impacts of climate change and the allowances to be provided for future flood risk management in Ireland is given in the OPW draft guidance<sup>1</sup>. However, this guidance is over 10 years old now and climate science, particularly in relation to sea level rise, has developed rapidly. There are many coastal related climate change impacts, these include:

- continued sea level rise;
- potentially more severe Atlantic storms, which could generate more significant storm surges and extreme waves;
- increased water depths lead to larger waves reaching the coast.

11.11.26 The OPW guidance recommends two climate change scenarios are considered and an allowance provided. These are the Mid-Range Future Scenario (MRFS) and the High-End Future Scenario (HEFS). The allowances should be applied to the 1% AEP fluvial or 0.5% AEP tidal levels. Where a development is critical or extremely vulnerable (see Table 11.4) the impact of climate change on 0.1% AEP flows should also be applied, and greater climate change allowances tested for resilience purposes.

Table 11.4: Climate change allowances by vulnerability and flood source

Development vulnerability	Fluvial climate change allowance (increase in flows)	Tidal climate change allowance (increase in sea level)	Storm water/ surface water
Less vulnerable	20%	0.5m (MRFS)	20% increase in rainfall
Highly vulnerable	20%	0.5M (MRFS)	
Critical or extremely vulnerable (e.g. hospitals, major sub-stations, blue light services)	30%	1.0M (HEFS)	

Note: there will be no discounting of climate change allowances for shorter lifespan developments.

1 OPW Assessment of Potential Future Scenarios, Flood Risk Management Draft Guidance, 2009

- 11.11.27 Further work on the impacts of climate change on flood levels was undertaken as part of the various CFRAM Studies and the ICPSS. The studies provided flood extents for both fluvial and coastal risk, which are available on [www.floodinfo.ie](http://www.floodinfo.ie). Assessment of climate change impacts can be carried out in a number of ways more detail on which can be found in the updated SFRA.

### **Flood Resilient Design**

- 11.11.28 For any development proposal in an area at moderate or high risk of flooding that is considered acceptable in principle (i.e. has passed the Plan Making Justification Test), the site specific FRA must demonstrate that appropriate mitigation measures can be put in place and that residual risks can be managed to acceptable levels. This may include the use of flood-resistant construction measures that are aimed at preventing water from entering a building and that mitigate the damage floodwater causes to buildings. Alternatively, designs for flood resilient construction may be adopted where it can be demonstrated that entry of floodwater into buildings is preferable to limit damage caused by floodwater and allow relatively quick recovery. See Section 4 - Designing for Residual Flood Risk of the Technical Appendices to the DoEHLG Flooding Guidelines for further guidance. Further detail on flood mitigation measures at site design can be found in the updated SFRA.

#### **County Development Plan Objective WM 11-13: Flood plains and Wetlands**

- a) Protect the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.
- b) Ensure that development does not impact on wetland sites within river / stream catchments and seek the restoration of degraded wetlands.

#### **County Development Plan Objective WM 11-14: Strategic Flood Risk Management**

- a) Support the implementation of
  - the EU Flood Risk Directive (20010/60/EC) on the assessment and management of flood risks,
  - the Flood Risk Regulations (SI No 122 of 2010),
  - the Guidelines on 'The Planning System and Flood Risk Management' (2009) and
  - the recommendations of the South Western CFRAM study.
- b) Application of the flood policies of this Plan shall be fully informed by the recommendations contained in the updated Strategic Flood Risk Assessment (June 2022) accompanying the Plan, including the conclusions of Justification Tests contained therein.

#### **County Development Plan Objective WM 11-15: Flood Risk Assessments**

To require flood risk assessments to be undertaken for all new developments within the County in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) and the requirements of DECLG Circular P12/2014 and the EU Floods Directive.

- For sites within Flood Zone A or B, a site specific Flood Risk Assessment will be required.
- For sites within Flood Zone C, an examination of all potential sources of flooding, and consideration of climate change (flood risk screening assessment), will be required. In limited circumstances where the 'Flood Risk Screening assessment' identifies potential sources of flood risk, a site specific flood risk assessment may also be required.
- All proposed development must consider the impact of surface water flood risks on drainage design through a Drainage Impact Assessment. The drainage design should ensure no increase in flood risk to the site, or the downstream catchment.

**County Development Plan Objective**  
**WM 11-16: Flood Risks – Overall Approach**

Take the following approach in order to reduce the risk of new development being affected by possible future flooding:

- Avoid development in areas at risk of flooding; and
- Apply the sequential approach to flood risk management based on avoidance, substitution, justification and mitigation of risk.
- Where development in floodplains cannot be avoided, applications for development must meet the definition of Minor Development or have passed the Justification Test for Development Plans in the updated SFRA and can pass the Justification Test for Development Management to the satisfaction of the planning authority.
- Consider the impacts of climate change on the development.

In areas where the Justification Test for Development Plans has not been applied, or has been failed, the sequential approach should be applied as follows:

- In areas where there is a high probability of flooding - 'Flood Zone A' - avoid highly and less vulnerable development as described in Section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.
- In areas where there is a moderate probability of flooding - 'Flood Zone B' - avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.
- In areas where there is low probability of flooding – 'Flood Zone C' all uses may be considered subject to a full consideration of all flood risks.

**County Development Plan Objective**  
**WM 11-17: Development in Flood Risk Areas**

When considering proposals for development, which may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, the following criteria must be satisfied:

1. The subject lands have been zoned or otherwise designated for the particular use or form of development in an operative development plan, which has been adopted or varied taking account of these Guidelines.
2. The proposal has been subject to an appropriate flood risk assessment that demonstrates:
  - a. The development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk;
  - b. The development proposal includes measures to minimise flood risk to people, property, the economy and the environment as far as reasonably possible;
  - c. The development proposed includes measures to ensure that residual risks to the area and/or development can be managed to an acceptable level as regards the adequacy of existing flood protection measures or the design, implementation and funding of any future flood risk management measures and provisions for emergency services access; and
  - d. The development proposed addresses the above in a manner that is also compatible with the achievement of wider planning objectives in relation to development of good urban design and vibrant and active streetscapes.

The acceptability or otherwise of levels of residual risk should be made with consideration of the type and predicted future use of the development and the local development context.

The development is assessed not to have the potential to give rise to negative or adverse impacts on the integrity of Natura 2000 sites or Natural Heritage Areas or proposed Natural Heritage Areas.

- 11.11.29 In conjunction with the guidance on 'The Planning System and Flood Risk Management' (2009), Sustainable Drainage Systems and Green Infrastructure it is also important that all developments adhere to the Office of Public Works statutory consent process to assist in mitigating flood risk. The Office of Public Works (OPW) have a number of statutory consent processes required under the Arterial Drainage Acts (ADA) and SI 122. These consents are under a separate statutory process and are required to be put in place by the applicant (body or person) prior to commencement of the development. These consents are:

*Section 50: Arterial Drainage Amendment Act, 1945 and EU (Assessment and Management of Flood Risks) Regulations SI 122 of 2010 - Restrictions on the construction or alteration of bridges and culverts. This requires all bodies and persons proposing to carry out any works to a bridge or culvert (new or alteration to an existing) to seek consent from the OPW prior to construction. A Section 50 consent is required on watercourses which appear on 6-inch maps or a watercourse where there is a known flood risk (where it has caused flooding in the past).*

*Section 9: Arterial Drainage Amendment Act, 1995 - Modification or Relocation of Watercourse, Embankment or Other Works. All bodies and persons proposing to carry out alterations to existing watercourses or structures in Drainage Schemes, must seek the consent of the OPW. This section applies to regrading or relocation of watercourses, replacement or relocation of embankments and various other works on Drainage Schemes (i.e. a Flood Relief Scheme).*

Section 47: Arterial Drainage Act, 1945 - Restrictions on the Erection/Alteration of Weirs. A person planning to erect or alter a weir must first get consent from the Commissioners or all the affected landowners.

**County Development Plan Objective**

**WM 11-18: Arterial Drainage Schemes and Flood Relief Schemes**

- a) Ensure that access requirements are preserved for the maintenance of Arterial Drainage Schemes, Drainage Districts and Flood Relief Schemes.
- b) Where the construction, replacement or alteration of bridges and culverts over any watercourse is proposed, appropriate consent from the Commissioners is required under Section 50 of the Arterial Drainage Act 1945.





# CHAPTER 12

# TRANSPORT AND MOBILITY

## **Aim of Chapter**

To support the delivery of an efficient transport system in the County, supporting connectivity and competitiveness, and to make sustainable travel modes an attractive and convenient choice for as many people as possible in order to deliver economic, social, health, wellbeing, environmental and climate action benefits.



# S T E T N C

# Contents

12.1	Introduction	254
12.2	Transportation and Land Use Strategy for County Cork	254
12.3	Climate Action and Resilience – Decarbonising Transport	255
12.4	Integration of Land Use and Transport Planning	255
12.5	Avoid-Shift-Improve Framework	259
12.6	Transport Demand Management	263
12.7	Active Travel Choices	265
12.8	Public Transport	269
12.9	Cork Metropolitan Area Transport Strategy	272
12.10	Remote Working	272
12.11	Traffic/Mobility Management and Road Safety	272
12.12	Parking	273
12.13	Park and Ride	275
12.14	Smart Mobility	276
12.15	EV charging	276
12.16	Strategic Road Infrastructure Investment	276
12.17	Freight and Ports	279
12.18	Rail Freight	279
12.19	Road Freight and Logistics	280
12.20	Port of Cork	280
12.21	Other Ports and Harbours in the County	281
12.22	Water Based Transport	282
12.23	Cork International Airport	282
12.24	Parking Standards	284

## 12.1 Introduction

- 12.1.1 Transport is a key enabler of all economic and social activities and it is closely linked to quality of life, health and wellbeing. Our transport policy needs to facilitate efficient development of the economy, enhance quality of life and social inclusion, reduce both demand for travel and dependence on the private car for transport, and support high frequency public transport services. The Council's transport policy relates to active travel, road transport (including public transport) and rail transport as well as freight, ports and airport.
- 12.1.2 Our current transport patterns have been largely shaped by our population distribution and the level of investment in infrastructure provision. Data tells us that, at a County level, modal shift away from car use is not being achieved in Cork. Sustainable travel mode usage is falling and car usage is increasing. Census data shows that among employees living in Cork County less than 1% of commuters cycled to work, less than 3% used public transport and less than 6% walked to work in 2016.
- 12.1.3 Ireland supports the adoption of a net zero greenhouse gas emissions (GHG) target by 2050 at EU level. In view of the GHG emissions from transport (which are second only to agricultural emissions) and the energy use for transport (highest energy use by sector accounting for 40% of energy related CO<sub>2</sub> emissions in 2018) we need to achieve a significant change in how we travel. Nationally, transport accounted for 20.1% of Ireland's GHGs in 2018 with 96.6% of our transport energy demand in 2018 served by fossil fuels. The current Programme for Government sets out national commitment to an average 7% per annum reduction in overall greenhouse gas emissions from 2021 to 2030 (a 51% reduction over the decade) and to achieving net zero emissions by 2050.
- 12.1.4 The National Planning Framework and its compact growth objectives, and the increased urgency for action in addressing climate change, as highlighted in the Government's Climate Action Plan, provide the substantive context for sustainable transport policy. It is worth noting that a shift to sustainable transport modes, and climate action generally, will have a considerable economic benefit.
- 12.1.5 This plan emphasises sustainable, and particularly, active travel. However, providing for the sustainable movement of goods, services and people will necessarily include some travel by road. Maintaining, improving and protecting the strategic function of the road network is therefore critical to the County's economic and social health. Additionally, strategic road infrastructure investment projects are necessary to unlock certain development opportunities. This plan therefore facilitates improvements in road infrastructure and safeguards efficiency in the network.
- 12.1.6 Cork is a spatially large County and as such it is acknowledged that personal transport by car will continue to be a feature of longer trips despite the significant mode shift to sustainable transport that this plan seeks to achieve.

## 12.2 Transportation and Land Use Strategy for County Cork

- 12.2.1 The vision for transport in the County is to support the delivery of an efficient transport system supporting connectivity and competitiveness, and to make sustainable travel modes an attractive and convenient choice for as many people as possible in order to deliver economic, social, health, wellbeing, environmental and climate action benefits.
- 12.2.2 In alignment with National policy and the goal of achieving sustainable development and compact growth, and in the interest of a vibrant economy, a healthy environment and enhanced wellbeing, transport policy in the County will seek to achieve the following:
- **Compact growth and the transition to a low carbon society** - support the transformational change required to implement the National Planning Framework and the Southern Region Spatial and Economic Strategy particularly relating to compact growth and the transition to a low carbon society;
  - **Transport oriented development** - influence transport demand and reduce the need to travel; promote land use patterns that support sustainable transport investment;
  - **Sustainable travel choices** – need to provide for and prioritise sustainable modes of transport, acknowledging the wider benefits to society and minimising the environmental impacts of travel;
  - **Enhanced connectivity and permeability** – need to promote walking/cycling between homes and areas of employment, schools, public transport, retail and other services;
  - **Clear transport investment priorities** – need to set out investment priorities that will be progressed during the plan period;
  - **Implementation of transport demand management measures** – these measures are required to complement investment in transport infrastructure;
  - **Support for competitive economies** - need to facilitate reliable and resilient connections within and external to Cork County and internationally and need to protect the strategic capacity and safety of our transport infrastructure, including planning for future capacity enhancement, and supporting and maximising transport infrastructure investment.
- 12.2.3 Key concepts that underpin these objectives are:
- An integrated approach to land use and transport planning in the form of a core strategy, settlement hierarchy, housing densities, location of employment and zoning of objectives based on sustainable settlement patterns and maximising sustainable transport opportunities.
  - Implementation of the Avoid-Shift-Improve approach to transport policy, including through the promotion of the 10-minute town/neighbourhood.

### 12.3 Climate Action and Resilience – Decarbonising Transport

- 12.3.1 The policies outlined in this chapter support the shift to sustainable transport with a lighter carbon footprint and a reduced impact on climate change. Key to achieving this are the key concepts outlined above - integrating land use and transport and the creation of liveable settlements as part of an avoid-shift-improve transport framework. This is crucial given the current levels of GHG emissions from transport.
- 12.3.2 In addition to these mitigation measures we need to consider climate change adaptation measures to increase our resilience to climate change. The Council’s Climate Change Adaptation Framework sets out measures to minimise the disruption to transport systems caused by climate events.
- 12.3.3 Additional adaptation measures can include implementing best practice in Sustainable Drainage Systems (SuDS) and considering native planting and natural borders or buffers in the context of transport infrastructure provision (roads and greenways) with benefits to communities in improving air quality, offsetting carbon emissions, promoting biodiversity, limiting flood risk, reducing urban heat, as well as aesthetic value. It is important that appropriate buffer zones are provided, maintained and protected to avoid individual impacts on designated species area habitats, and to protect and enhance wider biodiversity.

### 12.4 Integration of Land Use and Transport Planning

- 12.4.1 The aim of integrated land use and transport planning is to influence travel behaviour and to reduce the overall need to travel. This is achieved by promoting a more efficient land use pattern where suitable land uses are located closer together and by promoting high quality urban permeability.
- 12.4.2 The integration of land use and transport planning aligns with the National Strategic Outcomes of the NPF and its priority to achieve compact growth. It is a key principle outlined in the Government’s ‘A New Vision for Sustainable Mobility – A Review of Ireland’s Public Transport and Active Travel Policy’ (2019) which restates that a number of key objectives of the NPF support better integration of land use planning and transport planning – a concept which informs investment priorities to 2040.
- 12.4.3 Planning and transport policies are highly interdependent and the integration of land use and transport planning is a key principle of the national and regional policy which informs the policies and objectives of this plan. This approach will promote the development of mixed use, higher density communities which in turn will support the viability of local services and transport.
- 12.4.4 This Plan, in alignment with these policies, supports comprehensive public transport and active travel programmes which have been committed to in Project Ireland and the Cork Metropolitan Area Transport Strategy (CMATS) including walking and cycling networks and enhancements to bus infrastructure and the commuter rail service. CMATS proposes significant investment in public transport and supporting measures including enhanced public realm, walking and cycling infrastructure, light / suburban rail and bus connects corridors etc. for the Cork Metropolitan Area. The success of CMATS will depend on it being underpinned by a greater alignment of land use and transport and enhancing the attractiveness of sustainable travel options.
- 12.4.5 This Plan recognises that successful implementation of national policy on density across the county is very much dependent on a satisfactory level of public transport service provision in towns which are outside of County Metropolitan Cork and, application of similar level of densities to those required to be achieved in County Metropolitan Cork may support enhanced public transport provision in those towns outside the Metropolitan area.
- 12.4.6 In order to secure the growth potential of the County in a manner which is consistent with climate policy and achieves the ambitions of national climate policy, the Council will pursue the following Integrated Transport Strategy.

	Avoid	Shift	Improve
<b>Framework</b>	Transport Demand Management	Active Travel  Public Transport  Road infrastructure improvements to facilitate sustainable transport and sustainable development.  Public transport infrastructure improvements to facilitate sustainable transport and sustainable development.	EVs charging

**Table 12.1 Integrated Land Use and Transport Strategy**

	Avoid	Shift	Improve
<b>Initiatives</b>	<p>Remote working</p> <p>Compact Growth</p> <p>10-minute town concept</p> <p>Enhanced mix of land uses including location of employment and residential development.</p>	<p>Active travel as a realistic choice:</p> <p>Compact Growth.</p> <p>10-minute town concept.</p> <p>Enhanced mix of land uses including location of employment and residential development.</p> <p>Permeability and connectivity – safe, convenient and attractive routes to facilitate sustainable transport.</p> <p>Road upgrades/realignment to facilitate sustainable transport and sustainable development.</p> <p>Attractive public realm.</p> <p>Support viability of Bus, including Local Link, and Rail.</p> <p>Locate development to maximise the opportunity of Bus, including Local Link, and Rail.</p> <p>Park and Ride.</p> <p>Maximum car parking standards.</p> <p>Enhanced access to public transport.</p> <p>Multi modal connectivity</p> <p>Provision for transport multimodal interchange.</p>	<p>EV charge point provision in new developments.</p> <p>EV charge point provision in public realm.</p> <p>Renewable energy.</p>

**Table 12.1 Integrated Land Use and Transport Strategy**

	<b>Avoid</b>	<b>Shift</b>	<b>Improve</b>
<b>Plan Response</b>	<p>Objectives CS 2-3, CS 2-5, CS 2-6, CS 2-7, CS 2-8 (see Chapter 2 Core Strategy).</p> <p>Objectives PL 3-1; PL 3-2; PL 3-3 (See Chapter 3 Settlements and Placemaking).</p> <p>Objectives HOU 4-7, HOU 4-8 (see Chapter 4 Housing).</p> <p>Objectives RP 5-1, RP 5-2, RP 5-3, RP 5-4, RP 5-5, RP 5-6, RP 5-7, RP 5-9 (see Chapter 5 Rural Cork).</p> <p>Objectives SC 6-1, SC 6-3, SC 6-8; SC6-10 (see Chapter 6 Social and Community).</p> <p>Objectives EC, EC 8-5, EC 8-12 (see Chapter 8 Economic Development), EC 8-8-16</p> <p>Objectives TCR 9-1, TCR 9-2, TCR 9-13, TCR 9-16 (See Chapter 9 Town Centres and Retail).</p> <p>Objectives TO 10-1, TO 10-11 (see Chapter 10 Tourism)</p> <p>Objectives TM 12-1 to TM 12-2 (this chapter).</p> <p>Objective CA 17-3 (see Chapter 17 Climate Action).</p> <p>Objective ZU 18-9, ZU 18-17 (see Chapter 18 Zoning and Land Use).</p>	<p>Objective CS 2-3, CS 2-4, CS 2-8 (see Chapter 2 Core Strategy).</p> <p>Objective PL 3-1, PL 3-3 (see Chapter 3 Settlements and Placemaking).</p> <p>Objective SC 6-8 (see Chapter 6 Social and Community).</p> <p>Objective TCR 9-17 (see Chapter 9 Town Centres and Retail).</p> <p>TO 10-7, TO 10-8, TO 10-9</p> <p>Objectives TM 12-1 to TM 12-11, TM-12-13 (this chapter).</p> <p>Objective ZU 18-9 (see Chapter 18 Zoning and Land Use).</p>	<p>Objectives TM 12-12 (this chapter).</p>

**Table 12.1 Integrated Land Use and Transport Strategy**

	<b>Avoid</b>	<b>Shift</b>	<b>Improve</b>
<b>Programmes and Measures</b>	<p>€15.8 million NTA funding to Cork County Council for sustainable travel projects.</p> <p>CMATs</p> <p>Midleton to Youghal Greenway</p> <p>Eastern Corridor: Inter- Urban Cycle Route/ Greenway</p> <p>Cork Harbour Greenway</p> <p>Project ACT (Activating County Towns)</p> <p>Little Island Transport Strategy</p> <p>Castletownbere Transport Strategy residential development.</p> <p>Bandon Transportation and Public Realm Enhancement Plan, 2016</p> <p>Carrigaline Transportation and Public Realm Enhancement Plan (in preparation).</p> <p>Bus shelter programme: over €1.2m of NTA funding between 2020 and 2021 will see the upgrade of 44 no. bus stops countywide, 35 no. to accessible standard.</p>		EV pilot programme.
<b>Targets and Monitoring</b>	<p>Commuting to work and school by sustainable mode at countywide and main town level.</p> <p>Active travel infrastructure usage.</p> <p>Active Travel Projects delivered.</p> <p>Public transport usage.</p> <p>Delivery of road investment.</p> <p>Bus shelter enhancement programme.</p>		EV purchase

### Local Transport Plans

12.4.7 Local Transport Plans will guide the future development of towns in a manner which effectively integrates the functions of land use and transport planning, supporting objectives relating to sustainable transport and supporting the consolidation of future development within a more compact urban form. They will be informed by the NTA/TII document Area Based Transport Assessment and NTA/TII supplementary How to Guide Guidance Document Pilot Methodology (2021) and will be prepared for towns in accordance with objective TM 12-1 Integration of Land Use and Transport . It is intended that Local Transport Plans would:

- Maximise the opportunities for the integration of land use and transport planning;
- Assess the existing traffic, transport and movement conditions within the Plan area and in its wider context;
- Plan for the efficient movement of people, goods and services within, to and from the Plan area;
- Identify the extent to which estimated transport demand associated with local development objectives can be supported and managed on the basis of existing transport assets; and
- Identify the transport interventions required within the Plan area and in the wider context, to effectively accommodate the anticipated increase in demand.
- Local Transport Plans should optimise the potential for climate change mitigation and adaptation, providing protection for biodiversity and enhancing public realm.

12.4.8 The following land use and transport integration policy objectives will guide development in County Cork:

#### County Development Plan Objective

##### TM 12-1: Integration of Land Use and Transport

Support and facilitate the integration of land use with transportation infrastructure, through the development of diverse, sustainable, compact settlements, to achieve sustainable transport outcomes, with the pattern, location and design of new development in the County to support existing and planned well-functioning, integrated public transport, walking and cycling transport modes.

- a) The Council will support delivery of transport programmes and policies that have been committed to in Project 2040 and the Cork Metropolitan Area Strategic Plan as they apply to County Cork.
- b) Residential development will, where possible, be carried out sequentially, whereby lands which are within or contiguous with the existing urban areas, and which are, or will be, most accessible by walking cycling or public transport - including infill and brownfield sites – are prioritised.
- c) Future developments will be planned and designed to maximise their accessibility by public transport, walking and cycling and in particular, larger scale, trip intensive developments, such as offices and retail, will generally be focused into central locations highly accessible by sustainable transport modes;
- d) New employment and residential development will be consolidated and intensified in a manner which renders it serviceable by public transport and ensures that it is highly accessible, by walking, cycling and public transport. Within Metropolitan Cork, trip intensive developments or significant levels of development will occur in locations which are well served by existing or proposed high capacity public transport;
- e) Development in smaller rural towns will optimise public transport and sustainable travel integration within settlements. Public transport interchanges will be supported to encourage modal shift to public transport and sustainable travel between settlements and on approach to settlements.
- f) Higher residential development densities will be promoted in settlement centres benefiting from high quality provision of public transport services.
- g) Local Transport Plans will be prepared for key towns and larger towns with a population at or approaching 10,000 in order to maximise the integration of land use and transport planning. The preparation of Local Transport Plans will include a detailed analysis of permeability to facilitate the delivery of the 10-minute town concept optimising the potential for climate change mitigation and adaptation, providing protection for biodiversity and enhancing public realm. Local Transport Plans will be prepared in consultation with NTA and TII and will have regard to NTA/TII Area Based Transport Assessment (ABTA) Advice Note (2018 or any subsequent revision) and supplementary ABTA How to Guide, Guidance Document, Pilot Methodology (2021).
- h) The Council will promote coordination between all agencies involved in the provision of transport services.
- i) The design of all roads and streets within the urban areas, including suburbs, towns and villages within the 60 kph zone shall be as per the Design Manual for Urban Roads and Streets, being the designated appropriate road design standards for such locations. DMURS will be implemented in the preparation of all statutory and non-statutory plans and through the development management process.
- j) The strategic transport function of national roads will be maintained and protected in accordance with national policy.
- k) See also TM 12-7 CMATS

## 12.5 Avoid-Shift-Improve Framework

12.5.1 The integration of land use and transport is fundamental to delivering the Avoid-Shift-Improve approach to transport policy. This well established, best practice framework refers to the need to increase efficiency of the transport system by reducing both the need to travel and by reducing trip lengths, the need to shift from use of the private car to sustainable transport modes (particularly walking and cycling), and the need to improve energy efficiency of transport modes and enhance the attractiveness of public transport. The A-S-I framework follows a hierarchy: “avoid” measures having the greatest focus, secondly “shift” and finally the “improve” measures. This approach will alleviate congestion so that economic growth is not undermined by transport inefficiency, it will reduce emissions and it will create more liveable towns.

12.5.2 Using the Avoid-Shift-improve approach to transport policy Cork County Council will seek to reduce the need to travel and promote the use of sustainable transport modes – walking, cycling and public transport – for entire journeys or at least part of journeys. In this context this plan promotes a 10 minute neighbourhood concept whereby a large portion of the population may choose to walk to access many of their everyday needs within a safe, attractive and convenient 10 minute walk of their home.

- 12.5.3 The approach is supported by public transport and active travel programmes committed to in Project Ireland 2040 and CMATS, including walking and cycling networks, enhancements to bus infrastructure and the commuter rail service etc.
- 12.5.4 Smarter Travel (2009-2020), the Government’s sustainable transport policy, set mode share targets for work related commuting – targets which are reflected in the Regional, Spatial and Economic Strategy for the Southern Region (RSES). The Smarter Travel policy document is currently under review and should the updated policy set sustainable transport targets these will apply in County Cork. CMATS also included am peak mode share targets to 2040 for the entire Metropolitan Area. CMATS sets out that the daily demand for travel in 2040 will have increased by 56% over 2011 levels.
- 12.5.5 The 2028 mode share target for commuting to work table below takes walking targets for Metropolitan Cork published in CMATS as a starting point and establishes a walking mode share target for each town by applying the CMATS 21% 2040 metropolitan cork target to each town. The individual town target for walking varies depending on the town’s 2016 baseline. 60% and 4% mode shares from ‘driving a private car’ and ‘cycling’, respectively, are generally applied for each town. Assuming that the census modes of travel of ‘passenger in a car’, ‘lorry’, ‘van’ or ‘other’ remain relatively static the balance in each town will need to be met by public transport. These targets represent minimum targets and it is hoped that an even greater modal shift, particularly to cycling, will be achieved with the increased level of recent investment in active travel infrastructure and with future investment. This is particularly important given the scale of the impact of transport on climate change. While ultimately it is hoped to achieve the targets for private car and sustainable travel mode shares set out in Smarter Travel, the town targets identified here seek to be realistic, reflecting the very high 2016 level of car use in the County.

Smarter Travel National Sustainable Transport Policy	Cork Metropolitan Area Transport Strategy Outcomes AM Peak Mode Share 2011-2040		
45% of work related commuting by private car by 2020	Car:	66% 2011	49.3% 2040
55% of work related commuting by sustainable transport by 2020	Walking:	21% 2011	21% 2040
	Public Transport:	10% 2011	25.7% 2040
	Cycling:	1% 2011	4% 2040

- 12.5.6 Currently, monitoring of modal shift is largely dependent on Census data which details commuting patterns to work and education. More timely data, ideally in relation to a range of trip purposes, will be required to fully assess progress over the lifetime of this plan. The CSO National Travel Survey, 2016 showed that 71% of adult daily journeys are not for work purposes. Modal shift for other trip purposes, and not just commuting to work (or school), is the desired outcome of transport policy. The Council currently monitors usage of its active travel infrastructure and it will continue to ensure that sustainable transport infrastructure use is regularly monitored as this will provide a measure of change of transport culture in the County. Increases in active travel, even for recreational purposes, can ultimately lead to increases in active travel choices for other trip purposes. In recognition of the importance of monitoring and the need to build on our evidence base going forward the Council will explore other data sources including the generation of additional primary transport data. It will also monitor use of digital/remote working hubs. Air quality measures will also be of relevance to modal shift monitoring.
- 12.5.7 Progress at County and main town level will be measured against the baseline data and targets set out below. Policy will be kept under review to ensure consistency with development plan guidelines and national sustainable transport policy. Oversight arrangements that will be put in place for periodic monitoring of CMATS (including mode share and air quality) will provide additional data inputs.

**Table 12.3 2016 Baseline mode share for commuting to work**

<b>Commuting to or within</b>	<b>% traveling to work by driving a private car</b>	<b>% traveling to work by walking</b>	<b>% traveling to work by cycling</b>	<b>% traveling to work by public transport</b>
<b>County</b>	<b>82</b>	<b>7</b>	<b>0.85</b>	<b>2.6</b>
Settlement				
<b>Metropolitan Cork</b>				
Carrigaline	73.6	7.78	1.21	2.15
Carrigtwohill	88.71	1.77	0.37	0.87
Cobh	66.33	21.43	0.73	1.09
Little Island	83.23	1.61	0.67	3.05
Midleton	76.69	9.956	1.306	9.77
Passage West	72.60	12.46	1.07	1.78
Ringaskiddy	91.95	0.60	0.39	1.41
<b>Greater Cork Ring</b>				
Bandon	75.71	13.19	0.17	0.72
Fermoy	77.49	10.74	0.38	1.34
Kinsale	70.99	18.73	1.23	1.16
Macroom	76.72	12.219	0.426	0.49
Mallow	77.47	9.57	0.71	0.78
Youghal	70.47	15.14	0.82	0.87
<b>North Cork</b>				
Buttevant	74.38	14.29	0.49	1.48
Charleville	80.54	6.73	0.36	1.26
Kanturk	77.81	10.35	0.25	0.25
Millstreet	73.20	6.62	0.86	6.10
Mitchelstown	78.56	10.97	0.44	0.50
Newmarket	73.30	8.20	0.47	0.23
<b>West Cork</b>				
Bantry	77.65	9.77	0.42	0.62
Castletownbere	69.72	12.26	1.33	0.15
Clonakilty	74.79	14.57	1.69	0.69
Dunmanway	78.53	8.03	0.42	0.83
Schull	73.36	15.16	1.64	0.41
Skibbereen	78.10	10.19	0.96	0.45

**Table 12.4 2016 Baseline data: Jobs Occupied by Persons Working from Home within Settlements, 2016**

Town/Strategic Employment Location	Percentage of Jobs occupied by people working from home	Town/Strategic Employment Location	Percentage of Jobs occupied by people working from home
County Metropolitan Cork Strategic Planning Area		North Strategic Planning Area	
Carrigaline	10.87	Buttevant	7.55
Carrigtwohill	7.09	Charleville	2.40
Cobh	11.52	Kanturk	4.83
Little Island	0.43	Millstreet	3.66
Midleton	3.82	Mitchelstown	3.51
Passage West	27.58	Newmarket	4.06
Ringaskiddy	3.60		
Greater Cork Ring Strategic Planning Area		West Strategic Planning Area	
Bandon	3.90	Bantry	2.75
Fermoy	3.32	Castletownbere	5.12
Kinsale	8.75	Clonakilty	3.54
Macroom	4.07	Dunmanway	4.88
Mallow	3.71	Schull	8.28
Youghal	6.90	Skibbereen	3.61

**Table 12.5 2028 target share for commuting to work**

Commuting to or within	% traveling to work by private car	% traveling to work by walking	% traveling to work by cycling	% traveling to work by public transport
<b>Settlement</b>				
<b>Metropolitan Cork</b>				
Carrigaline	60	13	4	8
Carrigtwohill	60	6	4	22
Cobh	60	21	4	5
Little Island	60	6	4	19
Midleton	60	14	4	20
Passage West	60	16	4	8
Ringaskiddy	60	6	4	24
<b>Greater Cork Ring</b>				0
Bandon	60	17	4	9
Fermoy	60	15	4	11
Kinsale	60	20	4	8
Macroom	60	16	4	10
Mallow	60	14	4	11
Youghal	60	18	4	5
<b>North Cork</b>				
Buttevant	60	17	4	10
Charleville	60	12	4	13

Table 12.5 2028 target share for commuting to work				
Commuting to or within	% traveling to work by private car	% traveling to work by walking	% traveling to work by cycling	% traveling to work by public transport
Kanturk	60	15	4	10
Millstreet	60	12	4	11
Mitchelstown	60	15	4	11
Newmarket	60	13	4	5
<b>West Cork</b>				
Bantry	60	14	4	10
Castletownbere	60	14	4	5
Clonakilty	60	17	4	11
Dunmanway	60	13	4	10
Schull	60	18	4	8
Skibbereen	60	15	4	10

## 12.6 Transport Demand Management

### Liveable Towns

12.6.1 There are many features that combine to make a town liveable – to make a town an attractive place to live in. **Chapter 3: Settlements and Placemaking**, in this Plan, explores this in detail. A key concept underpinning liveable towns is that in these towns a large portion of the population may choose to walk to access most of their everyday needs within an attractive 10 minute walk or cycle of their home. Such needs include local employment opportunities, education, shops, local health care, recreation facilities and open spaces, public transport. This approach requires diverse and higher density residential development and requires safe, inclusive and attractive pedestrian connections. Regional Planning Objective 176 of the Southern RSES sets out a detailed objective to attain sustainable, compact settlements within the 10 minute town concept.

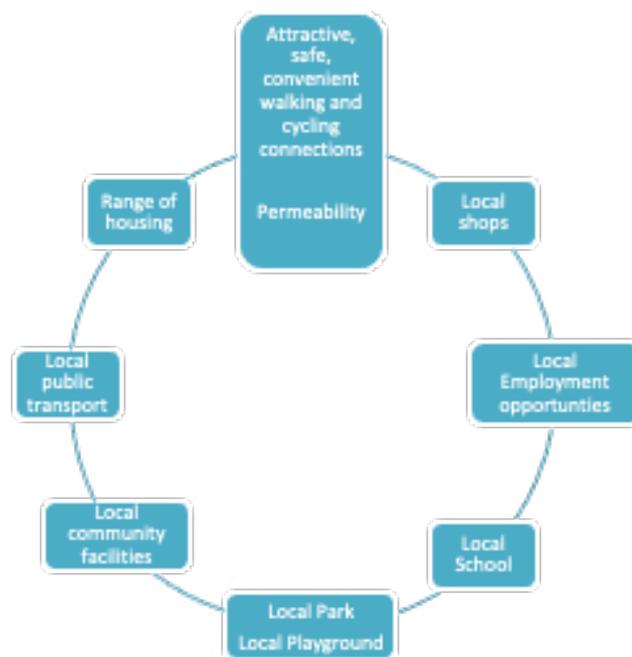


Figure 12.1: Features of a Livable Town

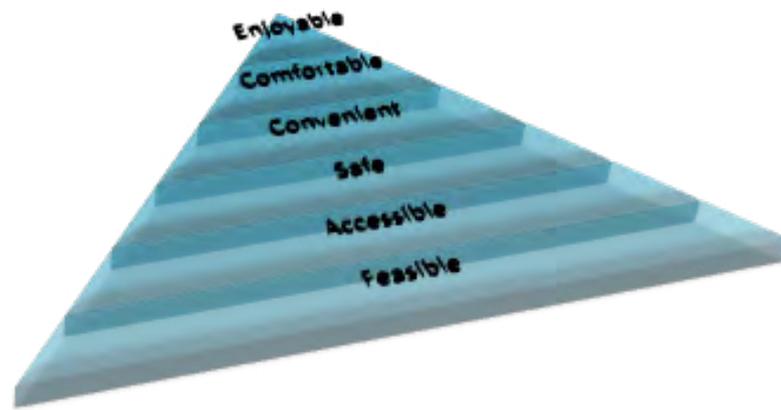


Figure 12.2: Walkability Requirements (adapted from Alfonso, 2005)

- 12.6.2 Realising the 10 minute town concept, and an increased sustainable transport mode share generally, will deliver significant economic, health, climate action and social benefits. Such benefits include reduced transport costs, reduced travel times, improved health and fitness, increased footfall in retail areas, increased vibrancy, increased social contact, improved air quality, resource efficiency and climate action progress. The 10 minute town concept facilitates thriving local economies. Significantly, in the context of transport, it reduces the distances travelled and offers the opportunity to choose active travel modes.
- 12.6.3 Achieving 10-minute towns will lead to better public health. Fewer cars on the roads will result in improved air quality in towns as well as quieter and safer environments. An increase in walking and cycling will result in improved fitness levels. Being active also reduces stress and anxiety. Research tells us that regular exercise can reduce obesity and diabetes levels, can reduce heart disease and cancer, and can also reduce the risk of developing Alzheimer’s disease by up to 50 percent.
- 12.6.4 Healthy Ireland, A Framework for Improved Health and Wellbeing 2013-2025, published by the Department of Health, is the national framework for Government and society action to improve the health and wellbeing of people living in Ireland. Through its National Physical Activity Plan and its Healthy Workplaces initiative it recognises and promotes the role of active travel. The National Physical Activity Plan notes that ‘being physically active is one of the most important steps that people of all ages can take to improve their health and wellbeing’.
- 12.6.5 The 10-minute town concept supports the delivery of Goals 3, 11 and 13 of the UN Sustainable Development Goals: Good Health and Wellbeing, Sustainable Cities and Communities, and Climate Action. Ireland is signatory to the United Nations Sustainable Development Goals which frame national policy to 2030.



Figure 12.3 : UN Sustainable Development Goals

- 12.6.6 Realisation of the 10-minute town requires thoroughly integrated land use and transport as well as a proactive, infrastructure led approach to the promotion of attractive active modes. It will be complemented by the Town Centre First policy outlined in the Programme for Government which takes a strategic approach to regeneration of settlements to promote residential occupancy in our towns and villages.
- 12.6.7 This plan focuses on facilitating and promoting liveable, compact towns, primarily through setting out guiding policy for new development but also through promoting retrospective enhancement of permeability and public realm in our settlements. Ensuring that all settlements, including rural towns and villages are walkable, with appropriate scaled footpaths and pedestrian facilities, will have benefits in terms of pedestrian safety and also quality of the urban environment of the settlements. It is intended that a future study will undertake a more detailed analysis of connectivity and walkability within our larger main towns and will recommend specific permeability and connectivity enhancements or interventions.

- 12.6.8 This plan supports the principle of reduced speed limits in towns and villages. Lower speeds will create more pleasant urban environments and will increase the safety of our most vulnerable road users such as pedestrians, cyclists and children. This is critical to the delivery of objectives in this plan to promote active travel and also complements other objectives in the development plan, particularly those of **Chapter 3, Settlements and Placemaking** and **Chapter 9, Town Centres and Retail**, to create more attractive urban environments. The application of speed limits in particular towns and villages is a separate legislative and procedural process outside the remit of this plan.

## 12.7 Active Travel Choices

- 12.7.1 Walking and cycling are the most sustainable and cost effective modes of transport with considerable environmental, social and wellbeing benefits. Every public transport trip has an active travel element. Almost every journey has a walking component. Many short journeys are only practical by walking.
- 12.7.2 Active travel measures must achieve inclusivity with the needs and requirements of people of all ages and those with disabilities (including mobility, sensory and cognitive impairments) considered. This Plan supports, and will actively seek to implement, the requirement of the UN Convention on the Rights of Persons with Disabilities, ratified by Ireland, to ensure to persons with disabilities, access, on an equal basis with others, to the physical environment and to transportation, both in urban and in rural areas; and supports the National Disability Inclusion Strategy 2017-2021 which includes specific actions assigned to Local Authorities such as in relation to 'dishing' of footpaths and in relation to accessible infrastructure, including bus stops.

### Active Travel Investment

- 12.7.3 By the end of 2020 the Council had delivered recent sustainable transport projects with an investment value of €12.45m, primarily through NTA funding with some elements being supplemented by the Council. Active travel expenditure by the Council amounted to over €5m between 2018 and the end of 2020. An additional almost €1m of NTA funding, and DTTAS funding, part of the Government's 2020 July Jobs Stimulus Plan, is delivering further sustainable transport and public realm improvements under Project ACT (Activating County Towns) in towns throughout the County. While some of these projects may be relatively small in scale their cumulative and individual potential to achieve local modal shift is significant.
- 12.7.4 The delivery by the Council of over 40km of active travel infrastructure is planned for the County's Metropolitan Area over the next 5 years.
- 12.7.5 In February 2021 the NTA announced an allocation of €240 million to Local Authorities for sustainable travel projects. Cork County Council received an associated grant of €15.8 million; €7.5 million for on-going projects within the County Metropolitan Cork Area, and an indicative additional €8.3 million to be invested in walking and cycling infrastructure in towns and villages across the county.
- 12.7.6 In March 2021 the NTA gave approval to the Council, to progress, under this grant allocation, a total of 101 no. interventions for towns and villages countywide with approval for additional schemes likely to be forthcoming.
- 12.7.7 Active travel infrastructure includes hard measures such as infrastructure design (foot and cycle paths) as well as measures such as safety, attractive environment, greening of routes and a high quality public realm. Some locations, due to their sensitivity, might not accommodate minimum active travel standards such as minimum cycleway widths. This may be due to environmental, nature conservation, landscape or other heritage considerations. The identification, design and construction of new cycling and walking routes will be subject to an Ecological Impact Assessment at the project inception stage.
- 12.7.8 The DMURS Interim Advice Note – Covid-19 Pandemic Response (2020) provides guidance to Local Authorities in order to assist in the implementation of measures to deliver improved walking and cycling infrastructure across the country, in response to the Covid-19 pandemic.

**Being physically active is one of the most important steps that people of all ages can take to improve their health and wellbeing.**

## Walking and Cycling

- 12.7.9 In order to promote walking, and implement and maximise the 10-minute town concept, this Plan seeks to create liveable settlements which will promote wellbeing and will give a competitive advantage over use of the car.
- 12.7.10 This requires the protection and enhancement of walking routes, in particular routes which provide access to neighbourhood or town centres, public transport, local employment areas, areas of recreation, community facilities, and schools. It requires the creation of safe, convenient and enjoyable routes. New development should be optimally permeable for walking and cycling and opportunities for retrospective implementation of walking and cycling routes should be taken where practical in existing neighbourhoods. In creating or enhancing active travel links, attention should be given to greening opportunities to enhance attractiveness and biodiversity. See **Chapter 14 Green Infrastructure and Recreation** and **Chapter 15 Biodiversity and Environment**.
- 12.7.11 This Plan promotes high quality urban environments that maximise sustainable travel permeability to the standards in the Design Manual for Urban Roads and Streets (DMURS, 2020 or later revisions). Land use patterns and settlement patterns in this plan will not encourage private car use. To encourage more sustainable travel patterns and higher quality environments, pedestrian and cyclist use must be prioritised. DMURS sets out an integrated approach to street design in urban areas to balance user needs and create connected physical, social and transport networks that promote sustainable alternatives to car journeys. New developments shall comply with latest DMURS standards. The National Transport Authority's Permeability Best Practice Guide (2015) is a useful guide. TII Standard DN-GEO-03084 'The Treatment of Transition Zones to Towns and Villages on National Roads' describes the requirements that shall be implemented on National Roads on the approaches to towns and villages in terms of the provision of traffic calming measures and pedestrian crossings.
- 12.7.12 Cycling is a key component of a sustainable transport system and it can become a realistic choice for daily short or medium trips throughout the County in both urban and rural areas if we provide an environment which protects and prioritises this mode of transport. Cycling needs to become the norm for short trips and the presence of cyclists on our roads and streets needs to be expected.
- 12.7.13 In order for cycling to become a safe and attractive option, cycle specific infrastructure will be required including the availability of appropriate cycle parking facilities at either end of a trip which can significantly influence the decision to travel by bike. The delivery of cycle infrastructure may also be achieved through non road functions such as public realm and recreational areas where appropriate. The design or redesign of streets or roads should include consideration of the needs of cyclists, as outlined in the National Cycle Manual. Cycle welfare facilities such as changing/showering facilities, wet clothes areas and bicycle maintenance stations at places of employment are also a determinant in encouraging people to cycle. The quality and quantity of cycle parking provision in developments is a factor influencing mode of transport choice – see Bicycle Parking, section 12.12 of this chapter.
- 12.7.14 Actions to promote cycling between our towns and villages must be explored. Increased availability of and accessibility to E-bicycles is likely to enhance the attractiveness of travelling by bicycle as a viable alternative to cars for commuters in rural areas.
- 12.7.15 This Plan supports the implementation of the Cork Cycle Network Plan for the metropolitan area originally published in 2017 and now included in CMATS. A key element of this in the County area is the Cork Harbour portion of the Lee to Sea Greenway which has subsequently been identified as a transport priority for Metropolitan Cork in the RSES. The Lee to Sea Greenway route comprises an east-west greenway through Cork city centre, connecting major employment/education hubs to Ballincollig, in the city, and Carrigaline in the county, and it is specifically supported in Southern RSES Cork MASP objectives 8i and 17c. CMATS identifies the 'flagship Lee to Sea Greenway from Ballincollig to Crosshaven' as a short to medium term deliverable.
- 12.7.16 This plan supports the Safe Routes to School Programme funded by the NTA and co-ordinated by An Taisce's Green Schools programme. The Safe Routes to School programme aims to create safer walking and cycling routes within communities, alleviate congestion at the school gates and increase the number of students who walk or cycle to school by providing walking and cycling facilities along school access routes close to schools and at schools. Interventions may range from an upgraded footpath or new cycle lane to a complete reworking of the road outside a school's entrance and may include provision of cycle and scooter parking.

## Greenways

- 12.7.17 Greenways are significant infrastructure developments and with a range of economic, social and environmental benefits. They increase visitor numbers offering a significant boost to local economies. The recreational value of greenways is widely recognised but it is important to maximise the potential of this active travel infrastructure and to seek opportunities to connect greenways to nearby residential, employment, town centre areas and public transport nodes. The Council will engage with Iarnród Éireann and the NTA regarding any integration of cycleways and walkways with the existing rail stations along the eastern rail corridor. See also Chapter 10 Tourism. **See also Chapter 10 Tourism.**
- 12.7.18 Cork County Council commenced development of the 24km, €19m, Middleton to Youghal Greenway in 2020 on the disused railway line between Middleton and Youghal, incorporating stop-off points at the former stations in the villages of Mogeely and Killeagh. Also in 2020 the conduction of a feasibility study was approved for a 39km greenway from Mallow, along the former railway line (Via Fermoy) to Ballyduff on the Waterford border.

12.7.19 The development of a greenway strategy for the County is required to guide consideration of future greenway identification and development in a plan-led approach.

### Eastern Corridor: Inter-Urban Cycle Route/ Greenway

12.7.20 It is an objective of Cork County Council to provide high-quality pedestrian cycle connectivity between its boundary with the city at Dunkettle, to Midleton in the east, ultimately connecting to the Midleton-Youghal Greenway. It is envisaged that this will generally follow the indicated alignment of Interurban Route IU-1 of CMATS and the Cork Cycle Network Plan 2017.

12.7.21 Cork County Council is currently implementing IU-1 as a high-quality shared pedestrian and cycle facility. An alignment from Dunkettle to Carrigtwohill has been established following planning consent and is currently progressing through various stages of construction. It is an objective of the Council to implement the Carrigtwohill to Midleton section of IU-1 as a high-quality pedestrian and cycle facility. Design of Phase 1, from Wise's Road to Ballyadam, is currently being progressed. This includes the objective of providing direct high quality segregated links for pedestrians and cyclists from IU-1 to Carrigtwohill Town centre, the IDA Business and Technology Park, the permitted Carrigtwohill Schools' Campus, and existing and future residential areas.

12.7.22 In addition, it is an objective of the Council to provide high-quality linkage to Inter-Urban Route IU-1 from Little Island (linking Little Island Train Station, Inter-Urban Route IU-1 and Little Island) and Cobh (via Fota Island). In the future an active travel route between Midleton and Whitegate may be provided which could connect to route IU-1.

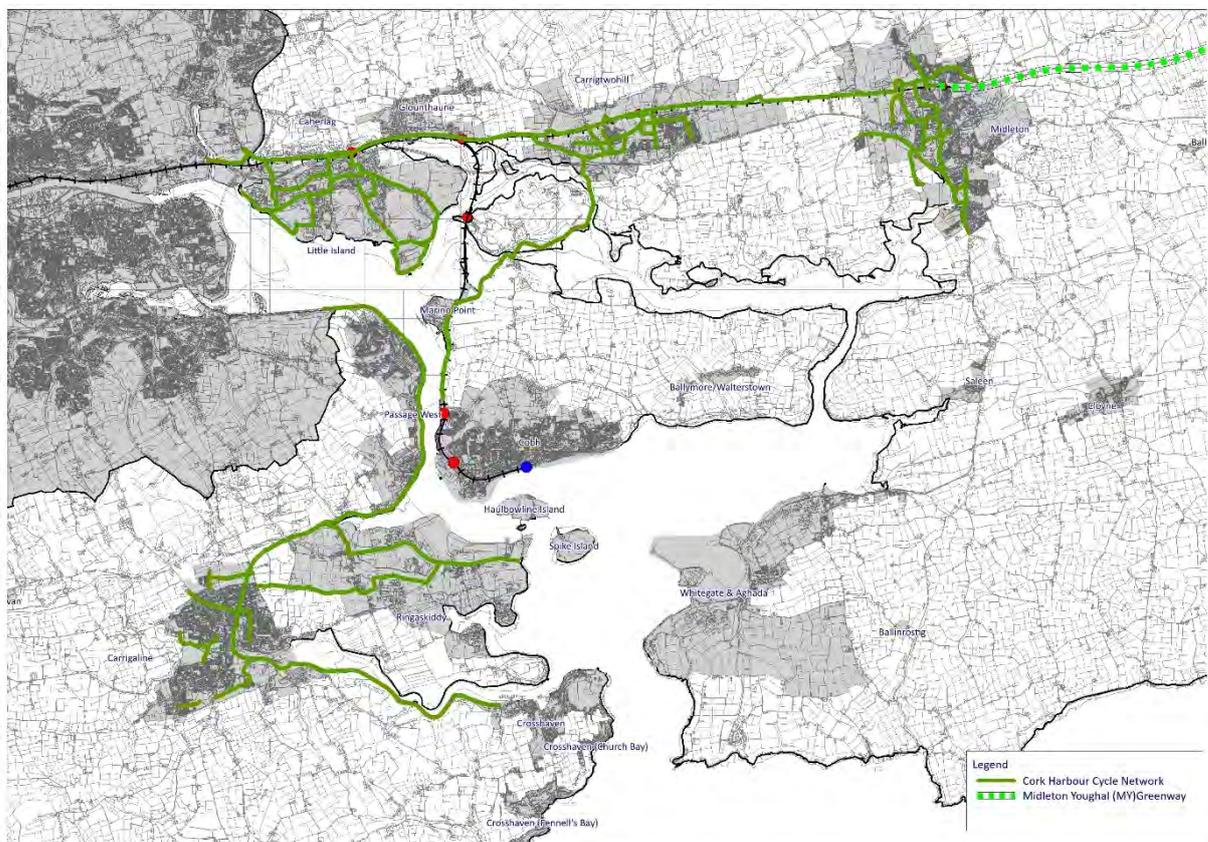


Figure TM 12.3 Cork Harbour Cycle Network

### Cork Harbour Greenway:

12.7.23 It is an objective of the Council to deliver the Cork Harbour Greenway, a strategically important active travel commuting route linking Carrigaline to both Passage West and Ringaskiddy and forming an element of the Lee to Sea Greenway.

12.7.24 The design of a pedestrian/cycle bridge in Carrigaline to link the Carrigaline – Crosshaven cycleway across the Owenabue River into the wider network, is currently being progressed.

12.7.25 The following active travel objectives apply in the County:

## County Development Plan Objective TM 12-2: Active Travel

**TM12-2-1:** Deliver a high level of priority and permeability for walking and cycling to promote accessible, attractive, liveable, vibrant and safe settlements to work, live, shop and engage in community life, within a ten minute walk of one's home. Prioritise development in our settlements that is well located and designed to facilitate walking, cycling and public transport trips. Promote equal access for all through the adherence to universal design in the external built environment to facilitate greater use of public transport, walking and cycling.

- a) New development areas will be permeable for walking and cycling, via safe, convenient and enjoyable routes, and the retrospective implementation of walking and cycling facilities shall be undertaken where practicable in existing neighbourhoods, to give competitive advantage to these modes. See DMURS (2020 or later revision) and National Cycle Manual and Permeability Best Practice Guide (NTA) for guidance.
- b) All new developments are to be designed to latest DMURS standards, unless precluded by space or other constraints, to be accessible and permeable for pedestrians, cyclists and those of reduced mobility.
- c) Applications for all new developments are to be accompanied by a statement of how enhanced and inclusive permeability will be achieved, to include a statement of compliance with DMURS (2020 or later revision) and a quality audit (as referred to in DMURS).
- d) Development should incorporate the retention of existing routes and linkages which contribute to permeability of an area, particularly those providing access to key services, facilities and public transport infrastructure. Loss of existing links shall not occur if their loss results in more circuitous trips.
- e) Walkability and accessibility by walking mode will be a central objective in the planning and design of all new transport infrastructure and public transport services.
- f) Public realm upgrades will be promoted to enhance walking and cycling provision in settlements.
- g) Deliver settlements that offer a broad range of services as well as diverse and higher density residential development to support walking and cycling.
- h) Support the function of the Cork Metropolitan Area Transport Strategy to achieve higher rates of modal shift to sustainable transport.
- i) Encourage mixed use developments on regeneration-sites within town centres where appropriate.

**TM12-2-2:** Promote and facilitate an active travel culture in the County where active travel is a viable choice.

- a) Engage with representatives of disability rights associations when planning accessibility works to ensure that the perspective of vulnerable road users is taken into account.
- b) Support the delivery of the cycle network set out in the Metropolitan Area Cycle Network Plan subject to SEA and AA where required.
- c) Support delivery of cycle routes, Greenway and Blueway corridor projects subject to appropriate site selection and environmental assessment processes, having regard to the Strategy for the Future Development of National and Regional Greenways July 2018.
- d) Support the development of a safe, coherent and continuous cycling infrastructure to cater for the needs of all groups of cyclists, especially new cyclists, school children and the elderly and support safe walking and cycle routes particularly in the approach to schools.
- e) Engage with other agencies to explore the potential for the designation of cycling corridors, such as grey lanes, on particular routes within the existing road network.
- f) Where appropriate, identify alternative routes, signposted for cycling and walking, to improve the experience and uptake of active travel.
- g) Promote sustainable pedestrian and cyclist greenway initiatives, maximising the potential for inter connections between greenways, and connections from residential and employment areas to greenways, subject to robust site selection processes and environmental assessment processes.
- h) Seek to improve connectivity within the County and region for walking routes and commuter cycling routes and recreational amenity functions.

**TM12-2-3:** Explore alternative transport data sources and continue to generate primary transport data measuring active travel infrastructure usage, to enable effective and responsive monitoring of transport policy.

## County Development Plan Objective TM 12-2: Active Travel

**TM12-2-4:** Deliver Inter-Urban Cycle Route IU-1 (CMATS), high-quality pedestrian cycle connectivity between Dunkettle and Midleton, ultimately connecting to the Midleton-Youghal Greenway.

**TM12-2-5:** New paths and cycleways/ greenways and upgrades to existing paths and cycleways/greenways will be sensitively designed having regard to environmental, nature conservation, landscape and other heritage considerations, and committing, in particular to providing appropriate set-backs from water courses where new paths and cycleways/greenways are proposed along rivers, streams, lakes or other sensitive areas. The development of a greenway strategy for the County is required to guide consideration of future greenway identification and development in a plan-led approach.

**TM12-2-6:** Deliver the Cork Harbour Greenway, a component of the Lee to Sea Greenway, subject to environmental assessment. See also TM 12-2-5

### 12.8 Public Transport

- 12.8.1 For medium to long trips, well integrated public transport provision is critical to a sustainable transport strategy and to enhancing the competitiveness of the County. Public transport networks and multi modal interchanges, fully accessible by active travel modes, are important to maximise public transport. Park and Ride provision, where appropriate, also has a role in broadening the passenger base of public transport modes.
- 12.8.2 Metropolitan Cork, where population density is highest, and frequency of service is higher, has significant potential to achieve modal shift to public transport. However, census 2016 data reflects that while the area has received the greatest investment in public transport it has seen less than 1% growth in public transport mode share between 2011 and 2016 in relation to commutes to jobs in towns in the area.
- 12.8.3 To achieve significant modal shift to public transport use bus and rail services must be expanded and enhanced so that they are more convenient and attractive, and of higher frequency, thereby offering a realistic alternative to use of the private car.
- 12.8.4 It is important that public transport is inclusive and that the 'whole journey' approach, to make public transport fully accessible to all people, including those with disabilities, is adopted. This approach refers to all elements that constitute a journey from the starting point to destination. Local Authorities are a key stakeholder in this regard in the context of ensuring a universal design approach to the built environment, including footpaths, cycle paths, roads, pedestrian crossing points, town greenways and bus stops/shelters.

### Rail

- 12.8.5 Cork benefits from a rail service to Mallow Key town and the East Cork suburban rail network serving Little Island, Cobh, Glounthaune, Carrigtwohill and Midleton and representing an important sustainable transport opportunity. Successive County Development Plans and Local Area Plans have provided for increased residential developments in the catchments of existing and proposed stations on the East Cork rail network.
- 12.8.6 This Plan continues to integrate transport and land use and will provide for compact growth in these towns seeking to maximise the number of people who can access public transport and also seeking to provide attractive pedestrian and cycle links to the rail stations. The Council is delivering land use framework plans to maximise the potential for rail travel and this will enhance connectivity between the stations and the towns they serve. CMATS outlines planned enhancements to the commuter rail service in Cork including additional stations (Carrigtwohill West, Ballynoe and Waterrock), rail fleet, and Dunkettle Park and Ride.
- 12.8.7 The Council will advocate for the examination of the feasibility of reopening former stations along the Charleville to Cork City railway line in conjunction with other stakeholders.

**County Development Plan Objective  
TM12-3: Rail Transport**

Support and prioritise the following key Rail Transport initiatives:

- a) Encourage the enhancement of service provision in tandem with planned population and employment growth;
- b) Secure the delivery of new stations to support planned population growth in: Carrigtwohill (Carrigtwohill West), Middleton (Waterrock), Cobh (Ballynoe), and Monard;
- c) Secure the delivery of a Park & Ride facilities where and as appropriate including at Carrigtwohill and Dunkettle/North Esk.
- d) Support the provision of rail infrastructure, including depot facilities, to deliver CMATS objectives for rail service provision.
- e) Support other agencies in delivering an appropriate integrated land-use and transportation framework to maximise rail use and facilitate connectivity with other transport modes.
- f) Provision of enhanced rail station access and multi modal facilities to include secure, sheltered bicycle parking, public bicycle sharing facilities, bicycle maintenance stations, EV charging, park and pool facilities, car sharing facilities, where appropriate.

**County Development Plan Objective  
TM 12-4: Protecting Existing Disused Rail Infrastructure**

Where there is a strong case supporting the potential reopening of an existing or disused railway station (or railway infrastructure) for service, it is an objective to safeguard the station (or infrastructure), its access and the surrounding lands, against encroachment by inappropriate uses, which could compromise the future development as a rail facility. The use of disused railways for the provision of active travel infrastructure may be considered as such a use retains the option to reinstate to rail use at a future point.

## Bus

- 12.8.8 In most parts of the County, including Metropolitan Cork, the bus is the primary mode of public transport and service improvements are necessary if they are to offer a realistic alternative to the private car. In Metropolitan Cork an upgrade of service frequencies linking metropolitan towns with cork city centre is critical. The introduction of new services on routes linking the metropolitan towns and the suburban rail network directly with key employment locations in the city also needs to be promoted.
- 12.8.9 Outside Metropolitan Cork the County's Interurban bus network is the primary form of public transport for the main towns. As with rail, there is a need to enhance the accessibility and connectivity of the bus network to other public transport, active travel and private car modes. This may include provision of car parking, EV charging, car pooling facilities, car sharing facilities, secure, sheltered bicycle parking, public bike sharing facilities, cycle maintenance station or other suitable facilities where appropriate.
- 12.8.10 The Council is delivering an NTA funded countywide programme of regional and urban bus service infrastructure upgrades, delivering new bus shelters and accessible bus stops, with an allocation of over €1.2m of funding between 2020 and 2021. This was expected to see the upgrade of 44 no. bus stops countywide, 35 no. to accessible standard.
- 12.8.11 Few, if any, of the County's towns have a population that could sustain an internal bus service. However, the Council will support those seeking to operate such services.
- 12.8.12 It is important that proposals for new, trip intensive developments include comprehensive public transport assessment to maximise potential for modal shift.

## County Development Plan Objective

### TM 12-5: Bus Transport

**TM12-5-1:** Large scale development proposals (over 100 residential units or employment related development likely to give rise to over 50 jobs) will be required to include a comprehensive public transport assessment, as part of a Mobility Management Plan, to include:

- a) Assessment of how the proposal will ensure effective links to potential future bus transport;
- b) Demonstration of options for connection to existing and future transport facilities;
- c) Where appropriate, examination of the potential for bus connectivity through the development;
- d) Determination of where additional infrastructure e.g. lay-bys/bus stops may be required.

**TM12-5-2:** Support and prioritise the following in relation to new development:

- a) Require that new developments are, as much as possible, well connected to their local bus networks;
- b) Secure the provision of appropriate bus infrastructure as an integral part of new development;
- c) Secure safe, attractive and convenient walking routes from all new development to the local bus network.

**TM12-5-3:** Support and prioritise the following key Bus Transport initiatives:

- a) Encourage both the improvement and extension of services so that they offer a realistic alternative to the private car in providing effective linkages between the main locations where people live and where they work;
- b) Promote improvements to existing bus services and generally encourage the enhancement of service provision in tandem with planned population growth;
- c) Promote the introduction of new bus services on routes where they can offer a direct alternative to the routes most popular with private car users;
- d) Encourage the provision of safe and convenient interchange facilities in all main towns;
- e) Encourage the better management of road space to secure a journey time advantage for bus services.

## Local Link Cork

12.8.13 Cork is a rural county with over 55% of its population living in rural areas in 2016. The rural economy and the rural social fabric must be supported through the provision of better local connectivity and connectivity to services located in cities and towns.

12.8.14 The NTA provides rural transport services through the Local Link Rural Transport Programme which aims to provide a quality nationwide community based public transport system in rural Ireland which responds to local needs. This Plan acknowledges the role rural transport services can perform in providing for social and economic activity between small villages/rural areas and larger towns and supports the Local Link Rural Transport Programme Strategic Plan 2018-22. Its key priorities include the reduction of social exclusion and the integration of rural transport services with other public transport services. Also, one of its key objectives is greater interaction/co-ordination with Local Authorities regarding the assessment of strategic transport needs and in the development of proposed transport plans for local areas. The Council recognises that there may be potential to expand and diversify the Local Link service to broaden its passenger base in response to local needs.

## County Development Plan Objective

### TM12-6: Local Link

Support investment in sustainable transport infrastructure that strengthens the connections between rural and urban areas.

## Connecting Ireland

- 12.8.15 The NTA is currently working with Cork County Council and other local authorities in the development of Connecting Ireland, the objective of which is to improve the quantity, quality and utility of public transport outside of the major urban areas; to introduce a systematic and strategic approach to planning new routes and services and to apply a partnership approach to bus network planning.
- 12.8.16 In addition to conventional scheduled services, Connecting Ireland is also exploring the potential of non-conventional measures in addressing the current mobility deficit, including the expansion of existing Demand Responsive Transport Services (DRT), the examination of new technology in DRT and the piloting of new approaches to increasing mobility, for example, the integration of non-emergency HSE services.
- 12.8.17 A general context for Connecting Ireland and its objectives will be the identification and promotion of complementary measures that reduce the need to travel, including the integration of land use and transport planning, the localisation of service provision and the development of technology hubs.

## 12.9 Cork Metropolitan Area Transport Strategy

- 12.9.1 The Cork Metropolitan Area Transport Strategy (CMATS) 2040, finalised in 2020, was developed by the National Transport Authority (NTA) in collaboration with Transport Infrastructure Ireland (TII), Cork City Council and Cork County Council.
- 12.9.2 CMATS represents a coordinated land use and transport strategy for the Cork Metropolitan Area. It sets out a framework for the planning and delivery of transport infrastructure and services to support the CMA's development in the period up to 2040. The Strategy takes its lead at national level from the National Planning Framework 2040 and the National Development Plan 2018-2027 and builds upon previous transport studies including Cork Area Strategic Plan (CASP) and the Cork Metropolitan Cycle Network Plan.
- 12.9.3 The Strategy, which is fully supported by and informs this Plan, and associated investment frameworks, provides a coherent transport planning policy framework and implementation plan around which other agencies involved in land use planning, environmental protection, and delivery of other infrastructure such as housing and water can align their investment priorities.
- 12.9.4 The Strategy is considered to be flexible with the ability to scale up public transport capacity and frequencies as necessary to meet changes in population and employment growth along CMATS agreed transport corridors. CMATS is considered to be a 'live' document and will be subject to a periodic review process (typically 5 years) over the lifetime of the Strategy.
- 12.9.5 Its vision is to deliver an integrated transport network that addresses the needs of all modes of transport, offering better transport choices, resulting in better overall network performance and providing capacity to meet travel demand and support economic growth. It will reduce the need to travel by car and it will support vibrancy, accessibility and liveability of town centres.

### County Development Plan Objective TM12-7: CMATS

Support the implementation of the Cork Metropolitan Area Transport Strategy.

## 12.10 Remote Working

- 12.10.1 Remote working is a feature of the approach to avoid the need to travel. The Council's policy regarding remote working is set out in the Economy and Employment chapter of this plan. Where remote working hubs are developed they are to be fully accessible via sustainable transport modes and are to consider additional measures to promote sustainable transport (e.g. provision of, or contribution to shared provision of, a range of facilities for cyclists such as showers, wet clothes area, secure bike parking, bike maintenance stands, provision of EV charge points etc.). **See Chapter 8 Economic Development**

## 12.11 Traffic/Mobility Management and Road Safety

- 12.11.1 Mobility planning by business and institutions that have high numbers of employees can assist employers in achieving reduced car dependency. It is a way of promoting sustainable travel, reducing traffic congestion in urban areas and making more efficient use of land by reducing the need for car parking. Mobility management plans will be required to accompany planning applications for significant new development or trip intensive developments.

- 12.11.2 Where traffic movements associated with a development proposal have the potential to have a material impact on the safety and free flow of traffic on a National or Regional Route, this Plan will require the submission of a Traffic Impact Assessment (TIA), Traffic and Transport Assessment (TTA) and a Road Safety Audit to be prepared in accordance with the Traffic Management Guidelines Manual 2003 issued by the Department of Transport and the Traffic and Transport Assessment Guidelines published by the TII in 2014.
- 12.11.3 National Guidance is available in relation to best practice in 'Achieving Effective Workplace Travel Plans – guidance for local authorities' published by the NTA in 2012.
- 12.11.4 It is of critical importance to road safety that any new vehicular access is designed with adequate provision for visibility, so that drivers emerging from the access will have adequate visibility of oncoming vehicles, cyclists and pedestrians.
- 12.11.5 The Council is currently progressing a Bandon Transportation and Public Realm Enhancement Plan and is preparing a Transportation and Public Realm Enhancement Plan for Carrigaline. These plans aim to optimise the transport network to improve accessibility and safety for all modes of transport; identify opportunities for improving the public realm to enhance the movement experience and social interaction throughout the towns; and provide a guide to future investment in transport infrastructure and public realm enhancement. See also **Chapter 3 Settlements and Placemaking** and **Volume Five Bandon / Kinsale** and **Volume 4 Carrigaline Municipal District** Chapters of this plan.

#### County Development Plan Objective

#### TM 12-8: Traffic/Mobility Management and Road Safety

- a) Where traffic movements associated with a development proposal have the potential to have a material impact on the safety and free flow of traffic on National, Regional or other Local Routes, the submission of a Traffic and Transport Assessment (TTA) and Road Safety Audit will be required as part of the proposal. Where a Local Transport Plan exists, it will inform any TTA.
- b) Support demand management measures to reduce car travel and promote best practice mobility management and travel planning via sustainable transport modes.
- c) For developments of 50 employees or more, residential developments over 100 units, all education facilities, community facilities, health facilities, as well as major extensions to existing such uses developers will be required to prepare Mobility Management Plans (travel plans), with a strong emphasis on sustainable travel modes consistent with published NTA guidance to promote safe, attractive and convenient, alternative sustainable modes of transport as part of the proposal. Where a Local Transport Plan exists, it will inform any Mobility Management Plan.
- d) Ensure that all new vehicular accesses are designed to appropriate standards of visibility to ensure the safety of other road users.
- e) Improve the standards and safety of public roads and to protect the investment of public resources in the provision, improvement and maintenance of the public road network.
- f) Promote road safety measures throughout the County, including traffic calming, road signage and parking.
- g) Co-ordinate proposed zoning designations and/or access strategies in settlement plans with speed limits on national roads.

## 12.12 Parking

### Bicycle Parking

- 12.12.1 An adequate provision of safe, secure and convenient cycle parking is essential to support cycling as a realistic transport choice. The bicycle parking standards of this plan have been set to reflect this and the required provision has increased significantly relative to the previous plan.
- 12.12.2 Quality bicycle parking needs to be provided at trip destinations - within the public realm of our urban areas and within almost all new developments including residential, employment, schools, public transport nodes, shops, community facilities and recreational areas. Secure bicycle storage facilities at trip origins is also critical. Proposals for new development in town centre areas, public transport accessible locations, or other appropriate locations must be comprehensively equipped with high quality cycle parking and storage facilities for residents and visitors.

- 12.12.3 Cycle parking should be convenient, accessible and be sited as close as possible to the principal destination and routes to cycle parking should be of a high standard and should benefit from passive surveillance to increase personal safety. Visitor parking should be easy to find and located next to all main entrances. The provision of secure bicycle lockers may be appropriate and their use within the public realm or at public transport nodes may be considered. However, they must be the subject of effective management regimes that cover their allocation, access and monitoring of use. Secure cycle parking facilities should be provided at new and upgraded strategic transport Interchanges such as bus and rail interchanges, multi storey car parks and public buildings. Where appropriate, consideration is to be given to the provision of secure charging facilities for electric micro mobility vehicles.
- 12.12.4 To successfully influence the choice to cycle, bicycle parking provision should also be supported, where possible, by cycle welfare facilities and cycle repair stations and this should be reflected in workplace travel plans.
- 12.12.5 Cycling parking is to comply with Standards set out in this plan in Section 12.24 which sets out requirements regarding the quantum of parking spaces. These standards are to ensure adequate cycle parking for both residents/employees and visitors. Cycle parking and associated parking facilities are also to comply with Standards for Cycle Parking and Associated Cycling Facilities for New Developments (Dun Laoghaire Rathdown County Council, 2018) in relation to the general principles to be applied to cycle parking location and design considerations. The NTA's National Cycle Manual is also a useful guide. Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities sets out national guidance in relation to parking provision and apartments.
- 12.12.6 See Section 12.24 of this chapter for Parking Standards.

## Car Parking

- 12.12.7 The Council's car parking policy seeks to ensure adequate and appropriate provision of car parking in town centres and in relation to almost all forms of new development. It also seeks to balance car parking provision so that it aligns with and supports compact growth and sustainable transport.
- 12.12.8 As transport policy reduces the use of the private car and achieves modal shift to sustainable transport forms, car parking requirements will reduce accordingly. Greater sustainable mode share and a more compact growth form will be substantially less dependent on road capacity and car parking requirements, with less land being required for the latter thereby reducing costs for developers who choose to locate in an area well served by sustainable transport modes. Car parking provision must be carefully managed so as not to allow an overprovision of parking which could undermine measures to achieve modal shift. Reduced availability of car parking forms part of a range of tools to promote modal shift. Where a Local Transport Plan exists, it may determine the appropriate level of car parking provision.
- 12.12.9 Retail, employment, and other trip intensive developments should be located in areas well supported by public transport. Guidelines on Sustainable Residential Development in Urban Areas require that maximum parking standards should be applied along public transport corridors to reflect proximity to public transport facilities. It also outlines, for certain development, that standards of off-street car parking might be relaxed to encourage the occupation of dwellings by households owning fewer cars. These guidelines and the accompanying Urban Design Guide also highlight key design considerations. In addition car parking provision should, to the extent practicable, incorporate sustainable urban drainage systems in line with best practice.
- 12.12.10 Car parking standards need to be set at realistic levels, while having regard to proximity to public transport, in order to avoid parked vehicles causing obstruction. The 2014 County Development Plan set out maximum car parking standards (in terms of quantum of parking spaces) for different categories of development (excluding residential) and this plan continues to set maximum car parking standards as per Table 12.6, and in addition it applies maximum standards to residential areas in Metropolitan Cork, in town centres and in areas within walking distance of a high quality public transport service. The parking standards also include dimensions of parking bays.
- 12.12.11 Normally, developers will be expected to provide on-site car parking in line with this plan's standard. In some limited circumstances a higher or lesser standard may be appropriate and the details of this are set out in Section 12.24. In certain locations which benefit from a high frequency public transport offering (such as Little Island and Carrigtwohill), the Council may apply car parking caps to new developments where appropriate.
- 12.12.12 For all types of location, where it is sought to eliminate or reduce car parking provision, it is necessary to ensure, where possible, the provision of an appropriate number of drop off, service, visitor parking spaces and parking for the mobility impaired.
- 12.12.13 Given the requirement to deliver 30% of all new urban development on infill/brownfield sites within the built footprint of existing settlements, and in order to encourage and incentivise those wishing to invest in and develop town/village centre locations, the County Council will not normally seek the provision of on-site parking or a monetary contribution in lieu of car parking where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use, or where small scale infill developments (including residential) are proposed within the town centre or village centre. The Council will monitor town centre parking provision to ensure that on-street parking does not negatively impact the placemaking and sustainable mobility aims of this County Development Plan. If deficiencies in specific areas arise the Council will seek to address them through the development management process and by the provision of adequate off-street public parking.

- 12.12.14 Larger format town centre developments such as medium/large scale convenience retail developments or office developments will still be required to provide on-site parking up to a maximum standard and to pay a monetary contribution where this cannot be provided as part of the development.
- 12.12.15 See Section 12.24 at the end of this chapter for all Parking Standards.

**County Development Plan Objective  
TM 12-9: Parking**

Secure the appropriate delivery of car parking and bicycle spaces and facilities in line with the Standards set out in Section 12.24 of this document:

- a) All non-residential development proposals will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.
- b) All residential development proposals, in Metropolitan Cork, in areas within walking distance of town centres and public transport services, will be subject to maximum parking standards as a limitation to restrict parking provision to achieve greater modal shift.
- c) Cycle parking will be appropriately designed into the urban realm and new developments at an early stage to ensure that adequate cycle parking facilities are located and designed in accordance with cycle parking design guidelines; The National Cycle Manual (NTA, 2011), and the Standards for Cycle Parking and Associated Cycling Facilities for New Developments document (Dun Laoghaire Rathdown County Council, 2018).
- d) On street car parking is to be designed such that it does not occupy unnecessary street frontage.
- e) Connectivity and accessibility between key car parking areas and primary town centre streets is to be safe and convenient.
- f) A high standard of design, layout and landscaping, including application of sustainable urban drainage systems where appropriate, is to accompany any proposal for surface car parking. Planning permission will be granted only where all the following criteria are met:
  - Respects the character of the streetscape/landscape;
  - Will not adversely affect visual amenity, and
  - Makes provision for security, and the direct and safe access and movement of pedestrians and cyclists within the site.
- g) Car parking provision is to comply with Sustainable Urban Drainage practices and other climate change adaptation and mitigation measures are to be considered, including considering the potential for landscaping to provide shade, shelter and enhancement of biodiversity.
- h) Measures to facilitate the complementary use of private car, through appropriate local traffic management including the siting of destination car-parking, is central to achieving the correct balance of modal use;
- i) The provision of multimodal facilities including carpooling spaces, secure bicycle lockers, public bicycle sharing, etc. are to be considered in the provision of parking for all non-residential developments or multi-unit residential developments where appropriate.

**12.13 Park and Ride**

- 12.13.1 Park and ride car parking facilities located at public transport interchanges provide onward access to key destinations, including the city centre, via high frequency public transport, walking and cycling.
- 12.13.2 This plan will seek the provision of strategic Park and Ride facilities at Dunkettle/North Esk, in line with CMATS recommendations. The provision of park and ride facilities at locations outside of Metropolitan Cork may also be considered where appropriate. Park and Ride will support multi modal trips which will allow at least part of trips to be undertaken by sustainable transport means. It will enable interchange between car and bus or rail services. Park and Ride facilities are to include EV charge points. Park and Ride facilities should also, where appropriate, incorporate bike-and-ride facilities, ideally with bicycle stations for overnight storage for public transport commuters.

**County Development Plan Objective  
TM 12-10: Park and Ride**

The Council will liaise with the NTA and TII to develop an overall Park and Ride Implementation Plan, including the provision of multimodal facilities (e.g. EV charging/bicycle parking).

## 12.14 Smart Mobility

- 12.14.1 Smart mobility refers to mobility measures, including digital innovation, to facilitate multi modal travel and/or mobility as a service. This plan supports measures which will support emerging innovations in the transport and mobility sector and assist in delivering multi modal integration such as through the provision of facilities for Bike and Ride, Park and Cycle, Park and Car Pool, public bicycle sharing, car sharing, bike charging, EV charging, taxi drop off etc.
- 12.14.2 CMATS proposes that strategic Park and Ride facilities be complemented by a number of smaller, local facilities referred to as mobility hubs. These may include formalising existing car parks at locations including Little Island. Typically they will be supported by frequent public transport, quality active travel network catchments, and facilities including car pooling spaces, cycle parking, EV charging facilities, taxi drop off facilities, bicycle sharing systems, etc.
- 12.14.3 Carpooling is more energy efficient than using single occupancy vehicles on our roads and results in reduced pollution and GHG emissions relative to single occupancy vehicles. As it reduces the number of cars on the road it decreases congestion. It also provides an opportunity for shared fuel costs and reduced running costs. It can be a feature of multi modal travel integration.

### County Development Plan Objective TM 12-11: Smart Mobility

Support smart mobility to encourage innovation in sustainable mobility to facilitate multi-modal travel and mobility as a service.

## 12.15 EV charging

- 12.15.1 The Government's Climate Action Plan aims to develop the EV charging network necessary to support the growth of EVs to at least 800,000 by 2030 and sets a target for the supply of infrastructure to stay sufficiently ahead of demand. It requires new non-residential buildings with more than 10 parking spaces to have at least one recharging point installed by 1 January 2025 and also requires the installation of a minimum number of recharging points for all existing non residential buildings with more than 20 parking spaces by 1 January 2025 at the latest, and it intends to review the level of provision to ensure it is ahead of demand. It sets out its intention to develop and implement planning rules and guidelines across residential and non residential parking locations for EV charging infrastructure. All new development proposals will need to comply with these national requirements in terms of EV charge provision.
- 12.15.2 National targets to increase electric vehicle usage will need to be supported by increased capacity in public EV charge points also and EV charge point provision within the public realm is to be supported where appropriate.

### County Development Plan Objective TM 12-12: EV Charging

- a) Infrastructure for Electric Vehicles will be integrated into developments in line with national requirements.
- b) The Council will liaise with other agencies to secure the retrospective provision of EV recharging points within the public realm of settlements where appropriate. Within public realm enhancements or reconfiguration schemes, any provision of EV charge points will be located so as not to inhibit pedestrian or cyclist movement or priority.
- c) New applications for non-residential development with more than 10 parking spaces, or applications for substantial renovation of a building with more than 10 associated parking spaces, are to provide for the installation of at least one EV recharging point (or as required by national policy should such requirement specify a higher provision).
- d) All residential development should be constructed to be capable of accommodating future charging points as required within the curtilage of the dwelling where possible.

## 12.16 Strategic Road Infrastructure Investment

- 12.16.1 The County's road network facilitates movement of goods, services and people and maintaining, improving and protecting its strategic function is therefore crucial for the County's economy and society.
- 12.16.2 Key planned road infrastructure projects for the county, supported by this plan, are listed below. Of these the M8/N25/N40 Dunkettle Junction upgrade and improved Ringaskiddy Port access (N28) have been identified as key future growth enablers in the National Development Plan for the Cork Metropolitan Area. The N/M20 project is identified in the NDP, in relation to enhanced regional accessibility/connectivity, as a major national infrastructure project.

- 12.16.3 Many of the new /upgrade roads projects identified in this plan are in environmentally sensitive areas. It is important that climate change, environmental, nature conservation and heritage considerations are taken account of in the identification of routes/works areas, and at design and construction stages.

### **National Primary and Secondary Roads**

- 12.16.4 The Council, in consultation with TII will protect proposed national road route corridors where the route selection process has been completed/approved and where preferred route corridors have been identified. The Government's Spatial Planning and National Roads Guidelines (2012) remain a key guiding document in relation to planning policy and National Roads.

### **Motorway Service Areas**

- 12.16.5 TII's Service Area Policy (2014) sets out the policy basis on which service areas will be provided to meet the needs of road users on the national road network. In relation to off-line facilities it states that, provided off-line facilities are in close proximity to the roadway and of sufficient standard, the TII will take these locations into account when evaluating the level of provision and prioritisation of development for on-line TII service areas. The Service Area policy is currently under review and any updates to it will apply in this plan. Section 2.8 of the Spatial Planning and National Roads Guidelines relates to motorway service areas. Motorway service area proposals are to comply with same.

#### **County Development Plan Objective TM 12-13: National, Regional and Local Road Network**

- a) Support the sustainable development of infrastructure that strengthens the quality of inter-regional connectivity from Cork to Limerick (proposed N/M20 and Rail), and from Cork to Waterford (N25) as identified in the NDP.
- b) Support the maintenance of the efficiency and safety of the existing national primary and secondary roads network by targeted transport demand management and infrastructure improvements.
- c) Support the following National, Regional and Local Road investment projects as outlined in Project 2040 and the RSES for the Southern Region:

Key Project 2040 projects:

- N/M20 Cork to Limerick
- M8/N25 Dunkettle Interchange
- N28 Cork to Ringaskiddy Road
- N22 Baile Bhuirne to Macroom Road
- N72/N73 Mallow Relief Road
- N25 Carrigtwohill to Midleton

- d) Support the following projects identified in the RSES as strategic regional priorities to achieve NSO Enhanced Regional Accessibility:
  - Cork Northern Transport Project .
  - Improvements to the N71, N72, N73, inter regional and intra regional corridors .
  - Access to Monard SDZ .
  - N27 Cork-Cork International Airport.
- e) Support key regional and local road projects identified in the RSES as strategic regional priorities to achieve NSO Enhanced Regional Accessibility:
  - Carrigaline Western Distributor Road (Identified Under the NDP).
  - Upgrade of the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status. See also TM 12.13 footnote.
  - Upgrade of the R630 Regional Road linking Midleton to Whitegate Road (Energy Hub) and designation to National Road Status.
  - Upgrading the R586 Regional Road from Bandon to Bantry via Dunmanway and support for designation to National Road Status.
  - Upgrading of the R572 Regional Road linking Castletownbere Port to the N71.
- f) Support upgrade of Cobh Cross junction.
- g) Support upgrading of the R585 Regional Road between Cork City and Bantry via Crookstown, Cappeen and Kealkill.
- h) Support and provide for improvements to the national road network including reserving corridors for proposed routes to prevent inappropriate development which might compromise future road schemes.
- i) Promote the improvement of strategic Regional and Local Roads throughout the County in accordance with the strategies identified for the main settlements in this plan.
- j) Restrict individual access onto national roads in order to protect the substantial investment in the national road network, to improve carrying capacity, efficiency and safety and to prevent the premature obsolescence of the network.
- k) Limit access to regional roads where appropriate so as to protect the carrying capacity of the network and have regard to safety considerations, particularly where access to a lower category road is available.
- l) Ensure that all route upgrades are planned, designed and constructed to be compliant with EU environmental directives and to minimise impacts on biodiversity, built heritage and landscape.
- m) Avoid the creation of additional access points from new developments or the generation of increased traffic from existing accesses onto national roads to which speed limits of greater than 50kph apply.
- n) Prevent the undermining of the strategic transport function of national roads and protect the capacity of interchanges from locally generated traffic.
- o) Ensure that in the design of new development adjoining or near National, Regional or Local Roads, account is taken of the need to include measures that will serve to protect the development from the adverse effects of traffic noise for the design life of the development.
- p) Control the proliferation of non- road traffic signage on and adjacent to national roads having regard to TII's 'Spatial Planning and National Roads Guidelines'.

*Note: The upgrading of the R624 may require the development of a new crossing of the Belvelly Channel as well as road widening in a sensitive location relative to the Cork Harbour SPA and the Great Island Channel SAC. In addition to natural heritage considerations, there are significant built and archaeological heritage sensitivities at this location. All of these constraints will need to be considered carefully at design stage and construction stages. The proposed project will be subject to all necessary environmental, ecological (including Appropriate Assessment) and built heritage assessments as part of the consenting process. The project will only proceed if it is assessed to be compatible with the requirements of EU environmental directives and the principles of proper planning and sustainable development.*

## 12.17 Freight and Ports

- 12.17.1 The efficient movement of goods is vital to our economic welfare and Cork has a significant role both regionally and internationally as a major logistics centre. Ireland is an export-led economy but is also heavily reliant on imported manufactured goods. The export of goods and services represented 126% of GDP in Ireland in 2019 compared to the EU average of 46.6%. Imports of goods and services in 2019 in Ireland represented 114% of GDP compared to the EU average of 47%. Ireland is also heavily reliant on imported manufactured goods.
- 12.17.2 In 2016, 141,669,000 tonnes of road freight were carried in Ireland and 12,880 trading vessels (of 100 gross tonnes or more) arrived in Irish ports.
- 12.17.3 As a relatively small island nation with a dispersed population, good access to port facilities is critical and alternatives to road freight are difficult to justify on cost grounds. Improved access routes to the Port of Cork is particularly necessary in light of Brexit and growth projections for Cork. CMATS sets out overarching objectives for the management of freight movement in Metropolitan Cork as follows:
- Re-directing the through movement of freight from densely populated areas and unsuitable local roads to the strategic road network;
  - Examining the feasibility of consolidation centres and break-bulk facilities outside of the national road network in the medium term, to facilitate smaller vehicles delivering to the City Centre;
  - Examine the potential for rail freight movement;
  - Requiring area-based construction, and delivery and servicing plans as part of new development with a view to consolidating deliveries where practical;
  - Re-timing freight trips to out-of-hours wherever practicable; and
  - Ensuring that delivery, servicing and waste management trips are made as green and quiet as possible through the use of zero or low emission vehicles such as electric vehicles or cargo bikes, where appropriate.
- 12.17.4 This Plan aims to:
- Secure the appropriate infrastructure for the effective movement of goods, especially to and from the region's ports;
  - Safeguard the regions rail-freight infrastructure so that it can be brought back in to use if appropriate conditions prevail; and
  - Facilitate the planned development of port infrastructure to enhance the region's sustainability and general economic competitiveness.

## 12.18 Rail Freight

- 12.18.1 There are many environmental and social benefits to be gained from utilising rail to transport goods. Rail produces significantly less CO<sub>2</sub> than road per tonne carried and uses less than half the fuel as road per tonne km. Therefore, rail can play a valuable role in our efforts to cut carbon emissions. The potential for electrification of rail increases this value.
- 12.18.2 Iarnród Éireann's Bulk Freight business specialises in the movement of products in full train loads. Trains can operate with an achievable payload of up to 600 tonnes. Some of the products currently transported include mineral ores and pulpwood. In some cases, the rail infrastructure has been provided to enable the operation of trains directly from the customer's production facility to a Port or rail connected site. There is potential to develop this type of facility at Marino Point.
- 12.18.3 Iarnród Éireann's intermodal business specialises in the transport of ISO containers or tanks in full trainloads. The maximum train size permitted on the network is 42 TEU's between Dublin and Cork. The lines between Ballina and Dublin Port and Ballina and Waterford Port are cleared to carry 9'6" high cube containers on standard floor wagons, thus allowing a dramatic increase in possible payloads on trains but this facility is not currently available on routes to Cork.
- 12.18.4 Adaptation of the route between Portarlington and Cork to allow similar payload improvements may be possible. This Plan includes objectives intended to safeguard the intermodal facilities at North Esk so that they can be brought into use if appropriate conditions prevail.

## 12.19 Road Freight and Logistics

- 12.19.1 Facilitating the movement of freight, particularly for perishable goods and for movements to and from the ports, is an important function of the County's road network and it is important that road capacity is maintained so that these journeys can be made efficiently.
- 12.19.2 Efficient freight distribution and logistics networks (that rely on road freight) are important to the County's infrastructure providing access for Cork's agricultural, marine and industrial sectors to national and international markets. These networks are also an important component in delivering goods produced outside the region to shops and residents. As a result Cork is an important location for the distribution of convenience goods and major retailers have chosen to locate distribution warehouses serving southern and western Ireland at a number of locations.
- 12.19.3 Cork is part of the EU TEN-T network (Belfast to Cork route on the North Sea-Mediterranean TEN-T Corridor) which aims to achieve efficient, safe and seamless transport chains for passengers and freight.
- 12.19.4 Road infrastructure in the Metropolitan Area, serving the Port of Cork, is intensively used and, at certain times of the day parts of the network have only limited spare capacity. The County Council is working actively with other agencies to manage competing demands for transport over this part of the network, taking into account the needs of the freight sector. Mobility management planning could reduce the HGV impact on the road network during peak periods.
- 12.19.5 In relation to new development, the aim of this Plan is to encourage new industrial, commercial and logistical development that is heavily reliant on road freight movements to locate within the urban centres of the County but in locations where goods vehicles can gain access to the national road network without passing through town centres or residential areas.
- 12.19.6 A shift to more sustainable means of road freight and logistics transport, including EV and low emission fuels, is necessary to decarbonise transport. In the medium term, freight is likely to be fuelled by a range of fuel types or combinations of such types as biogas, biofuels, electricity, hydrogen, CNG and LNG. However the level of contribution from biofuels is expected to have limits over the long term due to various resource constraints, demand/supply and land use issues.
- 12.19.7 National policy aims to explore renewable compressed natural gas (CNG) expansion and hydrogen as fuel source for medium and heavy duty trucks. The Causeway Project, an EU co-funded project with the objective of increasing customer awareness of the potential for alternative fuels such as CNG for transport and the future role of renewable gas in the market, will see the formation of a national CNG refuelling network of 14 fuelling stations, a renewable gas injection facility and grant support for the deployment of a fleet of c74 CNG vehicles. There may also be a role for plug in hybrid electric heavy goods vehicles and emerging technologies such as hydrogen vehicles, biomethane and AD substitutes for natural gas.

### County Development Plan Objective

#### TM 12-14: Freight

- a) Create an efficient freight network that operates in harmony with other transport users and the residents of the Cork area.
- b) Protect the potential for rail-freight facilities to the former IFI plant at Marino Point and North Esk in Glounthaune.
- c) Support the development of a Framework for Sustainable Freight Distribution for the County.
- d) Encourage development that is heavily dependent on road freight to locate where goods vehicles can access the national road network without traversing urban areas.
- e) Support the use of the existing rail system for the transport of appropriate materials where feasible.
- f) The use of low emission vehicles such as electric vehicles, or cargo bikes, is to be considered where appropriate.

## 12.20 Port of Cork

- 12.20.1 The Cork Harbour area is considered a critical regional and national spatial asset. Cork Port is the second most significant port in the state. It is critical to the economic success of the South West Region. The Cork port activities are divided between several locations in the harbour, including traditional open wharves and container facilities on the eastern approaches to the City at Tivoli and a modern deep-water facility with 'Ro-Ro' facilities and car/passenger links to France at Ringaskiddy. There are a number of specialised facilities for oil and petroleum at Whitegate and general cargo at Passage West. Disused facilities at Marino Point, a Specialist Employment Centre, has potential to handle bulk cargos transported to or from the port by rail. Handling non-rail cargos at this location will require the upgrading of the R624 linking the site to the N25.
- 12.20.2 The Port of Cork is identified in National Ports Policy (NPP) as a Port of National Significance (Tier 1) and is a Core Port within the TEN-T (European Union's Trans European Network – Transport). Inclusion in the core network reflects Cork Port's significant volumes of traffic and its high level of international connectivity.

- 12.20.3 This Plan supports the Port of Cork's expansion of facilities in Ringaskiddy so that port centred operations and logistics can become more efficient through the accommodation of larger ships and so that port traffic can directly access the National Road network without passing through the City Centre. The expansion of Port facilities at Ringaskiddy is ongoing and will release dockland areas close to the City for planned redevelopment in line with proposals set out in the City Council's development and local area plans. The Cork Container Terminal for the Port of Cork Company is expected to begin operations in 2021. Development of port related facilities at Marino Point is also planned and disused port facilities at Marino Point are protected so that their potential to accommodate rail cargo can be developed in the future if required.
- 12.20.4 A new direct weekly service from Cork to USA commenced in June 2020, giving Ireland its first direct container service to the USA in many years and offering Irish exporters reliable fast delivery times. It is recognised that Brexit may result in increased passenger and freight movement between Cork and mainland Europe.
- 12.20.5 In parallel with its economic role, the environmental, heritage and ecological values of the Harbour are very important. Developing the harbour in a sustainable manner to include the safeguarding of its key environmental and heritage resources will be critical if the full potential of the Harbour is to be realised. Development proposals will be subject to environmental assessment, implementation of mitigation measures outlined in applicable SEAs and AAs and feasibility studies to establish that any expansions can be achieved without adverse effects on any European Sites and within the carrying capacity of the receiving environment of the ports.
- 12.20.6 Investment in port infrastructure must be complemented by the sustainable development of improved access infrastructure. Transport connectivity proprieties for the port, supported by this plan, are as follows:
- M8 Dunkettle Interchange.
  - N28 Cork to Ringaskiddy.
  - Upgrading of the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status.
  - Rail Connection to Marino Point.
  - Upgrading of the R586 linking Bandon to Bantry and designation to National Road Status.
  - Upgrading of the R630 linking Midleton to Whitegate and designation to National Road Status.
  - N/M20 Cork to Limerick.
  - Northern Ring Road.
- 12.20.7 The provision of an alternative access to Cobh will need to take account of ecological/heritage considerations arising from Cork Harbour Special Protection Area and Great Island Channel SAC and pNHA.
- 12.20.8 See also objective EC 8-1 Cork Harbour, in **Chapter 8, Economy and Employment**, in this Plan.

## 12.21 Other Ports and Harbours in the County

- 12.21.1 Castletownbere is identified as a Port of Regional Significance with a specialism for fisheries within the NPP. Adequate roads infrastructure into this region is important. The R572 provides a key link between the white fish port of Castletownbere and the wider road network and the Council will continue to promote the improvement of these roads and to seek funding for their upgrading.
- 12.21.2 The establishment and maintenance of smaller ports, harbours and quay walls is important to the local economic and tourist base of an area. There are many smaller ports, harbours and quay walls located along the length of the Cork coastline. These are important in terms of their fishing and commercial base and as tourist access points and should be maintained and encouraged to develop further where expansion is compatible with environmental and heritage sensitivities.

**County Development Plan Objective**  
**TM 12-15: Port of Cork and Other Ports**

- a) Ensure that the strategic port facilities at Ringaskiddy, Whitegate and Marino Point have appropriate road transport capacity to facilitate their sustainable development in future years.
- b) Ensure delivery of the upgrading and realignment of the N28 Cork to Ringaskiddy Road and the upgrading of the R624 Regional Road linking N25 to Marino Point and Cobh and designation to National Road Status to provide appropriate road transport capacity to facilitate sustainable development of port facilities at Ringaskiddy, Whitegate and Marino Point. (see also TM 12-13 e) & TM 12-13 footnote)
- c) Support the landside capacity of Port of Cork subject to consideration of environmental concerns including water quality, flood risks, human health, natural and built heritage.
- d) Support the relocation of port activities and other industry away from the upper harbour on the eastern approaches to the city.
- e) Support Ringaskiddy as the preferred location for the relocation of the majority of port related activities having regard to the need for a significant improvement to the road network. Also recognising the key role that Marino Point can play in providing an alternative relocation option for some of the port related uses that could best be served by rail transport taking account of residential amenity, tourism, recreation and renewable energy. The Council is committed to engage with the Port of Cork and other relevant stakeholders in achieving this objective.
- f) Future expansion or intensification of Port activities will have regard to environmental, nature conservation and broader heritage considerations at design, construction and implementation stages.

## **12.22 Water Based Transport**

- 12.22.1 An aim of this Plan is to increase the level of access to a choice of transport modes and water based public transport services, particularly within Cork Harbour which can provide an alternative to private car transport. This plan will support the provision of water-based public transport services serving the Metropolitan area. In other locations it is important to recognise the key role of ferries in meeting the transport needs of the inhabitants of West Cork Island Communities including facilitating access in relation to tourism.

**County Development Plan Objective**  
**TM 12-16: Water Based Transport**

- a) Ensure appropriate access (road and rail) to Cork Port, recognising its role in the provision of maritime transport, both passenger and freight.
- b) Support the role of ferries and other forms of water based transport in meeting transport needs, particularly of island residents but also in providing access to the tourist assets of the County.
- c) Support the delivery of improved ferry services between Glenbrook and Great Island to cater for increased demand as required.

## **12.23 Cork International Airport**

- 12.23.1 Cork International Airport, within Cork City Council administrative area, is an important strategic asset to the County and an important economic driver for the South West Region. It plays a key role in terms of access to the region from Britain and other destinations in Europe in particular. This Plan supports the role of Cork Airport as a key tourism and business gateway to Cork and the wider Southern Region.
- 12.23.2 Airport public safety zones and airport noise zones apply to some areas of the County proximate to the airport and the objective below applies to such areas. These are indicated on the County Development Plan mapping browser.
- 12.23.3 The following objectives apply in relation to Public Safety Zones and Noise Zones:

**County Development Plan Objective**  
**TM 12-17: Airport Public Safety Zones and Noise Zones**

- a) **Public Safety Zones:** In the assessment of planning applications, falling within public safety zones in the vicinity of Cork Airport, Cork County Council will have regard to recommendations of the Report 'Public Safety Zones' (ERM, 2005), commissioned by the Department of Environment, Heritage and Local Government and the Department of Transport. Should updated guidance be issued by the Department during the lifetime of the Plan in relation to Air Safety Zone Corridors, the Plan will have regard to any such guidelines.
- b) **Airport Noise Zones:** Spatial planning policies in the vicinity of the airport shall recognise and reflect the noise zones associated with Cork Airport. In particular within the Inner Airport Noise Zone provision of new residential and/or other noise sensitive development shall be actively resisted. Within the Outer Noise Zone provision of new residential and/or other noise sensitive development shall be strictly controlled such that airport operations on a 24/7 basis is anticipated and planned.
- c) **General Airport Safeguarding:** In assessing applications for development within the vicinity of Cork Airport, regard will be had to the precautionary principle concerning potential risk to aircraft safety. This includes avoidance of any bird attracting feature or use; unacceptable glint and glare impact towards key airport infrastructure or aircraft; or intrusion into/infringing of airspace which might create an obstacle or danger to aircraft in flight.



Table 12.6: Car Parking Requirements for New Developments (Maximum per sq. m.)	
Development Type	Parking Provision Requirement
Offices	1 space per 17 sqm + 10% of staff parking for visitors
Retail (including retail services)	1 space per 20 sqm + 1 Lorry space per 750 sqm
Convenience retail	1 space per 20 sqm
Retail Warehouse	1 space per 25 sqm
Showrooms	1 space per 50 sqm
Industry (light and general)	1 space per 50 sqm
Warehouse	1 space per 100 sqm
Hotels & guesthouses (excl public areas)	1 Room + 1 space per 3 staff on duty + public space such as bars and restaurants as per the standards set out in this table
Public houses (incl hotel bars)	1 space per 8 (net sq m)
Restaurant, cafes & take-aways	1 space per 5 (net sq m)
Clinics & group medical practices (public health clinics)	3 per consulting room + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Nursing homes	1 per 1 patient bed + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Hospitals	1.5 spaces per 1 patient bed + 1 space per doctor/ Consultant + 1 space per 3 nursing and ancillary staff
Churches, theaters cinemas & auditoriums	1 space per 4 seats
Cultural, community & recreational buildings	1 space per 25 sqm
Crèches	1 space per 3 staff + 1 space per 10 children
Schools	1 space per teaching staff + 1 space per 2 ancillary staff + additional 50% of staff provision for visitors at primary level and additional 30% at second level
Colleges of further education / universities	1 per classroom + 1 per 5 students
Commercial leisure: (amusement centres, play centres, etc.)	1 space per 50 sqm
Conference centres: public areas	1 space per 7sqm

**Table 12.6: Car Parking Requirements for New Developments  
(Maximum per sq. m.)**

Development Type	Parking Provision Requirement
Other cultural / recreational & leisure uses	Dependent on nature and location of use.
Residential: Dwelling houses Residential: Apartments	2 spaces per dwelling unit 1.25 spaces per apartment unit

1. In the case of any development type not specified above, the planning authority will determine the parking requirement having regard to the traffic and movement generation associated with the development and the other objectives of this plan.
2. A reduced car parking provision may be acceptable where the planning authority are satisfied that good public transport links are already available or planned and/or a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development.
3. These requirements do not apply to development located in Town Centres as identified in this plan where the development involves the re-use/refurbishment of an existing occupied or vacant building, any change of use or where small scale infill developments (including residential) are proposed.
4. 5% of car parking spaces provided should be set aside for disabled car parking in non residential developments. Where the nature of particular developments are likely to generate a demand for higher levels of disabled car parking the Planning Authority may require a higher proportion of parking for this purpose. Disabled car parking spaces should be provided as close as reasonably possible to building entrance points and allocated and suitably sign posted for convenient access.
5. 10% of car parking spaces provided should be set aside for parent and child car parking in non residential developments. Parent and child parking spaces should be provided as close as reasonably possible to building entrance points and should be allocated and suitably sign posted for convenient access.
6. Motorcycle parking should be provided to meet the requirements of any development. Parking spaces should be provided on the basis of one motorcycle parking bay per 10 car parking spaces provided for non-residential developments and apartment developments. Spaces should be provided in locations convenient to building access points, similar to cycle parking requirements. Where parking is provided within streets and spaces drop-kerbs should be provided to facilitate access to motorcycle parking bays.
7. Non residential developments with more than 10 parking spaces, or applications for substantial renovation of a building with more than 10 associated parking spaces, will provide at least one electric vehicle recharge point. Should National Policy require a greater provision of charge points this greater provision will apply. See also TM 12-12 EV Charging.
8. All other parking spaces, including in residential developments, should be constructed to be capable of accommodating future charging points as required.

**Table 12.7: Dimensions of Parking Bays**

Parking Bay	Dimensions
Car Parking Bay	4.9m by 2.4m
Loading Bay	6.1m by 3.0m
Disabled Car Parking Bay <i>(not including minimum 1.2m circulation area to be provided as required).</i>	4.9m by 3.0m minimum
Parent and Child Bay	4.9m by 3.0m

**Table 12.8: Cycle parking for residential development (Minimum)**

Residential Development type	1 long stay parking space per:	1 short stay (visitor) parking space per:
Apartments	1 bedroom	2 units
Houses	1 unit	5 units
Sheltered housing	1 unit	5 units
Student Accommodation	2 bedrooms	5 bedrooms

**Note:** Cycle Parking and Associated Cycling Facilities for New Developments (Dun Laoghaire Rathdown County Council, 2018) provides guidance in relation to the general principles to be applied to cycle parking location and design. Generally, the provision of cycle parking and associated facilities is to comply with this guidance.

**Table 12.9: Cycle Parking for Non-Residential Development (Minimum)**

Development type	1 Long Stay Parking Space per: (GFA = Gross floor area)	1 Short Stay (visitor) Parking Space per: (PFA = Public Floor Area)
Offices - Business, Professional	200m <sup>2</sup> GFA	200m <sup>2</sup> GFA
Retail - comparison (including retail services))	5 staff	100m <sup>2</sup> GFA
Retail - convenience	5 Staff	100m <sup>2</sup> GFA
Retail Warehousing	200m <sup>2</sup> GFA	500m <sup>2</sup> GFA
Retail Showrooms	200m <sup>2</sup> GFA	500m <sup>2</sup> GFA
Industry	200m <sup>2</sup> GFA	200m <sup>2</sup> GFA
Warehousing	400m <sup>2</sup> GFA	1000m <sup>2</sup> GFA
Hostels	5 staff	5 beds
Hotels and Guesthouses	5 staff	10 beds
Public houses (incl hotel bars)	5 staff	100m <sup>2</sup> PFA
Cafés, Restaurants, take aways	5 staff	100m <sup>2</sup> PFA
Fast food / takeaways	5 staff	50m <sup>2</sup> PFA
Clinics & primary care centres	5 Staff	2 consulting rooms
Nursing Home, Elderly Persons Home, Children's Home	5 Staff	10 patient bed
Hospital	5 staff	10 beds
Church, Places of Public Worship	5 Staff	20 seats

Cultural, Community & recreational building	5 Staff	100m <sup>2</sup> GFA
Childcare service	5 Staff	10 children
School - primary	5 Staff	10 Students
School – post primary	5 Staff	5 Students
College of further education / university	5 staff	5 students
Auditorium, Theatre, Cinema	5 Staff	10 seats
Commercial Leisure - Amusement Centre, Entertainment, etc.	5 Staff	10 visitors
Conference Centre	5 Staff	20 seats
Sports Club/Recreation Centre/ Gymnasium	5 Staff	100m <sup>2</sup> GFA
Other cultural / recreational / leisure use	Dependent on nature and location of use	Dependent on nature and location of use
Remote working hubs	1 Staff	1 Occupant
Multi Storey Car park	-	10% of car parking spaces (minimum of 10 spaces)
Public Buildings	-	5% of number of visitors per day (minimum of 10 spaces)
Train Stations	-	5 per number of trains at 2-hour peak period (minimum of 10 spaces)
Park and Ride	-	20% of car parking or as agreed (minimum of 10 spaces)
Bus Interchanges	-	1 per 50 passengers peak flow (minimum of 10 spaces)

**Notes:**

1. Sheltered (covered) cycle parking can provide a higher quality of short-term parking offering weather protection and helping protect bikes from accidental damage by providing greater separation from a sidewalk or parking area. Installing cycle parking underneath awnings, overhangs or stairways can also provide good shelter and may avoid extra construction costs. An enclosed structure provides the best shelter however a simple covering will still help to protect bikes and cyclists from rain and snow. A minimum of 50% of short-term cycle parking and all long-term cycle parking should be covered. Individual bike lockers can also be provided to provide safe cycle parking.
2. Cycle Parking and Associated Cycling Facilities for New Developments (Dun Laoghaire Rathdown County Council, 2018) provides further guidance in relation to the general principles to be applied to cycle parking location and design. Generally, the provision of cycle parking and associated facilities is to comply with this guidance.



# CHAPTER 13 ENERGY AND TELECOMMUNICATIONS

## **Aim of Chapter**

Facilitate and support investment in sustainable energy production and infrastructure in Cork to meet the future local, regional and national needs, while transitioning to a low carbon economy, addressing the climate change challenge with greenhouse gas emissions and protection of the environmental, cultural and heritage assets of the county. Cork will benefit through its contribution to national renewable energy targets, in a renewable energy framework that will also ensure the protection of local environmental assets in line with the National Planning Framework, the Regional Spatial and Economic Strategy and all other key Energy policies.



# S T E T N O

# Contents

13.1	Introduction	292
13.2	Strategic Policy and Legislation	292
13.3	Key Energy Targets	293
13.4	Cork Energy	293
13.5	Renewable Energy	294
13.6	Wind Energy	296
13.7	Development Proposals	299
13.8	Solar Energy	301
13.9	Other renewable Energy	302
13.10	Bioenergy	304
13.11	Hydrogen Energy	305
13.12	Gas Storage	306
13.13	Combined Heat and Power	306
13.14	Direct Heating	306
13.15	Further Renewable Energy Considerations	307
13.16	Transmission Network	308
13.17	Energy from Oil and Gas	310

## 13.1 Introduction

- 13.1.1 Reliable energy services are essential to the daily functioning of society and the economy. Demand for energy has continued to increase in line with population and economic growth. The greenhouse gases produced in the production and use of energy are one of the major contributors to climate change and a 'radical transformation' of our energy system is required to meet National, European, and International climate policy objectives.

## 13.2 Strategic Policy and Legislation

- 13.2.1 In terms of energy and climate change, there are a wide range of legislative provisions, mandatory targets and policies / action plans and adaptation plans to consider and the most relevant of these are discussed below. The challenge for this Plan is to optimise the contribution Cork can make to the energy transition agenda by including policies to support the significant behavioural change required to transition to a low carbon future and by supporting efficient delivery and use of energy, minimising the energy demands of new development and guiding and supporting people toward the optimum energy choices.

### International Level

- 13.2.2 The United Nations Framework Convention on Climate Change (UNFCCC) is the international legal framework for addressing climate change at a global level with the ultimate objective being to stabilise global greenhouse gas emissions. The 2015 Paris Agreement seeks to accelerate and intensify the actions and investment needed for a sustainable low carbon future, and individual member states have their own set targets.

### European Level

- 13.2.3 The European Union (EU) has put in place a framework strategy for resilient energy and climate change policy for all member states called the Energy Union. The strategy addresses supply security, the integrated internal energy market, energy efficiency, climate action and research and innovation. Various EU Directives have set legally binding targets for member states on reducing emissions and increasing the share of energy coming from renewables. These targets are regularly updated and adjusted.
- 13.2.4 In 2020, the European Commission proposed as part of the European Green deal, to increase the greenhouse gas emissions reduction target from 40% to 55% by 2030, compared to 1990 levels, which will enable Europe to be the first Carbon neutral continent by 2050. Other targets will need to be adjusted accordingly and publication of revised targets is awaited.

### National Level

- 13.2.5 The Climate Action and Low Carbon Development (Amendment) Bill 2021, outlines a key commitment set out in the Programme for Government, how Ireland will reduce its greenhouse gas emissions by 7% per annum for the next 10 years (51 % overall), and achieve a 'climate resilient and climate neutral economy' by 2050. As part of the Bill, local authorities must prepare individual Climate Action Plans and the National Climate Action Plan must be reviewed yearly.
- 13.2.6 The Climate Action Plan 2021 defines a roadmap for how to achieve carbon neutrality, setting out over 180 actions across all relevant sectors - electricity, industry, enterprise, housing, heating, transport, agriculture, waste and the public sector. Policy has five key aspects:
- Decarbonisation which includes reducing GHG emissions and greater use of renewable energy;
  - Energy Efficiency- improving energy rating of buildings, phasing out of oil and gas boilers etc.
  - Energy Security – increase indigenous renewable sources of energy etc.
  - Internal Energy Market - maintain and develop links with energy markets, improve interconnectedness.
  - Research, Innovation and Competitiveness – support the development of new technology.
- 13.2.7 The White Paper 'Ireland's Transition to a Low Carbon Energy Future 2015-2030' has set out a framework to guide policy and the actions that Government intends to take in the energy sector from now up to 2030, taking into account European and International climate change objectives and agreements. The vision sets out how Ireland will transform its energy systems, move to lower emission fuels, increase the generation of renewable energy, improve energy efficiency performance, implement smart and interconnected energy systems, have a strong regulatory market and reposition energy consumers to have a more active role within the energy sector. A review of the policy is currently taking place. The White Paper acknowledges that the transition to a low carbon future will impact on people's lives and affect their choices around using less energy, switching to lower carbon options for transport and heating, shifting their energy use to off peak times, investing in smart technology and potentially engaging in energy production on an individual or community level. It is acknowledged that the development of new infrastructure to support the energy transition can give rise to community concerns, and the active engagement of communities in the development of such infrastructure is critical. Community led projects will also have an important role to play in the transition process.

- 13.2.8 National Energy and Climate Plan (NECP) outlines the government agreed to support the adoption of a net zero target by 2050 at EU level, and to pursue a trajectory of emissions reduction nationally which is in line with reaching net zero in Ireland by 2050. The Effort Sharing Regulation (ESR) enshrines a greenhouse gas emissions reduction target for Ireland of 30% by 2030 relative to 2005 levels. This reduction target for Ireland has increased to 55% in September 2020 as seen in paragraph 13.2.4.
- 13.2.9 The National Planning Framework 2018-2040 (NPF) seeks to transition to a low carbon and climate resilient society by 2050 (National Policy Objective No. 8). The aim of this objective is to shape our choices over the coming decades and to keep our attention on a renewable-focused energy generation system. National Policy Objective 55 promotes the use of renewable energy to meet national objectives towards achieving a low carbon economy by 2050.
- 13.2.10 Regard has been had, in the preparation of this plan, to all National Policy and Legislation, Interim Guidelines for Planning Authorities on Statutory Plans, Renewal Energy and Climate Change (2017) and the Draft Revised Wind Energy Development Guidelines, and the associated Specific Planning Policy Requirements, in order to contribute to realising overall national targets on renewable energy and climate mitigation, and in particular wind energy production and the wind energy resource. (See Wind Section for more details).

### Regional Level

- 13.2.11 The Regional Spatial and Economic Strategy (RSES) 2020, for the Southern Region has committed to implement regional policy consistent with the Climate Action Plan 2021 and the National Planning Framework to transition to a low carbon economy and society.

### Local Level

- 13.2.12 Climate Adaptation Strategy 2019 -2024 - Under the National Adaptation Frameworks (NAF), which was published in response to the provisions of the Climate Action and Low Carbon Development Act 2015, all Local Authorities were tasked with producing a Climate Adaptation Strategy for their functional areas. Cork County Council adopted its Climate Adaptation Strategy in 2019. This strategy sets out the Council's strategic priorities, measures, and responses for climate adaptation over a five-year period.

## 13.3 Key Energy Targets

- 13.3.1 Taking all of the above policy documents together, key national energy targets<sup>1</sup> for 2030 include the following:
- A 34% share of renewable energy in energy consumption by 2030<sup>2</sup>.
  - Increase electricity generated from renewable sources to 70%.
  - 5GW of offshore renewable energy.
  - Up to 1.5 GW of grid scale solar energy.
  - Onshore wind capacity of up to 8.2 GW.
  - Increase our greenhouse emission reduction target to 55% by 2030.

## 13.4 Cork Energy

- 13.4.1 Cork plays a significant role in the security of energy supply and electricity production in Ireland being home to two Power Stations at Aghada/ Whitegate operated by the ESB and Bord Gáis, Whitegate Oil Refinery which supplies about 40% of our national petroleum needs, and Whiddy Island Oil Terminal which stores Ireland's oil reserves. The Kinsale Gas Field is currently being decommissioned as the gas field is depleted. Opportunities for future uses of the gas field for carbon storage and capture are currently being considered.
- 13.4.2 In terms of renewable energy Cork currently has 38 commissioned wind farms with capacity to produce 603 MW of electricity and 43 permitted solar farms with capacity to produce 358MW of electricity.
- 13.4.3 Gas Networks Ireland has plans to develop Ireland's first Central Grid Injection (CGI) facility for delivering renewable gas into the national gas network with the GRAZE project, in Mitchelstown, Co Cork. It is envisaged that the facility will enable the development of on-farm anaerobic digestion (AD) plants, which will supply the CGI plant. It is intended that the Mitchelstown facility will be the first of a number of transmission connected facilities, delivering renewable gas into the natural gas network. It is estimated that GRAZE Gas will deliver 8% of Ireland's residential gas demand, equivalent to the gas demand of 56,000 new homes. The GRAZE project will also provide support for the development of two Compressed Natural Gas (CNG) stations, as part of a network of stations being developed by Gas Networks Ireland. These stations will support vehicles switching from diesel to renewable gas, which offers a 99% reduction in particulate matter emissions when compared to diesel.

1 European and National targets for Renewable Energy and GHG emission reduction are continuously being updated and are highly likely to be adjusted further in the lifetime of this plan. The targets outlined in this chapter are the most current target at the time of writing.

2 National Energy and Climate Action Plan 2021-2030

- 13.4.4 Energy generation in Cork is likely to evolve significantly over the next number of years as the move towards a low carbon economy increases and the need to produce more energy from renewable sources. Cork is well positioned to become self-sufficient in renewable energy and contribute to the achievement of national energy targets outlined above. During the life of this plan, the Planning Authority will prepare a renewable energy strategy for the county.
- 13.4.5 Other aspects of energy use are also likely to change over the life of this plan as carbon pricing creates behavioural change, buildings became more energy efficient and transport demand is reduced due to modal shift, greater alignment between where people live and work, and reduced commuting due to increased take up of remote working. The need to reduce overall energy demand is also acknowledged.

**County Development Plan Objective**

**ET 13-1 Energy**

- a) Ensure that County Cork fulfils its potential in contributing to the sustainable delivery of a diverse and secure energy supply and to harness the potential of the county to assist in meeting renewable energy targets and managing overall energy demand.
- b) During the life of this plan, the Planning Authority will prepare a renewable energy strategy for the county.

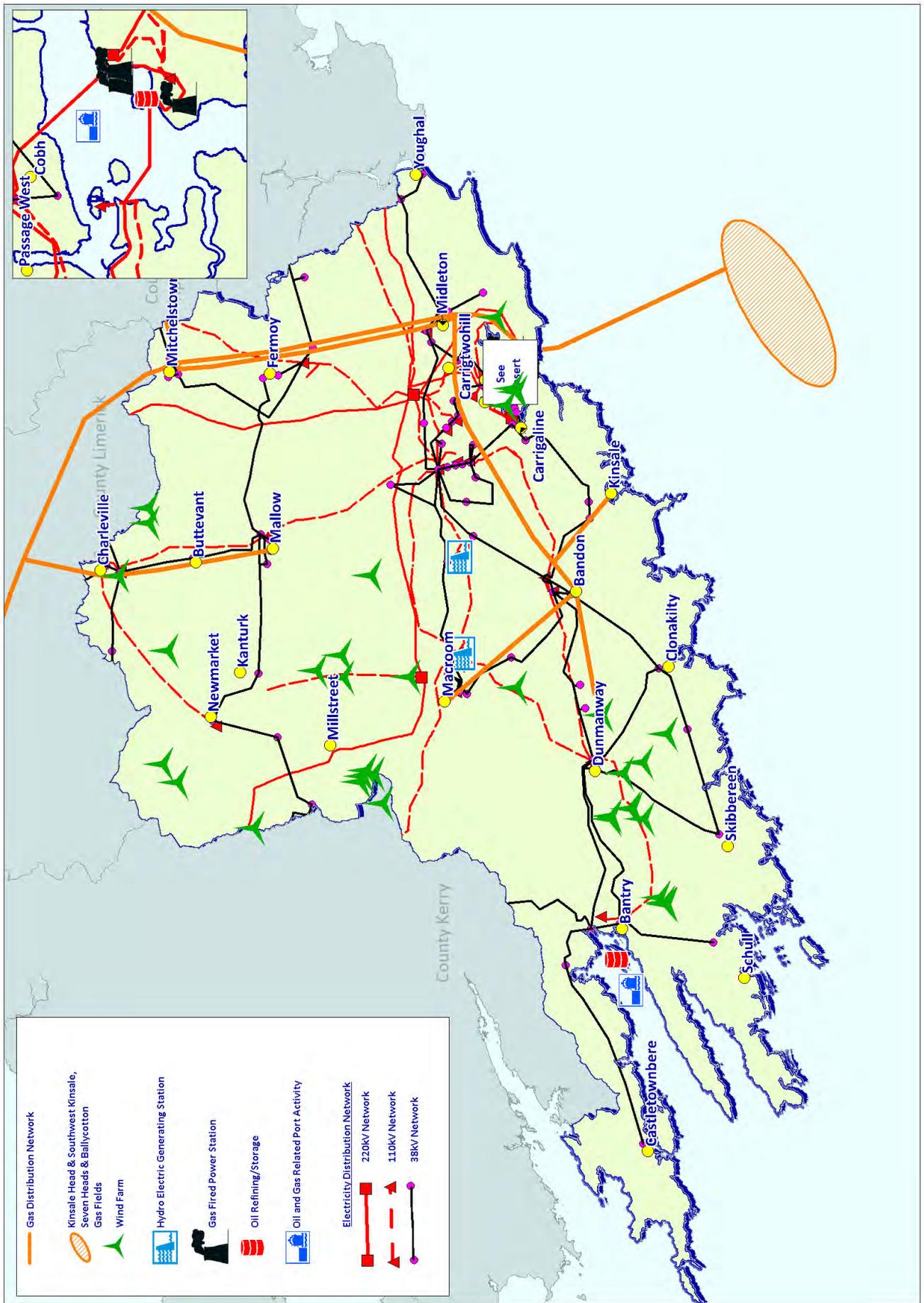
**13.5 Renewable Energy**

- 13.5.1 Renewable energy can be defined as energy developed from sources that are constantly replenished through the cycles of nature and, unlike fossil fuels, are not finite. The main sources are wind energy, solar energy, water energy (hydro, wave, and tidal energy), geothermal energy (from heat below the surface of the earth) and biomass (wood, biodegradable waste, and energy crops).
- 13.5.2 Wind, hydro and solar photovoltaic are used to generate electricity; wave and tidal have potential to do so in the future. Geothermal and biomass (Anaerobic Digestion AD) can be harnessed to contribute to both heat and electricity. Thermal solar energy is generally used for water and space-heating. Biomass is particularly useful for the heat sector and can also be used to generate electricity. Biofuels and biodiesel can contribute to the transport sector.
- 13.5.3 Achieving 70% renewable electricity by 2030 will involve phasing out coal and peat-fired electricity generation plants, increasing our renewable electricity, reinforcing our grid (including greater interconnection to allow electricity to flow between Ireland and other countries), and putting systems in place to manage intermittent sources of power, especially from wind.
- 13.5.4 It is important therefore that Cork County sets out its ambitions with regard to renewable energy in this context and shows its ability to help contribute to achieving these national targets in consultation with local communities and businesses.
- 13.5.5 Large scale renewable energy projects should seek to provide for a community gain element to the establishment of such infrastructure in local areas as outlined in the Programme for Government. The National Energy and Climate Plan 2021-2030 outlines the need to facilitate community participation and to support up to 10% community renewable electricity projects by 2030.
- 13.5.6 The Renewable Electricity Support Scheme (RESS), key to the delivery of national targets, provides support to renewable electricity projects in Ireland and will enable a framework for community participation. The RESS scheme is a competitive auction- based scheme which gives an opportunity for renewable energy projects to bid for capacity for approximately 15 years and is a key link for accelerating delivery of diverse renewable energy technologies in line with the plans set out in the Programme for Government and the Climate Action Plan. The RESS 1 auction in 2020 had 82 successful projects across the country with 63 of these applications for solar farm developments. The RESS includes a community projects category to help deliver sustainable renewable energy community initiatives.

**County Development Plan Objective**

**ET 13-2 Renewable Energy**

- a) Support Ireland’s renewable energy commitments as outlined in Government Energy and Climate Change policies by facilitating the development of renewable energy sources such as wind, solar, geothermal, hydro and bio-energy and energy storage at suitable locations within the county where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.
- b) Support and facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community. The Council will engage with local communities and stakeholders in energy and encourage developers to consult with local communities to identify how they can invest in/gain from significant renewable energy development.
- c) Support the development of new and emerging renewable energy technologies / fuels for the transport sector.
- d) To promote the potential of micro renewables where it can be demonstrated that that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.



13.1 – Key Energy and Renewable Energy Infrastructure in County Cork

## Hybrid Energy Systems

- 13.5.7 Hybrid Energy Systems usually consists of two or more renewable energy sources used together to provide the energy security needed that a standalone resource will never be able to supply due to various conditions and constraints. Solar, Hydrogen and battery storage have all been linked with wind energy to create hybrid systems. Solar and Wind can also work well together with solar having its peak output in the summer while wind output is likely to be greatest over the other seasons. Other hybrid combinations, such as wave and tidal energy also have potential to contribute to meeting our renewable energy targets. The renewable energy sector is becoming increasingly competitive and Hybrid Energy/ co-location of renewable energy systems, where feasible, will expand the sector by optimising the energy potential of a location.

### County Development Plan Objective ET 13-3 Hybrid Energy Systems

Support and facilitate proposals for hybrid energy systems and /or co-location of renewable energy where applicable where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment (including water quality), landscape, biodiversity or amenities.

## 13.6 Wind Energy

- 13.6.1 Wind Energy<sup>3</sup> is the largest generator of renewable energy in Ireland, providing 28% of Ireland's electricity in 2018<sup>4</sup>. Wind contributed 85% of all electricity produced from renewable resources in 2018.
- 13.6.2 In 2020, installed wind capacity reached 3,700 MW within the Republic of Ireland. Cork County currently has 38 commissioned wind farms with capacity of 603MW, equivalent to approximately 16% of the national capacity. However, if Ireland is to meet our renewable energy target then we need to double capacity nationally over the next ten years. On a pro rata basis, that could see capacity in Cork expand to 1,100MW. At present they are valid but unimplemented permissions in the county for a further 200MW of wind power.

### County Development Plan Objective ET 13-4: Wind Energy

In order to facilitate increased levels of renewable energy production consistent with national targets on renewable energy and climate change mitigation as set out in the National Energy and Climate Plan 2021-2030, the Climate Action Plan 2021, and any updates to these targets, and in accordance with Ministerial Guidelines on Wind Energy Development, the Council will support further development of on-shore wind energy projects including the upgrading, repowering or expansion of existing infrastructure, at appropriate locations within the county in line with the Wind Energy Strategy and objectives detailed in this chapter and other objectives of this plan in relation to climate change, biodiversity, landscape, heritage, water management and environment etc.

## Wind Energy Strategy

- 13.6.3 Cork County Council developed a wind energy strategy for the County Development Plan 2014 using the guidance provided in the "Planning for Wind Energy Development Guidelines 2006" and the SEAI Manual 'A Methodology for Local Authority Renewable Energy Strategies' April 2013. The 2006 Guidelines included a methodology for a sieve mapping analysis of the key environmental, landscape, technical and economic criteria to identify the most suitable location for wind energy development. Cork County Council's Strategy, illustrated in Figure 13.3 below, was based on these Guidelines and a number of key policy considerations as follows:
- The approach taken by other adjoining Local Authorities (Kerry, Limerick, South Tipperary, and Waterford) to Wind Energy in their respective County Development Plans. Of particular importance are the instances where adjoining Counties have adopted a policy discouraging wind energy projects.
  - The location of all existing and proposed wind energy developments and their cumulative impacts.
  - The pattern of population distribution, so that the main centres of population can be avoided.
  - Accessibility to the electricity distribution grid.
  - Important or high value landscapes.
  - Nature conservation sites and in particular Natura 2000 sites (SPA and SAC).
  - The Water Framework Directive and River Basin Management Plans for the County, so that impacts on the rivers, lakes and other waterbodies of the County could be avoided.
  - The Sustainable Energy Ireland (SEI) Wind Atlas, 2003 was utilised to identify areas with viable wind speeds.

3 On and off shore wind energy

4 Energy in Ireland 2019 Report by SEAI. Page 45.

- 13.6.4 The Strategy identifies three categories of 'Wind Deployment Area' for large scale commercial wind energy developments - Acceptable in Principle, Open to Consideration and Normally Discouraged. See Figure 13.2 Policy Considerations for Wind Energy Projects and Figure 13.3. Wind Energy Strategy Map.
- 13.6.5 In this Plan, commercial wind energy developments are those wind energy developments where the primary purpose is to generate electricity for connection to the grid irrespective of their scale. Other policies apply to the planning of wind energy developments where the primary objective is to generate electricity for use on-site (sometimes called: 'auto-producers'). See paragraph 13.7.3- 13.7. 5.

**County Development Plan Objective  
ET 13-5: Wind Energy Projects**

- a) Support a plan led approach to wind energy development in County Cork through the identification of areas for wind energy development. The aim in identifying these areas is to ensure that there are minimal environmental constraints, which could be foreseen to arise in advance of the planning process.
- b) On-shore wind energy projects should focus on areas considered 'Acceptable in Principle' and 'Areas Open to Consideration' and generally avoid "Normally Discouraged" areas as well as sites and locations of ecological sensitivity.

- 13.6.6 'Acceptable in Principle': These areas (River Ilen basin north of Skibbereen and an area south of Macroom) are an optimal location for wind farm development with minimal environmental impacts. They have viable wind speeds (>7.5m/s) and good proximity and access to the grid. These areas exclude urban areas and town green belts, avoid Natura 2000 Sites (SPAs and SACs), high value landscapes and Natural Heritage Areas (NHAs).

**County Development Plan Objective  
ET 13-6: Acceptable in Principle**

Commercial wind energy development is normally encouraged in these areas subject to protection of residential amenity particularly in respect of noise, shadow flicker, visual impact and the requirements of the Habitats, Birds, Water Framework, Floods and EIA Directives and taking account of protected species of conservation concern.

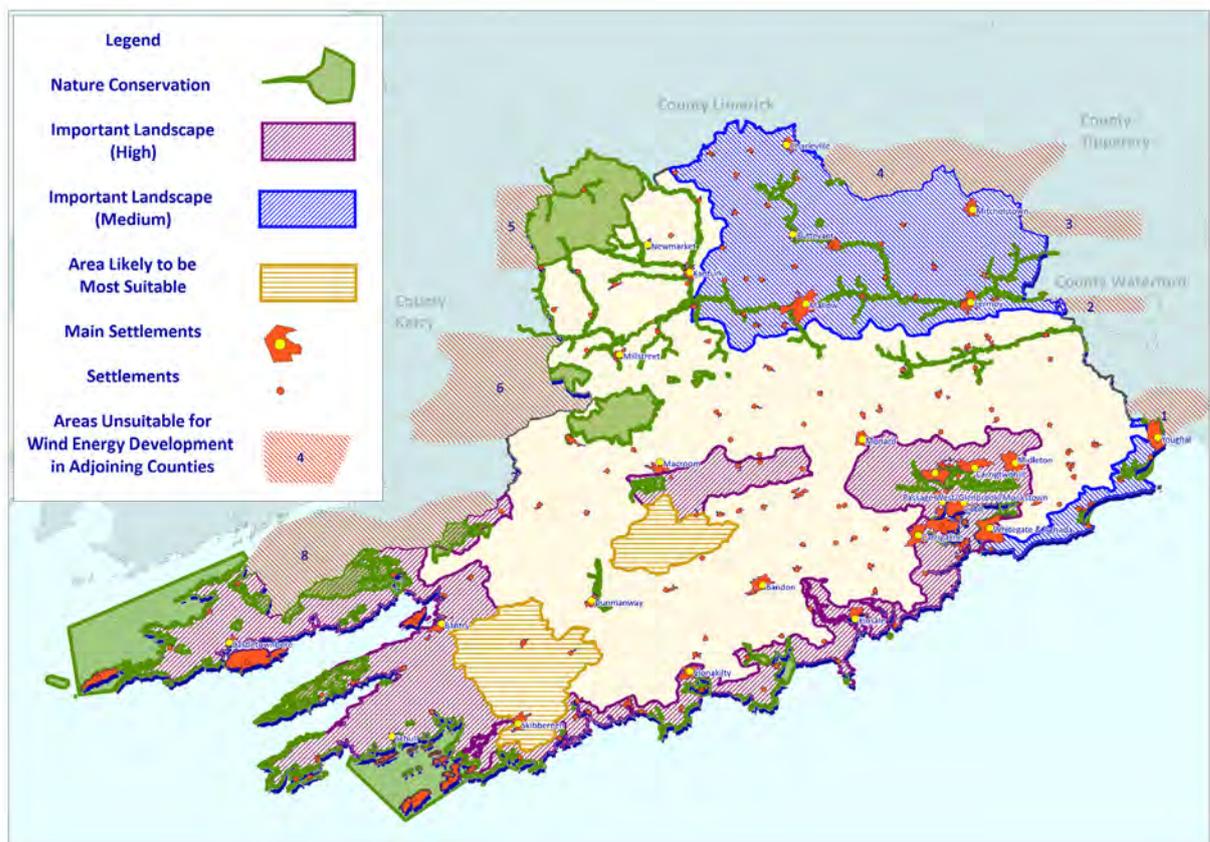


Figure 13.2 Policy Considerations for Wind Energy Projects

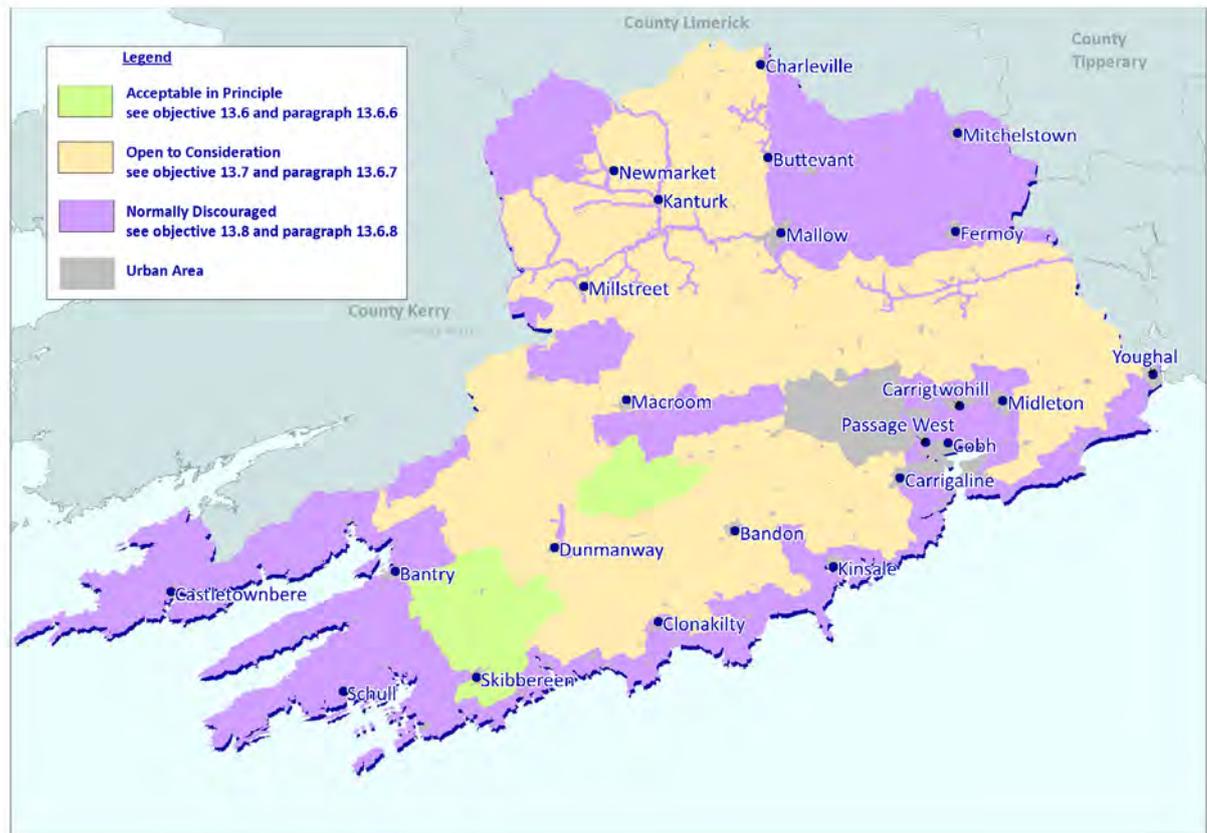


Figure 13.3 – Wind Energy Strategy Map

13.6.7 **Open to Consideration:** This area comprises almost 50% of the County area. Within these areas there are locations that may have potential for wind farm developments but there are also some environmental issues to be considered. This area has variable wind speeds and some access to the grid. Urban areas, metropolitan/town green belts, and Natural Heritage Areas (NHA's) within this area are not generally considered suitable for wind farm developments. The area excludes Natura 2000 sites. Any proposals within Freshwater Pearl Mussel Sub Basin Catchments or in other sensitive catchments must be able to demonstrate that they have been designed in a manner which prevents any risk of peat slippage or erosion; and ensures the ongoing protection of water quality and the maintenance of natural hydrological processes. The cumulative effect of wind energy developments with regard to landscape and visual impacts and also impacts on Natura 2000 sites will also be a consideration. High design standards in terms of environmental protection measures are likely to be required to be included in projects located in sensitive catchments.

**County Development Plan Objective  
ET 13-7: Open to Consideration**

Commercial wind energy development is open to consideration in these areas where proposals can avoid adverse impacts on:

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- Urban areas and Metropolitan/Town Green Belts;
- Natura 2000 Sites (SPA's and SAC's), Natural Heritage Areas (NHA's), proposed Natural Heritage Areas and other sites and locations of significant ecological value.
- Architectural and archaeological heritage;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.

In planning such development, consideration should also be given to the cumulative impacts of such proposals.

13.6.8 **Normally Discouraged:** These areas (coastal areas, some areas in North Cork, Cork Harbour, and the Lee Valley) are normally not suitable for commercial wind farm developments due to their overall sensitivity arising from ecological, landscape, amenity, recreational and settlement, considerations.

- 13.6.9 The area shown as “Normally Discouraged” on Figure 13.3 includes provision for a buffer of 800m around coastal and inland wetland SPAs (Ballymacoda Bay, Cork Harbour, Clonakilty Bay, the Gearagh SPAs) and 500m around upland SPAs (Stack’s to Mullaghareirks, West Limerick Hills and Mount Eagle Bog SPA and Mullaghanish to Mushermore Mountain SPA).

**County Development Plan Objective  
ET 13-8: Normally Discouraged**

Commercial wind energy developments will be discouraged in these areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments). Only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered.

- 13.6.10 The Councils Wind Strategy has been reviewed in light of the requirements of the Draft Revised Wind Energy Development Guidelines 2019, particularly the sieve mapping exercise outlined in the Draft Guidelines. It is considered that the strategy remains applicable and appropriate. The strategy facilitates commercial wind energy development in approximately 55% of Cork County with the remaining 45% unlikely to be suitable.
- 13.6.11 Wind farms in the county are currently concentrated in three main locations in the county; south of Millstreet in the Derrynasaggart Mountains; east of Millstreet in the Boggeragh Mountains and South of Dunmanway.

**County Development Plan Objective  
ET 13-9: National Wind Energy Guidelines**

Development of on-shore wind should be designed and developed in line with the ‘Planning Guidelines for Wind Farm Development 2006’ and ‘Draft Wind Energy Development Guidelines 2019’ and any relevant update of these guidelines.

**County Development Plan Objective  
ET 13-10: Development in line with Best Practice**

Ensure that wind energy developments in County Cork are undertaken in observance with best industry practices, and with full engagement of communities potentially impacted by the development. In accordance with the Code of Practice ‘Good Practice for Wind Energy Development Guidelines 2016’, wind energy development operators are required to put in place an effective complaints procedure in relation to all aspects of wind energy development projects, where members of the public can bring any concerns they have about operational difficulties, including noise and nuisance to the attention of the wind energy development operator.

**County Development Plan Objective  
ET 13-11: Public Consultation and Community Support**

- (a) Require wind energy developers to carry out active public consultation with the local community in advance of and in addition to the statutory public consultation required as part of the planning application process.
- (b) Applications for large scale wind energy development require a ‘Community Report’ with the planning application documents detailing the full extent of community and wider public engagement.

**County Development Plan Objective  
ET 13-12: Small Scale Wind Energy Development**

Consider proposals relating to the potential for relatively small-scale wind energy developments within urban and industrial areas, and for small community-based proposals outside the key areas that are identified as being appropriate for wind energy development. Community ownership of wind energy projects enables local communities to benefit directly from local wind energy resources being developed in their local areas, ensuring long-term income for rural communities.

## 13.7 *Development Proposals*

- 13.7.1 All planning applications for wind energy development should include a comprehensive assessment of the potential impacts of the proposed development on the receiving environment and landscape. The Planning Authority will require the following criteria to be covered by prospective applicants;
- The requirement for Environmental assessments (EIA, AA etc.).
  - Community engagement and participation aspects of the proposal.
  - Grid Connection. In particular grid connections with the potential to impact on the strategic function of the national road network should be discussed and agreed with Transport Infrastructure Ireland and should use alternative available routes where feasible in the first instance.

- Geology and ground conditions, including peat stability; and management plans to deal with any potential material impact. Reference should be made to the National Landslide Susceptibility Map to confirm ground conditions are suitable for project;
- Site drainage, water storage and hydrological effects such as water supply and quality and watercourse crossings; management plans to deal with any potential material impact on watercourses; the hydrological table; flood risk including mitigation measures;
- Landscape and visual impact assessment, including the size, scale and layout and the degree to which the wind energy project is visible over certain areas and in certain views;
- Visual impact of ancillary development, such as grid connection and access roads;
- Potential impact of the project on natural heritage, to include direct and indirect effects on protected sites or species, on habitats of ecological sensitivity and biodiversity value and ,where necessary, management plans to deal with the satisfactory co-existence of the wind energy development and the particular species/habitat identified;
- Potential impact of the project on the built heritage including archaeological and architectural heritage;
- Consideration of carbon emissions balance is demonstrated when the development of wind energy developments requires peat extraction.
- Local environmental impacts including noise, shadow flicker, electromagnetic interference, etc.;
- Adequacy of local access road network to facilitate construction of the project and transportation of large machinery and turbine parts to site, including a traffic management plan;
- Information on any cumulative effects due to other projects, including effects on natural heritage and visual effects;
- Information on the location of quarries to be used or borrow pits proposed during the construction phase and associated remedial works thereafter;
- Disposal or elimination of waste/surplus material from construction/site clearance, particularly significant for peatland sites; and
- Decommissioning considerations.

### **Other Wind Energy Developments**

- 13.7.2 Proposals for the generation and consumption of electricity in a single premise will be considered on their merits in all areas of the County including the Strategic Employment Areas around Cork Harbour.
- 13.7.3 Many small-scale renewable energy generation installations for domestic, agricultural and some industrial activities are generally 'exempted development' and may not require planning permission. However, in some circumstances particularly where proposals are located within or on a site or feature of 'heritage or environmental' value such proposals will be exempted and will therefore require planning permission. (See Planning and Development Regulations 2001-2020). Further information on these exempted developments is available by contacting Cork County Council or the Department of Environment, Community and Local Government.
- 13.7.4 Furthermore, the Council recognises the importance of community ownership of wind energy projects and how they enable local communities to directly benefit from local wind energy resources and ensuring long term income for rural communities. Micro generation is a concept that where energy is created and consumed on-site, and not exported to the grid. In this context it is understood as zero or low carbon heat and power generated by individuals, small businesses, and communities to meet their individual energy needs. The opportunities and benefits these technologies will give rural areas, and in particular islands off County Cork the chance to be self-sufficient and have energy security.
- 13.7.5 There is a need to increase the public acceptance of wind energy generation in Ireland. Other countries in Europe have had positive experiences with community wind farm projects. By introducing community projects, it will engage the locals and consumers in a positive way and change community perception of wind energy. The White Paper for Energy 2015 places emphasis on the need for people to be supported in a change 'From Passive Consumers to Active Citizens' and outlines that community-based energy initiatives will emerge to facilitate and drive the energy transition.

**County Development Plan Objective  
ET 13-13 Other Wind Energy Development**

Consider proposals where it can be shown that significant impacts on the following can be avoided:

- Residential amenity particularly in respect of noise, shadow flicker and visual impact;
- Urban areas and Metropolitan/Town Green Belts;
- Sites designated for nature conservation, protected species, and habitats of conservation value;
- Architectural and archaeological heritage: and;
- Visual quality of the landscape and the degree to which impacts are highly visible over wider areas.

### **13.8 Solar Energy**

- 13.8.1 In recent years Solar energy technologies have become more effective and in return have become more viable including solar panels/ tubes on roof spaces and commercial development of solar farms through storage facilities. The three main forms of solar energy are Passive Solar (e.g. Building Design), Solar Thermal (e.g. direct solar water heating) and Active Solar (e.g. generation of electricity through photovoltaic cells).
- 13.8.2 There is significant potential through careful building design to generate heat from solar energies such as Passive Solar Design and Solar Thermal Water Heating. The use of passive solar design will reduce carbon emissions while solar water heating will generate carbon free heat. On-site energy consumption can significantly reduce energy costs and lower the demand on the grid network. At present these technologies are used to varying degrees in Cork, via use in new buildings or through retro fitting on older buildings. This form of electricity generation has positive local impacts for the building users. The Council will continue to support and facilitate the development of solar energy, encourage passive solar design and solar water heating in new buildings and in retrofitting buildings. In addition, where possible, the installation of solar power in public buildings, including schools will be encouraged.
- 13.8.3 Photovoltaic (PV) is the generation of electricity from light and can vary significantly in scale. In essence, photovoltaic systems use daylight (not necessarily direct sunlight) to convert solar radiation into electricity. The technology can be used for domestic as well as larger industrial or commercial applications. Large solar farms technology has rapidly improved in recent years and can potentially affect the landscape and natural and built heritage. Large solar farms have potential to be built on agricultural land and leave room for a hybrid land use by allowing farming practices to co-locate with the ground mounted solar panels.
- 13.8.4 Many solar farms have been permitted across the country but to date none have been developed in the Republic of Ireland, due to the cost of the technology, the lack of direct financial support, constraints with the landscape, ecology and affects to human habitation. In County Cork, planning permission has been granted for forty-seven solar farms up to 2019, with a potential capacity for 408MW of renewable electricity should they be commissioned. Until 2020, the primary support mechanism for renewable electricity are the REFIT (Renewable Energy Feed-in Tariff) schemes. Solar Energy has not qualified for REFIT in Ireland and has delayed solar energy development till now. The first recent RESS 1 auction in August 2020, has approved 82 renewable energy projects with one being a solar farm in East Cork.
- 13.8.5 At present, there are no national planning guidelines to guide the future development of solar farm proposals. In the absence of same, the Council will assess the appropriateness of individual applications received having regard to all other statutory requirements and guidelines, environmental sensitivity factors (if any) of the application-site, similar development guidance internationally, and the overall proper planning and sustainable development of the area. Proposals for solar farms should consider a range of issues, including, but not limited to, the following:
- Landscape character;
  - Layout of the proposal including the scale of land cover, panel height, landscaping, road access, noise, etc;
  - Site suitability – lands of high environmental / biodiversity value are not generally suitable for such development while brownfield land may be suitable:
  - Drainage and flooding,
  - Environment;
  - Visual and landscape impact;
  - The effects of glint and glare on neighbouring sites and transportation routes,
  - Grid connections, In particular grid connections with the potential to impact on the strategic function of the national road network should be discussed and agreed with Transport infrastructure Ireland and should use alternative available routes where feasible in the first instance.
  - Fencing, lighting, and security,
  - Storage and maintenance,

- Ecology and protection of habitats and species,
- Traffic and noise impacts,
- Ensuring Heritage assets are conserved appropriately and consider how or if any implications a large wind farm may have on these sites,
- Cumulative impacts;
- Decommissioning and how the land can be restored to its previous use.

13.8.6 From the outset, Cork County Council recommends early consultation with the Planning Authority and the local community for such projects. The local community should be engaged, by the developer, at the pre-design, conceptual stage, ideally utilising a local exhibition / presentation where community views can be sought and recorded.

#### County Development Plan Objective ET 13-14: Solar Farm Development

- In recognition of national targets and commitments to significantly increase renewable energy production, support will be given to solar farm projects at appropriate locations, where such development does not have a negative impact on the surrounding environment, landscape, historic buildings, or local amenities.
- Promote the development of solar energy infrastructure in the county, in particular for on-site energy use, including solar PV, solar thermal and seasonal storage technologies. Such projects will be considered subject to environmental safeguards and the protection of natural or built heritage features, biodiversity views and prospects.
- Require that new solar farm development proposals be assessed against the criteria listed in this Plan until such time as Section 28 Guidelines on Solar Farm Developments from the Department of Housing, Planning and Local Government are published to supersede same.
- Encourage the use of passive solar design principles for residential building(s) in line with relevant design criteria.
- Support and encourage the installation of solar collectors and panels for the production of heat or electricity in residential and commercial buildings, in line with relevant design criteria.
- All proposed solar developments locating in close proximity to any roads and airport infrastructure will undergo a full glint and glare assessment.
- Proposals for development of new solar developments and associated infrastructure including grid connections will be subject to ecological impact assessment and, where necessary Appropriate Assessment, with a view to ensuring the avoidance of negative impacts on designated sites, protected species and on-sites or locations of significant ecological value.

## 13.9 Other Renewable Energy

### Hydro Power

- 13.9.1 Large scale hydro-electricity generation in County Cork has been in existence since the development in the 1950's of the Lee Hydro schemes. The Inniscarra and Carrigadrohid power stations have a combined capacity of 27MW.
- 13.9.2 There are three Methods for the generation of hydroelectricity including Run-of-the-river, Impoundment Schemes and Pumped Hydroelectric Storage (PHES). The Planning Authority recognise the importance of renewable energy storage, particularly pumped freshwater hydro energy storage, in helping to meet targets in respect of renewable electricity generation. Hydroelectricity plays an important role in electricity management in the national grid as additional electricity can be brought in swiftly from hydro plants during times of high demand.
- 13.9.3 Pumped Hydroelectric Storage (PHES) is the most mature and largest storage technique available. A pumped hydroelectric energy scheme is a mechanical device for storing energy. The facility accepts energy from the electricity grid when production exceeds demand; energy is stored in the form of water; it is pumped from the lower elevation reservoir to a higher elevation reservoir. Then it delivers energy back to the grid when demand is high and production is low by releasing the water back into the lower reservoir through a turbine. PHES acts to regulate the energy load of the national grid, it can allow extra wind capacity to be added to the grid without sacrificing the reliability of power supplies. It also avoids the wastage of wind energy by utilising this energy when it is produced at off-peak times. Furthermore, it can facilitate instant coverage of peak load demand on account of its large storage capacity. An example of this technology in Ireland is Turlough Hill in County Wicklow, which uses fresh water. However, it has been acknowledged that sea water can also be used.
- 13.9.4 In determining applications for Small-Scale Hydro Electric Schemes the recommendations of "Guidelines on the Planning, Design, Construction & Operation of Small Scale Hydro-Electric Schemes and Fisheries in 2007" (The Central

and Regional Fisheries Board) which sets out the possible impacts of small scale hydro developments and best practice in the development and assessment hydro schemes will be taken into consideration.

- 13.9.5 Larger scale schemes, whilst delivering significant benefits, may have environmental impacts which may include;
- Impact on water quality, water courses / bodies and water dependent habitats and species.
  - Landscape or visual impact;
  - Geological/groundwater impacts;
  - Ecological impacts;
  - Noise during construction and operation.
- 13.9.6 It is acknowledged that using water to generate power has the potential to negatively impact on water quality, water courses / bodies and water dependent habitats and species. All proposals for hydro power will therefore need to be subject to environmental and ecological assessment as appropriate and demonstrate that significant adverse impacts can be avoided. Large scale proposals will need to include a landscape assessment.
- 13.9.7 The Council will aim to promote and encourage technologies which will contribute towards national heating targets for renewable energy and a reduction in carbon emissions, subject to the constraints outlined above.

#### County Development Plan Objective ET 13-15 Hydro Electricity

Support the sustainable development of hydroelectric power generation, pumped hydroelectric storage and small hydro power developments, especially when developed in combination with other forms of renewable energy infrastructure, such as wind energy. New development proposals must be designed to be compatible with the requirements of the Habitats, Birds, Water Framework and Floods Directives and must also be designed to avoid significant impacts on protected species, as well as on-sites and locations of ecological sensitivity.

### Geothermal Energy

- 13.9.8 Geothermal Energy is available from the air, the soil, ground water, rivers, streams, and lakes. Geothermal energy is heat generated and stored in the Earth and can be harnessed from both shallow and deep drilling. This natural heat energy can heat a building with assistance from a heat pump. The principal impacts can concern ground excavation, which may be inappropriate in or near nature conservation/archaeological areas, impacts on groundwater and noise/visual impact from pumps.

### Offshore Renewable Energy and Ocean Energy

- 13.9.9 Offshore Renewable Energy refers to the wave, tidal and wind (fixed and floating) energy resources available in the seas around Ireland. Fixed offshore wind technology has reached a stage of commercial viability, while floating wind turbines, wave and tidal technology are still at the experimental stage globally. Ireland's Offshore Renewable Energy Development Plan 2014 (OREDPP) has identified Ireland's coast as one of the most energy productive in Europe, with a long-term potential of 70 GW of ocean energy opportunity (wind, wave and tidal) within 100 KM of the Irish coastline. The OREDPP is currently under review and once published, the new targets will be noted. The development of offshore renewables will be plan-led in the context of the National Marine Planning Framework. A new Development Management consent system is also provided for by the Maritime Area Planning Act 2021.
- 13.9.10 The Climate Action Plan 2021 has set a target for the generation of 3.5 GW of offshore renewable energy by 2030 and highlights in Actions 25, 26, and 27, the need to support offshore renewables. The Programme for Government and Climate Action Plan 2021 has increased this target to 5GW of offshore renewable energy by 2030. To date Ireland has only one offshore wind farm with six turbines off the coast of Arklow, Co. Wicklow. Seven further offshore wind projects are currently progressing through the site investigation / feasibility / pre- planning process in Ireland, off the coast of Louth, Dublin, Wicklow and Galway.
- 13.9.11 The National Marine Planning Framework indicates that a new spatial system of designation of marine zones for specific activities including off shore energy will be rolled out in the future. The areas will be designated by government.
- 13.9.12 Off-shore energy can be supported with the development of appropriate land side facilities and infrastructure at harbour locations to facilitate the assembly and deployment of the turbines and long-term maintenance activities. The assembly and deployment operation would require clear open space for the operation of cranes and specialist equipment as well of water access and dock facilities. In the long-term there may be manufacturing opportunities for Cork associated with the off shore energy sector (turbines or related parts and equipment).

- 13.9.13 Ocean Energy refers to electricity extracted from the waves and tides (tidal current or tidal barrage). The SEAI/Marine Institute Wave Energy Atlas indicate that the west coast of Ireland has considerable resources in relation to tidal and wave energy. Ireland's Ocean resources are critical to delivering the target of generating our 70% of electricity in the state from renewable energy by 2030. Wave energy devices are at an early stage of development in Ireland and there are no wave energy devices supplying electricity to the transmission network in Ireland. A number of constraints have delayed the development of this resource. On the other hand, tidal is much further along in progress in Ireland. The nature of tidal streams allows tidal energy extraction reliable and predictable. The two main types of tidal devices are tidal barrage systems and tidal stream flow turbines.
- 13.9.15 It is recognised that offshore energy projects have the potential for adverse impacts on the marine and terrestrial environment and other users of the marine environment. They can also offer positive environmental and community benefits including mitigating climate change and socio-economic benefits for coastal communities. Impacts and benefits will vary with the technology used, scale of the infrastructure and its geographic location. The Government has indicated that it will prepare statutory marine guidelines to support best practice, including a specific requirement for visualisation assessment. These guidelines are awaited. To date national guidance has been published in relation to the preparation of Marine Baseline Ecological Assessments and Monitoring Activities of Offshore Renewable Energy Projects, and in relation to the preparation of EIS and NIS for Offshore Renewable Energy Projects.
- 13.9.16 County Cork has significant infrastructure which is either in place or being developed which will support the development of ocean and off shore wind energy. Cork Harbour and Castletownbere/ Bere Island port/dry dock facilities have significant potential to service future ocean and off shore wind energy developments. Improvements to the electricity grid may be required to support the development of offshore electricity generation.
- 13.9.17 The Marine and Energy Research Cluster Ireland (iMERC) has been established to promote Ireland and Cork as a maritime and energy research and development location. The Hydraulics and Maritime Research Centre (HMRC) at University College Cork is a centre of excellence for ocean renewables and coastal engineering. The HMRC houses the National Ocean Test Facility and has facilities for wave simulation with a wave flume and an ocean wave basin. The facilities in place in Ringaskiddy is making Cork a world class hub of marine renewables and offshore research and training.

#### County Development Plan Objective ET 13-16: Ocean and Off-shore Wind Energy

Support the appropriate development of ocean and offshore wind energy production off the Cork Coast by ensuring adequate provision of land-based infrastructure in line with national policy, and in a way that avoids significant adverse impacts on-sites of ecological value and protects the wider environmental, heritage, landscape and marine resources of the area. The need for land-based infrastructure to support the assembly, deployment, and maintenance of the off shore energy structures is recognised, as is the need for an integrated approach to the use and management of the coastal zone and coastal resources.

### 13.10 Bioenergy

- 13.10.1 Bioenergy is the general term used to denote renewable energy derived from organic matter. Bioenergy sources include, waste and residues from agriculture (including vegetable and animal substances), forestry and related industries including fisheries and aquaculture, as well as the biodegradable fraction of industrial and municipal waste. The Bioenergy sector as a means of generating electricity, heat and transport fuel will play a key role in the delivery of renewable heat and renewable transport targets. Bioenergy can be categorised into three sub-groups: biomass, bioliquids and biofuels.
- 13.10.2 Biomass can be derived from two main streams, specifically grown energy crops and organic residues or waste. Cork, as in Ireland as a whole, has a significant bioenergy potential in the form of agricultural land, forestry, recycled waste from municipal and domestic treatment plants, agriculture, and industrial sources. All these sources can be used to generate electricity, refined into fuel for the transport sector, provide heating/cooling for the building sector or as a source for biochemical raw materials for Irish industry.
- 13.10.3 Both Bioliquids and Biofuels may be defined as the 'liquid fuel for energy purposes other than for transport, including electricity and heating and cooling, produced from biomass'. Bioliquid sources include vegetable oils (rapeseed, soya, and palm), animal fats and used cooking oils. The liquids may be used to produce heating, cooling, and electrical energy. In Biofuel production, a number of conversion techniques are used to produce biodiesel, bioethanol and biomethane.
- 13.10.4 Anaerobic Digestion (AD) uses bacteria to convert organic material such as agricultural, household, and industrial residues and sewage sludge into bio-gas with high methane content in the absence of oxygen. The methane can be used to produce heat, electricity, a combination of the two or a transport fuel, thereby contributing to renewable energy targets across the three main sectors and ensuring security of energy supply by reducing reliance on fossil fuels and diversifying the national fuel mix. Landfill Gas can be collected at landfill sites and then combusted to extract its energy value which can be used to generate electricity, or for heating or vehicle fuel.

- 13.10.5 It is envisaged that the bioenergy sector as a means of generating electricity, heat and transport fuel will grow significantly over the life of this plan and will play a key role in the delivery of our renewable heat and renewable transport targets. RSES aims to develop a Bioenergy Implementation plan for the region noted in RPO 109 in conjunction with local authorities and the Regional Waste Management Office. The Southern Region Waste Management Plan 2015-2021 outlines policy for the management of waste arising in the region. The DCCAE is currently preparing a National Bioenergy Plan, outlining the demand for biomass from indigenous sources could deliver significant economic and employment benefits and it is expected that biomass will make a significant contribution to the heat and transport sectors.
- 13.10.6 The production of bioenergy fuels on a commercial scale often requires large scale buildings for plant and involves activities that are similar to many other process or manufacturing industries. Often, the preferable location for these processes is well separated from residential areas and on land zoned for industrial uses in local area plans or on suitable 'brownfield' sites. The requirement to bring raw materials to the site and to take the finished product away to its market often raises traffic and amenity issues in the surrounding area.

**County Development Plan Objective  
ET 1-17: Bioenergy**

- a) Encourage the development of commercial bioenergy plants on brownfield sites which are adjacent to industrial areas or on lands which are reserved for industrial uses or on brownfield sites in rural areas. The Council may consider other lands for bioenergy production where the applicant has suitably demonstrated a location specific need for the type and scale of facility proposed and there is no adverse environmental or ecological impact on surrounding land, air, water and properties.
- b) Commercial bioenergy plants should be located close to the energy source and the point of demand, where they can be served by public roads with sufficient capacity to absorb increased traffic flows and adjacent to transport corridors.
- c) In rural areas, consideration will be given to proposals for bioenergy developments located close to the source material and where the road network in the area has capacity to absorb increased traffic flows. Such plants should, where possible, be located in proximity to existing agricultural buildings.
- d) In all cases, visual, noise, odour, and amenity impact on adjacent properties, uses and amenity areas and wider cumulative impacts will be key considerations when assessing any such proposals.

### 13.11 Hydrogen Energy

- 13.11.1 Hydrogen is not a source of energy but an energy carrier and must be produced from another substance and stored before use. It can be found in water, hydrocarbons, and organic matter. In its simplest form, Hydrogen is an odourless, invisible non-toxic gas, which is becoming a major part of the clean energy mix in Europe and will be key to the decarbonisation of our economy. A Hydrogen Strategy for a 'Climate-Neutral Europe' outlines the European Commission's objectives to increase hydrogen production and use. The strategy aims for Europe to have 'at least 6 GW of renewable hydrogen electrolyzers in the EU by 2024 and 40 GW of renewable hydrogen electrolyzers by 2030'.
- 13.11.2. At present, there is no national policy for the production of hydrogen in Ireland, but the Department of the Environment, Climate and Communications is working with various stakeholders to develop a pathway for hydrogen use in Ireland. The Department of Transport is also in the advanced stages of testing hydrogen as a fuel to power buses as part of Department of Transport's Low Emission Bus Trial. It is anticipated that it will be advanced further to power other vehicles in the future.
- 13.11.3 The sources of hydrogen can vary and are divided into nine different colour codes, depending on the source and the process used to make it. Naming conventions can also vary across different countries. At its simplest, Grey Hydrogen is produced from fossil fuels, while Blue Hydrogen is a refinement of Grey Hydrogen where the carbon dioxide emitted during production is captured and stored away (carbon capture and storage). Green hydrogen is a low or zero emission hydrogen produced using clean energy sources.
- 13.11.4 Hydrogen can be stored as a gas when under high pressure and as a liquid under low pressure. It can be used as a fuel, energy carrier or for storing energy and has many possible applications across industry, transport, power and the building sectors. Another positive benefit to the use of blue and green hydrogen is that it does not emit CO<sub>2</sub> and has very little air pollution. There is potential for Ireland to produce green hydrogen as a by-product from offshore wind and help decarbonise key sectors such as heavy vehicles and maritime traffic.
- 13.11.5 Green Hydrogen, also known as clean hydrogen, has the potential to replace the use of fossil fuels in the energy mix, supporting progress to carbon neutrality, particularly in the transport and heating sectors. There are several challenges in the way of transitioning completely to green hydrogen which include storage, transport, costs and availability of infrastructure and deployment, so it will take time for the transition to occur. Until then, Ireland may need to rely on blue hydrogen to scale up and increase the supply and demand of hydrogen energy.

**County Development Plan Objective  
ET 13-18: Hydrogen Energy**

Support the sustainable development of hydrogen energy at suitable locations across the county, and in accordance with the other objectives of this plan, as part of the overall clean energy mix for the county and to support decarbonisation.

### **13.12 Gas Storage**

- 13.12.1 Gas Storage is an activity that allows for the storing of gas during periods of low demand (e.g. summer months) in large-scale storage reservoirs, then accessing that gas when demand increases. There is limited gas storage capacity in Ireland. Up until 2017 Kinsale Energy operated the only offshore natural gas storage facility utilising the depleted south west Kinsale Gas Field.
- 13.12.2 Gas Network Ireland and EirGrid conducted a study into Ireland's resilience to a long-term gas disruption, which includes the need for gas storage and Liquefied Natural Gas (LNG). The study will help form future policy measures to maintain Ireland's gas and electricity supply and the study found that Ireland's gas network is largely resilient to cope with a long duration gas disruption in the medium to long term. Cork Harbour or Kinsale Gas Field have been highlighted as possible locations for an LNG terminal in Ireland.
- 13.12.3 Carbon Capture and Storage (CCS) applied to hydrogen generation from hydrocarbons can create an emission-free fuel for industry, transport, and heating, creating potential for large-scale emissions reductions from sectors that may be difficult to decarbonise otherwise. In 2020 the European Commission published 'A Hydrogen Strategy for a climate-neutral Europe' which presents the plans to boost hydrogen production and use in Europe. Hydrogen is described as 'essential' in supporting carbon-neutrality goals.
- 13.12.4 CCS is a technology chain that forms a third pillar, along with renewable energy efficiency, to reduce CO<sub>2</sub> emissions to the atmosphere. It works by removing CO<sub>2</sub> from the pre- or post-combustion exhaust gas of power stations and other industrial processes and injecting it into underground geological reservoirs of porous rock for permanent storage. CCS applied to hydrogen generation from hydrocarbons can create an emission-free fuel for industry, transport, and heating, creating potential for large-scale emissions reductions from sectors that may be difficult to decarbonise otherwise.
- 13.12.5 CCS technology has been limited this far but has the potential to be a bridging technology that could support the transition to a low carbon economy. RPO 104 Energy Storage and Carbon Capture in RSES supports this form of infrastructure in the region. To date, all geological storage in Ireland has been offshore. The depleted Kinsale Head gas field has been identified as an area for potential CCS storage.

**County Development Plan Objective  
ET 13-19: Gas Storage**

Support the potential provision for Gas Storage and particularly Carbon Capture and Storage development in Cork having regard for existing infrastructure available, and where practicable, feasible and sustainable within the county.

### **13.13 Combined Heat and Power**

- 13.13.1 Combined Heat and Power (CHP): Comprises a technology that uses the energy produced in the combustion of fuel to produce both useful heat energy and electricity. CHP can refer to gas-fired CHP or biomass CHP. In many scenarios, CHP increases the total amount of useful energy that is produced from a fuel when it is burned.
- 13.13.2 Following power generation, the waste energy from CHP is used to create heat, which can then be used to heat the spaces in buildings, (radiators/ under floor heating), or enable a building to be cooled. CHP can provide a secure and efficient method of generating electricity and heat at the point of use and therefore works particularly well in high density or built up areas where there is a constant need for supply. The Council will support the development of CHP where viable and having regard to considerations of proper planning and sustainable development.

### **13.14 District Heating**

- 13.14.1 District Heating: is a system for distributing heating comprising of a boiler which generates hot water and a network of connected underground pipes to distribute the hot water. Where practical, the County Council will facilitate district heating in new developments and retrofitting of existing buildings throughout the county.

## 13.15 Further Renewable Energy Considerations

### Building Energy Efficiency and Conservation

- 13.15.1 Heating and operation of buildings represent a significant proportion of Ireland's total energy consumption. EU Directives in 2002 and 2010 as amended by Directive 2018/844/EU (EPBD) on the Energy Performance of Buildings contain a range of provisions aimed at improving energy performance of residential and non-residential buildings, both new build and existing. These directives assist the long-term EU strategy to decarbonise the economy and be climate neutral by 2050 in line with the objectives of the Paris Agreement (2015).
- 13.15.2 The 2010 Directive on the Energy Performance of Buildings, as amended by Directive 2018/844/EU (EPBD), places a requirement on Member States to include a Building Energy Rating (BER) as a means of assisting in reducing energy usage and CO2 emissions. The Planning Authority will seek to promote the use of energy-efficient methods in the design of new developments.

#### County Development Plan Objective ET 13-20: Building Energy Efficiency and Conservation

Require innovative new building design and retrofitting of existing buildings, to improve building energy efficiency, reduce embodied energy, energy conservation and the use of renewable energy sources in accordance with national regulations and policy requirements.

### Energy Storage

- 13.15.3 Renewable energy sources have vast potential to reduce dependency on fossil fuels and greenhouse gas emissions. Despite this many of the resources have intermittent or variable output, therefore if they are not harnessed the energy goes to waste. As a result, there is an increasing need for energy storage when demand is low, to be utilised when demand is high. Energy storage technologies are growing rapidly, offer significant potential, offer opportunities to integrate different forms of renewables, and improve security in the energy supply. The EU's Energy Roadmap 2050 confirms that storage technologies remain critical, and that future integration of RES-E will depend on increased storage capacity. The typical energy storage technologies include Pumped hydroelectric energy storage (PHES), Battery Energy storage, Heat/Thermal Energy Storage (TES), Electrical Storage heaters and heat pumps.
- 13.15.4 Battery Energy storage can be integrated with renewable energy generation systems in either grid connected or stand-alone applications. For grid connected systems, batteries add value to intermittent renewable sources by facilitating a better match between supply and demand. Other benefits of this method of energy storage include power quality assurance, load levelling and integration of renewable energy generation plants. There are no emissions, solid wastes or effluent produced from these battery storage systems. There are three important types of large-scale Battery Energy Storage BES. These are Lead-Acid (LA), Nickel-Cadmium (NiCd), Sodium Sulphur (NaS). These operate in the same way as conventional batteries, except on a larger scale.
- 13.15.5 Energy storage will give the opportunity for rural communities and islands off the coast of Ireland to be self-sufficient with a secure energy supply of renewable energy and not dependent on the national grid. Cork County Council will continue to support energy storage technologies as we aim to achieve our renewable energy targets and become a carbon neutral economy.

### Decarbonising Zones

- 13.15.6 The Council supports the Climate Action Plan 2021 requiring local authorities to identify and develop plans for a Decarbonising Zone in Cork County during this Plan period. See **Chapter 17 Climate Action** for details.

### Renewable Energy in Transport

- 13.15.7 The Council will promote energy efficiency in transport in line with national policy set out by the Government and the Transport and Mobility chapter in this Plan. In May 2017, the National Policy Framework on Alternative Fuels for Transport in Ireland 2017 to 2030 was published, setting out ambitions that by 2030, all new cars and vans sold in Ireland will be zero emissions. There are a number of charging points around the county. During the lifetime of this Plan, the council will promote further EV charge point installation across the county to charge EV vehicles. The Climate Action Plan recognises the need to increase the renewable biofuel use in motor vehicles. RPO 93 from RSES aims to develop the CNG fuelling network to support the uptake of CNG vehicles.

13.15.8 Furthermore, the Cork Metropolitan Area Transport Strategy (2020) prepared by the National Transport Authority (NTA) in collaboration with Transport Infrastructure Ireland (TII), Cork City Council and Cork County Council, seeks to ensure primacy for transport options that provide for unit reductions in carbon emissions. This can most effectively be done by promoting public transport, walking, and cycling, and by actively seeking to reduce car use in circumstances where alternative options are available. The Transport Strategy also supports the electrification of rail services that would result in higher performance, lower maintenance costs, lower energy costs and reduced emissions with particular reference to the Cork commuter rail services long term consideration for the electrification of commuter rail lines between Mallow, Cobh and Middleton. It is important to recognise that this strategy has been prepared for Metropolitan Cork only and does not consider the whole county. During the course of this Plan, the Council aims to achieve a reduction in use of the private car and seeks to promote sustainable transport modes as viable choices outside of Metropolitan Cork also through integrating land use and transport and implementing the Avoid-Shift-Improve framework. See **Chapter 12 Transport and Mobility** for more details.

## 13.16 Transmission Network

### Electricity Network

13.16.1 The provision of a secure and reliable electricity transmission infrastructure and transmission grid is essential to meet the growth in demand and ensure that a reliable electricity supply is available. Cork has a very strong electrical grid and substation network and this network will be instrumental in supporting the development of the renewable energy industry in the county.

#### County Development Plan Objective ET 13-21: Electricity Network

- a) Support and facilitate the sustainable development, upgrade and expansion of the electricity transmission grid, storage, and distribution network infrastructure.
- b) Support the sustainable development of the grid including strategic energy corridors and distribution networks in the region to international standards.
- c) Facilitate where practical and feasible, infrastructure connections to wind farms, solar farms, and other renewable energy sources subject to normal proper planning considerations.
- d) Proposals for development which would be likely to have a significant effect on nature conservation-sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

### Transmission Network

13.16.2 EirGrid Group is the semi state company responsible for managing and operating the electricity transmission grid across the island of Ireland. The network includes high voltage lines that bring power from generators and supply wholesale energy to heavy users. The grid also supplies the electricity distribution network. EirGrid is responsible for a safe, secure, and reliable supply of electricity.

13.16.3 The siting of overhead power lines can have a significant impact on the visual character of an area. Proposals for connections to renewable energy developments should where practical be fully assessed as part of the renewable energy application. When processing applications involving the siting of electricity power lines and other overhead cables, the following should be considered:

- Avoid areas of high value landscape where practical;
- Avoid sites and areas of nature conservation and archaeological interest;
- Minimise their visual impact;
- Consider the use of underground technology in areas of special sensitivity where appropriate. The best option (underground or over ground) for each particular site will be chosen having regard to the particular conditions or sensitivities pertaining to the site.

**County Development Plan Objective  
ET 13-22: Transmission Network**

- a) To co-operate and liaise with statutory and other energy providers in relation to power generation in order to ensure adequate power capacity for the existing and future needs of the County including business and residential demands.
- b) Proposals for new electricity transmission networks will need to consider the feasibility of undergrounding or the use of alternative routes especially in landscape character areas that have been evaluated as being of high landscape sensitivity. This is to ensure that the provision of new transmission networks can be managed in terms of their physical and visual impact on both the natural and built environment and the conservation value of European sites.
- c) Proposals for development which would be likely to have a significant effect on nature conservation-sites and/or habitats or species of high conservation value will only be approved if it can be ascertained, by means of an Appropriate Assessment or other ecological assessment, that the integrity of these sites will not be adversely affected.

### **Celtic Interconnector**

- 13.16.4 The Celtic Interconnector is a proposed electrical link, which if built will enable the movement of power between Ireland and France. The Interconnector is supported at Government level under Project Ireland 2040 and in the Regional Spatial & Economic Strategy for the Southern Region. The €1 billion project will connect Ireland's electricity network to France and the EU's Internal Energy Market (post Brexit) via an underwater connection. Once built, its 700 megawatts capacity will power 450,000 households, and help Ireland to switch to 70% renewable energy as set out in the Government's Climate Action Plan.
- 13.16.5 As part of the feasibility study, the route between the south coast of Ireland (East Cork) and the north-west coast of France have been proposed for the Celtic Interconnector. EirGrid have noted the subsea cables will make landfall at Claycastle Beach close to Youghal. While the Converter station infrastructure is proposed to be located at the IDA site at Ballyadam, near Carrigtohill. The length of the subsea cable would be approximately 500 km. The total length of the interconnector between the two countries would be approximately 575 km and expected to be completed by 2026.
- 13.16.6 The potential benefits of this large-scale infrastructure project include:
- Ability to import and export 700 MW (megawatts) of electricity, the equivalent of supplying power to around 450,000 homes;
  - Enhanced security of supply for Irish electricity users. It will provide Ireland's only direct energy connection to an EU Member State once the United Kingdom leaves the EU.
  - Apply downward pressure on the cost of electricity to consumers in Ireland;
  - Help facilitate Ireland's transition to a low carbon energy future;
  - Provide a direct fibre optic communications link between Ireland and France.

**County Development Plan Objective  
ET 13-23: Celtic Interconnector**

Support the development of the Celtic Interconnector project linking the electrical transmission networks between Ireland and France as identified as a key project under Project Ireland 2040 for security of electricity supply, enhanced competition, and direct access to the EU Internal Energy Market.

### **Gas Network**

- 13.16.7 Gas Networks Ireland (forming part of Ervia) owns, operates, builds, and maintains the natural gas network in Ireland and connects customers to the network. At present there is approximately 688,000 homes and businesses with a connection to the gas network nationwide.
- 13.16.8 Gas Networks Ireland has published a long-term strategy document named Vision 2050 whereby the national gas network will evolve to become net zero carbon by 2050. In doing so it will support emissions reductions across every sector of the Irish economy at the lowest cost possible.
- 13.16.9 In terms of gas infrastructure in Cork, Bord Gáis Energy (a privately owned company since 2014) owns a state of the art 445MW energy efficient Power Generation Plant in Whitegate, Co. Cork which can power up to 400,000 homes.
- 13.16.10 The Inch entry point, located in Cork, connects the Kinsale and Seven Heads gas fields and the Kinsale storage facility to the onshore network and allows direct access to the gas network.

- 13.16.11 Gas Infrastructure has as an important role to play in the development of renewable energy. It can facilitate future renewable energy development by providing reserve fuel for heat and power facilities otherwise provided by renewable resources, in a local and national context.

**County Development Plan Objective  
ET 13-24: Gas Network Infrastructure**

Facilitate the sustainable delivery, improvement, and expansion of natural gas infrastructure throughout the County and have regard to the location of existing gas infrastructure in the assessment of planning applications.

### **13.17 Energy from Oil and Gas**

- 13.17.1 Cork plays an important role in the production/management of national oil and gas supplies and in the generation of electricity from both oil and gas. Whitegate, Irelands Energy Park, on the eastern shore of Cork Harbour, is a strategically important area at national level for energy supply and security with up to 25% of all national energy produced in one square mile. Also, 90% of the oil reserves for the state are stored here and elsewhere in the Cork region. Additionally, on the other side of the Harbour is the Irish Maritime and Energy Resource Cluster (IMERC), Beaufort Laboratory, National Maritime College of Ireland (NMCI) and Maritime Renewable Energy Ireland (MaREI) at Ringaskiddy, making Cork a world-class hub of marine renewables and offshore research and training.
- 13.17.2 In terms of Energy Infrastructure assets, Ireland's only oil refinery, operated by Irving Oil, is located at Whitegate in East Cork. Extensive oil storage facilities at Whitegate and Bantry Bay place Cork at the centre of the oil industry in Ireland. This position has the potential to be boosted with the development of Ireland's first indigenous oil field at the Barryroe prospect 50km off the Cork coast. Barryroe Gas and Oil Field is located very close to the depleted Kinsale Gas Field. During the lifetime of this Plan, there are proposals to develop the Barryroe facility for gas storage, carbon capture and a hydrogen generation site.
- 13.17.3 Cork Harbour, operated by the Port of Cork Company, is a well-developed deep-water port for commercial traffic with a track-record of service to the energy industry. Cork Harbour is the most significant port outside Dublin's and this infrastructure will support the development and future maintenance of offshore energy resources. Cork Airport also facilitates the support of oil and gas infrastructure off the coast.
- 13.17.4 Bord Gáis officially opened its first major electricity generating station at Whitegate in Cork in 2016. The 445 megawatts gas-fired Whitegate Power Plant is also a key development for the State as it enhances the country's security of supply and energy mix. The €400m investment provides power for 445,000 homes.
- 13.17.5 In addition, Whitegate is close to the Kinsale Gas Field (with access to the gas grid). This is the location of Ireland's only strategic gas storage facility with gas imports used to refill this storage facility. In July 2020, Gas production in the Kinsale Gas field was ceased and the gas field is currently being decommissioned. The infrastructure available offers opportunities for potential Carbon Capture and Storage with a calculated practical capacity of 330 million tonnes CO<sub>2</sub>. Studies are being undertaken by Eirvia to determine the opportunities.
- 13.17.6 Under-sea oil discoveries off the Cork coastline, though not yet commercially developed, emphasise the likely future importance of the Whitegate area. However, the Programme for Government has recently put a stop to issuing a license for oil exploration and extraction and in turn is placing emphasis on renewable energy instead to help reach our carbon neutral economy target. The Development Plan has reserved a significant site for future expansion of energy related development in Whitegate.
- 13.17.7 Bantry Bay Oil Terminal located at Whiddy Island, privately owned by Zenit Energy, is the location of large storage facilities for the Irish Strategic Oil Reserve and commercial users. It has a potential role in relation to future output from offshore oil-fields in Irish coastal waters.

**County Development Plan Objective  
ET 13-25: 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.

- 13.17.8 It is acknowledged that Ireland needs to reduce its reliance on fossil fuels, and national policy supports increasing the renewable energy share of final energy consumption. In the short to medium-term, the mix of non-renewables will shift away from more carbon-intensive fuels, like peat and coal, to lower-carbon fuels like natural gas. Cork County Council will work with all stakeholders in progressing plans to transition to carbon neutrality by 2050.

**County Development Plan Objective**  
**ET 13-26: Whiddy Island**

Safeguard and support the strategic role and function of Whiddy Island oil terminal and associated storage facilities in meeting the future energy needs of the county and the state.

**County Development Plan Objective**  
**ET 13-27: Carbon Emissions reduction**

- a) To reduce carbon emissions in the county by achieving national, regional and any potential county targets to progress the national targets as set out in the Climate Action Plan (2021).
- b) To seek to reduce greenhouse gas emissions by promoting energy efficiency and the development of renewable energy sources utilising the natural resources of County Cork in an environmentally sustainable manner consistent with best practice and planning principles.

### **13.18 Communications and Digital Connectivity**

- 13.8.1 Access to high quality digital and mobile telecommunications infrastructure is critical to the social and economic wellbeing of communities and can support the revitalisation of towns, villages and rural areas. Developments in digital, information and communications technology continue to fundamentally change how our society and economy functions. The relational proximity of all locations will improve with advances in technology. To optimise the opportunities from smart technology, access to high-speed, high capacity digital and communications infrastructure needs to improve across the County.
- 13.8.2 The Council recognises the provision of a modern, efficient communications system and digital connectivity is essential for the economic development of the region and supports the development of the new Smart Region and Smart Technology initiatives that are coming on stream in urban and rural areas. Enhanced digital connectivity and the roll out of smart technologies can improve quality of life by offering new choices in services, education, employment, entertainment, communications, mobility etc.
- 13.8.3 While the importance of telecommunications infrastructure is acknowledged, it is equally as important that the landscape, both urban and rural, are considered and protected from any significant impact caused by such infrastructure. Visual impact should be minimal in the landscape and therefore, telecommunications infrastructure will be subject to a Visual Impact Assessment. Environmental, heritage and ecological impacts of any such infrastructure will also be assessed in accordance with standard Council policies and procedures.

#### **Broadband**

- 13.18.4 In November 2019, the government signed a contract for the National Broadband Plan (NBP) with an ambitious aim to deliver high speed broadband services to all premises in Ireland. The NBP will deliver this through a combination of private industry investment and a State intervention (known as the Intervention Strategy) in those parts of the country where private companies have no plans to invest. Up to 146,000km of fibre will be deployed as part of the State intervention, delivering high speed broadband to over 1.1million people, in approximately 540,000 premises across the country. This investment, along with private sector investment means that by 2026 all premises in Ireland will have access to high speed broadband, positioning Ireland as one of the top countries in the world to achieve universal access.
- 13.18.5 The initial phases of the National Broadband Plan are currently being rolled out nationally with Broadband Connection Points being provided at key locations within rural communities providing early access to high speed broadband. In Cork, there are approximately 78,695 premises in the State Intervention Area that potentially can benefit from this Plan. Furthermore, there are approximately 23 locations identified for a Broadband Connection Point during 2020 consisting of community centres, schools, library hubs and local GAA halls that will be connected to high speed broadband, to enable communities to quickly get free public access to high speed broadband.
- 13.18.6 The Department of Communications, Climate Action & Environment is implementing a regional broadband programme called Metropolitan Area Networks (MANs). The aim of MANs is to provide high speed, open access broadband networks in association with the local and regional authorities in major towns and cities. In Cork, MAN 1 serves Cork City with 19 different providers on the City MAN and there are around a dozen MANs in Cork County. The MANs are independently managed, maintained and operated for the State by a Management Services Entity (MSE), 'ENET'.

**County Development Plan Objective**  
**ET 13-28: Information and Communications Technology**

- a) Facilitate the delivery of a high capacity ICT infrastructure and high-speed broadband network and digital broadcasting throughout the County in accordance with the Guidance on Environmental Screening / Appropriate Assessment of Works in relation to the Deployment of Telecommunications Infrastructure (2020).
- b) Support the roll out of the National Broadband Plan throughout the County in conjunction with relevant statutory agencies and in accordance with the above Guidance document.
- c) Support the role of Smart City / Smart Region initiatives and the role of smart technologies to urban and rural areas.

- 13.18.7 Ireland has made significant progress in recent years in terms of broadband connectivity at all levels. According to ComReg, the total number of broadband subscriptions in the Republic at the end of 2018 was 1.73 million, up 2.2 per cent versus the previous year. Of these, fixed broadband subscriptions were by far the most popular with 1.43 million subscriptions.
- 13.18.8 Further progress is needed however, given the importance of digital engagement for County Cork's economy, jobs, and society generally. High speed broadband is a key enabling infrastructure in this regard and is vital for the creation of a sustainable competitive advantage and to drive economic recovery particularly with increased demand for working from home.
- 13.18.9 The Cork Region would benefit significantly from a new telecommunications cable system connection as currently the majority of international connectivity ex Ireland is routed via Dublin leading to additional costs being incurred to access international connectivity.
- 13.18.10 A new connection on the South Coast could help reduce costs and is essential to improving the Cork Gateway and Mallow Hub business competitiveness and to their investment appeal for FDI and SME. It would also deliver a significant strategic benefit for international connectivity, which is a key in attracting and maintaining high value-added employment in data-centric companies and would ensure the Regions optimal positioning as a world class location for cloud-based computing and data centres.
- 13.18.11 Therefore, a key aim of this Plan is to prioritise the delivery of high-speed broadband infrastructure, in consultation with service providers to ensure that the aims and objectives of this Plan can be delivered in a timely and efficient manner.

### Data Centres

- 13.18.12 Data centres are central to the digital economy and are facilities that house computers, storage devices, telecommunication systems, cooling systems and power backups used by organisations for the storage, management, and dissemination of its data. Data centres need resilient power and fibre connectivity and it is acknowledged that data centres may generate a significant demand for renewable energy. Therefore, they need to be located in areas where they have a safe, secure supply of energy with excellent connections to the grid. Ireland has become a leading European destination for data centres. The National Planning Framework and the Southern Regional Assembly have acknowledged the important role of data centres and support the development of these facilities in the country. They contribute to job creation and generate significant added economic benefit by providing a range of services to other firms that undertake production, research and development, marketing, sales, service, and support activities in locations with no physical/geographic connection to the data centre.
- 13.18.13 The following site selection criteria have been developed to provide guidance to the potential applicants and the Planning Authority on the key issues which should be considered in the site selection process. This process should review these criteria and examine alternatives in order to determine the most suitable location.
- a) Site Size - Data centres require a large site area which can accommodate multiple configurations for large single users or multiple smaller sized data centres taking account of the projected demand for data storage in the future including expansion requirements and the economic and operational rationale for the clustering of data storage capacity on one site. The provision of phased masterplan approach to development would be appropriate on larger sites.
  - b) Communications Infrastructure - Data centres require significant strategic communications infrastructure, international cable capacity and access to local fibre connectivity.
  - c) Electricity Infrastructure - Data centres have high level energy demand and therefore need to be close to multiple high voltage strategic grid connections with significant electricity supply capacity available including areas with high concentration of renewable energy electricity generators. Consideration also needs to be given to the cumulative impact of data centre developments on the demand for energy and the capacity of the infrastructure to meet demand from data centres and other uses.

- d) Energy - Access to and proximity to multiple sources of energy i.e. including natural gas to support backup power systems is essential. Consideration also needs to be given to the cumulative impact of data centre developments on the demand for energy and their wider implications for energy infrastructure.
- e) Education - The proximity of Data centres to third level educational institutions is important in order for firms to have access to the strong pool of highly skilled workers and top level graduates produced, including increasing numbers of skilled technicians and computer scientists.
- f) Low Risk - Potential sites should be of low natural risk; i.e. remote from any Seveso sites etc, geologically stable location and avoiding sites with any potential for contamination.
- g) Climate - The location of Data centres in a cool temperate climate will reduce overall energy requirements.
- h) Infrastructure - Data Centre require access to appropriate infrastructure including water for cooling purposes.
- i) Visual screening - The visual impact of any proposal should be carefully considered when selecting suitable sites. Landscaping and screening should be incorporated in proposals in order to mitigate the visual impact of the proposed development.
- j) Connectivity - Potential sites should have good access to major transport links and should benefit from high quality international connectivity.
- k) Opportunities for co – location of data centres with other renewable energy projects.
- l) Avoidance of sites of particular ecological or landscape importance / sensitivity.

#### County Development Plan Objective ET 13-29: Data Centres

- a) Support the national objective to promote Ireland as an international destination for ICT infrastructures such as data centres at appropriate locations and having regard to the available capacity in, and ease of connection to, supporting infrastructure including roads, water services, power supply, fibre optic infrastructure etc. In addition, proposals should ensure compatibility with surrounding land uses and the protection of biodiversity, natural and built heritage and general amenities of the area and minimise environmental impacts.
- b) Data centres are significant consumers of energy. Proposals should address the likely impact of the development, individually and cumulatively with other data centres.
- c) Promote co-location of data centres with renewable energy sources at appropriate locations subject to proper planning and sustainable development considerations.
- d) Proposals should make provision for appropriate on-site storage to protect the public water supply from surge take off, and for water conservation measures through the recycling and re-using of water and the provision of appropriate SuDS to manage surface water.



# CHAPTER 14

# GREEN INFRASTRUCTURE AND RECREATION

## **Aim of Chapter**

Encourage a more integrated and coherent approach to managing the Green Infrastructure assets of the County which will protect and enhance biodiversity, provide for recreational and amenity facilities, maintain and enhance landscape character, protect architectural and archaeological heritage, improve ecological connectivity, provide for sustainable water management and facilitate climate change adaptation and mitigation by requiring the retention and strengthening of substantial networks of green space in urban, urban fringe and into the wider countryside leading to improved quality of life and better economic opportunities for communities across the County now and in the future.



# WETLANDS

# Contents

14.1	Background and Context	318
14.2	A Countywide Green Infrastructure Framework	320
14.3	Green Infrastructure Approach at Settlement Level	322
14.4	Green Infrastructure and Development	323
14.5	Recreation and Amenity	325
14.6	Countryside Recreation	327
14.7	Landscape	328
14.8	Landscape Character Assessment of County Cork	329
14.9	Landscape Views and Prospects	331
14.10	Prominent and Strategic Metropolitan Cork Greenbelt Areas	332

## 14.1 Background and Context

- 14.1.1 Green infrastructure is the network of green spaces, habitats and ecosystems within a defined geographic area, which can range in size from an entire country to a neighbourhood. This includes a wide range of natural and semi-natural land cover, including mountains, uplands and agricultural lands across the county, as well as smaller sites such as parks, amenity spaces and gardens, hedgerows, woodlands and single trees. Blue infrastructure refers to waterbodies, including coastline, rivers and streams, reservoirs, lakes and ponds. Together they are known as 'Green and Blue Infrastructure'. Although primarily referred to as Green Infrastructure in this plan, it is accepted that this term also refers to different elements of blue infrastructure where applicable.
- 14.1.2 The 'Natural Capital' apparent in these natural and semi-natural assets can be considered to be a form of infrastructure and like any type of infrastructure, these assets will only continue to provide us with these benefits if we actively plan, invest in and manage them to ensure that they are utilised sustainably. Internationally there has been a growing recognition that natural capital is in decline and that this has the potential to undermine future wellbeing and prosperity.
- 14.1.3 Our green and blue infrastructure affects the quality of life for everyone in our county. It helps define a sense of place and the character of our communities; provides important spaces for recreation and tourism with associated health, wellbeing and economic benefits; and increasingly such infrastructure is being recognised as a vital component in building resilient communities capable of adapting to the consequences of climate change. Managing our assets and enhancing the benefits that they provide is therefore integral to the future of our towns and county. In particular, at a settlement level the green and blue infrastructure approach provides a means of strengthening the connection of our urban areas to their surroundings rather than have urban areas as barriers to nature and the movement of wildlife and indeed people.
- 14.1.4 In 2013, the EU Commission adopted an EU-wide strategy promoting investments in green infrastructure. The strategy promotes the development of a Trans-European Network for Green Infrastructure in Europe (TEN-G) on the same level as existing transport, energy and ICT networks, as an efficient and cost-effective way for countries to achieve the 2020 Biodiversity Strategy targets, to fulfil commitments under the Birds, Habitats, Water Framework and Marine Strategy Framework Directives, and contribute to the goals of the Floods and Nitrate Directives. The Natura 2000 network lies at the very core of Europe's Green Infrastructure.
- 14.1.5 Green and blue infrastructure is about 'joined up' thinking; it is an integrated approach to planning and links land-use, landscape, services, ecology, heritage and transportation. The concept of green and blue infrastructure differs from the traditional approach to conservation which emphasised preservation. It is a proactive concept that seeks the sustainable development of natural resources in order to enhance their benefits for wider society.

## Ecosystem Services/Green and Blue Infrastructure Benefits

- 14.1.6 Ecosystem services provided through various types of green and blue infrastructure are the direct and indirect contributions/benefits of ecosystems to human well-being. This can include a wide range of direct benefits and indirect benefits. Parks for example can offer a wide range of ecosystem services. If well managed, they may promote pollination, provide habitat and improve connectivity for a number of species. In addition to educational and recreational opportunities, parks offer the potential to improve physical and mental health through the provision of opportunities for social interaction and exercise. Ecosystem services can be categorized into four main types:
- Provisioning services - are the products obtained from ecosystems such as food, fresh water, wood, fibre, genetic resources and medicines.
  - Regulating services - are defined as the benefits obtained from the regulation of ecosystem processes such as climate regulation, natural hazard regulation, water purification and waste management, pollination and pest control.
  - Habitat services - highlight the importance of ecosystems to provide habitat for migratory species and to maintain the viability of gene-pools.
  - Cultural services - include non-material benefits that people obtain from ecosystems such as spiritual enrichment, intellectual development, recreation and aesthetic values.
- 14.1.7 As strengthening the network of nature is fundamental to the green and blue infrastructure concept there is an opportunity for strategic green and blue infrastructure planning to consider synergies among ecosystem services. Multi-functionality is also a central component of the green and blue infrastructure concept and can help maximise the benefits provided in a given area. Through the use of tools such as Ecosystem services valuation it is possible to highlight the often unrecognised benefits to society and the environment that various forms of green and blue infrastructure provide.
- 14.1.8 Cork County Council is already involved in a number of projects which continue to advance the ecosystem services approach such as the BRIDE Nature Project (Biodiversity Regeneration in a Dairying Environment - Farming with Nature) and an Interreg Europe project, entitled Delta Lady- Floating Cultures in River Deltas. Such projects have the potential to inform environmental policy at European, National and sub-national levels. The Council will continue to engage in supporting and progressing the use of an ecosystem services approach in the advancement of plans and projects across the county.

- 14.1.9 Green infrastructure provides a wide range of invaluable ecosystem services and human quality of life benefits some of which are evident in the following diagram:

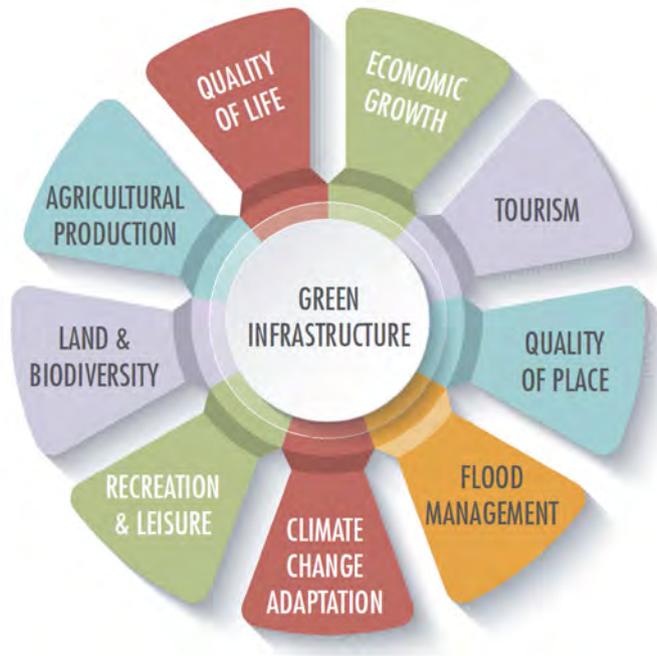


Fig 14.1 – Example of Green Infrastructure Benefits

### Nature Based Solutions

- 14.1.10 Increasingly green and blue infrastructure interventions are being considered as 'nature based solutions'. Nature-based solutions to societal change are solutions that are inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience. Such solutions bring more, and more diverse, nature and natural features and processes into cities, landscapes and seascapes, through locally adapted, resource-efficient and systemic interventions.
- 14.1.11 Nature Based Solutions can play a particularly important role in mitigating climate change and impacts on the environment (addressing the causes) and supporting adaptation (addressing the effects and future-proofing to better cope with climate change). Examples of nature based solutions include natural flood management, water sensitive urban design or SuDS (see **Chapter 11 Water Management**) but can also include an urban forest or a rewilding project.
- 14.1.12 The Council will seek to advance the use of nature based solutions as an alternative to traditional infrastructure. See also **Chapter 15 Biodiversity and Environment**.

### Corridor Concept

- 14.1.13 The concept of corridors promotes the connection of green and blue infrastructure features with the aim of strengthening the overall network. Linear landscape features such as rivers, hedgerows and road verges that enhance the movement of wildlife through the landscape are known as 'ecological corridors'. Protecting and enhancing such corridors is important particularly in the context of how we manage important habitats that are part of or support the Natura 2000 network.
- 14.1.14 At a broader level are 'Green Corridors'. These can be existing and proposed connections between different types of green and blue infrastructure assets which provide multi-functional and not just ecological benefits. Multifunctional green corridors tend to be more typically located in the urban environment. The corridors themselves represent important green and blue infrastructure assets as well as often important connections between assets. A green and blue infrastructure corridor may contain connections for recreation, sustainable transport, water, biodiversity and habitat.
- 14.1.15 Green corridors are a tool aimed at achieving both ecological and physical connectivity. They make places and towns more pleasant, provide appealing habitats for fauna and boost the social and environmental benefits afforded. Consequently, green corridors play a strategic role in building a healthy ecological town connected to the countryside.
- 14.1.16 However, there may be some conflicts between designing corridors for human use and appreciation and ecological outcomes. It is important therefore to consider exactly what we want corridors and other green infrastructure elements to do and carefully weigh the trade-offs between ecological function, management costs and human uses. Where intensification of usage is proposed it should be plan led (such as objective TO 10-9 Greenway Strategy) in order that it is subject to Appropriate Assessment (Habitats Directive) and Strategic Environmental Assessment (SEA).

## 14.2 A Countywide Green Infrastructure Framework

14.2.1 The green and blue infrastructure concept is scalable and a variety of often overlapping green infrastructure components can be identified from the local/settlement scale to the County scale.

Countywide Scale	Local/settlement scale
• Mountain ranges	• Parks
• River and lake systems	• Waterbodies
• Coastline	• Farmland
• Woodlands	• Local habitats
• Wetlands	• Derelict sites
• Bogs	• Gardens (including community gardens)

14.2.2 This Plan highlights our green and blue infrastructure resources and includes objectives and advances measures (both within this section and throughout the Plan) to provide for their protection, enhancement and sustainable management. A series of principles underpin the approach as follows:

### Green and Blue Infrastructure Principles for Cork County:

- Prioritise the protection and enhancement of biodiversity and natural heritage.
- Enhance community awareness and appreciation of natural and cultural heritage.
- Promote the use of nature based solutions (green) as an alternative to traditional infrastructure (grey).
- Contribute to the health and sense of well-being of the community.
- Play a key role in shaping and improving local character and sense of place.
- Contribute to the sustainable management of surface water run-off and quality, and deliver an holistic approach to flood risk management.
- Improve levels of access to our green and blue infrastructure assets.
- Enhance connectivity particularly through corridors or networks of green infrastructure at different scales.
- Improve the multi-functional roles and benefits (ecosystem services) of existing and future green and open space assets and promote sustainable links between them.
- Contribute to reducing carbon emissions and adapting to the impacts of climate change.
- Support the production of local food and sustainable energy.

### Green and Blue Infrastructure Themes

14.2.3 As the range of ecosystem services/benefits deriving from green and blue infrastructure has the potential to be quite extensive, it is common to group these considerations into themes and to consider them as overlapping strands. These themes provide a framework under which the complexities of green and blue infrastructure can be more easily understood. They also provide a basis for countywide policy and spatial strategy at settlement level. These four key themes are:

**Table 14.2: Green and Blue Infrastructure Themes for Cork County**

<b>Theme 1 - Accessibility, Recreation, Health and Wellbeing</b>	<b>Theme 2 - Natural and Cultural Heritage</b>	<b>Theme 3 - Water Management</b>	<b>Theme 4 - Climate Resiliency</b>
Accessibility, recreation and health and well-being, is concerned with the nature, quantity, quality and continuity of connections of green and blue infrastructure and the ease of access to open spaces, greenways and other recreational assets.	Natural and cultural heritage is concerned with the range of natural and man-made assets of heritage value in the County. These include areas of importance for biodiversity, such as watercourses, woodlands, and coastline, and cultural assets such as important monuments, buildings and landscapes.	Water Management is based on the role and potential of the green and blue infrastructure to better manage surface and flood water and to contribute to maintaining and improving the quality of water in the County.	Climate Resiliency is based on the role and potential of green and blue infrastructure, particularly through the ecosystem services that they provide, to contribute to climate mitigation and climate adaptation.

- 14.2.4 Although these themes are focused on Green Infrastructure they are not necessarily considered in detail in this chapter and many of the key policy and objectives regarding these lie in other chapters of the Plan. For example, Natural Heritage is a core component of County Cork’s green and blue infrastructure and this is addressed in **Chapter 11 Water Management** and **Chapter 15 Biodiversity and Environment**, while is also addressed in its own chapter.
- 14.2.5 On a county wide level, the approach to green and blue infrastructure must be strategic or ‘big picture’. There exists considerable natural capital in County Cork and this plan promotes the strengthening and enhancement of the green infrastructure network focusing in particular on enhancing connections and removing barriers between urban areas and their surrounding rural hinterlands. Given the Plan remit as a land use framework its role has limitations, with the focus on providing objectives that facilitate the identification, and encourage the enhancement of, green and blue infrastructure through measures such as the incorporation of green and blue infrastructure into proposed schemes.
- 14.2.6 Natura 2000 sites provide a strategic focus for improving our natural environment and enhancing the quality of our lives. At the same time, implementing a Green Infrastructure approach beyond protected areas can help to strengthen the coherence of the Natura 2000 network by making the core areas more resilient, providing buffers against impacts on the sites, and offering practical real-life examples of how healthy protected ecosystems can be used in a way that provides multiple socio-economic benefits to people as well as to nature. Watercourses (rivers, streams, etc) and their wider riparian corridors are one of the natural foundations for multi-functional green and blue infrastructure corridors. In particular, this plan supports the strengthening of ecological linkages which watercourses have with other water dependent habitats as well as with hedges/treelines, woodland and scrub in the wider landscape.
- 14.2.7 Strengthening and enhancement of biodiversity and ecosystems is a fundamental of green infrastructure and is particularly relevant to the wider countryside/rural areas where it can have substantial impacts. As part of the European Green Deal to make Europe the first climate-neutral continent by 2050 the 2030 EU Biodiversity Strategy sets out a long term plan to protect nature and reverse degradation of ecosystems. It includes specific commitments to enlarge existing protected areas promoting the development of a truly coherent and resilient Trans European Nature Network to include ecological corridors to prevent genetic isolation, allow for species migration, and maintain and enhance healthy ecosystems. To support the long-term sustainability of both nature and farming, the strategy aims to work in tandem with the new Farm to Fork Strategy and the new Common Agricultural Policy (CAP), including by promoting eco-schemes and result-based payment schemes. If successful the different interventions arising from the delivery of this 2030 strategy at national/local level (County Biodiversity Plan) are likely to see a significant strengthening of the green infrastructure resource within the county (particularly in rural areas) with real potential to create a strong, coherent and well connected countywide network. See also **Chapter 15 Biodiversity and Environment**.
- 14.2.8 For green and blue infrastructure policy and strategies to be successfully implemented it is necessary to have the mutual support and cooperation of many diverse and separate agencies and individuals working closely together in an open and positive manner. The Council will support such engagement where possible and appropriate.
- 14.2.9 This Plan progresses the concept of green and blue infrastructure as integral to the planning process as follows:
- 1) Progression and mainstreaming of the green and blue infrastructure concept at the Countywide level taking into account the principles, themes and objectives set out in this chapter.
  - 2) Identifying and highlighting green and blue infrastructure assets at settlement level and setting out appropriate objectives to further strengthen the resource.

- 14.2.10 The purpose of this is to highlight the importance of the identification, protection, sustainable management, and development of these environmental/recreational assets. A key element in this overall approach is to facilitate the development of linkages or green corridors between assets so that the value can be enhanced, and the network strengthened. These linkages could be a variety of sizes and scales and can be primarily ecological or can have a physical/recreational connection such as a cycling or walking route.

### Countywide Objectives

- 14.2.11 Taking into account the principles and themes set out above key objectives have been set out for the Plan in relation to Green and Blue Infrastructure.

#### County Development Plan Objective

##### GI 14-1: Countywide Green and Blue Infrastructure Objectives

- a) Create an integrated and coherent green infrastructure for the County by encouraging the retention and strengthening of substantial networks of green space in urban, urban fringe and the wider countryside to serve the needs of communities now and in the future and as a key contributor to climate mitigation and climate adaptation.
- b) Develop the green infrastructure network (including green corridors) to ensure the conservation and enhancement of biodiversity, including the protection of Natura 2000 European Sites, the provision of accessible parks, open spaces and recreational facilities (particularly within settlements), the sustainable management of water, the maintenance of landscape character and the protection and enhancement of architectural and archaeological heritage.
- c) Capitalise on and highlight the multifunctional benefits/opportunities (ecosystem services) that green and blue infrastructure can present. Seek to advance the use of nature based solutions as an alternative to traditional infrastructure. Seek to advance an ecosystem services approach and ecosystem services valuation as a decision-making tool in plans and projects.
- d) Recognise rivers and streams (and their wider riparian corridors) as one of the natural foundations for multi-functional green and blue infrastructure corridors. Seek to strengthen ecological linkages which watercourses have with other water dependent habitats as well as with hedges/treelines, woodland and scrub in the wider landscape.
- e) Ensure that all settlements have an adequate level of quality green and recreational infrastructure (active and passive) taking into account existing deficits, planned population growth as well as the need to serve their surrounding hinterlands.
- f) Achieve a net gain in green infrastructure through the protection and enhancement of existing assets and through the provision of new green infrastructure as an integral part of the planning process. Encourage the provision of different green infrastructure elements, such as trees in urban areas and green roofs in town centres, so that a net gain in green infrastructure is achieved over the lifetime of this Development Plan.
- g) Seek to increase investment in green infrastructure provision and maintenance by accessing relevant EU funding mechanisms and national funding opportunities including tourism related funding.
- h) Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources.
- i) Support initiatives and programmes which seek to strengthen the green and blue infrastructure and work with communities and other stakeholders in furthering the green and blue infrastructure concept.

### 14.3 Green Infrastructure Approach at Settlement Level

- 14.3.1 Both the National Planning Framework and the Regional Spatial and Economic Strategy require that Green Infrastructure is integrated into land use planning. It is at settlement level (main towns) where much of our future population growth is planned and where we have the greatest level of information on our green infrastructure assets. As urban life continues to attract people with legitimate expectations for a high quality of life, urban areas will face increasing pressure to provide access to well-designed open space and other amenities. The preparation of a new Recreation and Amenity Policy during the lifetime of the plan can also consider such matters.

- 14.3.2 The objective of the approach at settlement level in this Plan is to:

- Highlight the principal areas of green and blue infrastructure within main towns on a green and blue network diagram (see note following). This diagrammatic map can be found for each main town as part of the settlement material in Volumes Three, Four and Five of the Plan.

- Promote rivers and streams (and their wider riparian corridors) as one of the natural foundations for multi-functional green and blue infrastructure corridors recognising these as the primary green and blue zones within settlements.
  - Identify opportunities through zoning/specific objectives at settlement level to strengthen the overall green and blue infrastructure network with a particular focus on the creation of connected physical and ecological green routes/corridors.
  - Identify where possible deficits/issues arise or where further study/actions may be required to provide a particular green and blue infrastructure solution/recreational need.
- 14.3.3 Each Main Town in this plan includes a green and blue infrastructure network diagram which highlights the principle green and blue infrastructure resources in the town. Principally this identifies:
- Primary green and blue infrastructure zones (generally river/riparian corridors, flood risk areas and other important areas of local biodiversity)
  - Parks/larger open spaces, outdoor recreational facilities/sports grounds, cemeteries, etc.
  - Areas reserved for future green infrastructure/conservation through zoning.
- 14.3.4 The purpose of these green and blue infrastructure network maps (which are diagrammatic in nature) is to highlight the existing and emerging network within main towns, to inform the zoning approach and drafting of specific objectives and to set out the green and blue infrastructure context in which future proposals within our towns should be considered. The diagrams are for spatial illustration purposes only and may not show every asset (particularly those at a smaller scale). They represent an important step in attempting to address green and blue infrastructure in a more holistic way at settlement level.
- 14.3.5 On our zoning maps the former open space zoning category has now been replaced by a new Green Infrastructure zoning (GI) based on the approach outlined. This new zoning seeks to capture and recognise the more multifunctional nature/potential of many of the green and contiguous blue spaces present within our settlements. Further details in relation to this new category of zoning can be found in **Chapter 18 - Zoning and Land Use**.
- 14.3.6 The green and blue infrastructure network diagrams demonstrate that although our green and blue infrastructure is often fragmented that in many towns there exists opportunities to enhance connectivity and multifunctional capacity of existing spaces. Strengthening such connections whether physical/ecological or both is an important part of the green and blue infrastructure strategy at settlement level. The preparation of Pollinator Plans and/or Biodiversity Action Plans can be a useful means to assist in strengthening biodiversity/ecological connections in an area (see also **Chapter 15 Biodiversity and Environment**)

#### County Development Plan Objective

#### GI 14-2: Green Infrastructure Objectives for Main Towns and Settlements

- Ensure that all main towns have an adequate level of quality green and recreational infrastructure (active and passive) taking account of existing deficits, planned population growth as well as the need to serve their surrounding hinterlands. To ensure where possible that this green and blue infrastructure maximises its multifunctional capacity (ecosystem services).
- Promote the corridor concept, in particular using rivers and streams as one of the natural foundations for multi-functional green and blue infrastructure corridors.
- Seek to create new and improved connections (physical/ecological corridors) between open spaces/green infrastructure and other important destinations as part of the enhancement of the overall network.
- Where other statutory plans/masterplans are being prepared it will be a requirement that they include detailed and integrated green and blue infrastructure proposals with a particular focus on nature based solutions to significant infrastructure and climate change challenges

## 14.4 Green Infrastructure and Development

- 14.4.1 Successful developments (particularly larger ones) should include a number of different green and blue infrastructure (GBI) components in order to contribute to the creation of attractive neighbourhoods and placemaking. Developers should consider how green/open spaces can work best to achieve this and form an integrated part of the overall scheme.
- 14.4.2 Any development should at a minimum seek to enhance the overall ecological value of the site. This should be informed by the best available ecological information and addressed from the start of the development process. There should be a net gain in green infrastructure. Where infrastructure is proposed proposals should demonstrate that due consideration has been given to nature-based solutions in the first instance. Where feasible this should be achieved through the protection and enhancement of existing assets/biodiversity and through the provision of new green infrastructure.

Initially the principal consideration should be to assess the potential impact of the proposed development on the existing biodiversity of the site and its surrounding context. In this regard, the Council has produced a useful guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process'. [biodiversity and planning process.pdf \(corkcoco.ie\)](https://www.corkcoco.ie/biodiversity-and-planning-process.pdf)

- 14.4.3 Proposals should seek to assess and integrate existing GBI by retaining and/or strengthening existing features particularly where these have the potential to function as connecting corridors or stepping stones to larger habitats/core areas. Where this is not feasible mitigation may be considered where this can be justified.
- 14.4.4 The development should set out how it proposes to connect/link to other green and blue infrastructure and nearby developments (in both physical and ecological terms) to support residents, workers and visitors in accessing green and open spaces across towns and areas outside it (the wider green and blue infrastructure network). Linkages will help add to the new spaces within the development and help encourage travel by sustainable modes of transport.
- 14.4.5 Developments should seek to demonstrate how the use of green and blue infrastructure as a multifunctional tool is providing benefits/contributing to the design solutions on-site for example through the use of SuDS (Sustainable Drainage Systems) (See **Chapter 11 Water Management**). Some elements of green and blue infrastructure can be introduced on any site, even if it's a small rain garden or a green roof on an outbuilding whereas large infrastructure projects can bring opportunities for large-scale regeneration of urban ecosystems.
- 14.4.6 In residential/mixed use developments gardens and balconies can provide private areas for residents, new pocket parks and public open space can provide spaces at the heart of the community for shared enjoyment, and areas designed for nature can help ensure that people and wildlife both have space within an urban setting, provided long term maintenance arrangements are in place.
- 14.4.7 In employment locations, by creating and maintaining attractive green environments developers and employers will be helping to ensure that they have a motivated workforce with lower levels of sickness and improved health. Where sites are located next to or near to existing areas of greenspace new employment developments should look to link to and encourage access to these areas. In doing so staff can be encouraged to walk and cycle to work, take time to relax and de-stress during the working day, and use greenspaces for leisure, sport and recreation purposes. Developers should also consider opportunities for enhancing existing areas of green and blue infrastructure that staff will be able to enjoy, both in terms of investment as part of the development and in terms of its ongoing management and maintenance.
- 14.4.8 Schools/other community infrastructure, new builds or major refurbishments, provide the opportunity to enhance existing green and blue infrastructure on-site, improve access to nearby greenspaces, and incorporate new green and blue infrastructure as part of the building itself. Schools can offer a significant green and blue infrastructure resource within an urban area, including playing fields, nature conservation areas, and green linkages to the wider community.
- 14.4.9 All new developments will be expected to provide a green infrastructure statement outlining how the proposal enhances and contributes to green and blue infrastructure both within its environs as well as within the wider settlement/rural area. This may be part of the typical Design Statement submitted as part of planning applications. Larger developments (in excess of 30 units/medium/large non-residential type proposals) will be expected to prepare a Landscape/Green and Blue Infrastructure Plan including a Landscape Design Rationale (LDR). Such requirements should in general be determined at pre-planning stage. An LDR is an explanation of the thought process from which the design concept is derived. This should take into account:
  - a study of the natural ecosystems of the site
  - the recreational needs of the proposed and adjoining communities (see also Recreation and Amenity Policy)
  - the opportunities to create 'a sense of place'

#### County Development Plan Objective

#### GI 14-3: Green Infrastructure and Development

- a) Require new development and redevelopment proposals, to contribute to the protection, management and enhancement of the existing green and blue infrastructure of the local area in terms of the design, layout and landscaping of development proposals.
- b) Require all development to submit a green infrastructure statement outlining how the proposal contributes to green and blue infrastructure both within its environs as well as within the wider settlement or rural area. Larger developments (multiple residential developments including Part 8 applications, retail, industrial, mineral extraction, etc) will be expected to prepare a Landscape/Green (and Blue) Infrastructure Plan including a Landscape Design Rationale. This Plan should identify environmental assets and include proposals which protect, manage and develop green infrastructure resources in a sustainable manner.
- c) Over the lifetime of the Plan the Council will prepare a guidance note/update on best practice in integrating green and blue infrastructure/biodiversity within development proposals.

- 14.4.10 As with all types of infrastructure, long-term management and maintenance is essential to ensure that it can contribute towards the creation of successful neighbourhoods. Developers will need to consider the arrangements that will work best for their scheme, including opportunities to work with local partners and communities to design sustainable solutions for the long-term.

## 14.5 Recreation and Amenity

- 14.5.1 Recreation and amenity facilities make a very important contribution to the quality of life of the communities they serve. The provision of facilities that cater for the demands of an increasing population and which are accessible to all sectors and age groups is a key component in the creation of successful sustainable communities. The Guidelines on Sustainable Residential Development in Urban Areas recommend a strategic approach to open space provision, guided by “strategic city or county-wide policies for open space and recreational facilities (both indoor and outdoor), which are based on an assessment of existing resources and user needs, including local play policies for children”.
- 14.5.2 It is noted that the RSES includes a commitment to prepare a Metropolitan Cork Open Space, Recreation and Greenbelt Strategy involving the various relevant stakeholders which may include:
- An enhanced network of regional scaled parks in Metropolitan Cork including neighbourhood and public parks in Metropolitan Towns;
  - Sustainable development of an interconnected network of green spaces;
  - Implementation of greenway initiatives;
  - Protect and proactively manage and integrate natural spaces;
  - Sustainable development of recreation and community facilities;
  - Development of a Metropolitan Greenbelt strategy.

### Recreation and Amenity Policy Approach

- 14.5.3 In 2006 Cork County Council prepared and adopted a Recreation and Amenity Policy. It is recognised that this policy needs to be reviewed. Pending a full review of the Recreation and Amenity Policy, a revised interim approach is currently in place. This interim approach however applies only to provisions of the policy as it relates to the provision of recreational infrastructure within new housing development - Policy Objective 7 and associated Appendix A of the policy.
- 14.5.4 Amongst the provisions included in the original policy were:
- A commitment to the provision of recreational and amenity facilities, including sports and arts/culture, to serve, so far as it is possible, the recreational needs of the population the Council serves.
  - Ensure that all new developments make adequate provision for the full range of recreational and amenity activities sufficient to meet the needs of the development.
  - Endeavour to support the provision of recreational facilities which serve the needs of the entire community.
  - Promote the involvement of local communities in the provision of recreational and amenity facilities through community liaison and community partnership.
- 14.5.5 Despite the 2006 policy needing updating many of these provisions are still relevant and have been retained as objectives until such time as a revised policy approach is in place. It is the intention of the Council to prepare a new Recreation and Amenity Policy to replace the current Interim Policy within two years of the plan being adopted. Amongst other considerations it is expected that this will take into account the recreational and amenity needs of diverse communities across the County and examine appropriate mechanisms through which amenities can be most effectively provided.

### Replacement/Redevelopment of Leisure and Recreational Facilities

- 14.5.6 From time to time some recreational / sports club facilities can become either unsuitable in terms of size to cater for a growing membership or the premises may just become inadequate for modern needs. However, care must be taken in planning for new or replacement facilities to ensure that existing communities are not disadvantaged by the relocation of clubs and facilities.
- 14.5.7 In certain circumstances the long-term retention and viability of a facility may be best secured by a redevelopment of a portion of the site that will not affect its sporting, recreational or amenity value to the community whilst allowing the sports clubs to raise essential capital for improvement works.

**County Development Plan Objective  
GI 14-4: Recreation and Amenity**

- a) Support the provision of recreation and amenity facilities in new developments and ensure that the widest range of facilities is provided at locations which can serve the wider community and intergenerational activities, which are accessible to members of the community of all ages and abilities, through initiatives in partnership with community groups and sporting organisations.
- b) Seek opportunities to improve the quality and capacity of existing recreation and amenity facilities, through initiatives with both public and private sector (sports governing bodies, local community partnerships and private development proposals) and where appropriate the Council will use its powers under Section 48 of the Planning and Development Act 2000 to require development levies to achieve the enhancement of these facilities.
- c) Ensure the protection, and seek the enhancement and wise management of existing recreational facilities and public open space, and ensure that all new developments make adequate provision for recreational and amenity facilities in accordance with the requirements of the Council's Recreation and Amenity Policy (Interim) and any successor policy and having regard to the Council's policy regarding the management of Green Infrastructure assets.
- d) To work with the various relevant stakeholders in the preparation of a Metropolitan Cork Open Space, Recreation and Greenbelt Strategy.

**County Development Plan Objective  
GI 14-5: Replacement/Redevelopment of Leisure and Recreational Facilities**

Protect and improve existing areas of public and private open space, including sports grounds, or other recreational facilities in accordance with the Council's Recreation and Amenity Policy and any successor policy and protect such areas from development or change of use.

Where changes of use or redevelopment of existing leisure or recreational facilities are proposed, the following requirements must be clearly demonstrated:

- (i) That the existing facility is seriously inadequate and capacity constrained, and
- (ii) Suitable replacement facilities of a higher quality than the existing facility are identified that are both accessible and benefit the community served by the facility being replaced, and
- (iii) That the proposed alternative use(s) for the lands occupied by the existing facilities adequately address the loss of amenity to the area served by the existing facility and complies with the objectives of the County Development Plan.

**Partial Redevelopment of Leisure and Recreational Facilities:**

Afford protection to leisure and recreational facilities from changes of uses or redevelopment which may result in the loss of an amenity.

In circumstances where retention or enhancement of a facility can only be achieved by the redevelopment of a small portion of the site, such developments will only be considered where the location is appropriate to the development proposed and where no adverse affects on the sites community and environmental amenity value occurs.

Proposals will also be subject to normal planning and development considerations.

## Public Open Space

- 14.5.8 Public Open Space is a key element in defining the overall quality of the residential environment. As well as providing passive and active recreational benefits for residents, open space enhances the aesthetic and environmental quality of a neighbourhood or settlement and promotes social interaction.
- 14.5.9 The Guidelines on Sustainable Residential Development in Urban Areas acknowledge use of the 2-2.5ha per 1,000 population standard but recognise that it is difficult to assess open space requirements purely on a population basis due to the unpredictability of occupancy rates. Additionally, where existing recreational facilities are available close to town centres, public open space requirements based purely on population is not appropriate as it is difficult to achieve the same level of provision as suburban or more rural locations. These factors will be taken into account when planning for public open space provision.
- 14.5.10 Open Space provision cannot be judged solely by reference to the amount of space provided, the quality of the space and range of uses it can accommodate are also critically important. At a settlement level this Plan has sought to be proactive in identifying key existing and future public open space/green infrastructure at settlement level and zoned accordingly. It supports the multifunctional usage of such infrastructure both now and into the future. It has sought to identify opportunities to connect existing and future assets via corridors, identify particular deficits and setting out a more strategic approach than heretofore to the provision of green infrastructure/open space at the settlement level. This approach can in time be further informed by any updated countywide recreation and amenity policy or other area focused green infrastructure/recreational strategies identifying the provision for future needs.

## Public Open Space Provision – Quantitative/Qualitative Standards

- 14.5.11 The Guidelines emphasise qualitative standards to be considered in assessing the quality of provision (design, accessibility, variety, shared use, biodiversity, SUDs, allotments, etc). Normally all new housing developments need to provide some public open space. Generally, at least 12% to 18% of a site for development excluding areas unsuitable for house construction should be allocated to the provision of public open space. However, the need to achieve higher qualitative standards in terms of design and layout is particularly important as it is this which helps to achieve a high-quality residential environment which fulfils the expectations of the users. In exceptional circumstances where there is a high standard of private open space and where public open space is designed to a very high-quality standard a reduced minimum value of 10% may be applied.
- 14.5.12 The requirements for individual developments will be assessed at planning application stage. Where residential developments are close to the facilities of town centres or in proximity to public parks or coastal and other natural amenities, a relaxation of standards may be considered. In small scale low density developments or in developments where providing such an amount is not possible such as infill developments, public open space may not be required to be provided on-site.
- 14.5.13 However, in such cases the Council may require a special development contribution to provide facilities in close proximity to development in lieu of on-site open space provision e.g. where it is considered prudent for architectural or normal planning considerations not to provide it on-site for example a streetscape infill development.
- 14.5.14 The minimum standards for the provision of recreational and amenity facilities are contained in the Council's Interim Recreation and Amenity Policy which applies to Policy Objective 7 and associated Appendix A of the original 2006 policy.

## Private Open Space

- 14.5.15 In accordance with the Sustainable Residential Development in Urban Areas Guidelines 2009 all houses (terraced, semi-detached and detached) should have an area of private open space. However, this may not be practical in all developments for example apartment complexes and duplex style apartments. In those cases in particular, a high standard of public open space must be provided.
- 14.5.16 Alternatively, in developments where significant private open space is provided, the quantity and quality of same will be a consideration in determining the amount of public open space to be provided.

### County Development Plan Objective GI 14-6: Public/Private Open Space Provision

- a) Public Open Space within Residential Development shall be provided in accordance with the standards contained in Cork County Council's Interim Recreation & Amenity Policy (2019) and any successor policy, the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places : a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".
- b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network.
- c) Apply the standards for private open space provision contained in the Guidelines on Sustainable Residential Development in Urban Areas and the Urban Design Manual (DoEHLG 2009) and Cork County Council's Design Guidelines for Residential Estate Development. With regard to apartment developments, the guidelines on Sustainable Urban Housing: Design Standards for New Apartments will apply.

## 14.6 Countryside Recreation

- 14.6.1 The countryside of County Cork is a key natural asset and countryside recreation is an important component of modern living and has a valuable social, economic, health and educational role to play in modern society. Cork County Council recognises the considerable recreational potential which is available in the rural environment of County Cork and the potential role of this sector in terms of rural diversification and supporting the rural economy. The National Countryside Recreation Strategy was developed by Comhairle na Tuaithe (The Countryside Council) on behalf of the Department of Community, Rural and Gaeltacht Affairs in 2018. The Strategic Objectives set out in the Strategy are:
- To achieve sustainable and responsible recreation in the countryside.
  - To promote caring recreational use of the countryside.
  - To develop a national framework that promotes the rights and responsibilities of both owners and users.
  - To develop a suitable structure to deliver a national countryside recreation service in a strategic and co-ordinated way.
  - To secure a package of funding mechanisms to deliver on the objectives of the strategy.

- 14.6.2 The purpose of the strategy is to define the scope, vision and a suggested framework for implementation for Countryside Recreation. It sets out the broad principles under which sustainable countryside recreation should be managed over the coming five years.
- 14.6.3 The Cork Metropolitan Area Transport Strategy 2040 outlines a Cycle Network Plan for the Metropolitan Area that is based on the Metropolitan Cycle Network Plan (2017). The towns of Youghal, Bandon, Kinsale and Fermoy are designated as 'Active Travel Towns' in County Cork, with the principal objective to achieve a significant change in travel behaviour from the current over dependency on car travel to walking or cycling. See also **Chapter 12 Transport and Mobility**.
- 14.6.4 Cork County Council has undertaken several feasibility studies on the potential to develop greenways along some of the abandoned rail networks in the south and west of the county. The Council are actively engaged in the development of these greenway routes, while also considering the potential for further routes in the county.
- 14.6.5 These issues are addressed further in **Chapter 10 Tourism** of this Plan, which includes detailed policies and objectives relating to sustainable tourism development.

**County Development Plan Objective**  
**GI 14-7: Countryside Recreation**

Support the diversification of the rural economy through the development of the recreational potential of the countryside in accordance with the National Countryside Recreation Strategy.

### **Rights of Way**

- 14.6.6 Public rights of way are an important amenity, economic and tourism asset to the County. The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility. It is also noted that routes such as pilgrim routes or mass paths can have a unique and local cultural heritage value.
- 14.6.7 Section 10(2)(o) of the Planning and Development Acts 2000 as amended states that a Development Plan shall include an objective for 'the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility, which public rights of way shall be identified both by marking them on at least one of the maps forming part of the development plan and by indicating their location on a list appended to the development plan'. This is, by its nature, a lengthy process which will be considered through the lifetime of this Development Plan.
- 14.6.8 It is important to note that the existence or validity of any public right of way is not affected by its exclusion from the Plan and that the retention of existing public rights of way is a material planning consideration in assessing any proposals for development.

**County Development Plan Objective**  
**GI 14-8: Rights of Way**

To examine the feasibility of identifying and mapping Public Rights of Way across the county in the context of emerging national guidance over the lifetime of the plan.

## **14.7 Landscape**

### **Background**

- 14.7.1 The coastal and countryside landscapes of County Cork are a key green infrastructure asset not only for their intrinsic value as places of natural beauty but also because of their importance in terms of recreation, tourism and other uses. They are also a source of pride and inspiration for many residents and visitors alike. All aspects of our natural, built and cultural heritage come together in the landscapes we experience every day. Landscapes are an important part of people's lives, giving individuals a sense of identity and belonging, contributing to our wellbeing.
- 14.7.2 Landscape is the context in which all changes take place. Change can be driven by natural forces (e.g. climate) but is largely the result of the actions of many different people and agencies, which are often not co-ordinated. The challenge we face is to manage our landscapes so that change is positive in its effects, so that the landscapes which we value are protected and those which have been degraded are enhanced. Meeting this challenge is a key element in achieving sustainable development. Landscape Character Assessment is designed to assist in achieving this goal.
- 14.7.3 Ireland ratified the European Landscape Convention in 2002 and must adopt national measures to promote landscape planning, protection and management. The European Landscape Convention defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. The Convention, in addition to the obvious environmental benefits from properly protecting, managing and planning landscape, highlights the economic and social benefits that accrue such as tourism potential, economic growth, employment and quality of

life enhancement.

- 14.7.4 A National Landscape Strategy for Ireland 2015-2025 has now been prepared. It is a high-level policy framework the purpose of which is to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. One of the main actions of this is the commitment to develop a National Landscape Character Assessment following on from which it is the intention to prepare statutory guidelines on local Landscape Character Assessment and other appropriate assessment methodologies for Planning Authorities. The National Landscape Character Assessment and any associated guidelines have not yet been published. As such the Council considers that it would be prudent to await the completion of a National Character Assessment before embarking on a comprehensive review of the current Draft Cork County Landscape Strategy.
- 14.7.5 In the interim, the Council consider it appropriate to use the current Draft Strategy as a supporting background document to inform this Plan and to use its practical application in managing change in the County's landscapes.
- 14.7.6 The importance of landscape and visual amenity and the role of planning in its protection is recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty. It also provides for Landscape Conservation Areas (LCAs), and Areas of Special Amenity (ASAs) and the assessment of landscape character.

## 14.8 Landscape Character Assessment of County Cork

- 14.8.1 The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) recommended a particular approach to ensuring the preservation of the character of Cork's landscapes, which is 'Landscape Character Assessment'.
- 14.8.2 Based on the Guidelines, Cork County Council prepared a Draft Landscape Strategy in 2007. The Landscape Character Assessment (LCA) of County Cork established a set of 76 landscape character areas reflecting the complexity and diversity of the entire County. Due to the expanse and variety of Cork County's landscape the character areas have been amalgamated into a set of 16 landscape character types based on similarities evident within the various areas. These landscape character types provide a more general categorization of the County's landscape.
- 14.8.3 The LCA methodology involved an evaluation of each landscape character type in terms of its Landscape Value, Sensitivity and Importance. The Value of each landscape character type is defined as the environmental or cultural benefits, including services and functions, which are derived from various landscape attributes. Value is evaluated using criteria ranging from Very High to Low. The assignment of values in the Draft LCA predated the designation of a number of nature conservation-sites in the County including the Hen Harrier SPAs and the Chough SPAs, therefore, the values as assigned have not taken account of these designations.
- 14.8.4 The Sensitivity of each character type is defined as the ability to accommodate change or intervention without suffering unacceptable effects to its character and values. Sensitivity is evaluated using criteria ranging from Very High to Low. A highly sensitive landscape is likely to be vulnerable to change whereas a landscape with a low sensitivity is likely to be less at risk to change.
- 14.8.5 In order to indicate the correlation between the sensitivity of a landscape and the degree to which it can be changed by development the Draft Landscape Strategy has categorised sensitivity as follows;
- **Low sensitivity landscapes** are robust landscapes, which are tolerant to change, and which have the ability to accommodate development pressure.
  - **Medium sensitivity landscapes** can accommodate development pressure but with limitations in the scale and magnitude. In this rank of sensitivity, landscape elements can accept some changes while others are more vulnerable to change.
  - **High sensitivity landscapes** are vulnerable landscapes with the ability to accommodate limited development pressure. In this rank landscape quality is at a high level, landscape elements are highly sensitive to certain types of change. If pressure for development exceeds the landscape's limitations the character of the landscape may change.
  - **Very high sensitivity landscapes** are extra vulnerable landscapes (e.g. seascape area with national importance) which are likely to be fragile and susceptible to change.
- 14.8.6 The Importance of a landscape character type is rated as Local, County, or National. The LCA will inform decision making in relation to the protection of the environment, natural resources and heritage and will be used to guide development.
- 14.8.7 The Table and Map in Appendix F Landscape Character Assessment attached, lists and shows the 16 Landscape Character Types and indicates their Landscape Value, Sensitivity and Importance.
- 14.8.8 Landscape Character Types which have a very high or high landscape value and high or very high landscape sensitivity and are of county or national importance are considered to be our most valuable landscapes and therefore are designated as High Value Landscapes (HVL), highlighted in green in the Table in Appendix F Landscape Character Assessment attached and shown in Figure 14.2.

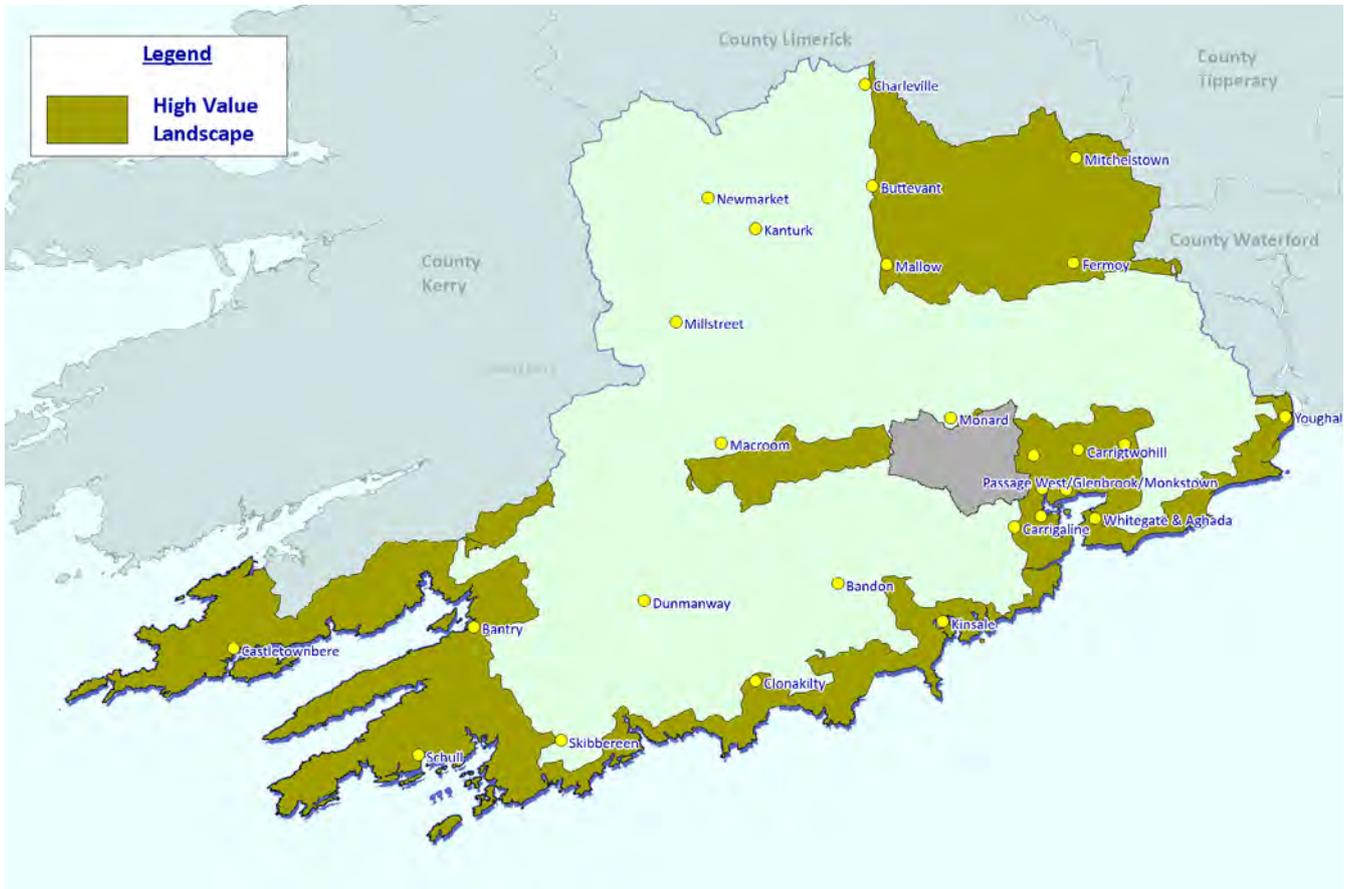


Figure 14-2 – High Value Landscapes

- 14.8.9 Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. Therefore, the location, siting and design of large-scale developments within these areas will need careful consideration and any such developments should generally be supported by an assessment including a visual impact assessment which would involve an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape.
- 14.8.10 The key role of the Draft Landscape Strategy of Cork County is to assist in the achievement of sustainable development, by promoting an approach to landscape planning and management, which links objectives and recommendations for landscape character to existing planning policies. To recognise that the landscapes are dynamic and continuously evolving, the objectives do not attempt to prevent new uses or changes but to manage the change ensuring that the past remains visible for future generations.
- 14.8.11 The capacity of each landscape character type to absorb new development will largely depend on the sensitivity of the landscape type. Developments which are likely to create a significant environmental and particularly visual impact will best be absorbed in areas where the landscape is robust, i.e. has the capacity to absorb development without significantly changing its character. All developments should be assessed on a site-by-site basis to avoid, minimise or mitigate any potential environmental or visual impact.
- 14.8.12 Seascape Assessment is an extension of landscape character assessment and with 1,100km of coastline; seascape is a crucial element of the County's history, identity and culture. A number of changes have been occurring along coastlines including the need for coastal protection works, upgrading and proposals for new ports, marinas, proposals for aquaculture schemes and investigation of wind energy and other renewable energy projects offshore. It would be premature to consider the feasibility of carrying out a seascape assessment for County Cork until the preparation of a National Landscape Characterisation has been completed and legislation on the future management of foreshore development has been enacted.

#### County Development Plan Objective

##### GI 14-9: Landscape

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.
- c) Ensure that new development meets high standards of siting and design.
- d) Protect skylines and ridgelines from development.
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

#### County Development Plan Objective

##### GI 14-10: Draft Landscape Strategy

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

#### County Development Plan Objective

##### GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance

Have regard to the Draft Cork County Landscape Strategy (2007) in the preparation of plans and other policy guidance being prepared during the lifetime of the Plan.

Review and update the Draft Cork County Landscape Strategy as soon as is practicable following the publication of a National Landscape Character Assessment as well as taking into account any associated guidelines.

Whilst advocating the protection of such scenic resources the Plan also recognises the fact that all landscapes are living and changing, and therefore in principle it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise their impact. This principle will encourage appropriate landscaping and screen planting of developments along scenic routes.

## 14.9 Landscape Views and Prospects

- 14.9.1 The County contains many vantage points from which views and prospects of great natural beauty may be obtained over both seascape and rural landscape. This scenery and landscape are of enormous amenity value to residents and tourists and constitutes a valuable economic asset. The protection of this asset is therefore of primary importance in developing the potential of the County. Therefore, the Plan identifies specific Scenic Routes consisting of important and valued views and prospects within the County.
- 14.9.2 Each of the scenic routes was examined individually and their location related to the landscape character type traversed and some of the features lending themselves to the attractive nature of these particular routes identified. Scenic routes highlight the quality of the overall environment and landscape experienced within Cork County. It is important to protect the character and quality of those particular stretches of scenic routes that have special views and prospects particularly those associated with High Value Landscapes.
- 14.9.3 All proposals should be assessed on their merits taking into account the overall character of the scenic route including the elements listed in **Volume 2 Heritage and Amenity Chapter 5 Scenic Routes** of the Plan and the Landscape Character Type through which the route passes. A map showing the location of each scenic route referred to in this Plan is shown on the County Development Plan Map Browser accessible through [www.corkcoco.ie](http://www.corkcoco.ie)

**County Development Plan Objective  
GI 14-12: General Views and Prospects**

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognized in the Draft Landscape Strategy.

**County Development Plan Objective  
GI 14-13: Scenic Routes**

Protect the character of those views and prospects obtainable from scenic routes and in particular stretches of scenic routes that have very special views and prospects identified in this Plan. The scenic routes identified in this Plan are shown on the scenic amenity maps in the CDP Map Browser and are listed in **Volume 2 Heritage and Amenity Chapter 5 Scenic Routes** of this Plan.

**County Development Plan Objective  
GI 14-14: Development on Scenic Routes**

- a) Require those seeking to carry out development in the environs of a scenic route and/or an area with important views and prospects, to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features. In such areas, the appropriateness of the design, site layout, and landscaping of the proposed development must be demonstrated along with mitigation measures to prevent significant alterations to the appearance or character of the area.
- b) Encourage appropriate landscaping and screen planting of developments along scenic routes (See **Chapter 16 Built and Cultural Heritage**).

**County Development Plan Objective  
GI 14-15: Development on the Approaches to Towns and Villages**

Ensure that the approach roads to towns and villages are protected from inappropriate development, which would detract from the setting and historic character of these settlements.

## **14.10 Prominent and Strategic Metropolitan Cork Greenbelt Areas**

- 14.10.1 Successive County Development Plans have identified the importance of protecting prominent areas of the Metropolitan Cork Greenbelt which are of strategic importance to the purpose and function of the Greenbelt and greenbelt settlements. These areas within the Metropolitan Cork Greenbelt were formerly identified in past County Development Plans as A1 areas. They require the highest degree of protection because they are made up of the prominent open hilltops, valley sides and ridges that give Metropolitan Cork its distinctive character and the strategic, largely undeveloped gaps between the main Greenbelt settlements. This Plan recognises the importance of protecting these areas.
- 14.10.2 These areas are shown on Figure 14-3 the Prominent and Strategic Metropolitan Greenbelt Map. The detailed maps are available in **Volume 6 Maps** through the CDP Map Browser which is accessible through [www.corkcoco.ie](http://www.corkcoco.ie).
- 14.10.3 The detailed policies and objectives relating to rural housing and the rural housing policy areas, including the Metropolitan Cork Greenbelt are outlined in **Chapter 5 Rural**.

**County Development Plan Objective  
GI 14-16: Prominent and Strategic Metropolitan Greenbelt Map**

Protect those prominent open hilltops, valley sides and ridges that define the character of the Metropolitan Cork Greenbelt and those areas which form strategic, largely undeveloped gaps between the main Greenbelt settlements. These areas are shown on the Prominent and Strategic Metropolitan Greenbelt (Figure 14-3) and it is an objective to preserve them from development.





# CHAPTER 15

# BIODIVERSITY AND ENVIRONMENT

## **Aim of Chapter**

Ensure that the natural environment, biodiversity and ecosystems are protected, delivering benefits essential for all sectors of society and that Cork County contributes to efforts to reverse the loss of biodiversity and the degradation of ecosystems and the environment.



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# Contents

15.1	Introduction	338
15.2	Policy Context	338
15.3	Protecting Sites, Habitats and Species – Legislative Context	339
15.4	Local Authority Plan Making	340
15.5	Managing Local Authority Developments and Projects	340
15.6	Protecting and Enhancing Biodiversity On Local Authority Land	341
15.7	Biodiversity Considerations for New Development or Other Activities	341
15.8	Working with Communities and Other Stakeholders	343
15.9	Soil	343
15.10	Air Quality	345
15.11	Noise and Light Emissions	346
15.12	Waste	346

## 15.1 Introduction

- 15.1.1 The biodiversity of Cork includes our native plant and animal species, and the places (habitats and ecosystems) where they live. Our landscape has been shaped by our geographical position on the southern coast of the country, our geology dominated by sandstone ridges and limestone valley floors, and the influence of the people who have settled here. These elements determine the range of native plants, animals, habitats and ecosystems that make up the unique biodiversity of the county.
- 15.1.2 The protection of our biodiversity matters for not just ethical reasons. Healthy functioning ecosystems clean our water, purify our air, maintain our soils, provide us with food, medicines and fuel and helps to regulate our climate. The National Biodiversity Action Plan estimates that these Ecosystem Services are worth €1 billion per annum to the Irish economy. A healthy environment provides places for recreational and spiritual enjoyment for the inhabitants of the county, and for those who visit here. It also provides attractive spaces for people to live and to do business.
- 15.1.3 Biodiversity is threatened globally and locally by the ever increasing demands of people for space, fuel, food and other resources. Loss or damage to sites and places of biodiversity value caused by changes in land use practices and pressure for development, disturbance of places inhabited by wild plants and animals, pollution of watercourses and the spread of invasive alien species all affect the extent and quality of our natural environment.
- 15.1.4 The link between biodiversity loss and climate change is becoming better understood. Changing climate increases pressure on habitats and species, while the protection of biodiversity helps to mitigate some of the impacts of climate change. The extent of damage to our biodiversity has been acknowledged by the Dáil, which declared a Climate and Biodiversity Emergency in 2019.
- 15.1.5 As land use policy makers, development managers, landowners, land managers, developers and through our work with statutory agencies, community groups and other organisations, Cork County Council has an important role to play in ensuring the protection of biodiversity. This chapter sets out Cork County Councils key objectives for protection and enhancement of biodiversity resources in the areas of
- policy;
  - land use planning;
  - managing local authority developments, projects and other works;
  - consenting development and other activities;
  - supporting community led biodiversity initiatives; and
  - co-operating with other partners and stakeholders working to protect biodiversity.

## 15.2 Policy Context

- 15.2.1 Ireland is a signatory to the worldwide Convention on Biological Diversity (CBD) since 1992 and the Government is committed through this process to conserve and sustainably use biodiversity. The Convention aims, among other things, to secure a significant reduction in the current rate of loss of biodiversity. All parties to the Convention are required to develop national biodiversity strategies and action plans, and to integrate these into broader national plans. At EU level the most important habitats and species are protected through Natura 2000 which is the network of protected areas established under the Habitats and Birds Directives. In addition, Member States are called on to develop and implement wider countryside measures in their land-use planning and development policies that support the coherence of the Natura 2000 network pursuant to Article 10 of the Habitats Directive and Article 3 of the Birds Directive.
- 15.2.2 At European level, the 2030 EU Biodiversity Strategy sets out a long term plan to protect nature and reverse the degradation of ecosystems. The strategy includes specific commitments to enlarge existing Natura 2000 areas, with strict protection for areas of very high biodiversity and climate value; to restore degraded ecosystems by 2030 and manage them sustainably, addressing the key drivers of biodiversity loss; strengthening funding and the governance framework; and introducing measures to tackle the global biodiversity challenge.
- 15.2.3 At national level, biodiversity policy is set out in the National Biodiversity Action Plan 2017-2021 (NBAP) which identifies habitat degradation, climate change and spread of invasive alien species as significant factors negatively impacting on biodiversity in Ireland today. The Cork County Biodiversity Action Plan was adopted in December 2008. This Plan sets out County level policy and action in areas relating to increasing knowledge, raising awareness and protecting biodiversity. The Planning Authority intends to commence the process of reviewing the County Biodiversity Action Plan within 12 months of the adoption of the Plan.
- 15.2.4 The importance of protecting and sustainably managing our biodiversity and natural environment has become integrated and mainstreamed into National and Regional Planning Policy including the National Development Plan 2018-2027, the National Planning Framework 2040, the National Climate Action Plan and the Regional Spatial and Economic Strategy for the Southern Region.

## County Development Plan Objective

### BE 15-1: Support and comply with national biodiversity protection policies

- a) Support and comply with the objectives of the National Biodiversity Plan 2017-2021 (and any future National Biodiversity Plan which may be adopted during the period of this Plan) as appropriate,
- b) Implement the current County Biodiversity Action Plan and any future updated Plan;
- c) Support and comply with biodiversity policy set out in other national and regional policy documents as appropriate.

## 15.3 Protecting Sites, Habitats and Species – Legislative Context

- 15.3.1 The Habitats Directive provides for the protection of biodiversity across Europe through the designation of Special Areas of Conservation. These sites are proposed or designated for protection because they support habitats and/or populations of plant and animal species that have been identified to be rare or threatened at a European level. The habitats for which sites can be proposed for designation include coastal habitats such as sand dunes, upland habitats such as blanket bog and heath, freshwater habitats including lakes and rivers, and a number of different woodland types. The species for which such sites are proposed for designation include both plants and animal species e.g. Killarney Fern, Otter, Salmon and Freshwater Crayfish. Sites proposed and designated under the Habitats Directive are known as Special Areas of Conservation (SACs). Many sites support more than one protected habitat type and they may also support protected species. These sites are selected because they support the best national examples of important habitats, or they support important populations of protected species. There are 30 SACs located either fully or partially in Co. Cork and they are listed in Volume Two of this Plan.
- 15.3.2 The Birds Directive provides for the protection of sites used (for breeding or feeding) by species of birds that are rare, or vulnerable or in danger of extinction. It also provides for the protection of areas that are particularly important for migratory birds, where they congregate in significant numbers. Sites designated under the Birds Directive are called Special Protection Areas (SPAs). There are 18 SPAs located either fully or partially in Co. Cork and they are listed in Volume Two of this Plan.
- 15.3.3 The network of sites designated or proposed for designation across Ireland and Europe under the Habitats and Birds Directives is known as the Natura 2000 Network. This network includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), as well as sites that are proposed for designation as SACs or SPAs. The sites are also known as Natura 2000 sites or European Sites.
- 15.3.4 The protection of biodiversity is also a significant consideration in other EU Directives including the Marine Strategy Framework Directive, the Water Framework Direct, the Nitrates Directive and the Environmental Liabilities Directive.
- 15.3.5 Natural Heritage Areas (NHAs) and proposed Natural Heritage Areas (pNHAs) are sites that are designated or proposed for designation under the Wildlife (Amendment) Act 2000. These are sites that are of national importance and they generally support a range of habitats, plant and animal species and, in some cases, geological features. Eight sites have been designated as Natural Heritage Areas and 115 sites are proposed to be designated as Natural Heritage Areas in Co. Cork. These are listed in Volume Two of this Plan.
- 15.3.6 Marine Protected Areas are marine areas that are managed over the long term, with a primary objective of conserving habitats and or species and associated ecosystem services and cultural values. Ireland has a number of protected areas within the marine environment including Special Areas of Conservation and Special Protection Areas, however these sites cover only 2.3% of Irelands total maritime area, which is short of the international targets to which Ireland is committed. A proposed approach for extending the Marine Protected Areas network is currently under consideration by Government, and it is likely that additional areas of the maritime environment will be proposed to be protected in the coming years.
- 15.3.7 Most native Irish mammals, amphibians and birds, and some native fish and invertebrate species are protected. Of particular relevance are plant species listed under the Flora Protection Order; plant and animal species listed in the Habitats Directive; birds listed in the Birds Directive; and plant and animal species protected under the Wildlife Act. A listing of protected plant and animal species known to occur in Co. Cork is included in Volume Two.
- 15.3.8 Nature Conservation legislation provides for the protection of sites and species of national and international importance. However, sites and species benefiting from statutory protection do not alone represent the full extent of our natural heritage. In fact, most of our biological diversity occurs in the wider landscapes. Rare and protected sites and species cannot survive independently of their surroundings. Features of our landscape can be of high natural value and often provide the vital links and corridors to allow the movement of plants and animals between protected sites.
- 15.3.9 These corridors and links are a critical component of a functioning ecological network, and their protection is advocated in Article 10 of the Habitats Directive and Section 10(2) (ca) of the Planning and Development Act 2000, as amended.
- 15.3.10 Wetlands include our watercourses and water bodies as well as other habitats types such as marshes, fens, reed beds, bogs and wet woodlands. These habitats tend to have high biodiversity value, as well as serving other essential services relating to the protection of water quality, flood protection, carbon capture and climate mitigation. While many protected areas include wetlands, most wetland areas occur outside protected sites. Work or development which involves the

drainage or reclamation of a wetland requires planning permission where the wetland is greater than 0.1ha and is subject to mandatory Environmental Impact Assessment where the wetland is greater than 2ha.

- 15.3.11 As part of the Irish Geological Heritage Programme, there is currently a process underway of auditing the Geological Sites of County Cork. In anticipation of the completion of this work in the lifetime of the Plan, the Planning Authority will seek to protect and maintain the conservation value of such sites from inappropriate development.

#### County Development Plan Objective

##### BE 15-2: Protect sites, habitats and species

- a) Protect all natural heritage sites which are designated or proposed for designation under European legislation, National legislation and International Agreements. Maintain and where possible enhance appropriate ecological linkages between these. This includes Special Areas of Conservation, Special Protection Areas, Marine Protected Areas, Natural Heritage Areas, proposed Natural Heritage Areas, Statutory Nature Reserves, Refuges for Fauna and Ramsar Sites. These sites are listed in Volume 2 of the Plan.
- b) Provide protection to species listed in the Flora Protection Order 2015, to Annexes of the Habitats and Birds Directives, and to animal species protected under the Wildlife Acts in accordance with relevant legal requirements. These species are listed in Volume 2 of the Plan.
- c) Protect and where possible enhance areas of local biodiversity value, ecological corridors and habitats that are features of the County's ecological network. This includes rivers, lakes, streams and ponds, peatland and other wetland habitats, woodlands, hedgerows, tree lines, veteran trees, natural and semi-natural grasslands as well as coastal and marine habitats. It particularly includes habitats of special conservation significance in Cork as listed in Volume 2 of the Plan.
- d) Recognise the value of protecting geological heritage sites of local and national interest, as they become notified to the local authority, and protect them from inappropriate development
- e) Encourage, pursuant to Article 10 of the Habitats Directive, the protection and enhancement of features of the landscape, such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

## 15.4 Local Authority Plan Making

- 15.4.1 Cork County Council prepares land-use plans, local economic and development plans and many other plans and strategies to lead and support the development and improvement of places, transport links, infrastructure, business and industry at county and local level. The implementation of these plans and strategies has the potential to impact positively or negatively on the protection of our natural resources. Cork County Council will endeavour to ensure that consideration of biodiversity issues is integrated into the development of new land use plans as well as other plans and strategies it is responsible for making.

#### County Development Plan Objective

##### BE 15-3: Local Authority plan making

- a) Ensure that biodiversity issues are considered at the earliest possible stages of plan making;
- b) Ensure that plans and strategies comply with nature conservation legislation and policy as required (fulfil Strategic Environmental Assessment and Appropriate Assessment requirements); and
- c) Carry out ecological impact assessment of plans and strategies as appropriate.

## 15.5 Managing Local Authority Developments and Projects

- 15.5.1 Cork County Council is a significant developer within the county and is responsible for delivering new housing and infrastructure projects, sustainable transport networks and projects to improve the public realm of towns and villages. The Council also supports tourism, recreational and amenity projects including the development of new greenways and blueways, many of which are located within areas of high biodiversity value. As a developer, Cork County Council has a responsibility to ensure that new development it progresses is carried out in a manner which is sustainable and does not harm our natural resources.

**County Development Plan Objective**  
**BE 15-4: Local Authority development and projects**

- a) Ensure that biodiversity protection is considered at design stage for works and development planned and progressed by Cork County Council and that all such projects comply with nature conservation legislation and policy as required;
- b) Fulfil Appropriate Assessment and Environmental Impact Assessment requirements and carry out Ecological Impact Assessment in relation to Local Authority plans and projects as appropriate.

## **15.6 Protecting and Enhancing Biodiversity on Local Authority Land**

- 15.6.1 Cork County Council is also an owner and manager of land. This includes land which is designated for the protection of biodiversity, public parks and other spaces which have biodiversity value or the potential to be managed to improve/enhance their biodiversity value. The Council already actively manages some sites specifically for nature conservation (e.g. Harpers Island Wetlands), and is seeking to improve its approach to the management of other public spaces in towns and villages and elsewhere to enhance their biodiversity value where possible.

**County Development Plan Objective**  
**BE 15-5: Biodiversity on Council owned and managed land and property**

- a) Protect biodiversity and support the principle of biodiversity net gain on land and property owned and managed by Cork County Council.
- b) Support the implementation of positive conservation management on lands and property which are owned or managed by Cork County Council;
- c) Support and implement best practice in the management of roadside boundaries including tree lines and hedgerows managed by Council;
- d) Support national policy to create new woodlands on public land and participate in the Creation of Woodlands on Public Lands Scheme and any successor schemes;
- e) Where possible, develop and implement Pollinator Plans and/or Biodiversity Action Plans for lands managed by Cork County Council in accordance with the National Biodiversity Action Plan (and any future National Biodiversity Plan which may be adopted during the lifetime of this Plan) and the All-Ireland Pollinator Plan;
- f) Support the use of natural approaches to flood management and control on lands owned or managed by or on behalf of Cork County Council.
- g) The Council will incorporate primarily native planting into new landscaping schemes within its own developments

## **15.7 Biodiversity Considerations for New Development or Other Activities**

- 15.7.1 Cork County Council has a significant role to play in the protection of biodiversity through its roles in the management and control of new development as well as its roles in licensing discharges to water courses and issuing waste management permits. This role emanates from legal requirements as set out in planning and nature conservation legislation which provide strict protection to European and nationally important sites, wetlands, protected species as well as protection to features of the countryside which act as ecological stepping stones linking designated areas. The Planning Authority has produced a useful guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process' - [biodiversity and planning process.pdf \(corkcoco.ie\)](#). The Planning Authority intends to update these guidelines during the lifetime of the Plan. See **Chapter 11 Water Management** for more extensive policies in relation to development in proximity to watercourses/ riparian zone and Sustainable Drainage Systems (SuDS).

**County Development Plan Objective  
BE 15-6: Biodiversity and New Development**

Provide for the protection and enhancement of biodiversity in the development management process and when licensing or permitting other activities by:

- a) Providing ongoing support and guidance to developers on incorporating biodiversity considerations into new development through preplanning communications and the Council's guidance document 'Biodiversity and the Planning Process – guidance for developments on the management of biodiversity issues during the planning process' and any updated versions of this advice;
- b) Encouraging the retention and integration of existing trees, hedgerows and other features of high natural value within new developments;
- c) Requiring the incorporation of primarily native tree and other plant species, particularly pollinator friendly species in the landscaping of new developments;
- d) Fulfilling Appropriate Assessment and Environmental Impact Assessment obligations and carrying out Ecological Impact Assessment in relation to development and activities, as appropriate;
- e) Ensuring that an appropriate level of assessment is completed in relation to wetland habitats subject to proposals which would involve drainage or reclamation. This includes lakes and ponds, watercourses, springs and swamps, marshes, heath, peatlands, some woodlands as well as some coastal and marine habitats;
- f) Ensuring that the implementation of appropriate mitigation (including habitat enhancement, new planting or other habitat creation initiatives) is incorporated into new development, where the implementation of such development would result in unavoidable impacts on biodiversity - supporting the principle of biodiversity net gain.

### **Control of Invasive Species**

- 15.7.2 Invasive alien species are animals and plants that are introduced accidentally or deliberately into the wild where they are not normally found, which have adverse impacts on the environment. Invasive alien species can have significant impacts on conservation and economic interests, and may in some cases pose threats, directly or indirectly, to human safety. Current legislation makes it an offence to plant, breed, disperse, allow dispersal or cause to grow, a range of plant and animal species, or to import or transport these or vector materials such as soil or spoil from which they can grow. The National Parks and Wildlife Service (NPWS) is part of the Heritage Division of the Department of Housing, Local Government & Heritage and is tasked (though not the sole authority) with securing the implementation and enforcement of legislation relating to invasive species. All landowners are obliged to meet regulatory requirements where invasive species are present on their own land.

**County Development Plan Objective  
BE 15-7: Control of Invasive Alien Species**

Implement best practice to minimise the risk of spread of invasive alien species, on Council owned or managed land, and require the development and implementation of Invasive Alien Species Management Plans for new developments where required.

### **Trees and Woodlands**

- 15.7.3 Trees make a valuable contribution to the landscape and to local visual amenity across the County and they also have significant economic and wellbeing benefits. They can provide shelter from wind, and act as a barrier providing privacy or helping screen out otherwise intrusive sights, movement, dust and noise. They are also important for their production of oxygen and absorption of carbon dioxide and other pollutants. Trees will play an increasingly important role in urban environments as a means of providing for urban shading and cooling to mitigate climate change impacts. Living trees and dead wood are also important components of functioning ecosystems and contribute to the County's biodiversity.
- 15.7.4 Particular trees, or more often groups of trees, can be important components of the local landscape/ townscape, the setting of buildings, or to the successful integration of new development into the landscape.
- 15.7.5 Development can, if not sensitively designed, located and built, result in loss of or damage to important trees. The Council has a presumption in favour of retaining existing trees as a first preference in the formulation and assessment of development proposals. Where trees or groups of trees are of particular value and may be at risk from development or other activities, consideration should be given to the making of tree preservation orders in accordance with the Tree Preservation Guidelines.
- 15.7.6 It is important that new planting is promoted to ensure the continued regeneration of tree cover generally, and avoid key groupings becoming increasingly aged, over-sized and unhealthy.

**County Development Plan Objective  
BE 15-8: Trees and Woodlands**

- a) Protect trees the subject of Tree Preservation Orders.
- b) Make use of Tree Preservation Orders to protect important trees or groups of trees which may be at risk or any tree(s) that warrants an order given its important amenity or historic value.
- c) Encourage the provision of trees for urban shading and cooling in developments in urban environments and as an integral part of the public realm.
- d) Preserve and enhance the general level of tree cover in both town and country. Ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting.
- e) Where appropriate, to protect mature trees/groups of mature trees and mature hedgerows that are not formally protected under Tree Preservation Orders

15.7.7 A key aim of the Council's Green Infrastructure policy is to manage the green infrastructure assets of the County to protect and enhance biodiversity. See objectives GI 14-1, 14-2 and 14-3 in **Chapter 14 Green Infrastructure and Recreation**.

## **15.8 Working with Communities and Other Stakeholders**

15.8.1 Many government departments, national bodies, groups and organisations are working nationally and locally to protect biodiversity. In March 2021 the National Biodiversity Data Centre published the All-Ireland Pollinator Plan 2021-2025, a five year road map that aims to help bees, other pollinating insects and our wider biodiversity. The Plan sets out actions intended to improve the management of habitats to make them more attractive for pollinating species including bees, butterflies and other insects. Actions to improve habitats for pollinators are generally complementary to biodiversity protection. Cork County Council supports this Plan by developing and implementing Pollinator Plans for a number of its towns and is continuing the roll out of these plans to more towns and villages.

15.8.2 Cork County Council also actively engages with community organisations, the business community, and other groups across the county in its many areas of work and responsibility.

15.8.3 Where possible, the Council will actively support local communities, groups and others in their endeavours to protect and enhance biodiversity at a local, county and regional level where possible and appropriate.

**County Development Plan Objective  
BE 15-9: Support for Communities and Other Stakeholders**

Support community organisations and other stakeholders as follows:

- a. Implement the County Biodiversity Action Plan and any future updated Plan;
- b. Support the implementation of the All-Ireland Pollinator Plan.
- c. Where possible, support community led initiatives to protect biodiversity including the development of community led Biodiversity Action Plans and Pollinator Plans.
- d. Work with statutory agencies, educational institutes and other organisations to address the issues relating to the protection of biodiversity in the County where possible and as appropriate.

## **15.9 Soil**

15.9.1 Soil is defined as the top layer of the earth's crust and is a biologically active mixture of weathered minerals, organic matter, organisms and water which provides the foundation of life in terrestrial ecosystems. Soils are a fragile non-renewable natural resource and are particularly vulnerable to contamination, compaction and erosion by wind or water. Issues such as climate change threaten to increase this fragility and may possibly reduce soil's ability to accommodate change without significant or lasting damage. Soil supports natural ecosystems and human life and by providing raw materials, food production and land for facilitating development. Soil also stores, filters, transforms and acts as a buffer to substances that are introduced to the environment which is particularly important in the production and protection of water supplies and for regulating greenhouse gases.

15.9.2 This Plan recognises the key role that soil plays on the environment of the County, dictating the land cover and land use and the extent and intensity of both. Accordingly, all aspects of life are influenced either directly or indirectly by soil types; including agricultural practices, settlement patterns, transport routes, communications infrastructure, location of archaeological deposits and economic activity. They play a key role in many areas including food production, surface water/flooding management and providing the key ingredient for supporting a wide range of ecosystem habitats and enhancing biodiversity. Therefore, the need to conserve and manage the soils in the County is a key consideration.

- 15.9.3 The Council will encourage the reuse of brownfield land where possible in preference to developing green field sites in order to reduce the loss of the county's more agriculturally productive soils. The protection of our natural assets as part of the County's Green Infrastructure resources will also assist in maintaining soil permeability levels which are important for drainage functions and ecosystem habitats.

### **Importation of Soil**

- 15.9.4 The reuse and recycling of Construction and Demolition (C&D) Waste has resulted in positive outcomes such as diverting this waste stream from Landfill. However, there has been an increase in planning applications for soil importation to marginal farmland of inert C&D waste. Careful consideration needs to be given to the impacts of soil importation to areas with poorer soil and dis-used quarries. This process needs to be carefully managed to limit impacts to the environment. Any applications will be subject to robust assessment which will be managed through the development management process. The following are just some of the details which should be provided as part of any planning application for soil importation.

- details relating to the nature and extent of historical works/filling of the land where appropriate;
- the sources of the materials to be imported;
- quality controls to be employed during the works phase and ongoing monitoring provisions;
- final capping of the site;
- calculations of the estimated volumes of materials for importation;
- the transportation of materials and the likely haul routes;
- a comprehensive drainage management system;
- the duration, phasing and timing of operations;
- end use intent;
- embankment/bund design and stability;
- flooding and leachate management;
- invasive species management; and
- an Ecological Impact Assessment where wetland or sensitive habitats and/or species occur.

- 15.9.5 This information would be expected to be incorporated into an Environmental Impact Assessment Report where it is determined that EIA is required. In addition, it may be determined that Natura Impact Statement will be required, where potential for significant negative effects on European Sites are not screened out. See also objective BE 15-14: Waste Prevention and Management.

#### **County Development Plan Objective BE 15-10: Soils**

- a) Ensure the protection and conservation of the soils in County Cork by encouraging sustainable management practices and the reuse of brownfield lands.
- b) Identify areas of poorer soil in the County acknowledge their potential value for wildlife, and respect their limitations, particularly in terms of their assimilative properties to prevent pollution.

### **Contaminated Land**

- 15.9.6 The EPA has prepared a National Hazardous Waste Management Plan (2014-2020) which is referenced at the waste section of this chapter. One of the more significant parts of the National Hazardous Waste Management Plan is that the issue of contaminated soils should be addressed in City, County and Local Area Development Plans, where these plans include the redevelopment of docklands or other brownfield sites.
- 15.9.7 The Council requires that all undeveloped, contaminated sites be remediated to internationally accepted standards prior to redevelopment (i.e. brownfield development). Soil Contamination generally arises as a result of spillages, leaks and improper handling of raw materials, manufactured goods and waste products. Any unearthed contaminants will require varying degrees of remediation measures, which may require a licence from the EPA. The EPA have published guidance in relation to the management of contaminated land and groundwater at EPA licensed sites. These measures will ensure that contaminated material will be managed in a manner that removes any risk to human health and ensures that the end use will be compatible with any risk.
- 15.9.8 Where the previous history of a site suggests that contamination may have occurred, developers will be responsible for the following:
- Undertaking a detailed site investigation, soil testing and analysis to establish whether contamination has occurred

- Provide a detailed written report of investigation and assessment (including recommendations for treating the affected ground) to Cork County Council.
  - The decontamination of sites prior to new development works taking place, and the prohibition of development until Cork County Council is satisfied that the affected ground has been satisfactorily treated.
  - Decontamination activities should ensure that there is no off-site migration of contaminants via run-off, soils or groundwater and this includes invasive species.
  - Furthermore, Appropriate Assessment (AA), or screening for AA, may also be required.
- 15.9.9 The Council will also seek to prevent the spread of invasive alien species through the control of movement of contaminated soil where such movement is regulated or undertaken by the Local Authority.

#### County Development Plan Objective

##### BE 15-11: Contaminated Land

- Require that prior to permitting development on contaminated sites, developers will carry out a full contaminated land risk assessment to demonstrate:
  - How the proposed land uses will be compatible with the protection of health and safety (including the durability of structures and services) during both construction and occupation; and
  - How any contaminated soil or water encountered will be appropriately dealt with.
- In the case of development which requires the removal of soil, stones and invasive species, any removal requires the appropriate permits and disposal to authorised sites.

## 15.10 Air Quality

- 15.10.1 Poor air quality, both in the urban and rural environment, is a major health risk. As well as health impacts such as lung and cardiovascular diseases, air pollution can also have adverse economic and environmental impacts. The need to ensure the highest standards of air quality is recognised.
- 15.10.2 Cork County Council will have regard to European Union, National and Regional policy in all matters relating to air quality and, where appropriate, take steps to reduce the effects of air pollution on people and the environment.
- 15.10.3 The quality of the air we breathe is getting worse, resulting largely from human activities. The EPA carries out ambient air quality monitoring and manages the national air quality monitoring network. Air quality monitoring is undertaken to assess compliance with national air quality standards and to implement EU Directives on Air Quality. Pollutants that are of most concern are those derived from traffic including Particulate Matter and Nitrogen Dioxide. Air quality monitoring and assessments are only undertaken at three locations within Cork County; at Cobh, Cork Harbour and Macroom. Consideration should be given to the provision of further air quality monitoring infrastructure for urban areas in County Cork as well as long term monitoring of air quality along major roads.
- 15.10.4 The Council supports the 'Polluter Pays Principle' and will have regard to the EU Framework Directive on Air Quality Assessment and Management and the Local Government (Planning and Development) General Policy Directive 1988 (or as may be amended from time to time) issued by the Minister for the Environment relating to air quality standards nationally.
- 15.10.5 Radon, a radioactive gas formed in the ground by the radioactive decay of uranium, which is present in all rocks and soils, is categorised by the World Health Organisation as a carcinogen. It is important to comply with best practice in the implementation of radon prevention measures in partnership with other relevant agencies.

#### County Development Plan Objective

##### BE 15-12: Air Quality

- Monitor air quality and air quality trends in accordance with EU policy directives, preserve good air quality where it exists, and take appropriate action, where required, including the provision of additional air quality monitoring infrastructure in urban areas and along major roads.
- Radon barriers should be provided in all new developments in compliance with best practice and relevant Building Regulations.
- Air emissions associated with all new development are to be in line with Environmental Quality Standards as set out in the Air Quality Standards Regulations 2011, or any updated/superseding documents.

## 15.11 Noise and Light Emissions

- 15.11.1 Cork County Council has produced two finalised Noise Action Plans, in accordance with the European Noise Directive 2002/49/EC, which impacts the Cork County functional area. These Noise Action Plans are 5 year strategic plans covering the period to 2023:
- 1) Cork County Noise Action Plan for Major Roads 2018-2023; and
  - 2) The Cork Agglomeration Area Noise Action Plan 2018 – 2023.
- 15.11.2 The purpose of these Noise Action Plans is to act as a means of managing environmental noise, and to meet the aims of the European Noise Directive of preventing, and reducing where necessary, environmental noise through the adoption of the Plans. The planning authority will have regard to the Noise maps in the Action Plans, when assessing planning applications. The planning authority will also give careful consideration to the location of noise sensitive developments so as to ensure they are protected from major noise sources where practical.
- 15.11.3 While artificial lighting is essential for a safe and secure night-time environment, the Council recognises the impacts light pollution (glare, skyglow, light trespass, clutter and spillage) can have on the visual, wildlife and residential amenities of surrounding areas. Dark skies and unpolluted night skies are an asset to the County. The Planning Authority will explore how best to identify and manage areas of dark sky/unpolluted sky in the County during the lifetime of the Plan. In general lighting should:
- Only be on when needed;
  - Only light the area that needs it;
  - Be no brighter than necessary;
  - Minimise blue light emissions;
  - Be fully shielded and pointing downward.

### County Development Plan Objective BE 15-13: Noise and Light Emissions

- a) Seek the minimisation and control of noise pollution associated with activities or development, having regard to relevant standards, published guidance and the receiving environment.
- b) Ensure noise-sensitive developments are adequately protected from potential sources of noise (e.g. national roads). New developments should take account of, and mitigate against, any existing noise sources.
- c) Support the implementation of Noise Action Plans prepared for the Cork County area.
- d) Seek the minimisation and control of light pollution associated with activities of development, having regard to relevant standards, published guidance and the receiving environment and Dark Sky principles.
- e) Review and update Cork County Council Policy Guidelines for Public Lighting to take account of impacts of public lighting on wildlife and night skies.

## 15.12 Waste

- 15.12.1 Self-sufficiency in the management of waste will grow in importance given the significant growth targets outlined in this Plan. Cork County Council's waste policies and objectives aim to minimise waste using the Circular Economy concept; mitigate where possible and adapt to the impacts of climate change; protect and improve ground and surface waters; and provide a clean natural environment.
- 15.12.2 Our national Climate Action Plan outlines that our current, linear production and consumption model – based on produce, use and dispose – is significantly carbon and resource-intensive and that 'Making more with less' is key to preventing wastage in a modern economy. Waste management practices generate greenhouse gases, both directly (i.e. emissions from the management process itself) and indirectly (i.e. through energy consumption) and it is important to develop more effective policies on waste prevention, choice of material and recycling to reduce the impact of waste.

### Policy Context

- 15.12.3 The EU's Waste Framework Directive, sets out to prioritise waste prevention, followed by re-use, recycling, and recovery (where combustible waste through incineration is a waste resource for energy extraction) and finally disposal into landfill.

- 15.12.4 The publication of the European Green Deal in 2019 sets out the aim of the European Union to be carbon neutral by 2050. A key element of the Green Deal Action Plan is to boost the efficient use of resources by moving to a clean, circular economy, to minimise waste going to landfill and maximise waste as a resource. A recycling rate of 65% has been proposed by the European Commission for 2030 as part of the Circular Economy Package aiming to make sustainable products, services and business models the norm, whilst transforming consumption patterns so that no waste is produced in the first place.
- 15.12.5 In September 2020, the government published 'A Waste Action Plan for a Circular Economy – Ireland's National Waste Policy 2020-2025, which sets out the measures through which Ireland will become a circular economy, with a clear focus on resource efficiency. The benefits of the Circular Economy highlighted include job creation, limiting habitat loss, biodiversity loss and slowing down global warming.
- 15.12.6 The overarching aim of the policy framework is one that discourages the wasting of resources and rewards circularity, achieved by shifting the focus away from waste disposal and treatment and instead ensuring that materials and products remain in productive use for longer. The delivery of the policy is through mandatory regional waste management plans. The policy framework also seeks to support clear and robust institutional arrangements for the waste sector, including through a strengthened role for Local Authorities.
- 15.12.7 The current Southern Region Waste Management Plan 2015 – 2021 (WMP), is the framework for the prevention and management of wastes in a safe and sustainable manner. The strategic vision of the WMP is to encourage a rethink in our approach to managing wastes, by viewing our waste streams as valuable material resources which can lead to a healthier environment and sustainable commercial opportunities for our economy. In order to achieve this vision, the WMP sets out three specific performance targets which are:
- Aim to achieve a 1% reduction per annum in the quantity of household waste generated per capita over the Plan period;
  - Reduce to 0% the direct disposal of unprocessed residual municipal waste to landfill (from 2016 onwards) in favour of higher value pre-treatment processes and indigenous recovery practices; and
  - Aim to achieve a recycling rate of 50% of managed municipal waste by 2020.
- 15.12.8 There is currently in preparation a draft of the National Waste Management Plan for a Circular Economy and this new national plan will be the successor to the current regional waste management plans. The upcoming National Waste Management Plan will incorporate guidance entitled 'Waste Management Infrastructure – Guidance for Siting Waste Management Facilities' which the planning authority will support the implementation of once adopted.
- 15.12.9 The Regional Spatial and Economic Strategy for the Southern Region, 2020 echoes these sentiments and aims to move away from the traditional unsustainable linear model where we consume resources and generate high waste volumes to be sent to processed as waste. As at national level, policy is now focused on building a circular economy.
- 15.12.10 Through the development of a circular waste economy, there will be opportunities for enterprise and employment which the council will support and this is further discussed within **Chapter 8 Economy and Employment**.

**County Development Plan Objective**  
**Objective BE 15-14: Waste Prevention and Management**

- a) Support the policy measures and actions outlined in
  - 'A Waste Action Plan for a Circular Economy Ireland's National Waste Policy 2020-2025', and
  - Southern Region Waste Management Plan 2015 – 2021, or any successor plans
- b) Support circular and climate resilient economy principles and associated strategic infrastructure, prioritising prevention, reuse, recycling and recovery, and to sustainably manage all types of waste by ensuring the provision of adequate waste recovery, recycling and disposal facilities for the county.

### **Cork's Recycling and Waste Infrastructure**

- 15.12.11 Cork County Council has a network of 120 Bring Centres and there are 12 civic amenity sites in the county which are located in Bandon, Casteltownbere, Clonakilty, Derryconnell, Kanturk, Macroom, Mallow, Millstreet, Raffeen, Rossmore, and Youghal. They accept a wide variety of domestic materials from the general public. The Council will continue to encourage the provision of recycling infrastructure where it is considered necessary and will assess requirements for recycling facilities on a case by cases basis as part of the development management process. For new developments of a large scale, where possible, on-site recycling facilities such as bring centres should be provided.
- 15.12.12 There is an opportunity to encourage more reuse and repair activities in the county particularly at civic amenity facilities. The council will support the provision of space at civic amenity facilities for waste that can be reused or repaired by other local residents. Repair Cafes are a use which will be supported by the Council through the development management process.

15.12.13 It should be noted that the provision of strategic large scale waste treatment facilities to support the aims of the European Green Deal and National Policy will be considered in 'Industrial Areas' designated as Strategic Employment Areas. See Chapter 8 Economy and Employment and **Chapter 18 Zoning and Land Use**.

### **Bottlehill**

15.12.14 The Bottlehill Landfill site has been subject of considerable strategic investment to date by Cork County Council. This significant piece of infrastructure has approximately 660,000 tonnes of landfill space built, from a total estimated available space of 5,400,000. As a result of national and regional policy, which included the introduction of a landfill tax, there has been a shift away from the use of landfill, resulting in the Bottlehill Landfill site not becoming operational. However, it is recognised that Bottlehill could be reconfigured to meet other waste management infrastructural needs to deliver the aims of the Circular Economy Action Plan with scope for a specialised role in the area of integrated waste management and waste to energy. Across Europe there are established integrated waste management developments, including waste to energy, which combine a number of facilities on a single site.

### **Litter Management**

15.12.15 Street cleaning and litter management is an important service provided by the Council. There is an opportunity to encourage recycling throughout the county by the provision of segregated smart bins. This would mean that waste collection could be enhanced to ensure regularly used bins are collected on a more frequent basis. Clean streets are a key source of pride for communities around the county and their contribution is seen through the Tidy Towns teams which work tirelessly to ensure their local areas are at their best.

### **Food Waste**

15.12.16 All households living in a population agglomeration of more than 500 people are entitled to a Food Waste Recycling service from their waste collector. Food waste is potentially the largest un-tapped recyclable component of the municipal waste stream and there are mature and available recovery techniques in place to deal with it, such as composting and anaerobic digestion. The Council will work with the Southern Waste Region to consider the delivery of such waste infrastructure where appropriate through the Development Management process, subject to environmental assessment

#### **County Development Plan Objective**

#### **BE 15-15: Waste Prevention and Management of Waste Facilities**

- a) The expansion of existing waste facilities and the creation of new waste facilities shall comply with the criteria of the Southern Region Waste Management Plan set out above and be assessed through the development management process.
- b) Support the sustainable development of the Bottlehill facility for specialised and appropriate uses primarily associated with achieving the aims of the circular waste economy.

### **Waste Management Assessments**

15.12.17 In order to provide sustainable waste management practices, the County Council will normally require all development proposals to include on-site provision for the management of waste materials that are likely to be generated from the proposed use.

15.12.18 For small scale developments basic information of the proposed location of bins, composting etc will be required while a greater level of detail may be required for larger developments.

15.12.19 For commercial, industrial and multiple residential proposals, effective waste management should be incorporated into building design and layout e.g. specific provisions should be made for segregated space to allow for the separation of waste consistent with the type of development in question. Sufficient waste storage for the type of development proposed shall be provided. It shall be of a high quality design and shall be suitably located to encourage households and commercial users to maximise recycling and composting whilst avoiding on street storage of waste bins. For apartments specific provisions should be made for segregated space to allow for the separation of waste consistent with the type of development in question.

15.12.20 It is important that sludge from drinking water treatment and/or wastewater treatment is appropriately managed.

15.12.21 Consideration should be given to the provision of individual composting facilities for self-build projects. For large scale developments of a suitable scale, consideration should also be given to the provision of group composting facilities.

- 15.12.22 For mixed use large scale developments consideration should be given to the provision of 'bring centres'. If considered at an early stage this could ensure the 'bring centre' is well designed, suitably sited and integrated into the development reducing issues around anti-social behaviour. It is noted that a greater level of detail may be required for larger developments.

#### County Development Plan Objective

#### BE 15-16: Waste Prevention and Management: Drinking Water Treatment and/or Wastewater Treatment

Ensure that sludge from drinking water treatment and/or wastewater treatment is appropriately managed, optimising potential for circular economy gains.

### Construction and Demolition Waste (C&D)

- 15.12.23 A significant amount of waste generated in Cork County is as a result of construction activity. The Council recognises the inherent sustainability of retention and refurbishment, compared with the whole life energy costs and waste impacts that would result from demolition and replacement. The reuse of existing structures preserves the embodied energy expended in the original construction, minimises waste and reduces the use of new materials. The Council will, therefore, promote circularity by seeking to avoid demolition and encourage re-purposing of existing buildings in the first instance. Since the last Development Plan there has been a shift in line with regional and national policy with regard to how C&D waste is treated. The most recent figures from the Southern Region Waste Management Plan indicate that 95% of C&D waste is being re-used or recycled.
- 15.12.24 In order to continue to achieve the target with regard to reuse or recycling of C&D waste, the Council will have regard to and require compliance with the Environment Protection Agency 'Best Practice Guidelines for the Preparation of Resource Management Plans for Construction and Demolition Waste Projects'; ( April 2021 or as subsequently updated) in the management of waste from construction and demolition projects. A Construction and Demolition Waste Management Plan shall be required for projects in excess of the following thresholds:
- New residential developments of 10 houses or more,
  - New developments (other than the bullet point above), including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,1250m<sup>2</sup>,
  - Demolition/renovation/refurbishment projects generating in excess of 100m<sup>3</sup> in volume of construction and demolition waste,
  - Civil engineering projects producing in excess of 500m<sup>3</sup> of waste, excluding waste materials used for development works on the site.
- 15.12.25 In circumstances where it has been agreed that demolition is appropriate, developers should seek to reuse excavated material from their development sites for landscaping, land restoration or to be reused in the building process. Where it is demonstrated this is not possible, they will need to establish clear proposals for the reuse, reduction and recycling of waste at the outset of the development. Further, they will need to demonstrate how C&D waste is segregated at site so that it can be reused, recycled or disposed of in an appropriate way. Where construction or demolition wastes cannot be reused or recycled, that waste must be transported to authorised waste facilities using the services of authorised waste collectors.

### Waste Management Facilities

- 15.12.26 The Southern Region Waste Management Plan makes provision for waste collection facilities, waste transfer stations and other waste facilities and the Council will continue to facilitate their development where appropriate.
- 15.12.27 With the exception of Bring Sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency (EPA) or certificates/permits from the local authority. It is important to ensure they are located where these impacts are minimised as much as possible.
- 15.12.28 In the consideration of planning applications for new waste facilities and/or the expansion of existing waste facilities; consideration shall be given to the 'general environmental' criteria set out in the Southern Region Waste Management Plan and any subsequent updates.

## Hazardous Waste

- 15.12.29 The EPA has prepared a National Hazardous Waste Management Plan (2014-2020) which sets out the priorities to be pursued to improve the management of hazardous waste.
- 15.12.30 Hazardous waste management in the region needs to be addressed from the perspective of the most environmentally sustainable approach and in line with best international practice.

### County Development Plan Objective BE 15-17: Waste Prevention and Management

- a) Planning applications for infilling of marginal land through soil importation will be supported where it can be demonstrated that the developments accord with proper planning and sustainable development, ensuring that they are compatible with the protection of environmental resources including water quality, Natura 2000 sites, biodiversity, archaeological and landscape resources.
- b) Support will be provided for locating suitable sites within the county for the safe disposal of construction and demolition waste in conjunction with the Southern Waste Region.
- c) Construction and Environmental Management Plans (CEMPs)/ Construction and Demolition Management Plans shall be prepared for larger scale projects as set out in paragraph 15.12.24 and this requirement shall be assessed on a case-by-case basis as part of the development management process.
- d) Support the implementation of the recommendations and policies of the National Hazardous Waste Management Plan 2014-2020.





# CHAPTER 16

# BUILT AND CULTURAL HERITAGE

## **Aim of Chapter**

The Plan recognises the importance of identifying, valuing and safeguarding our archaeological, architectural and cultural heritage for future generations through appropriate protection, management and enhancement measures or via the sensitive development of this resource.



# S T E N E T Z O C

# Contents

16.1	Introduction	356
16.2	Archaeological Heritage	357
16.3	Architectural Heritage	362
16.4	Cultural Heritage	368
16.5	The Arts	372

## 16.1 Introduction

- 16.1.1 County Cork has a rich and diverse heritage that includes our ancient sites, villages and townscapes and the buildings within them. Heritage is our history, language, folklore, customs and traditions. Protection of our heritage not only has environmental benefits and benefits for the quality of life of the people of Cork, but it also brings economic benefits to the County by providing attractive towns, villages and countryside for visitors to enjoy. See **Chapter 15 Biodiversity and Environment** in relation to our Natural Heritage.
- 16.1.2 The National Planning Framework is the Government's high-level strategic plan for shaping the future growth and development of the country up to 2040. It includes a strong focus on enhanced amenities and heritage by highlighting how our built, cultural and natural heritage has intrinsic value in defining the character of urban and rural areas and adding to their liveability, attractiveness and sense of place. It also emphasises how Ireland's built heritage assets are a non renewable resource that merit being nurtured in a manner appropriate to their significance as an aid to understanding the past, contributing to community well-being and quality of life as well as regional economic development.
- 16.1.3 The National Planning Framework includes the following National Policy Objectives (NPOs) which relate directly to the issue of heritage: NPO 17: Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations; and NPO 60: Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance.
- 16.1.4 At a regional level, the Regional Spatial and Economic Strategy (RSES) for the Southern Region recognises the vibrant and diverse cultural attributes that exist across the cities, towns, rural areas and islands of the Southern Region. The Region boasts a rich tapestry of national and recorded monuments, national parks and nature reserves, cultural institutions, historic cities, towns and villages along with a history of folklore, music, dance, arts, crafts and local traditions. The RSES strongly supports the unique linguistic and cultural heritage of our Region's Gaeltacht areas and supports the statutory functions of Údarás na Gaeltachta under the Gaeltacht Act 2012. Special recognition is attributed to the designation of Gaeltacht Service Towns such as Macroom and the location of Language Planning Areas such as Múscraí and Oileán Cléire in County Cork as spatial designations which support the growth and sustainability of Gaeltacht areas.

### Heritage Legislative Framework

- 16.1.5 The County's national heritage is protected by a number of different pieces of legislation. The National Monuments Acts (1930-2004) provide for the protection of our archaeological heritage. Our buildings, townscapes and landscapes are protected under the Planning and Development Acts. In addition, there are a number of international conventions and agreements relating to our heritage, which Ireland has ratified including the Environmental Impact Assessment Directive, which clearly requires that Environmental Impact Assessment (EIA) includes consideration of impact on archaeological heritage.
- 16.1.6 Heritage Ireland 2030 has replaced the National Heritage Plan (2002) with updated national policy priorities in relation to the protection and management of our national heritage (built, cultural and natural). These documents are underpinned by the core principle that heritage belongs to us all and we all share a responsibility to protect it.
- 16.1.7 The responsibility of Local Authorities in relation to the care and protection of heritage is also identified in the National Heritage Plan. Key actions in these plans include the requirement of Local Authorities to prepare and implement Local Heritage Plans in partnership with the main stakeholders in the area. The Cork County Heritage Plan was adopted in 2005 and is currently in its implementation phase. Actions arising from the current Plan include 8 heritage publications which focus on a range of issues including guidance on the protection of areas of special cultural interest (Múscraí Heritage Plan), a detailed publication on the county's archaeological resource and guidance on specific elements of built heritage value including shopfronts and works within Architectural Conservation Areas.
- 16.1.8 A series of beautifully illustrated historic maps have also been produced for a selection of County Towns to aid education and awareness of the County's rich urban heritage. This process is ongoing.
- 16.1.9 The Plan also recognises the overlapping policy themes that Built and Cultural Heritage shares with other Chapters within the Plan. At a site level, for example, there is potential for negative impacts for biodiversity, flora and fauna where older building stock provides habitat for roosting bats, owls etc. and is refurbished without mitigation measures being implemented. The Plan therefore recommends consultation with **Chapter 15 Biodiversity and Environment** in this instance and supports the requirement for an ecological assessment (where appropriate).

#### County Development Plan Objectives HE 16-1: County Heritage Plan

Continue to implement the current County Heritage Plan (2005) in partnership with relevant stakeholders and any successor of this document.

## 16.2 Archaeological Heritage

- 16.2.1 Archaeological heritage consists of the material remains left behind by past societies from earliest times up to the post-medieval period and includes all structures, places, caves, sites, features and portable objects, whether located on land, underwater or in the inter-tidal zone. In general, those parts of the archaeological heritage that are part of or attached to the landscape are referred to as monuments. Cork has a rich archaeological heritage, which has left its traces across its urban and rural landscape. The Council fully recognises its role in protecting this resource for future generations to enjoy.
- 16.2.2 It is an irreplaceable link with the past and provides information on the development of County Cork over the past 10,000 years. To date over 19,000 archaeological monuments has been identified in County Cork, the largest number for any county in Ireland. All known archaeological monuments are identified in the Sites and Monuments Record (SMR) at <https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application>. Over time a number of these have been levelled but partially survive beneath the current ground surface whilst others have been remodelled within more modern buildings.
- 16.2.3 The National Monuments Service (NMS) of the Department of Housing, Local Government and Heritage has specific responsibilities for the identification and protection of our archaeological heritage. The NMS policies regarding these duties are outlined in their publication "Frameworks and Principles for the Protection of the Archaeological Heritage" (1999). The legal provisions for the carrying out of works to designated archaeological monuments are outlined in this document. The Council will have regard to the Departments' policy documents and any changes to the policies during the lifetime of Plan. Development standards outlined in this plan in regard to protection of archaeology are in line with relevant legislation, National policy documents and guidelines. The policies and objectives below are intended to provide mechanisms to facilitate development and manage change in a positive manner while at same time protecting, conserving and raise awareness of the County's rich archaeological.

### Record of Monuments and Places

- 16.2.4 The principal legal mechanism for the protection of archaeological monuments is the Record of Monuments and Places (RMP) which was established under Section 12 of the National Monuments (Amendment) Act, 1994. The RMP for County Cork was issued in 1998. The RMP maps and manuals are available for consultation at <https://www.archaeology.ie/publications-forms-legislation/record-of-monuments-and-places>. Monuments listed in the RMP are referred to as Recorded Monuments. Section 12 (3) of the 1994 Act provides that the owner or occupier of a monument included in the Record or any person who proposes, to carry out, or to cause or permit the carrying out of any work at or in relation to such a monument, he or she shall give notice in writing to the Minister for Housing, Local Government and Heritage of the proposed works at least two months in advance and shall not, except in the case of urgent necessity and with the consent of the Minister, commence the work until two months after the giving of notice. The Zone of Notification is identified for each monument on the Historic map viewer and Notification forms are available at [www.archaeology.ie](http://www.archaeology.ie). As NMS is a prescribed body, planning referrals occur through the planning process via a formal notification mechanism and acts as notification in accordance with Section 12 of the National Monuments Act.

### National Monuments

- 16.2.5 A select number of monuments have the designation of a National Monument. Under Section 14 of the National Monuments (Amendment) Act 2004, a National Monument is a monument in the ownership or guardianship of the Minister of the Department of Housing, Local Government and Heritage, in the ownership of a Local Authority, or are the subject of a Preservation Order or a Temporary Preservation Order. The full list of National Monuments is available at <https://www.archaeology.ie/publications-forms-legislation/record-of-monuments-and-places>. A separate list is available documenting those in State care, ownership or guardianship at: <https://www.archaeology.ie/sites/default/files/media/pdf/monuments-in-state-care-cork.pdf>. Prior written consent from the Minister of Housing, Local Government and Heritage is required for any works at or in relation to all National Monuments.
- 16.2.6 The qualities of archaeological or architectural interest are not mutually exclusive and certain structures can have both qualities. Some of the items listed in the Record of Monuments and Places are also Protected Structures and are within the remit of protection under the provisions of the National Monuments Acts 1930-2004.

### Sites and Monuments Record (SMR)

- 16.2.7 The Sites and Monuments Record is an online database maintained by the NMS of all known or suspected archaeological sites and monuments. The Historic Environment Viewer (HEV) is the National Monuments Service's online interactive map/search facility, providing access to all records stored on its national database of sites and monuments. It is available at <https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application>.

#### County Development Plan Objectives HE 16-2: Protection of Archaeological Sites and Monuments

Secure the preservation (i.e. preservation in situ or in exceptional cases preservation by record) of all archaeological monuments and their setting included in the Sites and Monuments Record (SMR) (see [www.archaeology.ie](http://www.archaeology.ie)) and the Record of Monuments and Places (RMP) and of sites, features and objects of archaeological and historical interest generally.

In securing such preservation, the planning authority will have regard to the advice and recommendations of the Development Applications Unit of the Department of Housing, Local Government and Heritage as outlined in the Frameworks and Principles for the Protection of the Archaeological Heritage policy document or any changes to the policy within the lifetime of the Plan.

### Underwater Archaeology

- 16.2.8 County Cork's off-shore and coastal waters, tidal estuaries and rivers have a diverse and interesting range of features and finds associated with its maritime/riverine heritage such as shipwrecks, piers, quay walls, fords, stepping stones. Section 3 of the National Monuments (Amendment) Act 1987 makes specific provisions for the protection of shipwrecks and underwater archaeological objects. The Shipwreck Inventory of Ireland lists a high volume of shipwrecks for the County Cork coastline, and under the 1987 National Monuments Amendment legislation, all wrecks over 100-years old are legally protected. Of the 4,500 wrecks listed most are without exact locations; the records pertaining to them date to the 18th century or earlier. Many more wrecks await discovery in the coastal waters off Cork, dating to earlier times but which went unrecorded when lost. Development in off-shore and coastal waters, tidal estuaries and rivers areas which have the potential to impact on both known and potential terrestrial and underwater archaeology shall be subjected to appropriate intertidal and underwater archaeological assessment.

#### County Development Plan Objectives HE 16-3: Underwater Archaeology

Protect and preserve the archaeological value of underwater archaeological sites and associated underwater and terrestrial features. In assessing proposals for development, the development will take account of the potential underwater archaeology of rivers, lakes, wetlands, intertidal and sub-tidal environments through appropriate archaeological assessment by a suitably qualified archaeologist.

### Historic Towns

- 16.2.9 Cork has an extensive network of historical urban centres ranging from crossroads settlements, small villages to substantial towns. Seventeen Historic Towns are identified in The Urban Archaeological Survey of County Cork (1995). These are Bandon, Buttevant, Castlemartyr, Clonakilty, Cloyne, Cobh, Fermoy, Glanworth, Innishannon, Kinsale, Liscarroll, Macroom, Mallow, Midleton, Rosscarbery, Skibbereen and Youghal. In the case of each of these towns a Zone of Archaeological Potential is mapped showing the area most likely to contain archaeological remains, both upstanding and sub-surface. Of particular importance and interest are the three Medieval Walled Towns of Buttevant, Kinsale and Youghal and the post-Medieval walled town of Bandon. The Zones of Archaeological Potential around Historic Towns can be viewed on the Map Browser.
- 16.2.10 The policy document 'National Policy on Town Defences (DoEHLG 2008)' demonstrated strong commitment towards the protection, preservation and conservation of historic urban defences in Ireland. The Irish Walled Towns Network (IWTN), was set up in 2005 by the Heritage Council and the DoELG. It seeks to ensure that Ireland's unique cultural and archaeological heritage in relation to its walled and fortified towns and cities is protected and managed in a sustainable manner.
- 16.2.11 The medieval /late medieval buildings that made up the historic towns was generally replaced by 18th/19th century streetscapes and buildings. In some cases, however, the earlier building was incorporated /reused in the later building and often only detectable by a trained specialist – see Medieval Archaeology.

#### County Development Plan Objectives HE 16-4: Zones of Archaeological Potential in Historic Towns and Settlements

Proposed development works in Historic Towns and settlements, Zones of Archaeological Potential, Zones of Notification and the general historic environs in proximity to the zones, should take cognisance of the impact potential of the works, and all appropriate archaeological assessments employed to identify and mitigate the potential impacts.

## Zones of Archaeological Potential

- 16.2.12 The evident physical remains of an archaeological monument are not necessarily the full extent of the original monument. Further archaeological remains often remain buried in the ground in its vicinity. This is the Zone of Archaeological Potential (ZAP) of the monument. This can vary in extent relative to the monument type. The SMR database ([www.archaeology.ie](http://www.archaeology.ie)) identifies Zones of Notification (ZONs) for each monument to assist authorities, and other agencies in this regard and developers in locating known and/or suspected monuments. ZONs may not fully incorporate the entire extent of a monument and/or any associated subsurface features. Therefore it is important to note that ZONs should be seen only as a guide to the location of a monument and 'notification of works' should not be limited to this zone alone. The County Archaeologist can advise in this regard.
- 16.2.13 Development proposals for archaeological sites that fall within the archaeological zone should be subject to pre-planning discussion with the County Archaeologist and applications accompanied by an archaeological assessment. The planning authority may apply conditions relating to archaeology to individual permissions. These requirements are carried out on behalf of a prospective developer by an archaeologist and funded by the developer.
- 16.2.14 Cork has an extensive network of historical urban centres ranging from crossroads settlements, small villages to substantial towns. Seventeen Historic Towns are identified in The Urban Archaeological Survey of County Cork (1995). These are Bandon, Buttevant, Castlemartyr, Clonakilty, Cloyne, Cobh, Fermoy, Glanworth, Innishannon, Kinsale, Lisacarrill, Macroom, Mallow, Middleton, Rosscarbery, Skibbereen and Youghal. In the case of each of these towns a Zone of Archaeological Potential is (ZAPs) mapped showing the area most likely to contain archaeological remains, both upstanding and sub-surface. Of particular importance and interest are the three Medieval Walled Towns of Buttevant, Kinsale and Youghal and the post-Medieval walled town of Bandon. The Zones of Archaeological Potential around Historic Towns can be viewed on the Map Browser.

### County Development Plan Objectives HE 16-5: Zones of Archaeological Potential

Protect the Zones of Archaeological Potential (ZAPs) located within historic towns, urban areas and around archaeological monuments generally. Any development within the ZAPs will need to take cognisance of the upstanding and potential for subsurface archaeology, through appropriate archaeological assessment.

## Medieval Archaeology

- 16.2.15 Many of Ireland's medieval structures, both rural and urban, were swept away in the 18th/19th century and replaced with buildings that make up the core of our heritage building stock today. However, potential for archaeology lies within these old buildings, as some were remodelled retaining elements of older, potentially medieval buildings. Buildings shown on the first Ordnance Survey's Maps from 1840's have the potential to contain earlier structures and features. Prior to development of these buildings an assessment prepared by a suitably qualified heritage building consultant / archaeologist should be carried out to assess the medieval content and heritage value of the structure.

## Industrial and Post Medieval Archaeology

- 16.2.16 Other important elements of our archaeological heritage are the later remains of structures and features associated with industrial, agricultural, cultural, military, docks and harbours, religious, and social activities. These industrial and post-medieval items of built heritage include penal chapels, limekilns, houses, mass rocks, walls and boundaries, street furniture, stepping stones, mills, bridges, railway features and famine burial grounds. They can make a valuable contribution to the local historic landscape, our cultural heritage assets and have potential to add to our understanding of the past. Whilst some of these are Recorded Monuments and/or Protected Structures, the vast majority have no such protection and are consequently very vulnerable items of our heritage. These are valuable elements that contribute to our sense of place and of past methods and technology. See **Chapter 3 Settlements and Placemaking**.
- 16.2.17 Across the County, there are layers of archaeological and historic landscape. In certain areas individual archaeological sites must be seen as part of a collective heritage landscape. A unique example is in Allihies on the Beara Peninsula where an outstanding example of a 19th century copper mining landscape survives. It encompasses many layers of historic settlement from prehistoric to modern times and is a designated area of High Value Landscape containing upland areas, a central basin and coastal edge and within it are diffuse, vernacular settlement patterns and later settlement clusters associated with the mining industry.
- 16.2.18 The landscape revolves around the five key mining complexes as identified in the Record of Monuments and Places: Mountain Mine, Dooneen Mine, Kealogue Mine, Caminches Mine and Coom Mine and are individually protected under the National Monument Act and a significant number of associated industrial archaeology artefacts. This historic mining landscape is acknowledged locally as an important heritage tourism product and is a growing tourism destination focussed on Allihies Copper Mine Museum, and associated Allihies Copper Mine Trail. There are plans to expand the heritage offer further associated with the Copper mines.

- 16.2.19 The historic landscape still retains its heritage integrity, however it is also vulnerable to insensitive development and could easily lose its unique character. The Plan therefore provides additional protection to the wider inter-connected heritage and landscape assets of the Allihies Coppermines Basin to aid in its future development and management. In addition to protecting the mining complexes the Council will have regard to and protect buildings and features associated with the mines that occur across the landscape. See also **Volume Five, West Cork Municipal District, Allihies**.

**County Development Plan Objectives**  
**HE 16-6: Industrial and Post Medieval Archaeology**

Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.

### **Access to Archaeological Monuments**

- 16.2.20 Cork County Council will support the provision of appropriate forms of access (including disabled access) to archaeological monuments, where appropriate including maintaining or developing means of access in cooperation with landowners to secure appropriate access over private lands. This shall be accompanied by appropriate, accurate signage and/or interpretive material (even where no physical remains are visible). In certain circumstances the use of appropriate forms of virtual access may be provided where physical access is not possible. All signage shall be in compliance with statutory legislation and approval of the Heritage Unit of Cork County Council.

### **Battlefield, Ambush and Siege Sites and Defensive Installations**

- 16.2.21 Military campaigns, albeit a large battle field, a siege campaign or an ambush site have a significant place in our history and development of the nation. They contribute to the local historic environment and are ripe for interpretation and development as an economic resource. The Zone of Archaeological Potential of these sites can be quite an extensive landscape and can include associated features such as camp sites, entrenchments fortifications, siege works, and mass burials. These areas are difficult to identify and are currently not outlined on a map. There are significant battle sites in County Cork such as the site of The Battle of Kinsale (1601 and 1690) and Knocknanuss (1647) and in more modern times Cork has a number of important ambush sites that played an important role in Irish history such as Kilmichael or Béal na mBláth. Many of the modern conflict sites occur along established routeways. The Plan supports measures to protect these sites and therefore in assessing any development proposals in these areas, the impacts on the wider defensive landscape should be assessed and generally protected. In the case of Béal na mBláth a design code is being established for the ambush site to inform development considerations in the area. Over the lifetime of this plan, Cork County Council may undertake additional analysis to inform the extent of the ambush landscape and establish additional protection measures to safeguard this unspoilt historic landscape.
- 16.2.22 Cork County has an extensive coastline which contains a significant defensive landscape particularly associated with the 18th and 19th century expansion period. These include fortifications, signal towers and Martello towers. There are a number of locations within County Cork where there are iconic defensive landscapes of historic and archaeological value. These include the Napoleonic landscape of Cork Harbour, Bantry and Whiddy Island whereby a complex of Martello Towers were constructed at strategic coastal positions to defend the harbours from French attack and provide inter-visibility between defensive complexes.

**County Development Plan Objectives**  
**HE 16-7: Battlefield, Ambush and Siege Sites and Defensive Archaeology**

Protect and preserve the defensive archaeological record of County Cork including strategic battlefield, ambush and siege sites, and coastal fortifications and their associated landscape due to their historical and cultural value. Any development within or adjoining these areas shall undertake a historic assessment by a suitably qualified specialist to ensure development does not negatively impact on this historic landscape.

### **Burial Places**

- 16.2.23 Cork County Council has an important role in protecting all historic burial grounds and their setting by encouraging their maintenance and care in accordance with appropriate conservation principles. A Heritage Guide series has been prepared by the Council's Historic Monuments Advisory Committee, 'The Care of Historic Graveyards' which is available on the Council's web site. The purpose of this is to assist in the care of historic burial grounds through appropriate maintenance and conservation measures. The vast majority of our burial places are historic graveyards, however people have always respectfully buried their dead in many different ways. Many of these burial places have no surface expression and are often uncovered as part of archaeological investigations. Respectful preservation in situ of all burial places will be the Council's policy.

- 16.2.24 In the case of extensions to historic graveyards or cemeteries over 0.5ha, it is recommended that an archaeological assessment be carried out prior to any cemetery extension to demonstrate there are no burial/ subsurface archaeology in the extended area. In certain archaeological sites, such as Early Ecclesiastical Sites with large outer enclosures, graveyard extensions would not be compatible with development.
- 16.2.25 The vast majority of our burial places are historic graveyards, however people have always respectfully buried their dead in many different ways. Many of these burial places have no surface expression and are often uncovered as part of archaeological investigations. Respectful preservation in situ of all burial places will be the Council's policy.

**County Development Plan Objectives  
HE 16-8: Burial Places**

Protect all historical burial places and their setting in County Cork and encourage their maintenance and care in accordance with appropriate conservation principles.

### *Archaeology and Large Scale Development*

- 16.2.26 The County Council requires that a proposed development whose area is half hectare or more, whose length is 1km or more, including large scale infrastructure schemes such as electricity, sewerage, telecommunications, water supply, flood relief and proposed roadwork's (both realignment and new roads) require an archaeological assessment. It is recommended that the assessment includes appropriate archaeological investigations such as licensed metal detection, geophysical survey and archaeological testing, as appropriate. It is recommended that the assessment is carried out, following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.
- 16.2.27 Whenever archaeological materials are found, appropriate mitigation measures shall be put in place. Preservation in-situ should generally be the presumed preferred option and only compelling reasons can justify preservation-by-record.

**County Development Plan Objectives  
HE 16-9: Archaeology and Infrastructure Schemes**

All large scale planning applications (i.e. development of lands on 0.5 ha or more in area or 1km or more in length) and Infrastructure schemes and proposed roadworks are subjected to an archaeological assessment as part of the planning application process which should comply with the Department of Arts, Heritage and the Gaeltacht's codes of practice. It is recommended that the assessment is carried out following pre planning consultation with the County Archaeologist, by an appropriately experienced archaeologist to guide the design and layout of the proposed scheme/development, safeguarding the archaeological heritage in line with Development Management Guidelines.

### *Management of Monuments Within Development Sites*

- 16.2.28 In general, the accommodation of archaeological sites within a modern housing development will be discouraged unless it can be demonstrated it is suitably located/ conserved and a long-term management plan is in place to avoid negative impacts on the monument and its setting. Where an archaeological site is discovered during an assessment and it is considered it could be accommodated on-site, the monument needs to be protected during construction and a long-term management plan will be required and agreed in advance with the County Archaeologist.

**County Development Plan Objectives  
HE 16-10: Management of Monuments within Development Sites**

Where archaeological sites are accommodated within a development it shall be appropriately conservation/ protection with provision for a suitable buffer zone and long-term management plan put in place all to be agreed in advance with the County Archaeologist.

### *Archaeological Landscapes*

- 16.2.29 Where a concentration of archaeological sites of a similar period but not necessarily so, occur they should be seen as a collective group. Within County Cork there are varied archaeological landscapes such as Allihies Copper mining landscape, fortifications at Cork Harbour, upland prehistoric settlement in Shehy Beg. Where these collections of monuments occur, their protection will be based not only as an individual site but as part of a wider archaeological landscape. These landscapes have not been specifically identified and will be assessed on a case by case basis. Any archaeological assessment should take this into consideration. These landscapes have not been specifically identified, however, archaeological landscapes will be considered in the review and update of the current Draft Cork County Landscape Strategy set out in Objective GI 14-11.

**County Development Plan Objectives  
HE 16-11: Archaeological Landscapes**

To protect archaeological landscapes and their setting where the number and extent of archaeological monuments are significant and as a collective are considered an important archaeological landscape of heritage value.

### **Raising Archaeological Awareness**

- 16.2.30 Cork County Council has an important role to play in promoting initiatives aimed at raising awareness of archaeological heritage. It also has a role in promoting this heritage as tourist and visitor attractions. The Historic Monuments Advisory Committee (HMAC) have produced a series of advisory leaflets on care of historic- walls, iron, archaeological monuments, and graveyards. All publications are available on the Council's website.
- 16.2.31 Given the vast range of archaeological heritage within the county there is considerable potential for its interpretation and recreational use and as a contributor to the local economy through tourism initiatives. A long term goal is to develop a management plan, as part of the Heritage Plan, for the archaeology of County Cork. This could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings.

**County Development Plan Objectives  
HE 16-12: Raising Archaeological Awareness**

As part of the Heritage Plan it is an objective to develop a management plan, if resources allow, for the archaeology of County Cork, which could include an evaluation of the Historic Character Assessment of Cork County helping to identify areas for tourism potential, and strategic research while also promoting best practice in archaeology and encouraging the interpretation, publication and dissemination of archaeological findings from the development application process.

### **Climate Change and Archaeology**

- 16.2.32 The changing weather conditions likely to occur because of global warming will have a significant impact on the archaeological heritage of the County. With more extreme weather conditions forecasted such as increased frequency of severe storms, intense rainfall, flooding, extreme temperatures will lead to increased weathering and erosion of our monuments both earthen and stone particularly along the coast. The County Development Plan provides a new framework for managing the County's archaeological resource in the context of these climatic threats.

### **Undiscovered Archaeological Sites**

- 16.2.33 The Planning Authority is aware of the potential to identify previously unrecorded archaeological sites as part of development proposals across the County. To date these have particularly been identified in upland areas or as a result of Archaeological investigation on large scale development but not exclusively so. Development management need to factor this potential when assessing planning applications. There should always be a presumption in favour of avoiding developmental impacts on the archaeological heritage and preservation in situ is the recommended approach. Preservation by record will only be considered in exceptional circumstances.

**County Development Plan Objectives  
HE 16-13: Undiscovered Archaeological Sites**

To protect and preserve previously unrecorded archaeological sites within County Cork as part of any development proposals. The Council will require preservation in situ to protect archaeological monuments discovered. Preservation by record will only be considered in exceptional circumstances.

## **16.3 Architectural Heritage**

- 16.3.1 Cork County is host to a rich and varied heritage of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, and seeks the protection of its special character from adverse impacts.

## Record of Protected Structures

- 16.3.2 Under Part IV of the Planning and Development Act 2000, as amended, the Council must maintain a Record of Protected Structures (RPS). This record should include all structures or parts of structures in their functional area which are, in the opinion of the Council of special, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The purpose of the designation of protected structure status is to ensure that any changes or alterations to the building and/or its setting are carried out in such a way that the existing special character is retained and enhanced.
- 16.3.3 The identification of structures for inclusion in the Record is based on criteria set out in the Architectural Heritage Protection - Guidelines for Planning Authorities (2011). Since the last Plan, the Record of Protected Structures has been expanded to include those identified within the 9 former Town Council Plans of Clonakilty, Cobh, Fermoy, Kinsale, Mallow, Macroom, Midleton, Skibbereen and Youghal. The addition of 1,493 Protected Structures from the former Town Councils and a small number of individual additions, will therefore expand the overall Record to over 2,800 structures within County Cork. See also **Volume Two Heritage and Amenity**, Chapter 1 Record of Protected Structures and on the CDP Mapbrowser Volume Seven Maps.
- 16.3.4 It should also be noted that under Section 57(10) (b) of the Planning and Development Act, 2000 as amended the Council "shall not grant permission for the demolition of a protected structure or proposed protected structure, save in exceptional circumstances".
- 16.3.5 The Department of Housing, Local Government and Heritage have completed and published the National Inventory of Architectural Heritage (NIAH) Survey of County Cork. The survey was carried out between 2006 and 2011. There are four separate volumes dealing with Cork City, North Cork, East Cork and West Cork which contain approximately 6,500 items considered to be of architectural importance in County Cork.
- 16.3.6 The purpose of the NIAH was to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. The NIAH has provided the basis for the recommendations of the Minister of State for Heritage and Electoral Reform to planning authorities around the country for the inclusion of particular structures in their Record of Protected Structures.
- 16.3.7 Under the provisions of Section 53 of the Planning and Development Act, 2000, as amended, the Minister has made recommendations for inclusion in the Record of Protected Structures of structures deemed as being of "Regional" importance or higher. It should be noted that most items in the County Cork NIAH are of "Regional" or higher importance. If the Council decides not to adopt the recommendations in any individual case, the reasons for the decision not to adopt must be communicated to the Department.
- 16.3.8 As a first step in addressing the Minister's request Cork County Council has identified the structures of International and National Importance on the NIAH list which are currently on the Cork County Council Record of Protected Structures. Other structures of Regional importance associated with these structures were also considered for inclusion. Where resources allow, further updates will be considered to the Record of Protected Structures, having regard to the National Inventory of Architectural Heritage and conservation advice.
- 16.3.9 It is important to recognise the contribution that all historic structures, features and landscapes including those which are not listed in the Record of Protected Structures, make to the county's heritage. The Council will seek the enhancement of these elements in recognition of their quality, character and local distinctiveness.

**County Development Plan Objectives**  
**HE 16-14: Record of Protected Structures**

- a) The identification of structures for inclusion in the Record will be based on criteria set out in the Architectural Heritage Protection Guidelines for Planning Authorities (2011).
- b) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the Plan as resources allow.
- c) Seek the protection of all structures within the County, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In accordance with this objective, a Record of Protected Structures has been established and is set out in **Volume Two Heritage and Amenity, Chapter 1 Record of Protected Structures**.
- d) Ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.
- e) Protect the curtilage and attendant grounds of all structures included in the Record of Protected Structures.
- f) Ensure that development proposals are appropriate in terms of architectural treatment, character, scale and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting.
- g) Ensure high quality architectural design of all new developments relating to or which may impact on structures (and their settings) included in the Record of Protected Structures.
- h) Promote and ensure best conservation practice through the use of specialist conservation professionals and craft persons.
- i) In the event of a planning application being granted for development within the curtilage of a protected structure, that the repair of a protected structure is prioritised in the first instance i.e. the proposed works to the protected structure should occur, where appropriate, in the first phase of the development to prevent endangerment, abandonment and dereliction of the structure.

**Protection of Non-Structural Elements**

- 16.3.10 Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture contribute to our built heritage. Lack of consideration and awareness can result in the loss of these elements. An absence of a tradition in 'best practice' for the conservation of historic landscapes and their associated features, means that appraisal and surveying are essential in considering development proposals for sensitive sites. A lack of understanding into the elements that form an integral part of designed landscapes can mean that these features are vulnerable to needless partial or total destruction, as well as poor reconstruction. Raising awareness of the value of landscapes and associated features and promoting standards in relation to repair and conservation of the same will be an important step.
- 16.3.11 NIAH identified a total of 6,000 designed landscapes around demesnes in the whole of the Country, 1,000 of these occurring within County Cork. Many of these demesnes are not included in the RPS, even though they may have important heritage value in their own right. Cork County Council prepared a guidance note; "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings" in order to foster a better understanding of designed landscapes and in the case of any development proposals to facilitate the preparation of appraisals of historic gardens and designed landscape and any possible impact on its heritage value.

**County Development Plan Objectives**  
**HE 16-15: Protection of Structures on the NIAH**

Protect where possible all structures which are included in the NIAH for County Cork, that are not currently included in the Record of Protected Structures, from adverse impacts as part of the development management functions of the County.

**County Development Plan Objectives**  
**HE 16-16: Protection of Non- Structural Elements of Built Heritage**

Protect non-structural elements of the built heritage. These can include designed gardens/garden features, masonry walls, railings, follies, gates, bridges, shopfronts and street furniture. The Council will promote awareness and best practice in relation to these elements.

## Architectural Conservation Areas

- 16.3.12 The Council must include an objective in its Development Plan to preserve the character of a place, area, group of structures, or townscape if it is of the opinion that its inclusion is necessary for the preservation of the character of that area.
- 16.3.13 Such an area is known as an Architectural Conservation Area (ACA) and it is defined as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of protected structures. These ACAs are listed in **Volume Two Heritage and Amenity, Chapter 2 Architectural Conservation Areas** of this Plan and are also shown on the CDP Map browser Volume Seven Maps. The number of Architectural Conservation Areas in previous Plans has expanded reflecting previous designations within the 9 former Town Council Development Plans. The Planning Authority may review and update the list of Architectural Conservation Areas in the County, where resources allow.
- 16.3.14 ACAs can be entire streetscapes, designed landscape associated with a country house, medieval towns, industrial complexes, designed open spaces, religious complexes and so forth. The special character of an ACA is made up of its architectural features, setting, spatial qualities and land uses.
- 16.3.15 The special character of urban areas generally stems from its collection of buildings and their setting as a whole rather than the presence of individual buildings in isolation. In many cases, the presence of a historic demesne, estate or park adjacent to a town will have shaped it and dictated its fortunes. Many such estates have their own character with a large house and planned gardens. Other historic landscapes can be associated with medieval towns, industrial, religious, and civic institutions, maritime activities, agricultural works, public infrastructure projects and archaeological sites and monuments. The need to protect these areas is acknowledged in the Plan and it is intended to continue to establish ACAs in the County where considered appropriate.
- 16.3.16 It is important to promote these areas and to explain, to residents and visitors alike, how special they are. The designation of these areas provides development controls to safeguard the special character of the area. Cork County Council has produced "Guidelines for the Management and Development of Architectural Conservation Areas", aimed at assisting and informing both those in the public and private sphere when dealing with development within ACAs.
- 16.3.17 The commerce and trade of County Cork may be seen in the significant number of original shop fronts in its towns and villages. People have become increasingly aware of the value of high quality shopfronts both historic and contemporary in attracting customers to do business and come to an area. Shopfronts and signage are very important factors in enhancing and contributing positively to the character of an area. However, equally poor quality shopfronts and signage can seriously detract from the quality and character of an area and its attractiveness to do business in.
- 16.3.18 Each commercial business will have specific requirements in terms of shop fronts, signage and advertisement. When considering such requirements in an ACA, careful thought should be given to the design, size and careful placement of such elements, so as not to detract from the character of the area.
- 16.3.19 Special planning controls can be developed for ACAs that set out development objectives for the preservation and enhancement of the area. The designation of ACAs gives protection to the greater part of the built heritage that may not be suitable for inclusion in the Record of Protected Structures, but contributes to or forms the particular character of an area.

### County Development Plan Objectives HE 16-17: Areas of Special Planning Control

Establish areas of special planning control within Architectural Conservation Areas where appropriate. These areas will include a scheme setting out objectives for the conservation and enhancement of the special character of the area, and will be based on an Architectural Appraisal of each town.

## County Development Plan Objectives HE 16-18: Architectural Conservation Areas

Conserve and enhance the special character of the Architectural Conservation Areas included in this Plan. The special character of an area includes its traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and setting. This will be achieved by;

- (a) Protecting all buildings, structures, groups of structures, sites, landscapes and all other features considered to be intrinsic elements to the special character of the ACA from demolition and non-sympathetic alterations.
- (b) Promoting appropriate and sensitive reuse and rehabilitation of buildings and sites within the ACA and securing appropriate infill development.
- (c) Ensure new development within or adjacent to an ACA respects the established character of the area and contributes positively in terms of design, scale, setting and material finishes to the ACA.
- (d) Protect structures from demolition and non sympathetic alterations.
- (e) Promoting high quality architectural design within ACAs.
- (f) Seek the repair and re-use of traditional shopfronts and where appropriate, encourage new shopfronts of a high quality architectural design.
- (g) Ensure all new signage, lighting advertising and utilities to buildings within ACAs are designed, constructed and located in such a manner they do not detract from the character of the ACA.
- (h) Protect and enhance the character and quality of the public realm within ACAs. All projects which involve works within the public realm of an ACA shall undertake a character assessment of the said area which will inform a sensitive and appropriate approach to any proposed project in terms of design and material specifications. All projects shall provide for the use of suitably qualified conservation architects/designers.
- (i) Protect and enhance the character of the ACA and the open spaces contained therein. This shall be achieved through the careful and considered strategic management of all signage, lighting, utilities, art works/pieces/paintings, facilities etc to protect the integrity and quality of the structures and spaces within each ACA.
- (j) Ensure the protection and reuse of historic street finishes, furniture and features which contribute to the character of the ACA.

### Vernacular Buildings

- 16.3.20 Vernacular architecture refers to the traditional building forms and types, including modest rural and urban houses, built by local builders, using local materials, skills and building techniques and which formed a vital component of the 18th and 19th century landscape of County Cork. They varied in size from small one-room dwellings up to substantial two-storey farmhouses reflecting the social scale from farm labourers to substantial tenant farmers.
- 16.3.21 The vernacular architecture of County Cork largely consists of rectangular buildings, one room deep and 3-5 bays long with the door off-set from the centre. Other vernacular buildings include farmsteads, lime kilns, mills and forges. These structures and their associated features (such as boundaries) reflect the unique local history and character of a place. Within County Cork there are examples of regional variations in the style of vernacular architecture, reflecting local traditions, available materials and craftsmanship.
- 16.3.22 Vernacular buildings are perhaps the most vulnerable part of our built heritage. Some of those documented in the Archaeological Survey of County Cork are now either in total ruin or have been removed entirely. In order to prevent further loss or destruction of this important heritage asset, there is a presumption against the demolition of vernacular buildings which appear on historic maps (i.e. 1st, 2nd and 3rd edition Ordnance Survey). The Plan supports the appropriate re-use and sympathetic extension to these structures within the County to meet sustainability goals and to respect their important heritage value. Any development works to vernacular buildings should be informed by an assessment of their heritage value by an accredited historic building professional/professionals.
- 16.3.23 The Built Vernacular Strategy now provides a national framework for the planning and development of vernacular assets within the State. In this context, the Planning Authority wishes to highlight the Dimension Stone/Stone Built Ireland project which aims to document building and decorative stone in Ireland to inform government agencies, building owners and conservationists of the sources for suitable replacement stone in restoration work.

**County Development Plan Objectives**  
**HE 16-19: Vernacular Heritage**

- a) Protect, maintain and enhance the established character, forms, features and setting of vernacular buildings, farmyards and settlements and the contribution they make to our architectural, archaeological, historical, social and cultural heritage and to local character and sense of place.
- b) Cork County Council encourages best conservation practice in the renovation and maintenance of vernacular buildings including thatched structures through the use of specialist conservation professionals and craft persons. Development proposals shall be accompanied by appropriate documentation compiled by experienced conservation consultant.
- c) There will generally be a presumption in favour of the retention of vernacular buildings and encouragement of the retention and re-use of vernacular buildings subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.

### **Shopfronts**

- 16.3.24 The design and tradition of the shopfronts of County Cork represent a microcosm of this golden age in architecture in their pared simplicity and intricate reference to Classical detail and proportion. In the shopfronts of County Cork, the elements of column, lintel and cornice are all variations on the form of the most accurate interpretation of the Classical orders. The complex joinery that is a shopfront was conceived and constructed in as fine and considerate a manner as any great piece of 18th or 19th century Irish furniture and contained refined devices to fulfil a complex and evolved design relating to the display and sale of goods. No other country embraced this Classical modernism as holistically as Ireland did and no other county did so as enthusiastically as County Cork.
- 16.3.25 In County Cork, the character and design of shopfronts varies from town to town. This creates a rich diversity of language and a distinctive identity to each place. Variations occurred as different areas had different economic means. Regional joinery shops produced localised designs from pattern books, but adapted them to meet the specific social and cultural needs of their area. Sometimes they promoted their own philosophy and skill in craftsmanship and design, which was enough to create a distinctive local aesthetic.
- 16.3.26 The Heritage Unit of Cork County Council has prepared Shopfronts of County Cork – A Design Guide for the Historic Setting, which is a useful guide for the refurbishment, design and conservation of shopfronts within the historic town and village centres of County Cork and reinforce their contribution to a locally distinctive sense of place.

### **Historic Landscapes**

- 16.3.27 The landscape of County Cork contains various layers of historic fabric which are a valuable contribution to the appearance of the countryside, are an intrinsic element of place, are tangible tourism assets and are significant as archaeological, architectural, historical, cultural and ecological resources. The Council recognises the value of the various and diverse historic landscapes of the County and seeks to protect them from destruction or inappropriate development.

**County Development Plan Objectives**  
**HE 16-20: Historic Landscapes**

- a) Recognise the contribution and importance of historic landscapes and their contribution to the appearance of the countryside, their significance as archaeological, architectural, historical and ecological resources.
- b) Protect the archaeological, architectural, historic and cultural element of the historic/heritage landscapes of the County of Cork.
- c) All new development within historic landscapes should be assessed in accordance with and giving due regard to Cork County Councils 'Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings' or any other relevant guidance notes or documents issued during the lifetime of the Plan.

## New Buildings and their Surroundings

- 16.3.28 The general policy for how new buildings are to be set into our townscapes and landscapes is included in this chapter because, in effect, they will make up a significant proportion of our built heritage in years to come.
- 16.3.29 In recent years, there has been an increased awareness of energy efficiency issues and a renewed interest in the preservation of natural features in new development. There has also been an increased recognition of traditional building styles in particular areas and the use of natural and local materials.
- 16.3.30 It is important for the County Council as a planning authority to foster these trends and to provide guidance and expertise to assist applicants seeking planning permission. It is also important, in appropriate locations to encourage genuine innovation in design in a way that shows respect for (but does not slavishly imitate) traditional buildings.
- 16.3.31 High Quality design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. The Plan will promote high quality design by encouraging its integration into every aspect of the Plan.
- 16.3.32 The preparation of village design statements to encourage sympathetic design of new buildings and spaces is an important planning tool in improving the quality of design in our villages and smaller settlements.
- 16.3.33 Cork County Council has published a number of guidance documents which help to improve the quality of design across the County namely;
- 'Cork Rural Design Guide' which gives guidance on design, site selection and landscaping for individual houses in the rural areas and
  - 'Residential Estates Design Guide' to provide guidance on the design of new housing areas.

### County Development Plan Objectives HE 16-21: Design and Landscaping of New Buildings

- a) Encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape.
- b) Promote sustainable approaches to housing development by encouraging new building projects to be energy efficient in their design and layout.
- c) Foster an innovative approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design.
- d) Require the appropriate landscaping and screen planting of proposed developments by using predominantly indigenous/local species and groupings and protecting existing hedgerows and historic boundaries in rural areas. Protection of historical/commemorative trees will also be provided for.

- 16.3.34 The Council consider village design statements to be an important tool in improving the architectural and visual amenities of the county's town and villages and will continue where possible to facilitate local groups in the preparation of such statements.

### County Development Plan Objectives HE 16-22: Village Design Statements

Facilitate the preparation and implementation of village design statements and other community led projects and plans to enhance village environments whilst ensuring that such initiatives are consistent with other Plan policies.

## 16.4 Cultural Heritage

- 16.4.1 Cultural heritage consists of a number of sectors with different attributes; language, the arts, creative industries, enjoyment of the natural, historic and built environment, events and festivals, use of tourist attractions, libraries, museums, archives and galleries, industrial heritage, the diversity of the faith communities and places of worship, local cultural traditions and sport and recreation. Culture is inherently cross cutting, for example linking policies on economic growth and regeneration with those on environment, heritage and infrastructure provision. It also supports cultural identity and promotes community cohesion and identity. See **Chapter 6 Social and Community Objective SC 6-1: Social and Community Infrastructure Provision**. Culture plays a very important role in defining the perception of the County and providing us with a sense of identity and continuity.

- 16.4.2 County Cork has a rich and diverse cultural heritage which is a significant economic asset to the County. Many people visit the towns, monuments, archaeological and historical sites each year to enjoy this cultural experience. This Plan aims to encourage the further development of these cultural assets, increase local awareness of our heritage and cultural identity and promote the cultural tourism industry. See **Chapter 10 Tourism**.
- 16.4.3 Cork County Council recognises the importance of our folklore and oral cultural heritage to the people of County Cork and to future generations. The Council will aim to work with groups in gathering, recording, preserving and promoting folklore and oral cultural heritage in the County.
- 16.4.4 The County and Branch Libraries are strategically placed across the County to provide a strong role in these communities catering for all age groups with an active involvement in a yearly calendar of events. These branches provide a wide range of services that are a valuable resource in terms of culture, heritage and education. Cork County Council's Heritage Office also promotes and coordinates a number of key national calendar events within the County such as Tree Week, Biodiversity Week and Heritage Week as well as other important local events such as the annual Celebrating Cork Past Exhibition and a variety of commemorations. The Heritage Office works closely with communities throughout the County and community engagement in heritage is encouraged.
- 16.4.5 A very important component of cultural heritage within County Cork is the existence of many museums and heritage centres throughout the County. These play an essential role in allowing people to explore heritage in a museum/heritage centre setting and to carry out important research and studies to inform historical exploration and present day projects. Cork County Council recognises and supports the continued operation of this sector, and will set out to support the sector through promotion and advice as well as through the provision of additional training over the course of this Plan period.

#### County Development Plan Objectives HE 16-23: Cultural Heritage

Protect and promote the cultural heritage of County Cork as an important economic asset and for its intrinsic value to identity of place and the well being of people within the County.

### Historical Heritage

- 16.4.6 There are a number of places in the county which are of great public interest as places of historic heritage. Places of social and folklore significance, like the original field in which the Fair of Cahirmee was held, are also of public interest. It is the intention of Cork County Council to acknowledge the importance of these sites and to endeavour to protect and preserve them as places of historic heritage. See **Chapter 10 Tourism**.
- 16.4.7 There are currently 27 designated 'Heritage Towns' in Ireland. The designation is based on a town's unique character and special interest to visitors. Four of these are located in County Cork and include Clonakilty, Cobh, Kinsale and Youghal. The core part of the Heritage Town Programme was the development of a Visitor Centre which would provide an orientation point, a gathering place and an information centre for the project. The 'Heritage Town Concept' development in the designated towns included:
- Opening conserved historic buildings to visitors.
  - Devising a number of themes including historic, architectural, archaeological literary, religious linking individual points of interest.
  - Devising an integrated signage system.
  - Developing an integrated traffic management plan incorporating car parking and pedestrian routes.
  - Developing and managing a Heritage Centre.
- 16.4.8 Historic rights of way constitute an important amenity and economic asset. They enable enjoyment of the County's cultural heritage and high quality landscape and are important for tourism development and recreation. The Council will encourage the preservation of the existing historic public rights of way within the County. See **Chapter 14 Green Infrastructure and Recreation**, Section 14.6, "Rights of Way".

### Townland Boundaries and Placenames

- 16.4.9 Townlands are the basic administrative units in the Irish landscape. Their origins go back to Early Christian tribal boundaries, though the system has seen many changes over the centuries. The Ordnance Survey mapped the townland boundaries and marked them onto the six-inch maps using lines of dots. These dots nearly always follow the line of a road, stream or field boundary so it can sometimes be difficult to make them out on the map. The townland names are marked on the map in large letters. In the 1830s the Ordnance Survey collected Gaelic place names and then produced a phonetic version of them in English for the maps. For example 'Sean Droim' became 'Shandrum'.

- 16.4.10 Irish placenames are an integral, though often forgotten part of the cultural heritage of Ireland. They are a valuable source of knowledge of the past, giving meaning to the landscape and defining the relationship between communities and their physical environment. Much of the taught folklore, genealogy, religion, daily life and work of those living on and interacting with their landscape can be appreciated through the study of placenames. There are over 5,600 townlands in the County and over 100,000 references to Cork placenames collected by the Cork Placenames Survey for the Cork Placenames Archive.
- 16.4.11 Cork County Council has also produced a leaflet 'Preserving our Placenames Heritage in the Naming of New Developments'. The purpose of this document is to encourage the use of existing placenames in the naming of new residential and other development.

#### County Development Plan Objectives HE 16-24: Naming of New Developments

Promote and preserve local place names, local heritage and the Irish language by ensuring the use of local place names or geographical or cultural names which reflect the history and landscape of their setting in the naming of new residential and other developments. Such an approach will be a requirement of planning permissions for new developments.

### *The Gaeltacht and Linguistic Heritage*

- 16.4.12 The Gaeltacht Act (2012) provides a statutory footing to the 20 Year Strategy for the Irish Language, 2010- 2030 and also recognises Gaeltacht Language Planning Areas (LPT), Gaeltacht Service Towns and Irish Language Networks. Within Cork County, the Gaeltacht is divided into two Language Planning Areas: Chléire LPT off the coast of Baltimore, and Múscraí LPT which includes an area to the west of Macroom and adjoining the Kerry boundary including Baile Bhuirne, Baile Mhic Íre, Cúil Aodha, Ré na nDoirí , Cill na Martra, Guagán Barra and Béal Atha an Ghaorthaidh. These areas require special treatment to protect their linguistic and cultural heritage. The challenge is to promote these areas as a focus for development, whilst ensuring that the development, which does occur, supports or complements the linguistic and cultural heritage including the promotion of Irish as the community language.
- 16.4.13 Cork County Council recognises the importance of our linguistic heritage to the people and cultural heritage of the County. It also has an important role in the implementation of the LPT (Language Planning Areas) language plans, particularly as it relates to signage, service provision, and physical planning and development. In 2019 Cork County Council produced the Múscraí Conservation, Management and Interpretation Plan, which provides a holistic view of the heritage of this culturally unique area.
- 16.4.14 As a stakeholder in the development and preservation of the Irish Language, Cork County Council supports the vision of Údarás na Gaeltachta to "develop a vibrant, thriving, sustainable Gaeltacht community and economy and to strengthen and sustain Irish as the primary community language of the Gaeltacht so that the Gaeltacht is a world-class region." ([www.udaras.ie](http://www.udaras.ie)) and "To foster a sustainable Gaeltacht community where the Irish language is the primary language, with a strong economy utilising all available resources sustainably and with a first-class standard of living."
- 16.4.15 The Plan recognises the narrow employment base of the Gaeltacht areas and the unique challenges they face. It is acknowledged that tourism can play an important role in the employment profile of the Gaeltacht communities focussed on its unique heritage including its linguistic tradition, musical and traditional craft industries within a spectacular landscape setting. There are opportunities to create greater linkages and synergies between the Irish speaking population of the County (44.9%) outside the Gaeltacht areas and the immersive Gaeltacht experience. Within the Gaeltacht areas there are also notable artisan food and craft producers which can also contribute to overall experience and package of cultural offer within both Chléire and Múscraí.
- 16.4.16 Gaeltacht Walks such as the Slí Gaeltacht Mhúscraí, have provided important tourism infrastructure within Gaeltacht Mhúscraí and the Plan supports the further expansion of walking and cycling routes within both Gaeltacht areas, including 'hard' and 'soft' infrastructure for outdoor adventure, sports, recreation, etc., that can enhance the tourist experience of the area.
- 16.4.17 The Múscraí Gaeltacht is an incredibly vibrant place and many of its key attributes have been documented in a recent heritage plan undertaken for the area - a plan that won a National Irish Planning Award in 2020. A fifteen-year plan, it was commissioned by Cork County Council with the support of the Heritage Council and undertaken by Research and Dig, in conjunction with Cork County Council and local Múscraí group Acadamh Fódhla, setting out to highlight the importance and heritage significance of the Múscraí Gaeltacht and to devise a number of heritage policies and actions to ensure that the area is appropriately conserved, managed and maintained into the future. The full title of the plan is: Múscraí heritage plan: conservation, management and interpretation plan 2019-2033 and both the English and Irish versions of the document are available to download from Cork County Council's Heritage webpage.

- 16.4.18 After wide-ranging research, it was concluded that the tangible heritage (e.g. buildings, archaeology, bogs) of Múscraí is inextricably connected with the intangible (e.g. folklore, placenames, customs, music, poetry, ritual) and that there is a deep, complex, and symbiotic relationship between people and place, where the character of its people and landscape are both intertwined and co-dependent. This is the essence of the plan's Statement of Significance, placing Múscraí as a place of local, regional, national and international importance.
- 16.4.19 Good conservation management seeks to protect what is important about a place while at the same time permitting continued sustainable use. It does not try to stop change, rather, it aims to manage it. In the Múscraí Heritage Plan, a number of threats to the significance of the area were identified, and Cork County Council, over the lifetime of this plan, will work to support the implementation of actions and initiatives from the plan that are of benefit to the area and in keeping with the proper planning and sustainable development of the area.
- 16.4.20 The Development Plan policy approach for the Gaeltacht areas is based on the following principles:
- The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering;
  - An economically and socially vibrant community with a high standard of living is a pre-condition for sustaining Irish as the community language of these areas;
  - Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture;
  - The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them;
  - Cork County Council will co-ordinate with Údarás na Gaeltachta in the the implementation of the LPT (Language Planning Areas) language plans, particularly as it relates to signage, service provision, and physical planning and development;
  - An isolationist approach, or one, which puts unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long-term sustenance of Irish language and culture in these areas.

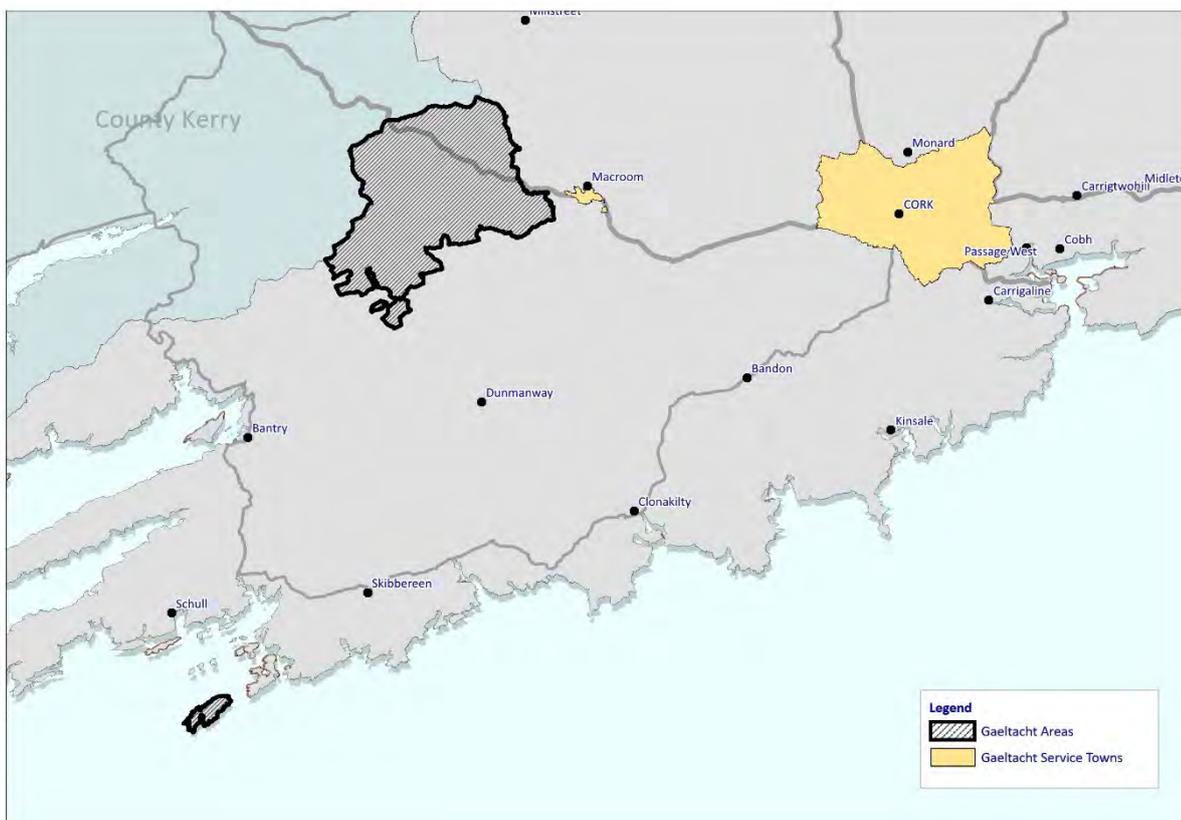


Figure 16.1: Gaeltacht areas and Service Towns

Protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by:

- a) Encouraging development within the Gaeltacht and in the Gaeltacht Service Town of Macroom, which promotes, facilitates or complements the cultural heritage, including Irish language use;
- b) Encouraging development within the Gaeltacht and the Gaeltacht Service Town of Macroom, which provides employment or social facilities, especially, but not exclusively, where these are of relevance to local young people;
- c) Resisting development within the Gaeltacht, which would be likely to erode the cultural heritage (including the community use of Irish language), unless there are over-riding benefits for the long-term sustainability of the local community or for the proper planning and sustainable development of a wider area;
- d) Ensuring that where the County Council erects signs within the Gaeltacht, these have Irish as their primary language, unless there are positive and over-riding reasons for doing otherwise;
- e) Discouraging the exhibition of advertisements within the Gaeltacht which do not use Irish as their primary language;
- f) Consider the requirement for the use of demanding linguistic impact analyses with planning applications for particular major developments. These would be cases where the potential impact of the development on the use of Irish as the community language is not immediately apparent and pivotal in the determination of the application.
- g) Facilitate the preparation and implementation of local Gaeltacht Plans, Programmes and Initiatives, including Language Plans and Conservation Plans such as the Múscraí Heritage Plan, in the interests of the proper planning and sustainable development of Cork's Gaeltachts, provided that such plans are in keeping with Council policy.
- h) Encourage the use of the Irish language, not just in Gaeltacht areas but throughout the County, particularly with regard to service provision, planning and development and Council initiatives/activities.
- i) The use of the Irish language is promoted in the design of developments e.g. business advertising, recreational and community facilities are clearly identified and provided and shop-front signage should be in the Irish language;
- j) The Plan encourages collaboration between Gaeltacht stakeholders, Gaeltacht communities and State agencies in the future planning and development projects to ensure the protection and promotion of the Irish language as the community language.

## 16.5 The Arts

- 16.5.1 The Arts Act, 2003 defines 'Arts' as any creative or interpretative expression (whether traditional or contemporary) in whatever form, and includes, in particular, visual arts, theatre, literature, music, dance, opera, film and architecture, and includes any medium when used for those purposes. The Arts Council of Ireland is the Irish Government agency for developing the arts. They work in partnership with artists, arts organisations, local authorities, public policy makers and others to build a central place for the arts in Irish Life.
- 16.5.2 This Plan recognises the social, economic and cultural contribution the Arts play in the cohesion of communities, the growth of local and regional economies, its benefit to tourism, and the role the arts can play in making a place an attractive area to live, work and enjoy. The types of arts and cultural facilities available in County Cork are wide ranging and include community venues used for arts purposes, arts centres, libraries, artist studios, creative hubs, museums, theatres and music venues. There has also been a recent resurgence in food and craft markets and temporary, pop-up crafts outlets reflecting the diverse artisan food producers in the County and well established craft sector. Cork County Council recognises that there are gaps in the provision of cultural infrastructure across the county and aims to address where there are clear geographical deficits.
- 16.5.3 Creative Ireland is the main implementation vehicle for the priorities identified in Culture 2025/Éire Ildánach, the cultural policy published by the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs in January 2020, which sees a vibrant cultural ecosystem as essential to society. Culture 2025/Éire Ildánach states that arts and culture are intrinsic to the Irish State, acknowledges the need to increase access to, and participation in, the arts, boost our creative industries, and preserve our heritage with a particular focus on language, landscape and the environment.

- 16.5.4 The Plan supports an imaginative and structured approach to facilitating the arts sector in the county. In doing so, the needs of artists, local arts organisations and communities should be taken into account in planning to address gaps in the geographical spread of artistic space in the county. The incorporation of arts facilities such as theatre, visual arts, studio workspaces, etc are ideally suited to town centre locations where there is growing opportunities within the building stock to provide additional creative space. At a local level this is supported by County Cork Culture and Creativity Strategy which was launched in November 2018.
- 16.5.5 Public art can also contribute to the distinctiveness and character of “Place”. In instances where a developer proposes a public art commission, provision should be made requiring the developer to follow the “Public Art: Per Cent for Art Scheme, General National Guidelines” (2004), as amended in 2019. The developer will be required to engage the services of an experienced art consultant/curator. See **Chapter 3, Settlements and Placemaking**.
- 16.5.6 The arts can provide important social benefits, outside the daily grind of the economy, which can be difficult to quantify but which readily improve the social capital and quality of life of communities, schoolchildren, older people, and the marginalised. The creative energy and output of artists and craftspeople in particular parts of the county such as West Cork can help to present a positive picture of the quality of life in that area and foster traditional skills (pottery, ironwork), creative traditions (music, linguistics) and important rural based industries.
- 16.5.7 Therefore the arts can make a significant and positive contribution to the development of the social, economic and cultural life of communities and the Plan intends to support this role by;
- Acknowledging the employment opportunities of the creative industries by supporting the more traditional art forms while seeking to encourage opportunities for the newer digital creative economy such as film making;
  - Supporting the emergence of a stronger cultural tourism sector that can be supported by enhanced arts infrastructure where appropriate;
  - Encouraging new developments (such as new town centres) to make adequate provision for arts infrastructure for the social and cultural needs of growing communities in their areas and incorporate new artworks as per Public Art: Per Cent for Art Scheme, General National Guidelines” (2004), as amended in 2019;
  - Acknowledging that Arts infrastructure provision needs to be based on the needs of a region or town, its population size and the planned future population targets;
  - Recognising that there are gaps in arts and cultural facilities across the County and that policies need to be considered wherein new developments are encouraged to make adequate provision for arts infrastructure for the social and cultural needs of an area;
  - Need to provide cultural, leisure and recreational facilities in town centres to stop them becoming homogenous retail areas devoid of life outside of retail hours;
  - Encourage the reuse of centrally located vacant buildings for social, cultural and artistic uses;
  - Need to provide arts infrastructure in high population and housing growth areas in order to achieve balanced, vibrant and sustainable communities;
  - Recognising the importance of Public Art as cultural landmarks in areas of critical mass infrastructure such as urban redevelopment, roadways, housing and recreational and amenity developments;
  - Recognising the arts as part of the fundamental vision and essence of placemaking in Cork County.
- 16.5.8 The Plan supports the implementation of the Cork County Arts Plan 2014-2017 (which is currently under review) and the Cork County Arts Plan which will cover the period to 2025. The Arts Council recently announced 3-year ‘Creative Places’ investment programme for the seven West Cork inhabited islands of Heir, Bere, Sherkin, Cléire, Whiddy, Dursey, Long, and Garnish which is being prepared in partnership with Cork County Council.

## County Development Plan Objectives

### HE 16-26: The Arts

- a) Provide for balanced development of arts infrastructure in County Cork that meets the cultural and artistic needs of communities, supports creative activity and enhances cultural, economic and social life in communities.
- b) Consider proposals for development of arts spaces and facilities including performance, exhibition, studio and other arts related facilities in appropriate locations, where proposals are in accordance the other policies and objectives of this Plan.
- c) Encourage the provision of arts, cultural and entertainment facilities, the commissioning of new works of art for the public realm in association HE proposals, where appropriate and having regard to Public Art: Per Cent for Art Scheme, General National Guidelines" (2004), as amended in 2019.
- d) Promote and facilitate sustainable development and the creation and display of art and heritage works in public areas while complying with the planning and environmental criteria and development management standards.
- e) Acknowledge and support the implementation of objectives set out in the Arts Plan and Culture and Creativity Strategy (and any plan / strategy hereafter), which will be supported through effective collaboration with the County Arts Office.
- f) Undertake an evidence based 'needs' approach during the lifetime of the Development Plan in collaboration with the Arts Office to identify the spatial distribution/concentration of arts and culture 'assets' across the county, and to inform future/area needs provision including the co-location of services and activities. This may inform the pursuit of specific arts and arts infrastructure projects in association with the County Arts Office, through the National URDF funding programme or, such other funding programmes during the lifetime of the Development Plan.





# CHAPTER 17

# CLIMATE ACTION

## **Aim of Chapter**

Through the application of the planning principles set out in this document, to provide for the development of County Cork in a way which minimises the negative impacts of climate change and enhances our climate resilience while actively directing and facilitating effective positive climate action individually and collectively to contribute to our transition to a low carbon society.



# SOFT FIBRE KNITWEAR CONCEPTS

# Contents

17.1	Introduction	380
17.2	Mitigation and Adaptation	380
17.3	Statutory Planning Context	380
17.4	Policy Context	381
17.5	Climate Change in County Cork	383
17.6	Cork County Council Climate Action Commitments	383
17.7	Climate Action Strategy	384

## 17.1 Introduction

- 17.1.1 The Earth's climate is changing, and the impact of these changes is becoming increasingly evident. These changes are creating significant global economic, environmental, and social impacts. The Government's Climate Action Plan, published in 2021, highlights that these changes will cause extensive direct and indirect harm to Ireland and its people, as well as to other countries more exposed and less able than we are to withstand the associated impacts.
- 17.1.2 Enhanced levels of atmospheric greenhouse gases (GHGs), particularly carbon dioxide, have changed the Earth's energy balance, resulting in less thermal energy/heat being lost to space. This is causing global warming, which is observed as increased global average temperatures, changes in precipitation patterns, mean sea level rise and changes in the character of weather extremes. Climate change refers to this change in climate patterns, particularly apparent from the mid to late 20th century onwards, attributed largely to the increased levels of atmospheric carbon dioxide (CO<sub>2</sub>) produced by the use of fossil fuels, resulting in impacts around the globe.
- 17.1.3 Global average temperatures have now increased by more than 1°C since pre-industrial times. According to the Intergovernmental Panel on Climate Change, global warming is likely to reach 1.5°C between 2030 and 2052 if it continues to increase at the current rate. The effects of climate change have been evidenced locally and have impacted on the Council's services, including roads, environment and water services, over the last number of years, and have required urgent responses to extreme weather events.

## 17.2 Mitigation and Adaptation

- 17.2.1 Mitigation and adaptation are important strategies in responding to climate change and land use planning has a role in both. Mitigation deals with the causes of climate change and works to reduce man-made effects on the climate system by reducing greenhouse gas emissions, using renewable energy sources, increasing energy efficiency, and moving to a low carbon economy.
- 17.2.2 Mitigatory measures in this plan include the following:
- Integrating land use and transport planning;
  - Delivering compact growth;
  - Implementing the avoid shift improve approach to transport policy;
  - Delivering the 10-minute town concept;
  - Promoting energy efficiency;
  - Promoting new renewable energy technologies and enterprise;
  - Enhancing and protecting biodiversity;
  - Facilitating smart/remote working;
  - Promoting climate change awareness and behavioural change;
  - Promoting mainstreaming of climate change in decision making.
- 17.2.3 Climate adaptation refers to actions taken to reduce the negative effects of climate change or to take advantage of emerging opportunities. Adaptation measures in this plan include the following:
- Flood risk management;
  - Promotion of nature-based systems for water management services;
  - Enhancement and protection of green infrastructure and biodiversity;
  - Promotion of climate action through high quality design, including in placemaking and public realm (e.g. shade, shelter and provision of EV charge points).

## 17.3 Statutory Planning Context

- 17.3.1 The Planning and Development Act 2000 (as amended), under Section 10(2)(n) Climate Action, sets out provisions for climate change. This section of the Act relates to mandatory objectives for the 'promotion of sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to
- reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,
  - reduce anthropogenic greenhouse gas emissions, and
  - address the necessity of adaptation to climate change;
- in particular, having regard to location, layout and design of new development.

## 17.4 Policy Context

### International and European Context

17.4.1 National climate change policy is embedded in a wider, international and EU level policy framework as outlined below.

**Table 17.1: International and European Climate Change Policies and Agreements**

#### **United Nations Framework Convention on Climate Change (UNFCCC) (1992)**

The framework's objective is 'to stabilise greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic interference with the climate system'.

#### **Kyoto Protocol 1997**

The Protocol is based on the principle of common responsibilities: it acknowledges that individual countries have different capacities in combating climate change owing to varying levels of economic development.

#### **The Global Covenant of Mayors for Climate & Energy**

This is a voluntary, bottom-up approach for local governments to combat climate change and move towards a low emission, resilient society. Cork County Council is a signature party to the Covenant of Mayors, Europe since 2012.

#### **EU Adaptation Strategy 2013**

The strategy aimed to make Europe more climate resilient. By taking a coherent approach and providing for improved coordination, it aimed to enhance the preparedness and capacity of all governance levels to respond to the impacts of climate change. The strategy has been a reference point to prepare Europe for the climate impacts to come, at all levels.

#### **Paris Agreement 2015**

The Paris Agreement entered its implementation phase in 2020, and in doing so replaced the 1997 Kyoto Protocol as the framework for achievement of the objective of the UNFCCC.

The Paris Agreement established goals relating to temperature, climate resilience and financial flows. Specifically, these are to:

- hold the global average temperature increase to well below 2°C and pursue efforts to limit the increase to 1.5°C
- enhance adaptive capacity and foster climate resilience and low-emission development in a manner that does not threaten food production
- make finance flows consistent with a pathway towards low GHG emissions and climate-resilient development.

#### **United Nations Sustainable Development Goals (SDGs) 2015**

The 17 SDGs, adopted by all United Nations member states, at the heart of the 2030 Agenda for Sustainable Development, address the environmental, economic, and social challenges that all countries need to tackle by 2030 to achieve inclusive, people-centered, and sustainable development with no one left behind. They recognize that ending poverty and other deprivations must go hand-in-hand with strategies that improve health and education, reduce inequality, and spur economic growth – all while tackling climate change and working to preserve our oceans and forests. SDG 13 refers to the need to take urgent action to combat climate change and its impacts.

#### **EU Climate and Energy Framework 2021 to 2030**

This includes three components to enable progress on the mitigation of emissions: the EU Emissions Trading System, the Effort Sharing Regulation and the Land use, land use change and forestry regulation. Each component covers specific activities leading to GHG emissions and removals. These three pieces of climate legislation are to be updated with a view to implementing the net greenhouse gas emissions reduction target set out in the 'EU Green deal'.

#### **EU Green Deal (2020)**

The European Green Deal is a set of policy initiatives by the European Commission with the overarching aim of making Europe climate neutral in 2050. First climate action initiatives under the Green Deal include:

- A proposal to introduce European Climate Law to enshrine the 2050 climate-neutrality objective into EU law.
- European Climate Pact to engage citizens and all parts of society in climate action.
- 2030 Climate Target Plan to further reduce net greenhouse gas emissions by at least 50% and towards 55% by 2030 (as opposed to 60% by 2050 under the Paris agreement).

### National Context

#### National Policy Position on Climate Action and Low Carbon Development (2014)

17.4.2 National climate change policy is embedded in a wider, international and EU level policy framework as outlined below.

- 17.4.3 At a national level, the National Policy Position on Climate Action and Low Carbon Development (2014) sets out the national objective of achieving a transition to a low carbon economy. This was given legislative effect by the Climate Action and Low Carbon Act 2015. The Act provided for the development of a National Adaptation Framework (NAF), which was published in December 2017. The NAF requires sectoral and local adaptation strategies to be developed and the Council's Climate Adaptation Strategy is set in this context.

### **Climate Action Plan (2021)**

- 17.4.4 Current national policy with regard to climate action is set out in the national Climate Action Plan 2021 which following the Climate Act 2021, commits Ireland to a legally binding target of net-zero greenhouse gas emissions no later than 2050, and a reduction of 51% by 2030 (compared to 2018 levels). The previous, 2019, Climate Action Plan highlighted the requirement for a transformational shift of our economies and societies towards climate resilient and sustainable development and a profound change in the systems and practices which support our lifestyle. It sets out that in line with the UN Sustainable Development Goals, climate action must be seen as complementary to other important policy objectives, such as promoting sustainable economic development pathways, improving energy security, and addressing air pollution impacts on human health. Many of the changes that are required will have positive economic and societal co-benefits, including cleaner air, warmer homes, and a more sustainable economy for the long term.
- 17.4.5 The Climate Action Plan (2021) places a renewed emphasis on the urgency of climate action and outlines that the report of the Intergovernmental Panel on Climate Change (August 2021) and the EPA's Climate Status Report for Ireland 2020 confirm that we have a limited window for real action to reduce emissions to ensure that current and future generations can live sustainably in a low-carbon and climate-resilient world.
- 17.4.6 The Climate Action Plan (2021) assumes full implementation of the 2019 plan and introduces additional measures to be undertaken across Irish society and economy to achieve the level of change required. The Plan is to be updated annually, including in 2022.
- 17.4.7 While Ireland's GHG emissions, with full implementation of the Climate Action Plan 2021, were projected to decrease by an annual average reduction of 3% between 2021 and 2030, further measures are required to meet national and EU ambitions to keep the global temperature increase to 1.5°C. Despite the economic impact of COVID-19, GHG emissions in Ireland decreased by only 3.6% in 2020, demonstrating the scale of the decarbonisation challenge for Ireland over the coming decade.
- 17.4.8 In May 2019 Dáil Eireann declared a Climate and Biodiversity Emergency.

### **Climate Action and Low Carbon Development (Amendment) Act (2021)**

- 17.4.9 The Climate Action and Low Carbon Development (Amendment) Act 2021 requires us, in law, to pursue and achieve no later than 2050, the transition to a climate resilient, biodiversity-rich, environmentally-sustainable and climate neutral economy. The Act requires local authorities to prepare individual Climate Action Plans to include both mitigation and adaptation measures, and for these to be updated every five years. It provides for annual reviews of the National Climate Action Plan and the development of a national long term climate action strategy every five years.

### **Project Ireland 2040**

- 17.4.10 Two national plans exist under the umbrella of Project Ireland 2040 – The National Planning Framework and the National Development Plan. The National Planning Framework's national strategic outcomes of a Transition to a Low Carbon and Climate Resilient Society (NSO 8), Compact Growth (NSO 1), Sustainable Mobility (NSO 4), and the Sustainable Management of Water, Waste and other Environmental Resources (NSO 9) ensure that climate action is enshrined in spatial planning in order to tackle Ireland's higher than average carbon-intensity per capita and enable a national transition to a competitive low carbon, climate resilient and environmentally sustainable economy by 2050.
- 17.4.11 These outcomes are supported by National Planning Objective 54 – an objective to reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.
- 17.4.12 In alignment with the National Planning Framework this County Development Plan must deliver compact, connected, sustainable growth that must meet our needs for power, heat, travel, land use and other resources in a greatly more efficient and sustainable way.
- 17.4.13 The National Development Plan established a government fund of at least €500 million (up to 2027) to further the aim of achieving Ireland's climate and energy targets.

## **Programme for Government**

17.4.14 The Programme for Government 2020 has a strong focus on climate action including a commitment to reduce greenhouse gas emissions by 7% a year on average over the next 10 years. The Government will commit to an allocation of 10% of the total transport capital budget for cycling projects and an allocation of 10% of the total capital budget for pedestrian infrastructure. The Government's commitment to cycling and pedestrian projects will be set at 20% of the 2020 capital budget (€360 million) per year for the lifetime of the Government. In relation to new transport infrastructure, the Government is committed to a 2:1 ratio of expenditure between new public transport infrastructure and new roads over its lifetime. This ratio will be maintained in each Budget by the Government.

## **Regional Context**

17.4.15 The Southern Regional Spatial and Economic Strategy places climate action at its heart, presenting climate change as the most serious threat to human life and the environment. It identifies three priority areas for action to address climate change:

- Decarbonisation (RPOs 87, 88 and 90-94);
- Resource efficiency (RPOs 95-103); and
- Climate resilience (RPO89)

## **17.5 Climate Change in County Cork**

### **Future Adverse Impacts**

17.5.1 The Environmental Protection Agency confirms that the climate trends observed in Ireland follow the global average. Ireland's climate continues to warm up in line with the global trends. Climate change impacts are projected to increase in the coming decades and during the rest of this century. Predicted adverse impacts include:

- sea level rise,
- more intense storms and rainfall events,
- increased likelihood and magnitude of river and coastal flooding
- water shortages in summer
- adverse impacts on water quality
- changes in distribution of plant and animal species
- effects on fisheries sensitive to changes in temperature

17.5.2 These impacts in turn will lead to increased flooding events, associated impacts on water quality, disruption to critical infrastructure services, threats to built heritage and economic impacts.

17.5.3 Extreme weather events observed recently in County Cork include Hurricane Ophelia in October 2017, Storm Emma (temperature of -7oC recorded) in March 2018, and high temperatures and drought conditions in summer 2018.

17.5.4 Ireland's GHG emissions increased by 10.1% from 1990 to 2019. The latest projections show that full implementation of additional policies and measures, outlined in the 2019 Climate Action Plan, will result in a reduction in Ireland's total GHG emissions by up to 25 per cent by 2030 compared with 2020 levels.

## **17.6 Cork County Council Climate Action Commitments**

17.6.1 National and regional planning policy and national and international climate change policy determine climate change commitments which Cork County Council must meet, and the Council is committed to climate action through the initiatives described in the following paragraphs.

## **Climate Action Charter**

- 17.6.2 Cork County Council is a signatory to the Climate Action Charter for Local Authorities, signed in 2019 which sets out a common understanding in relation to climate change, acknowledgement of the need for a whole of government approach to address climate change, and acknowledges specific local government supports of central government in relation to climate change. This charter acknowledges that local authorities will, with the support of Central Government, 'exercise our planning and regulatory roles to help improve climate outcomes in the wider community and beyond the public sector, by developing and implementing robust evidenced based policy and standards on climate action, through appropriate and relevant adaptation and mitigation measures'. The charter requires proactive climate action and ensures that climate change is a key consideration of every aspect of Local Authority policy and operations.
- 17.6.3 The Council is also a signatory, since 2012, of the Global Covenant of Mayors for Climate and Energy. Signatories pledge action to support implementation of the EU 40% greenhouse gas-reduction target by 2030 and the adoption of a joint approach to tackling mitigation and adaptation to climate change.

## **Climate Change Adaptation Strategy 2019-2024**

- 17.6.4 In 2019 the Council adopted a 'Climate Change Adaptation Strategy 2019-2024', a high level document designed to mainstream the issue of climate change in Local Authority plans, policies and operations. It sets out the Local Authority's strategic priorities, measures and responses for climate adaptation in the County over a five year period with the aim of building resilience and preventing the worst of risks.
- 17.6.5 Some climate adaptation actions may involve proposals to build hard flood defences at certain locations. Any such mitigation will be subject to AA and EIA/SEA processes as appropriate to the individual proposals.

## **Climate Action Regional Office (CARO)**

- 17.6.6 Cork County Council is the lead authority in a shared service guiding other Councils in the Atlantic Seaboard South Region as they plan for Climate Action. The CARO had a key role in assisting and coordinating the preparation of county level adaptation strategies. It is mandated to:
- Drive Climate Action & Build Capacity within Local Government Sector;
  - Coordinate Engagement across Various Agencies and Government Departments;
  - Translate Sectoral Efforts to Local Level;
  - Build on Climate Action Experience & Expertise.

## **County Development Plan**

- 17.6.7 Spatial planning has a pivotal role in enabling and delivering positive climate action measures. The Council's commitment to climate action is a core consideration permeating this plan which shapes the plan as an important climate action tool. It will ensure that all development considers climate change mitigation and adaptation, and that the location of development will seek to promote climate action and maximise climate action opportunities, particularly through the integration of transport and land uses. This is reflected in the Core Strategy which facilitates sustainable transport and sustainable patterns of growth in urban and rural areas, well balanced throughout the county reflecting the need to reduce energy consumption and greenhouse gas emissions, reduce use of non-renewable resources while taking account of the need to plan for the effects of climate change.
- 17.6.8 Climate change considerations permeate all chapters of this plan and the formulation of policies, in relation to Settlement Patterns, Transport and Mobility, Energy, Placemaking, Economy, Biodiversity and Green Infrastructure, have been informed and influenced by climate change mitigation and adaptation requirements. In addition, climate change is a key consideration of the Environmental Reports accompanying this plan.

## **17.7 Climate Action Strategy**

- 17.7.1 This plan sets out spatial planning policies that have been formulated to address the urgent need for climate action. The implementation and success of these will be achieved through a combined effort shared by key stakeholders and through behavioural change and the efforts of individuals. While climate action is challenging it also presents opportunities.

- 17.7.2 The IPCC (2018) points out that potential benefits from transforming our economy to avoid the worst climate impacts could include:
- Economic opportunities, jobs and innovation from efficiency gains and the green economy.
  - Scaling-up of technological innovations in energy, buildings, transport, industry and agriculture sectors. This could be accelerated by breakthroughs in digitalisation, information and communication technology, artificial intelligence and biotechnology.
  - Cost savings from the long-term transition from fossil fuels to energy efficiency and renewable energy. This is projected to far outweigh the costs of transition as a result of efficiency gains, reduced air pollution, better health and lower environmental damage.
  - Co-benefits of improved air quality, reduced congestion, reduced nitrate pollution, improvements in health and wellbeing, enhanced nature and ecosystem services, as well as reduced poverty and inequality, food and water security and reduced disaster risk.
- 17.7.3 Climate action is an integral aspect of sustainable development and as such it permeates all sections of this plan.
- 17.7.4 Given the dynamic nature of international and national climate policy context, the County Development Plan will be kept under review to ensure continued consistency with relevant guidelines.

### Core Strategy - Integrating Land Use and Transport Planning

- 17.7.5 The Planning and Development Acts require development plans to contain a mandatory objective addressing 'Climate Change Adaptation.' The core strategy of this plan sets out how the plan will influence and facilitate sustainable settlement and transportation strategies in urban and rural areas and facilitate sustainable transport choices in order to deliver significant modal shift from private car to active travel and public transport, which will address the issues outlined in the mandatory objective above. To reduce greenhouse gas emissions and energy use, a key planning policy lever is to address transport which has the highest energy use by sector and, in terms of emissions, is second only to agriculture. The remaining chapters of this plan outline the policies and objectives that need to be implemented to achieve the targets set down in the Core Strategy including the essential transition towards a competitive, low carbon climate resilient future.

### Transport and Mobility

- 17.7.6 Increases in greenhouse gas emissions from transport have been recorded in 5 out of the last 7 years and GHG emissions from transport accounted for 20.3 per cent of Ireland's total national emissions in 2019. Between 1990 and 2019, emissions from transport showed the greatest overall increase, at 136.9 per cent, with road transport increasing 142.4 per cent.
- 17.7.7 In addition to integrating land use and transport planning, **Chapter 12 Transport and Mobility** of this plan, focusing on sustainable transport, contains a range of objectives to facilitate and promote modal shift to active travel and use of public transport. These include the promotion of the 10-minute town concept and liveable settlements, the promotion of pedestrian and cycle permeability and connectivity via attractive, convenient and safe linkages, the promotion of active travel facilities and infrastructure, the promotion of public transport use, and requirements regarding parking and EV charge point provision.

### Energy

- 17.7.8 **Chapter 13 Energy and Telecommunications** of this plan outlines the challenge to optimise the contribution Cork can make to the energy transition agenda by including policies to support the significant behavioural change required to transition to a low carbon future and by supporting efficient delivery and use of energy, minimising the energy demands of new development and guiding and supporting people toward the optimum energy choices.
- 17.7.9 Its vision is to facilitate and support investment in sustainable energy production and infrastructure in Cork to meet the future local and national needs, while transitioning to a low carbon economy, addressing the climate change challenge with greenhouse gas emissions and protection of the environmental, cultural and heritage assets of the county.
- 17.7.10 In relation to renewable energy an objective is outlined to facilitate the development of renewable energy sources at suitable locations where such development will not have adverse environmental impacts, and to support and facilitate renewable energy proposals that bring about a direct socio-economic benefit to the local community. It also outlines an objective that will promote building energy efficiency and conservation.

## Economy and Employment

- 17.7.11 **Chapter 8 Economic Development** of this plan recognises the need to plan for a more sustainable future in the context of climate change, shifting demographics, technological development and the transition to low carbon, bio and circular economies. It also promotes smart working / remote working which offers employees flexible work arrangements and contributes to a lower carbon output through the associated reduction in commuting.
- 17.7.12 This chapter recognises that renewable energy projects can contribute to the diversification of the rural economy and benefit local communities and it supports the provision of appropriate renewable energy proposals in accordance with the provisions of this Plan, and in particular, the Objectives of **Chapter 13 Energy and Telecommunications**.

## Placemaking

- 17.7.13 **Chapter 3 Settlements and Placemaking** contains a range of placemaking objectives seek to deliver attractive, compact, permeable, liveable settlements in which active travel and public transport will be prioritised and thereby reducing GHG emissions from cars.
- 17.7.14 This chapter recognises the role of the existing building stock, brownfield lands and infill sites as an integral part of delivering sustainable growth within the built envelope of our towns and villages. It also recognises opportunities for the upgrading and future proofing of the building stock to cater for smart technologies, energy / fuel upgrades etc.

## Biodiversity and Green Infrastructure

- 17.7.15 The concepts of climate change and biodiversity are strongly interconnected. Biodiversity is affected by climate change and it also contributes to climate change mitigation and adaptation through the role of ecosystems in the global carbon cycle.
- 17.7.16 Increasing demands of people for space, fuel, food, and other resources threatens biodiversity locally and globally. Climate change is a significant and increasing threat to biodiversity – the earth is currently losing biodiversity at a rate seen only during mass extinctions. Irish biodiversity is highly vulnerable to the impacts of climate change and has a low adaptive capacity compared to other vulnerable sectors. Conserving biodiversity is a critical supporting component of addressing climate change.
- 17.7.17 **Chapter 15 Biodiversity and Environment** of this plan contains a range of objectives that aim to protect the natural environment, biodiversity and ecosystems, delivering benefits essential for all sectors of society, and contribute to efforts to halt the loss of biodiversity and the degradation of ecosystems and the environment.
- 17.7.18 **Chapter 14 Green Infrastructure** is an important element of an overall aim to enhance biodiversity. Green Infrastructure is commonly defined as an interconnected network of multi-functional green space, urban and rural, that is capable of delivering a wide range of environmental and quality of life benefits for local communities and wildlife. Green infrastructure is based on the principle that protecting and enhancing nature and natural processes, and the many benefits human society gets from nature, are consciously integrated into spatial planning and territorial development. Green Infrastructure has direct climate change mitigation and adaptation benefits, such as through carbon storage, flood alleviation and cooling urban heat islands, as well as more indirect benefits such as through enhancing biodiversity and promoting active travel. The chapter outlines that climate resiliency is based on the role and potential of green and blue infrastructure, particularly through the ecosystem services that they provide, to contribute to climate mitigation and climate adaptation.

## Water Management

- 17.7.19 Water Management is of significant relevance to climate change adaptation. Climate change will have significant effects on the availability of water sources and on the capacity of water bodies to assimilate wastewater discharges through lower water levels in rivers and lakes in longer and drier summer periods but also through the impact of extreme weather events such as flooding on water services infrastructure. The effects of climate change are already being felt in our communities highlighting the need for water services infrastructure to be resilient to the impacts of climate change.
- 17.7.20 **Chapter 11 Water Management** in this Plan outlines an objective that the design and planning of water services infrastructure shall fully consider the potential impacts of climate change and the need for measures to increase the resilience of this infrastructure to any such impacts. The chapter outlines the need for nature-based solutions to water management (including the application of sustainable urban drainage systems, river channel protection etc.) and outlines the overall approach to flood risk management. It also outlines that the impacts of climate change on new development are to be considered.

## **Residential Density**

- 17.7.21 Delivering compact growth, as envisaged in the National Planning Framework, is crucial to addressing climate change. Cork County Council is committed to delivering higher densities across its Settlement network to create vibrant, diverse settlements which support communities and businesses, and which are a vital part of our transition to a lower carbon society. Cork County Council seeks to show leadership as both a policy maker and housing agency of the State in its commitment to deliver increased densities and compact growth.
- 17.7.22 **Chapter 3 Settlements and Placemaking** and **Chapter 4 Housing** in this Plan highlight a range of land activation measures to deliver increased density across the County.

## **Rural Housing**

- 17.7.23 An important element of the rural settlement strategy is to improve the connection between where people live and work recognising the unsustainable nature of commuting patterns and detrimental impact on climate and the environment. This chapter supports the renewal and development of rural settlements, protecting their viability and promoting measures which strengthen and support vibrancy to create attractive places to live and work and support for local services.
- 17.7.24 This chapter promotes sustainable approaches to dwelling design by encouraging proposals to be energy efficient in their design, layout and siting, finishes, heating, cooling, and energy systems having regard to the need to reduce reliance on fossil fuels and reduce carbon emissions.

## **Built and Cultural Heritage**

- 17.7.25 In this regard the plan specifically recognises the likely significant impact of climate change on the archaeological heritage of the County and provides a framework for managing the County's archaeological resource in the context of these climatic threats.

## **Marine, Coastal and Islands**

- 17.7.26 This chapter specifically supports the provision of infrastructure for the renewable energy sector.

## **Decarbonising Zones**

- 17.7.27 The Climate Action Plan 2021 outlines 'implementing decarbonising zones in each local authority' as one of the targets to meet the required level of emissions reductions, by 2030. The current working definition of a decarbonizing zone is a spatial area identified by the local authority, in which a range of climate mitigation, adaptation and biodiversity measures and action owners are identified to address local low carbon energy, greenhouse gas emissions and climate needs to contribute to national climate action targets. This would include the exploration of co benefits of climate change mitigation and adaptation. It is intended that this could lead to the development of low carbon town projects for future calls under the Climate Action Fund and early progression of demonstrator projects harnessing a range of technologies and initiatives. The Plan supports the identification and delivery of a decarbonising zone in the County in line with the Department of Housing, Local Government and Heritage Circular LGSM01-2021.

## **Integration of climate action strategy in this plan**

- 17.7.28 The following diagram outlines how climate change is integrated into the plan in compliance with Section 10(n) of the Planning and Development Act.

**Table 17.2: Climate Action Strategy**

Reduce Energy Demand	Reduce Anthropogenic Greenhouse Gas Emissions	Address Adaptation Measures
<b>with particular regard to location, layout and design of new development</b>		
<ul style="list-style-type: none"> <li>• Climate Change mitigation is mainstreamed in policy formulation.</li> <li>• Core Strategy is formulated to deliver sustainable settlement growth patterns.</li> <li>• The Avoid-Shift-Improve transport policy approach is taken to inform the allocation of growth and the integration of land use planning and transport. This approach will reduce the need to travel and promote modal shift from the use of the private car.</li> <li>• Policy to deliver higher levels of growth in locations benefitting from high quality public transport corridors (in particular Carrigtwohill, Midleton and Cobh, with increased levels of growth in Little Island).</li> <li>• A diversity of land uses in settlements is provided for; in particular through aligning population and employment growth as appropriate.</li> <li>• Policies to deliver compact growth to reduce the need to travel are set out. The plan will deliver higher densities of development at appropriate locations proximate to high quality public transport corridors.</li> <li>• Objectives to enhance connectivity between travel modes are set out including an objective for a multi modal transport hub, including park and ride, at North Esk, Little Island.</li> <li>• Objective to require application of most recent DMURS standards to new developments.</li> <li>• Objectives are included to promote liveable towns where a large portion of the population may choose to walk to access most of their everyday needs within an attractive ten minute walk of their home. Objectives will deliver a high level of priority and permeability for walking and cycling.</li> <li>• Objectives to enhance permeability and connectivity in our settlements are outlined – attractive, inclusive, safe connections and public realm.</li> <li>• Objectives for enhanced placemaking are outlined which will promote liveable settlements that are attractive to both live in and walk in.</li> <li>• The plan creates awareness of the wider benefits of active travel.</li> <li>• The use of e-vehicles is supported through e-vehicle charge point provision requirements.</li> <li>• Revision of car parking standards to apply maximum car parking standards to all non-residential developments and to residential developments within Metropolitan Cork.</li> <li>• Revision of bicycle parking standards to deliver increased quantum of bicycle parking provision for residents/employees/visitors and higher quality, appropriately located bicycle parking facilities.</li> <li>• Energy efficiency in dwelling design and in our building stock, including upgrading and future proofing of the building stock to cater for smart technologies, energy / fuel upgrades etc., is promoted.</li> <li>• The provision of infrastructure for the renewable energy sector is supported.</li> <li>• The generation of renewable energy is facilitated as appropriate.</li> <li>• Awareness of the need for behavioural change and energy efficiency is created.</li> <li>• Objectives to facilitate remote/smart working are set out.</li> <li>• The need to plan for a more sustainable future in the context of climate change, shifting demographics, technological development and the transition to low carbon, bio and circular economies is recognised.</li> <li>• Objectives to protect and enhance biodiversity are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives.</li> <li>• Rural settlement strategy to improve the connection between where people live and work recognising the unsustainable nature of commuting patterns.</li> <li>• Objective supporting the introduction and development of Decarbonising Zones in appropriate locations.</li> <li>• Specific Climate Action chapter and objectives.</li> <li>• Given the dynamic nature of international and national climate policy context, an undertaking is given to keep the County Development Plan under review to ensure continued consistency with relevant guidelines.</li> </ul>	<p>Climate adaptation is mainstreamed in policy formulation.</p> <p>Objectives to enhance and protect biodiversity are set out in the Green Infrastructure and Biodiversity and Environment Chapters as well as site specific objectives.</p> <p>Support for the County Council's Climate Change Adaptation Strategy (2019).</p> <p>Objectives to promote nature-based solutions to water management.</p> <p>Objective to require the application of sustainable urban drainage systems.</p> <p>Flood risk management and avoidance of development in flood risk areas.</p> <p>Objectives to promote climate adaptation through placemaking measures (e.g. to provide shade or shelter through appropriate planting within our public realm) and to explore links between biodiversity and carbon capture.</p> <p>Objective supporting the introduction and development of Decarbonising Zones in appropriate locations.</p> <p>Specific Climate Action chapter and objectives.</p> <p>Given the dynamic nature of international and national climate policy context, an undertaking is given to keep the County Development Plan under review to ensure continued consistency with relevant guidelines.</p>	

17.7.26 Specific objectives which seek to deliver climate mitigation and adaptation permeate this plan as described above. The following table outlines additional specific climate action objectives.

#### County Development Plan Objectives Climate Action

**CA 17-1:** Support national and local climate change objectives set out in the following:

- National Planning Framework
- Southern Region Spatial and Economic Strategy
- Climate Action Plan (2021 or any successor plan).
- National Climate Change Adaptation Framework (2018 or any successor framework).
- National Mitigation Plan (2017 or any successor plan).
- Cork County Council Climate Change Adaptation Strategy.

**CA 17-2:** In order to achieve a reduction in greenhouse gas emissions, an increase in renewable energy production, an increase in energy efficiency and enhanced biodiversity, support the transition to a low carbon, competitive, climate resilient and environmentally sustainable economy by 2050 through implementation of the policies of this plan that seek to deliver the following:

- compact growth,
- integrated land use and transport,
- sustainable transport choices,
- liveable settlements,
- renewable energy production and reduced energy consumption,
- enhanced ecological biodiversity and
- climate adaptation measures such as through flood risk management, sustainable urban drainage systems and high quality placemaking and design.

**CA 17-3:** Enhance awareness of climate action issues by promoting and facilitating behavioural change at an individual level.

**CA 17-4:** Cooperate with the Climate Action Regional Office (CARO) to develop monitoring of climate action achievement and to inform future policy direction.

**CA 17-5:** Support the Council's identification and development of decarbonising zones in line with the national Climate Action Plan.

**CA 17-6:** The Council will undertake the preparation of a Climate Action Plan as required by the Climate Action and Low Carbon Development (Amendment) Act 2021.



# CHAPTER 18

# ZONING AND LAND USE

## **Aim of Chapter**

Provide clear guidance on how to manage the appropriate land uses on zoned land throughout the County.

# S H E E F H E E S H E E S



# Contents

18.1	Introduction	394
18.2	Overall Approach to Land Use Zoning	394
18.3	Land Use Zoning Categories	396

## 18.1 Introduction

- 18.1.1 The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities.
- 18.1.2 Zoning policy must also have regard to the core principles underlying the Plan. These include the principles of Sustainability, Social Inclusion, Placemaking, Resilience and Climate Action which when coupled with the need for the integration of land use and transportation planning, will help safeguard and improve the quality of life for all within the County.

### County Development Plan Objective ZU 18-1: Implementation of Zoning Objectives

Secure the implementation of the Zoning Objectives applied to each area of the County.

## 18.2 Overall Approach to Land Use Zoning

- 18.2.1 The zoning objectives and maps for all the settlements in the County are set out in the relevant County Development Plan Volumes Three, Four and Five and in **Volume 6 Maps** CDP Map Browser and the objectives and general principles that should be followed in these plans are set out below.

### Development and Land Use Zoning

#### County Development Plan Objective ZU 18-2: Development and Land Use Zoning

Ensure that development, during the lifetime of this Plan, proceeds in accordance with the general land use objectives and any specific zoning objectives that apply to particular areas as set out in this Plan.

### Development Boundaries

#### County Development Plan Objective ZU 18-3: Development Boundaries

For any settlement, it is a general objective to locate new development within the development boundary, identified in this Plan that defines the extent to which the settlement may grow during the lifetime of the Plan.

### Land Use Zoning of Other Lands

#### County Development Plan Objective ZU 18-4: Land Use Zoning of Other Lands

Where lands have not been explicitly zoned, in the Plan the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an authorised use under the Planning Acts) or, if such use is unauthorised, that of the most recent authorised use of the lands.

### Transitional Lands

- 18.2.2 While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt/disconnected transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous transitional zonal areas, it is necessary to avoid developments that would be detrimental to the amenities of these zones and in particular the more environmentally sensitive zones. For example, regard should be had to the use, scale and density of development proposals in zones abutting residential or rural areas in order to protect residential or rural amenity, as appropriate.

#### County Development Plan Objective ZU 18-5: Transitional Zones

Have regard to development in adjoining zones, in particular more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.

## Non Conforming Uses

- 18.2.3 Throughout the County there are uses which do not conform to the zoning objective of the area. These are uses which were in existence on 1st October 1964, or which have valid planning permissions, or which are unauthorized but have exceeded the time limit for enforcement proceedings. Reasonable intensification of extensions to and improvement of premises accommodating these uses will generally be permitted subject to normal planning criteria.

### County Development Plan Objective ZU 18-6: Non Conforming Uses

Have regard to development in adjoining zones, in particular more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.

## Ancillary Uses

- 18.2.4 Planning permission sought for developments which are ancillary to the parent use, i.e. they rely on the permitted parent use for their existence and rationale, should be considered on their merits irrespective of what category the ancillary development is listed in the 'Land Use Zoning Categories' section of this Chapter.

### County Development Plan Objective ZU 18-7: Ancillary Uses

Ensure that developments ancillary to the parent use of a site are considered on their merits.

## Vacant Site Levy-Residential and Regeneration Areas

- 18.2.5 The Urban Regeneration and Housing Act 2015 sets out two broad categories of vacant land that the levy may apply to:
- Lands zoned primarily for residential purposes
  - Lands in need of regeneration

## Vacant Site Levy

- 18.2.6 Cork County Council has implemented the provisions of the Urban Regeneration and Housing Act 2015, through the establishment of a Vacant Site Register, identifying sites on which a vacant site levy can be applied. The Planning Authority will proactively engage to identify suitable vacant sites on lands zoned residential and on lands designated as regeneration areas in this Plan, which meet the criteria for inclusion in the vacant site register. This will be achieved through a focused application of the levy, facilitating sustainable urban development and bring vacant sites and buildings in urban areas into beneficial use.

## Regeneration Areas

- 18.2.7 The Urban Regeneration and Housing Act 2015, provides for the inclusion of objectives for the development and renewal of areas identified as being in need of regeneration. Regeneration-sites have been identified in many of our towns and now form part of this Plan. The main objective in identifying Regeneration Areas is to draw attention to the opportunities that exist to redevelop key areas within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration areas may in time, be subject to the Vacant Sites Levy where the regeneration area is vacant or idle and this has adverse effects on the amenities/character of the area.
- 18.2.8 The purpose of the 'Regeneration' designation is to encourage and facilitate opportunities for regeneration and place making. The lands or areas generally are strategically located within settlements and consist of vacant or under utilised buildings or land with significant potential to stimulate the rejuvenation of an area or neighbourhood.
- 18.2.9 The potential uses of the lands in these zones are specific to the location of each area or piece of land and can include residential, commercial, business, retail, employment, or community uses. The primary objective is to support regeneration, make a positive contribution to urban spaces, and improve quality of life for all.
- 18.2.10 The Plan will include additional guidance to ensure development respects and contributes to Cork County's unique sense of place. See **Chapter 3 Settlements and Placemaking**.

**County Development Plan Objective**  
**ZU 18-8: Vacant Site Levy-Residential Regeneration Areas**

Encourage the development and renewal of areas, on lands zoned as residential that meet the criteria as set out in the Urban Regeneration and Housing Act, 2015, as amended, and on lands designated as regeneration areas, identified in the Plan, having regard to the Core Strategy, that are in need of regeneration, in order to prevent-

- (i) Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land,
- (ii) Urban blight and decay,
- (iii) Anti-social behaviour or
- (iv) A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

### **18.3 Land Use Zoning Categories**

#### ***New approach to former Existing Built Up Areas zonings***

- 18.3.1 Previously areas of existing development were shown as 'Existing Built Up Areas' which included all lands within a development boundary which did not have a specific zoning objective attached. These lands generally included a wide mix of land uses which may have existing buildings in place which included residential and non-residential uses, brownfield lands and undeveloped greenfield lands.
- 18.3.2 The approach in this Plan is to designate these areas as two different categories of land uses 'Existing Residential/Mixed Residential and Other Uses ' and 'Existing Mixed/General Business/Industrial Uses'. This distinguishes areas that are predominantly residential and have the potential to expand residential development and compatible uses and areas which are predominantly employment uses (See section on Existing Mixed/General Business/Industrial Uses below).

#### ***Existing Residential/Mixed Residential and Other Uses (ER)***

- 18.3.3 The objective for this zoning is to conserve and enhance the quality and character of established residential communities and protect their amenities. Infill developments, extensions, and the refurbishment of existing dwellings will be considered where they are appropriate to the character and pattern of development in the area and do not significantly affect the amenities of surrounding properties. The strengthening of community facilities and local services will be facilitated subject to the design, scale, and use of the building or development being appropriate for its location.
- 18.3.4 The Plan recognises that lands defined as Existing Residential/Mixed Residential and Other Uses may contain residential development of varied densities ranging from high density historic terraces to more modern lower density housing schemes. The Plan generally supports proposals for increased densities within this category to optimise the development of lands within the built envelope of a settlement subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area and normal sustainable planning considerations. See **Chapter 4 Housing**.
- 18.3.5 Existing Residential/Mixed Residential and Other Uses category contains a diversity of character areas ranging from established residential, transitional mixed uses, community uses and undeveloped lands along with open space within the development boundary of our towns. These are generally lands located adjacent or close to the town centre with good accessibility to services. These areas generally have a primary or strong residential component but which also provide for non-residential uses which protect and improve the primary use of these areas. Other uses within this category include small scale retail, small scale commercial, community facilities, places of worship, offices, doctors' surgeries, beauty and healthcare facilities. These uses and the extension to existing facilities within this zoning are acceptable subject to proper planning and development criteria and protecting the residential amenity of the area.
- 18.3.6 Within predominantly existing residential/mixed residential and other uses areas, development proposals normally involve infill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of settlements. In many ways, this is more sustainable than continually encouraging growth to concentrate only towards undeveloped areas.
- 18.3.7 In many of the larger settlements it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.
- 18.3.8 Problems can arise, however, with the introduction of a new use or when the intensification or expansion of an existing use that is not the primary use in an area upsets the balance between different uses.

- 18.3.9 Within existing residential/mixed residential and other uses areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. Often these areas perform valuable functions in their existing state, such as providing attractive open space or even providing important local employment. The inclusion of this land within an existing residential/mixed residential and other uses areas does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area as a whole.

**County Development Plan Objective**

**ZU 18-9: Existing Residential/Mixed Residential and Other Uses \***

The scale of new residential and mixed residential developments within the Existing Residential/Mixed Residential and Other Uses within the settlement network should normally respect the pattern and grain of existing urban development in the surrounding area. Overall increased densities are encouraged within the settlement network and in particular, within high quality public transport corridors, sites adjoining Town Centres Zonings and in Special Policy Areas identified in the Development Plan unless otherwise specified, subject to compliance with appropriate design/amenity standards and protecting the residential amenity of the area.

Other uses/non-residential uses should protect and/or improve residential amenity and uses that do not support, or threatens the vitality or integrity of, the primary use of these existing residential/mixed residential and other uses areas will not be encouraged.

\*Note: This is based on Existing Residential/Mixed Residential and Other Uses applying to main towns and to key villages with a population of over 1500 or a population expected to grow over to 1500 in the lifetime of the Plan.

**Appropriate Uses in Existing Residential/Mixed Residential and Other Uses Areas**

Residential development, residential care, sheltered housing, specialised housing, small scale retail, local centres/ neighbourhood centres, small scale commercial, community facilities, childcare facilities, education facilities, places of worship, civic uses, small scale offices, local medical /healthcare services, marine facilities, sports facilities, recreation and amenity facilities, bed and breakfast/guesthouses/hotels.

**Existing Mixed/General Business/Industrial Uses (MGB)**

- 18.3.10 The areas identified as Existing Mixed/General Business/Industrial Uses consists of a mix of employment uses generally including long term establishments. These areas include (but not exhaustively) a large range of uses including general warehousing, manufacturing, storage, builders provider/yard, food processing facility, logistics, vehicle sales outlets, high technology manufacturing, plant and tool hire, public services, service station, vehicle servicing/maintenance garage. This zoning will protect existing uses and support expansion where appropriate of existing uses while not permitting uses that would threaten the vitality and integrity of the primary use of these areas.

**County Development Plan Objective**

**ZU 18-10: Existing Mixed/General Business/Industrial Uses**

Facilitate development that supports in general the employment uses of the Existing Mixed/General Business/Industrial Areas. Development that does not support, or threatens the vitality or integrity of the employment uses of these areas shall not be permitted.

**Appropriate Uses in Existing Mixed/ General Business/Industrial Uses**

General warehousing, trade warehousing and distribution, manufacturing and repairs, storage, builders provider/ yard, food processing facility, logistics, fitting and business to business activity, wholesaling, vehicle sales outlets, high technology manufacturing plant and tool hire, public services, service station, vehicle servicing/maintenance garage, incubator units, childcare facilities, commercial film studio facilities.

**Land Uses in New Areas**

- 18.3.11 The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our settlements and by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within the settlement network.
- 18.3.12 This approach will help reduce congestion and unnecessary road journeys, encourage patterns of sustainable development that will support the use of public transport, minimise the area of agricultural land, or of places of biodiversity value that will be lost for development and protect the character and amenity of existing areas.

## Residential (RE)

- 18.3.13 This section provides guidance on the approach to be taken towards the planning and zoning of land for residential development areas in the Development Plan. Residential Areas are intended primarily for housing development but may also include a range of other uses, particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship to the immediate community and have high standards of amenity, such as crèches, schools, nursing homes or homes for older people, open space, recreation and amenity uses. **See Chapter 4 Housing.**
- 18.3.14 Occasional retailing may be appropriate in new residential areas. This should be of limited scale to provide valuable services to the local community and support the overall residential function of the area. Consideration should be given to the introduction of a residential element to these proposals, possibly at first floor level.
- 18.3.15 Particularly in new developments, there is an opportunity to create high standards of layout, design, and landscaping, and to achieve a general segregation from roads used by through traffic from the outset, so that high standards of amenity can be achieved. See **Chapter 3 Settlements and Placemaking.**
- 18.3.16 Appropriate amenity and public open space will always be required as an integral part of new development proposals. Proposals for non-residential uses in these areas will be assessed particularly in relation to their need for close links to the local community and any potential for adverse impacts on the standard of amenity appropriate in these areas.
- 18.3.17 Where a specific zoning objective indicates that development on a particular piece of land should include provision for something very specific (e.g. a residential zoning with provision for a residential care home or a playing field) then the intention of this Plan is that it should be provided. It gives clarity to the developer / designer so that an appropriate location is included when designing the layout of a development. It also gives clarity to third parties who are aware of the planning authority's intention with regard to the provision of the residential care home, playing field, etc. in the area. However, in cases where it can be demonstrated to the satisfaction of the planning authority that the need for the required facility has since been met satisfactorily in the locality, then this requirement can be relaxed. The existence of such a zoning does not of course prevent a residential care home / playing field etc. being on other suitable lands in the area, provided it is compatible with the policies and objectives elsewhere in the Plan.

## Residential Additional Provision (RAP)

- 18.3.18 The Draft Guidelines include a number of provisions to ensure sufficient provision of housing lands/sites such as Residential Additional Provision. In providing housing sites for development within settlements, it may be necessary to zone more serviced land and sites for residential (or a mixture of residential and other uses), than would equate to meeting precisely the projected housing demand for that settlement. This approach recognizes that a degree of choice in development sites to be provided locally is desirable to avoid restricting the supply of new housing development through inactivity on a particular landholding or site.
- 18.3.19 The extent of any Additional Provision shall not exceed 20-25% of the required quantum of zoned land and sites in settlements in any planning authority area as a whole, for any six-year plan period.
- 18.3.20 The Planning Authority takes the view that Residential Additional Provision will apply as required to most Main Towns and Key Villages (>1,500 population) as it is critically important that the maximum amount of residentially zoned land is available to ensure an adequate supply of housing given the current severely dysfunctional housing market where supply of new houses is trailing well behind demand and there is significant unmet demand in the market all cross the county which remains to be satisfied. It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development. See **Chapter 2 Core Strategy.**
- 18.3.21 Objective ZU 18-11 will apply to lands identified as Residential Additional Provision.

## Residential Further Additional Provision (RFAP) ( Long-Term and Strategic and Sustainable Development Sites)

- 18.3.22 The Draft Development Plan Guidelines 2021 identifies a number of provisions to ensure sufficient provision of housing lands/sites such as Long Term Strategic and Sustainable Development Sites (Residential Further Additional Provision) which are key development sites that may comprise lands and sites for urban regeneration and/or transport-led development.
- 18.3.23 These sites may comprise either brownfield/infill or greenfield land and may also be subject to Strategic Development Zone (SDZ) status, or other relevant planning-related designation.
- 18.3.24 Such sites are characterised by:
- their potential for significant residential development to be delivered over a timescale greater than a single six-year development plan period

- their significant scale – generally several thousand new homes as a new urban extension to a City or NPF Regional Centre
  - A requirement to be aligned and supported by significant water services, transport and other infrastructural investment.
- 18.3.25 In the case of Cork County parts of the long established Urban Expansion Areas at Midleton, Carrigtwohill and Cobh and the SDZ at Monard which are not likely/less likely to be delivered during the lifetime of this Plan have been identified as Residential Further Additional Provision (Long-Term and Strategic and Sustainable Development Sites). It is intended that these sites are available for residential development throughout the lifetime of this plan, subject to proper planning and sustainable development. See **Chapter 2 Core Strategy**.
- 18.3.26 Objective ZU 18-11 will apply to lands identified as Residential Further Additional Provision (Long Term Strategic and Sustainable Development Sites).

#### County Development Plan Objective

**ZU 18-11: Residential Areas** (including Residential Additional Provision, / Residential Further Additional Provision ( Long Term Strategic and Sustainable Development Sites) and Residential Reserve)

Promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.

Normally discourage the expansion or intensification of existing uses that are incompatible with residential amenity.

**Appropriate Uses in Residential Areas** (including Residential Additional Provision, / Residential Further Additional Provision (Long Term Strategic and Sustainable Development Sites) and Residential Reserve)

Residential development, residential care, sheltered housing, specialised housing, childcare facilities, education facilities, occasional retail, local centres/neighbourhood centres, places of worship, local medical/healthcare services, open space, recreation and amenity uses, community uses.

### Residential Reserve (RR)

- 18.3.27 In the Metropolitan Towns there are lands which were zoned for development in the 2017 Local Area Plans, but which will generally not be required over the period of the Plan to 2028 but have been included in the Residential Reserve where they comprise infill or contiguous sites or have a planning history for residential use and can form part of the long term sequential expansion of the settlement.
- 18.3.28 Similarly, where such lands exist in the Key towns of Mallow and Clonakilty and some County Towns, they have also been included in the Residential Reserve, where considered appropriate.
- 18.3.29 In Carrigaline, (where significant delivery of housing is taking place), a site previously identified under the Strategic Land Reserve Study has also been included in the Residential Reserve.
- 18.3.30 In addition to protecting these lands for the long term expansion of these settlements, consideration may be given to the development of some of these 'Residential Reserve' lands before the end of the current plan period where the Planning Authority is satisfied that the development of zoned lands is progressing faster than expected and a shortage may arise or where lands zoned for residential use may not be delivered as expected over the Plan period. The development of such lands will only be considered from the beginning of year four of the Plan (May 2025) in order to give zoned lands an opportunity to come forward for development, and under the following circumstances:
- Delivery of housing on zoned lands is proceeding faster than anticipated and additional land is required for the remaining Plan period, or
  - It can be clearly demonstrated, to the satisfaction of the planning authority, that a zoned parcel of land will not come forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan, and the proposed residential lands can be serviced and offer a reasonable substitute in terms of being delivered within the lifetime of the Plan, sequential development, connectivity, access to services and amenity etc., to secure the population and housing targets for the settlement.
  - The Planning Authority is satisfied that delivery of the development can reasonably commence before the end of the Plan period, and infrastructure is in place or can be provided to facilitate same.
  - Where development is considered under (b) above the scale of development shall not generally exceed the capacity of the zoned lands it is replacing.
  - Objective ZU 18-11 will also apply to lands identified as Residential Reserve.
  - It can be demonstrated that the housing target for the area set out in the Core Strategy cannot otherwise be achieved within the Plan period.

- g) The development would not result in the Core Strategy targets being exceeded, or unduly prejudice the development of new 'Residential' zoned land within those targets

**County Development Plan Objective  
ZU 18-12: Residential Reserve**

Provide a land reserve for the long term orderly development of the Metropolitan towns of Carrigaline, Carrigtwohill, Cobh and Midleton and the Key Towns of Mallow and Clonakilty and some County Towns where appropriate. Such lands will not generally be required for development over the period of the Plan to 2028. From the beginning of year four of the Plan (May 2025), consideration may be given to the development of some 'Residential Reserve' lands where the Planning Authority is satisfied that:

- a) Delivery of housing on zoned lands is proceeding faster than anticipated and additional land is required for the remaining Plan period, or
- b) It can be clearly demonstrated, to the satisfaction of the planning authority, that a zoned parcel of land will not come forward for development due to infrastructural or other demonstrable constraints during the remaining period of the Plan, and the proposed residential lands can be serviced and offer a reasonable substitute in terms of capacity, sequential development, connectivity, access to services and amenity etc., to secure the population and housing targets for the settlement.
- c) The Planning Authority is satisfied that delivery of the development can reasonably commence before the end of the Plan period, and infrastructure is in place or can be provided to facilitate same.
- d) Where development is considered under (b) above the scale of development shall not generally exceed the capacity of the zoned lands it is replacing.
- e) Objective ZU 18-11 will also apply to lands identified as Residential Reserve.
- f) It can be demonstrated that the housing target for the area set out in the Core Strategy cannot otherwise be achieved within the Plan period.
- g) The development would not result in the Core Strategy targets being exceeded, or unduly prejudice the development of new 'Residential' zoned land within those targets.

## Green Infrastructure

- 18.3.31 This section details the general land use category for Green Infrastructure and the objective which applies to settlements within the County. In previous plans this was known as the Open Space, Sports, Recreation and Amenity Area category but has now been updated to reflect the strategy being pursued on the coordinated provision and protection of Green Infrastructure as a County asset.
- 18.3.32 This broad category is intended for zones which cater for 'green', recreation and conservation type areas being reflective of the multi-functionality of green infrastructure. See **Chapter 14 Green Infrastructure and Recreation**.

## Green Infrastructure (GI): Subcategories

- 18.3.33 Within this category there are 3 subcategories which have been identified. These are:
- Green Recreational (GR)-Open Spaces/Park where the purpose is to retain and provide for open space and recreational amenities.
  - Green Conservation (GC) - Landscape Amenity/Conservation where the purpose is to generally retain appropriate areas for their landscape, amenity or nature conservation value.
  - Green Active (GA) - Active Open Space where the purpose is to retain and provide for active recreational facilities.
- 18.3.34 Within these subcategories there are different requirements for each type of open space depending on their accessibility and level of usage envisaged by the public. Where applicable, further clarification of the function and future requirements of a particular area designated as GR (Green Recreational), GC (Green Conservation) and GA (Green Active) is set out in a corresponding settlement objective for that area.

- 18.3.35 In some instances these open spaces are located within or adjacent to Natura 2000 sites (Special Areas of Conservation and Special Protection Areas) and/or NHA sites (Natural Heritage Areas) and sites of local biodiversity significance. Therefore it is important to ensure the protection of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation importance.
- 18.3.36 The Green Infrastructure zoning may also include elements of blue infrastructure such as riparian zones and contiguous waterbodies such as rivers, streams and estuaries. Such waterbodies are also afforded protection through various other objectives in the plan. See **Chapter 11 Water Management** and **Chapter 15 Biodiversity and Environment**. Green Infrastructure zonings may also be included based on their requirement for current or future flood management such as conveyance or storage of flood water and to protect flood plains from inappropriate development.

**County Development Plan Objective  
ZU 18-13: Green Infrastructure**

Three subcategories of Green Infrastructure zonings have been identified to

- a) Retain and provide for open space and recreational amenities within Green Recreational (Open Spaces/Park) areas;
- b) Retain and generally protect appropriate areas for their landscape, amenity or nature conservation value or their current or future flood management role, within Green Conservation (Landscape amenity/nature conservation) area; and
- c) Retain and provide for active recreational facilities within Green Active (Active Open Space) areas.

No development other than development which supports Green Infrastructure will be considered in these areas. Any proposals in Green Infrastructure areas will need to ensure the protection and enhancement of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation and be in accordance with Article 10 of the Habitats Directive.

**Economy and Employment**

- 18.3.37 The following objectives set out the appropriate uses in High Technology Campus Development, Business and General Employment and Industrial Areas. See **Chapter 8 Economic Development**.

**High Technology Campus Development (HT)**

- 18.3.38 This zoning category replaces the previous category Enterprise zoning and while is similar it is considered that the new zoning High Technology Campus Development emphasises and focuses on the strategic nature of this zoning category. The purpose of the High Technology Campus Development zoning is to facilitate opportunities for major office, research and development and high technology/high technology manufacturing type employment in highly accessible and high quality built and landscaped campus style settings. This zoning relates to high value added businesses and corporate facilities that have extensive/specific land requirements.

**County Development Plan Objective  
ZU 18-14: High Technology Campus Development**

Promote and facilitate opportunities for the development of High Technology Campus Development Areas in appropriate locations, as the primary locations for the development of employment uses for major office, research and development and high technology/high technology manufacturing type employment in highly accessible campus style settings.

These developments should be designed to the highest architectural and landscaping standards while promoting walking, cycling and public transport accessibility.

The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices may be permitted in the County Metropolitan Cork Strategic Planning Area, Mallow and Clonakilty but will be discouraged in other Strategic Planning Areas unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in town centres.

**Appropriate Uses in High Technology Campus Development**

Major office, research and development and high technology/high technology manufacturing type employment including software development, childcare facilities, information technology, telemarketing commercial research and development, data processing, and media associated activities.

## Business and General Employment (B)

- 18.3.39 The purpose of the Business and General Employment zoning is to facilitate opportunities for a wide range of compatible business and general employment uses. Business and General Employment replaces the previous zoning Business. The compatibility of a particular use or operation will be dependent on the nature of the use/operations and surrounding uses in the area in which the development will be located.

### County Development Plan Objective ZU 18-15: Business and General Employment Areas

Promote the development of New Business and General Employment Areas as the primary locations for the development of employment uses such as light industry, wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution/logistics.

Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Retail warehousing could be accommodated where the specific zoning objective allows.

Uses specifically excluded from the business category would include waste management activities and general retail development.

### Appropriate Uses in Business and General Employment Areas

Light industry wholesale and non-retail trading uses, car showrooms and small/medium scale manufacturing/repairs/warehousing/distribution uses, logistics, incubator units, childcare facilities, fitting and business to business activity. Retail warehousing and office development where not suited to town centre or edge of centre locations (see objective above).

## Industrial Areas (I)

- 18.3.40 The purpose of this zoning is to facilitate opportunities for industrial and warehousing uses, activities and processes which would in general give rise to land use conflict if located within other zonings.

### County Development Plan Objective ZU 18-16: Industrial Areas

Promote the development of industrial areas as the primary location for uses that include heavy industry, manufacturing, repairs, medium to large scale warehousing and distribution, biomedical, pharmaceutical, bioenergy plants, open storage, waste materials treatment, port related facilities and port related activities and recovery and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not normally be encouraged. Subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and/or distribution uses.

The provision of strategic large scale waste treatment facilities including waste to energy recovery facilities will be considered in 'Industrial Areas' designated as Strategic Employment Locations in this Plan subject to the requirements of National Policy, future Regional Waste Management Plans and the objectives set out in this Plan.

### Appropriate Uses in Industrial Areas

Medium to large scale warehousing and distribution, bioenergy plants, open storage, recovery and transport operating centres, strategic large scale waste treatment facilities including waste to energy recovery facilities\*(as per objective above), port facilities and port related activities, logistics, heavy industry, offices ancillary to permitted use, laboratories, food related industry, marine related development, general industry, civic amenity site, plant storage, sustainable energy installation, heavy vehicle park, fuel depot/fuel storage, telecommunication structures, biomedical, pharmaceutical, data centres, childcare facilities, commercial film studio facilities.

## Town Centres/Neighbourhood Centres (TC)

- 18.3.41 The need to maintain and build on the accessibility, vitality and viability of our existing town centres has shown to be even more important as part of the resilience of our settlement network to respond to changing circumstances. The focus of our town centres is to develop and consolidate with an appropriate mix of commercial, recreational, cultural, leisure and residential uses, and to enhance and develop the urban fabric of these centres in accordance with the principles of urban design, conservation and sustainable development. Retail provision will be in accordance with the Retail Strategy. See **Chapter 9 Town Centres and Retail** and **Chapter 3 Settlements and Placemaking**.

- 18.3.42 Another important element of our town centres is their role to deliver compact growth and contribute to the delivery of residential development. This will help to ensure activity levels in town centres stretch beyond normal business hours, to provide safer streets through passive surveillance and to focus on optimising the existing building stock. The recognition of our town centres to accommodate increased residential development has been highlighted in the Urban Capacity Studies carried out on a number of towns in the County, which has identified due to the vertical mix of uses still prevalent in our town centres that there are significant opportunities to introduce further compatible uses (residential or other uses) into the upper floors of the existing building stock.

**County Development Plan Objective**  
**ZU 18-17: Town Centres/ Neighbourhood Centres**

- a) Promote the development of town centres and neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. The primary retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each centre and in accordance with the Retail Strategy. Residential development will also be encouraged particularly in mixed use developments while the use of upper floors of retail and commercial premises in town centres for residential use will in particular be encouraged.
- b) Recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area, consideration can be given to sites on the edge of the core area based on sequential approach.

**Appropriate Uses in Town Centre/Neighbourhood Centres**

Retail, cultural uses, recreation uses, hotel, bed and breakfast, public houses, financial services, professional services, medical and healthcare services, leisure facilities, places of worship, residential, mixed residential, childcare facilities, education facilities, community facilities, civic uses, offices, public transport facilities, car parks, funeral homes.

**Utilities and Infrastructure (U)**

- 18.3.43 In this Plan lands zoned for utilities and infrastructure uses are largely for operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading and it should be noted that such lines are indicative only and are subject to agreement with landowners and other considerations as appropriate.
- 18.3.44 Sometimes problems can arise in relation to adjoining uses that expect a high standard of amenity. To help prevent these situations arising, opportunities should be taken to help assimilate these uses into their surroundings through the treatment of boundaries and the landscaping of appropriate areas.

**County Development Plan Objective**  
**ZU 18-18: Utilities and Infrastructure Areas**

Promote the provision of development to meet the operational requirements of utilities and infrastructure operators.

**Appropriate Uses in Utilities and Infrastructure Areas**

Operational requirements of utilities and infrastructure operators such as drainage, sanitation, emergency services, electricity, gas, telecommunications and traffic management. New roads, walkways and cycleways.

**Agriculture (AG)**

- 18.3.45 The purpose of this zoning is to provide for the development of agriculture by ensuring the retention of agricultural uses and protect the lands from undesirable development while providing a clear demarcation to the adjoining areas. These lands have been identified as having the potential to play a role in the delivery of future residential development in the period after 2028.

**County Development Plan Objective**  
**ZU 18-19: Agricultural Areas**

Conserve and protect agricultural land from undesirable development and non agricultural uses and to prevent premature development of agricultural land adjacent to development areas. Consideration may be given to individual dwellings for permanent occupancy of established landowners and their immediate members subject to normal planning considerations.

### Appropriate Uses in Agricultural Areas

Agricultural development related to use of land for agricultural purposes, individual dwellings for permanent occupancy where appropriate.

## Special Policy Areas (X)

- 18.3.46 Special policy areas are those areas that do not conform to the primary land use categories and can be categorised as either opportunity sites for mixed land use development or areas which require specific policy to protect the unique characteristics of the particular area. These sites comprise of both greenfield and brownfield sites and are large scale, strategic or sometimes sensitive in nature (e.g. involving the conversion of historic buildings). Often these sites require the preparation of further guidance such as a master plan, design brief or action plan before any development proposals are made to the local authority and these should be subject to SEA and HDA screening where appropriate.

### County Development Plan Objective ZU 18-20: Special Policy Areas

Recognise that there are a small number of sites within the urban areas of the County where the normal land use zoning requirements do not apply. These can be subdivided into 3 distinct categories namely:

- a) Areas suitable for mixed use development (both brownfield and greenfield sites) where the range of uses are outlined.
- b) Areas suitable for mixed use development where further study is required to guide the significant or strategic nature of the site. This will involve the preparation of a master plan, design brief or area action plan before any formal planning application is made for the development. These should be subject to SEA and HDA screening where appropriate.
- c) Areas which require specific policy guidance to protect the unique characteristics of that particular area.

## Community (C)

- 18.3.47 This section details the general land use categories and objectives for educational, civic land uses which apply to all settlements within the County. See **Chapter 6 Social and Community**.
- 18.3.48 Areas designated for educational, civic land uses generally include community related development including schools and colleges, residential healthcare facilities (e.g. hospitals), residential care and development for other community uses (e.g. club meeting facilities such as scout and guide halls). Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.
- 18.3.49 These uses can sometimes cause amenity problems for adjoining uses (e.g. the noise of 24 hour traffic going to and from a hospital might cause problems in an adjoining residential area). However, they are generally considered essential uses and require a reasonable degree of operational freedom to function properly.
- 18.3.50 The provision of cemeteries is included within the Community zoning category and Cork County Council also recognize that the requirements for new types of burial facilities including Green Burial Facilities/eco-cemeteries and other similar facilities may be required over the coming years and the Planning Authority will support the delivery of such facilities on their merits as and when the need arises subject to normal planning and development considerations.

### County Development Plan Objective ZU 18-21: Community

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

Education facilities including schools and colleges, childcare facilities, healthcare facilities, residential healthcare facilities (e.g. hospitals), residential care, community related facilities e.g. club meeting facility such as a scout or guide halls, multiuse community facilities, ancillary facilities such as staff accommodation, cemeteries, sheltered housing.





# CHAPTER 19

# IMPLEMENTATION AND DELIVERY

## **Aim of Chapter**

To set out the Implementation and Delivery arrangements for the plan.



# Contents

19.1	Purpose of this Chapter	410
19.2	Plan Evaluation and Reporting	411
19.3	Environmental Monitoring	411
19.4	Changing Delivery Context	411
19.5	Deliverability Actors	411
19.6	Critical Infrastructure	411
19.7	Infrastructure Funding	413
19.8	Activation Mechanism	416
19.9	Monitoring the Implementation of this Plan	417

## 19.1 Purpose of this Chapter

- 19.1.1 Under the Planning and Development Acts 2000–2020, Cork County Council has a statutory obligation to secure the implementation of the Policy Objectives of the County Development Plan. Cork County Council is fully committed to implementing this Development Plan and the Council will actively undertake a leadership role to progress and secure the Development Plan Policy Objectives.
- 19.1.2 In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The successful implementation of a significant number of the Policy Objectives of the Plan will necessitate on-going collaboration and a sense of common purpose across a range of agencies and stakeholders.
- 19.1.3 One of the critical aspects of this County Development Plan is to secure the timely delivery of both physical and social infrastructure when and where it is needed to support the growth and development proposed. Unless the provision of supporting infrastructure is properly planned at the outset, then much, if not all, of the development proposed is unsustainable.
- 19.1.4 In the past, failure to achieve a high degree of inter-agency coordination in the provision of infrastructure resulted in a variety of sub-optimal solutions.
- 19.1.5 Since the adoption of the 2017 Municipal District Local Area Plans, Cork County Council has established its Active Land Management Team. One of the main purposes of Active Land Management (ALM) is to understand the barriers that exist to the activation of the Council's adopted statutory development land objectives, as well as to identify interventions that can assist all actors in the achievement of those objectives.
- 19.1.6 As part of its ALM activities, during 2019 Cork County Council undertook a significant analysis of its development land banks and the associated infrastructural needs. This work is on-going.
- 19.1.7 Furthermore, Cork County Council continues to engage on an ongoing basis with all stakeholders and actors in the community, business and development sectors. These interactions involve all Council Directorates and Municipal District Offices.
- 19.1.8 One of the formal engagements that is central to delivering the housing related objectives of the County Development Plan is the implementation of the Government's vacant sites legislation, enacted in 2015. Cork County Council established its Vacant Sites Register in 2016 and continues to engage with all landowners to assist in the activation of the residential lands in their ownership.
- 19.1.9 The learnings arising from the above ALM activities, as well as arising from ongoing engagements with stakeholders by all Council Directorates, has provided Cork County Council with valuable insights into how best to achieve its County Development Plan Policy Objectives. Those insights have informed this chapter of the County Development Plan.
- 19.1.10 It is acknowledged that Policy Objectives often take a number of Plan cycles to be fully realised and as such this implementation chapter provides a first step towards assessing the value and quality of planning outcomes which will continue through successive County Development Plans.
- 19.1.11 The implementation and monitoring framework for the Plan is set out in Appendix H. The framework is aligned to the Vision for the County Development Plan and the five Development Plan Quality of Life Principles that underpin its delivery (see Chapter 1 Introduction). The five Development Plan Quality of Life Principles that underpin this Vision are themselves aligned with the Regional Strategic Outcomes of the RSES, the National Strategic Outcomes of the NPF, and the United Nations Sustainable Development Goals.
- 19.1.12 The implementation and monitoring framework categorise key Policy Objectives in terms of their contribution towards the achievement of the Development Plan Principles. Many of the Policy Objectives are multi-faceted and as such contribute to the achievement of multiple Development Plan Principles, which themselves are interrelated. Policy Objectives are assessed in terms of means of implementation and key performance indicators to monitor/evaluate the delivery of the Policy Objective.
- 19.1.13 It is noted that the intention of Policy Objectives is wide-ranging and as such the implementation and monitoring framework does not comprise a comprehensive list of all policies. While every effort has been made to formulate Policy Objectives in the Plan that are SMART (Specific, Measurable, Assignable, Realistic and Time-Related) it is acknowledged that not all Policy Objectives may be measured in easily identifiable quantitative values. Many Policy Objectives relate to development management processes which may be implemented through established internal processes and procedures. Other Policy Objectives may relate to criteria which are considered as part of multi-faceted decision-making processes which require the balancing of a range of Policy Objectives against site-specific circumstances. In addition, it is noted that many Policy Objectives are intended to facilitate and support an intended outcome, rather than act as a direct means of delivering the outcome.

## **19.2 Plan Evaluation and Reporting**

19.2.1 The implementation and monitoring framework are intended to function as a formal feedback loop with the evaluation and reporting processes intended to comprise a key input into the formulation and refinement of future planning policy. In this manner, the framework is intended to serve as an important evidence-based input and integrate with the Review process of subsequent County Development Plans. In terms of its formal evaluation role, the framework is intended to assist the Planning Authority in meeting its statutory reporting requirements including:

- The 2 Year Progress Report of the County Development Plan (as required under Section 15(2) of The Act).
- Report to the Regional Assembly setting out progress made in supporting objectives of the RSES (as required under Section 25A(1) of The Act).

## **19.3 Environmental Monitoring**

19.3.1 Article 10 of the SEA Directive requires monitoring of the significant environmental effects of the implementation of the County Development Plan in order to identify, at an early stage, unforeseen adverse effects and to enable appropriate remedial action to be undertaken. While the monitoring framework set out in Appendix J incorporates some monitoring of environment related objectives, the full and comprehensive monitoring and evaluation assessment, required to be undertaken under Article 10 of the SEA Directive, is set out in the Strategic Environmental Assessment that accompanies the County Development Plan.

## **19.4 Changing Delivery Context**

19.4.1 As stated, the Planning System - including all actors, public and private - seeks to link current statutory policy with future implementation. Local development plan objectives give effect to national policies and the implementation of those objectives are informed by the delivery context.

19.4.2 As set out in this Plan, it is evident that the national/regional policy context has changed significantly under the National Planning Framework/Regional Spatial and Economic Strategy. However, the fiscal context and delivery mechanisms giving effect to the delivery of planned growth – particularly relating to housing growth - have also changed.

19.4.3 To a far greater extent than during previous population, economic and housing growth periods, alignment between all actors is required to deliver growth that meets both of the following key criteria:

- fulfils national policy requirements; and
- is viable (for housing, delivery costs must match affordability as set by macro-prudential lending policy)

## **19.5 Deliverability Actors**

19.5.1 Commercial and housing growth delivery is the result of a complex sequence of direct and indirect interactions, informed by a wide range of informing and often competing factors/actors. Alignment of actors and actions is critical to achieve supply to meet demand/needs, and, efficiency to meet fiscal requirements/viability/competitiveness.

19.5.2 A mechanism for alignment at policy activation stage is required – and critically, a process that will:

- allow for collective responsibility for delivering growth;
- fulfil national policy requirements;
- provide for viability/affordability/competitiveness;
- at the settlements and site levels provide learnings that will inform implementation and future policy objectives

## **19.6 Critical Infrastructure**

19.6.1 A constant challenge that remains from previous growth periods relates to the identification, provision and funding of infrastructure to serve communities and future growth – both private (on-site) and public (off-site) infrastructure.

- 19.6.2 Front loading of private investment to provide for on-site infrastructure is a challenge to economic and housing growth, complicated at strategic development sites where multiple landownerships exist. Regarding public (off-site) infrastructure provision, local authority's development contribution schemes income cannot fully cover this cost and this construction industry contribution cannot be raised excessively - as for housing it will impact adversely on the ability to remain within the cost envelop requirements set by the Central Bank macro-prudential lending policy (i.e. costs cannot be passed onto the house purchaser), and, for economic/employment growth it will impact on overall viability and competitiveness.
- 19.6.3 Alignment of investment in public infrastructure – prioritisation, timing and allocation of costs – by all public infrastructure delivery agencies is key to ensuring the activation of development lands. In addition, only through a coordinated and targeted public infrastructure investment plan that provides for advance servicing of residential development lands will the full activation impacts of the Government's Vacant Sites Levy be achieved.
- 19.6.4 The mechanisms for the delivery of infrastructure have changed significantly, as Government has re-organised infrastructure responsibilities in recent years. The primary national sources of infrastructure funding are transportation (National Transport Authority (NTA), and, Transport Infrastructure Ireland (TII)); water services (Irish Water); urban and rural development (Urban Regeneration and Development Fund – URDF, Rural Regeneration and Development Fund (RRDF), and, Town and Village Renewal).
- 19.6.5 During 2019, Cork County Council Members approved the borrowing of up to €130m from the European Investment Bank (EIB) and Council of Europe Development Bank (CEB) over the next decade which will allow Cork County Council to progress a broad range of projects across the County, supporting growth target. This funding is to supplement public funding by NTA, TII, URDF, RRDF, and Town/Village Renewal.
- 19.6.6 Cork County Council is focusing the EIB/CEB funding on an investment program to support communities, create conditions to enable effective regional development and drive economic performance across the entire county. This borrowing, together with funding provided by the National Urban and Rural Regeneration Funds (URDF/RRDF) and Development Funds will facilitate progress across all the Council's eight Municipal Districts.
- 19.6.7 The Council has established a dedicated Capital Programme Implementation Unit to deliver its Social Sustainability Investment Programme. Projects which are set to benefit under this scheme include, town centre public realm upgrades, town inner relief roads, the development of parks and amenities, tourism related infrastructure, the protection of culture and heritage, energy efficiency projects and economic development.
- 19.6.8 These project types are critical to supporting growth across the County and specifically in creating the Key Attractors that will contribute to putting in place the necessary conditions to support growth as set out in the NPF. As a result, post-NPF the Council has undertaken a number of co-ordinated initiatives that will inform settlement specific interventions during the lifetime of this plan. These include:
- On-going detailed analysis of the development land bank set out in this plan and the associated infrastructural needs. The findings of this analysis are dynamic and the work is on-going.
  - Urban Capacity Study in order to fully understand the specific needs and opportunities of County Town Centres and to identify interventions required to create Key Attractors to support existing communities and future commercial, retail and residential growth;
  - Analysis undertaken by Cork County Council relating to residential delivery of urban infill and edge of settlement residential growth;
  - To add to existing learnings arising from the Council's Municipal District Offices' operational activities, the Council's Municipal District Offices are undertaking the design of Town Framework Plans to inform key interventions within County Main Settlements. These plans will provide a data-driven foundation for the identification of key interventions;
  - The Council's Project ACT (Activating County Towns) involves a suite of measures to support Cork County towns generally and as they re-open for business post-Covid 19. The project works with local stakeholders in identifying priorities and actions to support town activation. The actions utilised vary considerably, including hard interventions (physical works/remediation, etc.) and soft interventions (supports/awareness-raising/promotion); and
  - Cork County Council has also prepared a number of Town Framework Plans which are area-based action plans based on a number of themes. Actions are derived from an analysis of a settlement's asset base (e.g. heritage, amenity) together with targets to address issues such as vacancy, poor connectivity etc. The aim is to create a resilient, locally responsive, sustainable, vibrant and attractive town for current and future generations linked to short-medium term deliverable actions. A collaborative approach is advocated between Cork County Council and local stakeholders, who best understand local needs. To date, Town Framework Plans have been prepared in County Cork for Passage West and Kanturk and **Chapter 3 Settlements and Placemaking** sets out the main policies and objectives in this regard.
- 19.6.9 Cork County Council recognises that infrastructure requirements to support existing communities and planned for population / economic growth varies considerably and requires to be co-ordinated and targeted.
- 19.6.10 As it can take several years from project inception to completion, the loan funding secured by Council will allow Cork County Council to develop and agree a more strategic and medium term Capital Investment Program in tandem with targeted public investment by complementary infrastructure agencies and private sector investment.

- 19.6.11 Alignment between all actors and potential funding streams – public and private – will be critical to maximising the beneficial impact with Cork County and supporting the planned for residential and economic growth. The TII is responsible for investment in National Roads and the NTA is responsible for public transport promotion and licensing, as well as for the funding of certain sustainable transport investment programs in the County Metropolitan Area. Bus Éireann and Iarnród Éireann are the principal public transport operators in the County. Since 2014, Irish Water has taken over responsibility for all public water services infrastructure (water supply and wastewater).
- 19.6.12 Clearly, Cork County Council cannot deliver the vision for the County set out in this plan in isolation, as Public Transport, National Roads, Water Services and other funding mechanisms are all largely outside the control of local authorities. Therefore, the successful implementation of this plan is a combined effort, shared by a range of key stakeholders – and critically also including the support of existing and future communities.
- 19.6.13 Regarding infrastructure provision, this section of the plan seeks to align two key components as follows:
- set out a clear vision of the infrastructure that must be delivered and indicate potential priorities for its delivery; and,
  - identify a collaborative and targeted process for infrastructure delivery that links infrastructure delivery and funding with a residential and employment growth programme. As set out previously in this section, to be effective this process must be flexible enough to respond to conditions and barriers at the settlement and site specific levels.
- 19.6.14 Appendix D provides an overview of the critical infrastructure needs of Cork County and also sets out the NPF Tier 1 or Tier 2 status of all residentially zoned lands, including the required infrastructure interventions to unlock these housing lands. Section 19.8 below sets out an Activation Mechanism identifying a collaborative and targeted process for infrastructure delivery.

## 19.7 Infrastructure Costs and Funding

- 19.7.1 As set out above, the alignment of actions by all actors in the provision of infrastructure to serve communities and future growth is critical. Creating the correct conditions to support growth has always been central to ensuring cost-effective and sustainable growth occurring, however post-economic crash fiscal constraints (in both public and private financing) and macro-prudential lending rules (for housing) has heightened the importance of achieving a high degree of efficiency in delivering development including infrastructure provision.
- 19.7.2 In terms of infrastructure costs to unlock residential development lands, there is a range of costs associated with sites and settlements. Furthermore, the estimation of costs cut across local, regional and nationally scaled infrastructure projects – especially within County Metropolitan Cork where significant infrastructure is needed to be provided to meet regional and national requirements in excess of the needs of local development lands.
- 19.7.3 Appendix D provides an overview of the critical infrastructure needs of Cork County and also sets out the NPF Tier 1 or Tier 2 status of all residentially zoned lands, including the required infrastructure interventions to unlock these housing lands. Work on the infrastructure costings at the site and settlement levels is ongoing, with an overview provided in the table below.
- 19.7.4 The delivery of key infrastructure projects will be monitored during the lifetime of the plan.

**Table 19.1 Key Infrastructure Costings**

Settlement	Site Infrastructure Cost Range	Settlement Infrastructure Cost
Carrigaline	€0 – c.€1.1m	
Carrigtwohill	€0 – c.€15m (UEA Lands)	c.€140m (includes national roads investments)
Cobh	€0 – c.€16m (UEA Lands)	c.€105m (includes regional road investment)
Little Island	€TBD (Residential Reserve Lands)	
Midleton	€0 – c.€22m (UEA Lands)	c.€102m (Waste Water & Water Supply, and includes regional road investment)
Passage West/ Glenbrook/ Monkstown	€0 – c.€493,000	c.€500,000 (Water Supply)

Bandon		c.€500,000 (Water Supply)
Fermoy	€0 – c.€200,000	€TBD (Waste Water)
Kinsale	€0 – c.€200,000	c.€3.1m (Waste Water)
Macroom		c.€10.3m (Waste Water & Water Supply)
Mallow		c.€20.1m (Waste Water & Water Supply)
Youghal		€TBD (Water Supply)
Buttevant		€TBD (Waste Water)
Charleville	€0 – c.€100,000	c.€11m (Waste Water & Water Supply)
Kanturk	€0 – c.€100,000	€TBD (Waste Water)
Millstreet	€0 – c.€150,000	
Mitchelstown	€0 – c.€75,000	c.€3.1m (Waste Water & Water Supply)
Newmarket	€0 – c.€120,000	c.€1.5m (Waste Water & Water Supply)
Bantry	€0 – c.€1.706m	€TBD (Waste Water & Water Supply)
Castletownbere	c.€100,000 – c.€120,000	
Clonakilty	c.€35,000 – c.€1.85m	€TBD (Water Supply)
Dunmanway	€0 – c.€2.75m	€TBD (Waste Water & Water Supply)
Schull	€0 – c.€50,000	
Skibbereen	€0 – c.€2m	

### **Development Contributions and Public Infrastructure**

- 19.7.5 The Planning and Development Acts provide that when granting planning permission, planning authorities may attach conditions to the permission requiring the payment of monetary contributions in respect of public infrastructure and facilities that benefiting development generally in the County. Details of the arrangements for the payment of these contributions are be set out in the County Council's Development Contribution Scheme. The Department of the Environment, Community and Local Government have also published Development Contribution Guidelines (Jan 2013).
- 19.7.6 Additionally, planning authorities may, by further conditions attached to planning permissions, require the payment of a 'special contribution' in the case of a particular development where specific exceptional costs not covered by the Development Contribution Scheme are incurred in respect of public infrastructure and facilities which benefit the development.
- 19.7.7 The Central Bank macro-prudential lending policy, coupled with the challenge of financing construction projects, has introduced an additional discipline to the provision of public infrastructure also.

- 19.7.8 The current system of planning conditions and development contribution schemes/fees in Ireland represent a type of betterment levy as they seek to capture part of the value that is added through public investment in infrastructure. A background paper in 2015 from the Department of Transport notes that the current development contribution mechanisms have enabled much essential public infrastructure to be funded since 2000.
- 19.7.9 However, no development contribution scheme can meet the full cost of public infrastructure without applying an increase in levies that would impact on delivery costs – and by extension on the viability and affordability of development projects – and particularly of housing schemes. For all local authority areas, funding in addition to funds generated by their development contribution schemes will be required to provide necessary infrastructure to support the achievement of national policies and to provide the required conditions for population, economic and housing growth
- 19.7.10 In some instance during the last accelerated phase of economic growth and associated construction, investors and housebuilders chose to directly fund some off-site infrastructure that benefited their development scheme in order to accelerate their project. This option of enhanced cost-sharing is highly unlikely going forward due, in housing delivery due to the housing delivery 'delivery cost envelope' resulting from macro-prudential lending rules and the general fiscal constraints that inform the investment in the development sector.
- 19.7.11 Similar to the site-specific variations that can occur with the provision of on-site infrastructure, not all development locations share the same needs/costs in terms of off-site public infrastructure and local authority wide contribution schemes seek to evenly balance shortfalls across their operational areas. On-going detailed analysis being undertaken by Cork County Council of its development land bank highlights the varying costs of public infrastructure across its network of Main Settlements.
- 19.7.12 In the absence of advance funding that allows all development lands to be served by public infrastructure, and to ensure an orderly release of those development lands, alignment of investment off-site between public infrastructure agencies and on-site with the housebuilder is critical. Only in this manner can sufficiently high efficiency be achieved in servicing development lands where overall private and public infrastructure funding capacity is limited.
- 19.7.13 Following the issuing of Development Contribution Guidelines by the Department of the Environment, Community and Local Government, Cork County Council undertook a detailed review and analysis of its existing development contribution schemes to inform the adoption of its future schemes. The adoption of the National Planning Framework (2018), the realignment of the Cork local authorities' boundaries (2019) and the adoption of the Southern Region RSES (2020) required this work to be paused. It is intended to adopt a new development contribution scheme(s) following the adoption of this County Development Plan.

### Future Infrastructure Funding

- 19.7.14 Future infrastructure funding will be critical to ensuring that the correct conditions to support growth are in place.
- 19.7.15 The changed delivery context, the multiplicity of delivery actors, and the required fiscal discipline – all as set out above – requires that funding for future infrastructure provision is consistent, multi-annual and sufficient. In the absence of these funding requirements, advance infrastructure will be difficult to provide and will be limited. This will have a significant impact on Cork County Council's ability to utilise its ALM activities – the Government's Vacant Sites Levy – to activate development lands.
- 19.7.16 As has always been the case, the costs of public infrastructure provision will be met by a combination of public and private financing. To protect the public purse and to ensure that the benefits arising from public expenditure is maximised, settlement and site specific interventions need to be understood and aligned between all infrastructure agencies. This is also required to ensure that maximum efficiency is achieved by controlling infrastructure related development contributions by the private sector as much as is practicable in order to assist in controlling delivery costs.
- 19.7.17 Currently, public infrastructure funding is provided through a range of mechanisms, including:
- Urban Regeneration Development Fund;
  - Rural Regeneration Development Fund;
  - National Transport Agency;
  - Transport Infrastructure Ireland;
  - Irish Water;
  - Town/Village Renewal; and
  - Development Contribution Schemes.
- 19.7.18 As stated, by creating a process of defined alignment in terms of funding, interventions and priorities (aligned also with landowner/investor engagement), expenditure on public infrastructure can be utilised to maximum effect in terms of development activation and cost efficiency. This overall alignment is critical in order to give full effect to the Council's Active land Management activities.

- 19.7.19 Cork County Council has been proactive in seeking to unlock development sites and providing for public infrastructure / key attractors to support development – including, generating a complementary funding stream through engagement with EIB/CEB and assisting in providing solutions for on-site infrastructure funding.

### **Housing Infrastructure Services Company**

- 19.7.20 Housing Infrastructure Services Company (HISCo), is a joint venture between the Council and the Irish Strategic Investment Fund (ISIF), providing funding for necessary on-site infrastructure. This initiative addresses a key challenge in housing activation.
- 19.7.21 The objective of HISCo is to provide an infrastructure design-build-finance package on a commercial basis for landowners and housing providers that will overcome delivery barriers and enable a market return for investors. The initiative provides for on-site infrastructure which:
- crosscuts multiple (and/or single) land ownerships;
  - alleviates working capital constraints, allowing capital to be allocated towards housing provision; and,
  - facilitates the delivery of construction opportunities at a scale attractive to the regions' construction firms.
- 19.7.22 The relationship between HISCO and its customers is governed by an Infrastructure Agreement that will govern the infrastructure to be developed and infrastructure fees to be paid.

### **Return on Investment**

- 19.7.23 Critical to all investment is an understanding for the need and purpose of the investment, as well as the expected returns – financial and wider. In terms of a financial return on infrastructure investment within Cork County, Cork County Council has undertaken two studies that demonstrate a high return to the exchequer, as follows:

### **Study conducted by Cork County Council – County Metropolitan Town, 2019**

- 19.7.24 Based on a study of an edge of settlement residential development at a Cork County Metropolitan Main Town, the overall return to the exchequer for delivering a 3-bed semi-detached, 113 sqm residential unit is c.€81,000. This figure includes direct and indirect income arising from all activities associated with delivering this housing unit.

### **Study conducted by Cork County Council – County Cork Harbour Economy, 2020**

- 19.7.25 Based on a study of the existing County Cork Harbour Economy (CHE) and its growth potential, a c.€19.5bn infrastructure investment in the County Cork Harbour Area (and supported by complementary stakeholder alignments) would raise the CHE GDP from its current €4.5bn to potentially €12.4bn yielding c.€769m return at the development phase and c.€643m annual return to the exchequer.
- 19.7.26 In summary, exchequer funding provided to support the delivery of Cork County growth targets as set out under the NPF will generate a positive ROI to the State.

## **19.8 Activation Mechanism**

- 19.8.1 Having regard to the changed delivery context for policy implementation (particularly regarding housing delivery), as well as the multiplicity of actors in the implementation process, an activation pathway is required to ensure delivery of national, regional and local policy objectives and that viability, affordability and competitiveness are maximised.
- 19.8.2 This activation pathway requires to have the following four characteristics:
- alignment of actors;
  - adequate and advance funding;
  - provide for engagement at the site specific level; and,
  - have enough flexibility to overcome activation and viability barriers at the site specific level.
- 19.8.3 Recognising the critical challenges in delivering affordable housing, Government has introduced a range of measures to assist in this regard - including in 2015 the Urban Regeneration and Housing Act. This Act introduced a Vacant Sites Levy applicable to residential development lands that are capable of development (i.e. serviced lands). The purpose of this Levy is to incentivise the activation of serviced residential development lands through the application of an annual 7% of market value levy.

- 19.8.4 In Cork County there is currently advance infrastructure in place for c.7,000 residential units to be constructed. Based on NPF residential targets, this capacity will be absorbed within the early delivery period of this County Development Plan. Additional public infrastructure capacity will be required to be created in order to facilitate housing delivery generally, but critically the provision of this new infrastructure capacity will be required to:
- have regard to lead-in times for infrastructure provision (usually a minimum of two years for significant works); and,
  - be targeted at specific locations that reflect housing needs.
- 19.8.5 Only when sufficient and targeted public infrastructure capacity is available will the full impact of the Vacant Site Levy be achieved.
- 19.8.6 An activation pathway for scheme housing and commercial investment will ensure that the County Development Plan identified residential development land bank is activated, housing delivery meets the locational, typology and market price needs of County Cork residents, and that complementary commercial / employment facilities are delivered. This activation pathway features:
- a local authority led process of targeted public infrastructure investment/priorities by multi agencies at agreed development locations/timing;
  - committed multi-annual funding for public infrastructure;
  - landowner and investor positive and structured engagement;
  - targeted use of the Vacant Site Levy process to give effect to national policy and local housing / employment needs; and
  - monitoring of development activation and use learnings to inform investment decisions, prioritisations, and, identification of future development land banks.
- 19.8.7 In relation to the preparation of Local Area Plans the Local Authority will prepare such Plans where their preparation will act as a key implementation mechanism, especially to promote regeneration and the delivery of significant housing and/or employment growth. Where Local Area Plans are prepared, they will be accompanied by Local Transport Plan where appropriate. Such Local Transport Plans will be prepared in consultation with the NTA and TII.

## 19.9 *Monitoring the Implementation of this Plan*

- 19.9.1 The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Development Plan, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority or Irish Water etc.
- 19.9.2 Reflecting the dynamic process within which this County Development Plan is delivered within the overall framework of the NPF and RSES, as plan implantation is monitored appropriate actions will be taken to adjust the plan - supported by an evidence based approach. Adjustments may include changes to Policy Objectives or the zoning regime in order to take account of changing circumstances.
- 19.9.3 The implementation and monitoring framework for the Plan is set out in Appendix G.
- 19.9.4 The Planning Authority will improve on reporting by establishing a strong, frequent and ongoing monitoring system for the Plan as a permanent function in line with the Draft Development Plan Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage August 2021. The Planning Authority will place particular focus on biodiversity monitoring during the lifetime of the Plan which will be predominately delivered through the Strategic Environmental Assessment (SEA) monitoring process (see Paragraph 19.3.1). In light of this, the biodiversity monitoring targets and indicators in Volume 6 of the Draft Plan have been reviewed and revised with a focus on more tangible measurements and accounting methodologies (see addendum to SEA).

## *Local Economic and Community Plans*

- 19.9.5 The preparation of a Local Economic and Community Plan (LECP) by all local authorities is provided for in the statutory Local Government Reform Act 2014. This Act requires that a six-year plan be adopted by Cork County Council, setting out high level goals, objectives and actions required to promote and support local economic and community development within the County. The LECP must include two elements:
- a local economic element, and
  - a community development element

- 19.9.6 Cork County Council adopted its first LECP in 2016.
- 19.9.7 The guiding legislation requires that the LECP will be consistent with its informing strategies, set at a European, National and Regional level, while also being consistent and integrated with complementary plans at its own level. In particular, the LECP must be consistent with the Core Strategy and objectives of this Plan and of the Regional Spatial and Economic Strategy (RSES).
- 19.9.8 The LECP is required to be underpinned by a number of guiding principles, reflective of the development focus of the European Commission to create a smart, inclusive and sustainable region. These guiding principles are:
- Promotion and Main Streaming of Equality
  - Sustainability
  - Maximising Returns
  - Participative Planning
  - Community Consultation and Engagement
  - Community Development Principles
  - Accessibility and Ownership
- 19.9.9 Importantly, the LECP is not presented as a stand-alone document but rather is informed by, and contributes to, the wider suite of national, regional and local strategies including the County Development Plan. The LECP provides a conduit for the identification, delivery and monitoring of local actions that give full effect to national, regional and local strategies including the strategies of the County Development Plan. As such, the LECP and its supporting process should be viewed as part of this Plan's implementation strategy and monitoring.





# APPENDICES



# Contents

<b>Appendix A</b>	<b>425</b>
Ministerial Guidelines as Applied to the Cork County Development Plan 2022	
<b>Appendix B</b>	<b>437</b>
Core Strategy Tables	
<b>Appendix C</b>	<b>447</b>
Core Strategy Statements	
<b>Appendix D</b>	<b>461</b>
Core Strategy Critical Infrastructure	
<b>Appendix E</b>	<b>507</b>
Policy Objectives for the Draft Cork Joint Housing Strategy 2022-2028	
<b>Appendix F</b>	<b>513</b>
Landscape Character Assessment of County Cork	
<b>Appendix G</b>	<b>517</b>
Key Indicators for Monitoring	
<b>Appendix H</b>	<b>537</b>
Composition of Municipal Districts	
<b>Appendix I</b>	<b>557</b>
Settlements which are no longer part of the Settlement Network	



**APPENDIX A**  
MINISTERIAL GUIDELINES  
AS APPLIED TO THE CORK  
COUNTY DEVELOPMENT  
PLAN 2022

## Introduction

The required statement under Section 28 of the Planning and Development Acts pertaining to the Cork County Development Plan 2022 is set out below in Table One and Two.

## Legislative Requirements

Section 28(1) of the Planning and Development Act 2000 (as amended) allows Guidelines to be issued by the Minister to planning authorities regarding any of their functions under the Act and specifies planning authorities shall have regard to those Guidelines in the performance of their functions.

Under Sections 28(1A) (b) and 28(1B) of the Act 2010 (as amended) a planning authority is required to append a statement to the Development Plan to include information which demonstrates:

- (a) how the planning authority has implemented the relevant policies and objectives of the Minister contained in the Guidelines when considering their application to the area or part of the area of the draft development plan and the development plan, or
- (b) if applicable, that the planning authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the development plan, to implement certain policies and objectives of the Minister contained in the Guidelines when considering the application of those policies in the area or part of the area of the draft development plan or the development plan and shall give reasons for the forming of the opinion and why the relevant policies and objectives of the Minister have not been so implemented.

In addition, Section 28(1C) of the Act includes a provision that Guidelines made under Section 28(1) may contain Specific Planning Policy Requirements (SPPRs) with which planning authorities, regional assemblies and the Board shall have regard to in the performance of their functions.

**Table 1: Implementation of the Ministerial Guidelines in the Cork County Development Plan 2022-2028.**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
1	Architectural Heritage Protection: Guidelines for Planning Authorities DAHG (2011)	There is specific reference made to these guidelines in Chapter 16 'Built and Cultural Heritage' and specifically the section relating to 'Architectural Heritage'. These guidelines have been implemented in the identification of structures for the inclusion in the Record of Protected Structures.
2	Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities DEHLG (2009)	These guidelines have been implemented in preparation of this Plan and are reflected in the relevant policies and objectives of this plan.
3	Childcare Facilities: Guidelines for Planning Authorities DOELG (2001) and Ministerial Circular letter (PL 3/2016 Dept of Environment Community and Local Government)	Chapter 6, 'Social and Community' includes section 6.3 "Childcare facilities and Educational Facilities". Specific reference is made to the guidelines in objective SC6-4 'Childcare Facilities'. The Ministerial Circular (PL 3/2016 Dept of Environment Community and Local Government) changed planning authorities' role whereby planning authorities are now requested to exclude matters relating to childcare facility standards outlined in Appendix 1 of the Guidelines. The Council is committed to working with the County Childcare Committee in developing optimum facilities at the right locations throughout the County.
4	Design Manual for Urban Roads and Streets DHPLG (2019)	These guidelines are implemented in Chapter 12, 'Transport and Mobility' of this plan, particularly in objective TM 12-1: 'Integration of Land Use and Transport.'
5	Development Contributions: Guidelines for Planning Authorities DECLG (2013)	Chapter 19, 'Implementation and Delivery' and in particular the section 19.7, which deals with Development Contributions and Public Infrastructure make specific reference to these guidelines.
6	Development Management: Guidelines for Planning Authorities DEHLG (2007)	In addition to the policies and objectives of this Plan, these Guidelines will inform the Development Management process.

**Table 1: Implementation of the Ministerial Guidelines in the Cork County Development Plan 2022-2028.**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
7	Development Plans: Guidelines for Planning Authorities DEHLG (2007)	This Plan has been prepared in accordance with sections 11 and 12 of the Planning and Development Act, 2000 (as amended) and in addition, the information set out within the Development Plan Guidelines, has been taken into account, including key factors such as: role of the Development Plan, Development Plan process, format, layout, presentation and evaluation / monitoring.
8	Draft Development Plan Guidelines for Planning Authorities DHLGH (2021)	These Draft Guidelines have been implemented in the preparation of this plan and are reflected in the relevant policies and objectives.
9	Enforcement of Certain Planning Conditions During the Coronavirus (Covid-19) Outbreak DHLGH (2021)	These Guidelines are implemented by Cork County Council as part of development management and planning enforcement.
10	Guidance on environmental screening & appropriate assessment of works in relation to the deployment of telecommunications infrastructure.	These Guidelines are reflected in Chapter 13, 'Energy and Telecommunications' in Objective ET 13.28 'Information and Communications Technology'.
11	Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments DHPLG (2018)	The purpose of the Guidelines is to provide practical guidance to Planning Authorities and the Board on legal and procedural issues arising from the requirement to carry out an EIA in relevant cases. The Guidelines relate essentially to the responsibilities on planning and the Board as contained in the current section 172 of the Planning Act 2000. They are not relevant to the preparation process of the Plan.
12	Housing Options for Our Ageing Population: Policy Statement DHPLG and DoH (2019)	The plan makes reference to this Policy Statement in Chapter 4 'Housing' and in particular, the section relating to "Specialised Housing Requirements" which supports our ageing population in a way that will increase the accommodation options available and give meaningful choice in how and where people choose to live as they age.
13	Housing Supply Target Methodology for Development Planning. DHLGH (2020)	The Core Strategy of this Plan reflects the methodology set out in these Guidelines. See Appendix B5.
14	Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities DEHLG (2004)	Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered and integrated into the preparation and making of the County Development Plan. The Environmental Report is contained in Volume 6 of the Draft Plan.
15	Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change DHPCLG (2017)	Chapter 13, 'Energy and Telecommunications', has had regard for these Interim guidelines in the preparation of this plan particularly in Section 13-6 'Wind Energy'.
16	Planning Circular No. PI 12/2021 Government Policy Statement on Security of Electricity Supply. DOH (2021)	Chapter 13 Energy and Telecommunications has had regard for this Policy Statement in the preparation of the Plan and it is reflected in the relevant policies and objectives.
17	Local Area Plans: Guidelines for Planning Authorities DECLG (2013)	Volumes Three, Four and Five contain the policies and objectives for the settlements within each of the Eight Municipal Districts covered by the Plan, are consistent with Volume One of the Plan, and reflect the provisions of these guidelines. The Plan is also consistent with higher level plans and strategies

**Table 1: Implementation of the Ministerial Guidelines in the Cork County Development Plan 2022-2028.**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
18	Part V of the Planning and Development Act 2000 – Guidelines DHPCLG (2017)	Chapter 4, 'Housing', and Objective HOU4-4: 'Student Accommodation' makes reference to these Guidelines and implements the relevant policies and objectives in the Development Plan.
19	Retail Planning: Guidelines for Planning Authorities DECLG (2012)	Chapter 9, 'Town Centres and Retail' sets out the policy context for Retail Planning and makes reference to these Guidelines in the Plan. The Guidelines provide national level policy guidance in relation to retailing, objectives for retail policy, specific retail formats and issue advice in relation to the location of new retail development which have been taken into account in the preparation of this chapter.
20	Regulation of Commercial Institutional Investment in Housing DHLGH (2021)	These Guidelines are implemented by Cork County Council as part of the development management process.
21	Spatial Planning and National Roads: Guidelines for Local Authorities DECLG (2012)	The plan makes reference to these Guidelines in Chapter 12, 'Transport and Mobility', and in particular Objective TM12.12 'National, Regional and Local Road Network'. The Plan also makes reference to these Guidelines in Chapter 9, 'Town Centres and Retail'. The Council, in consultation with the National Roads Authority, will protect proposed national road route corridors where the route selection process has been completed / approved and where preferred route corridors have been identified.
22	Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) DEHLG (2009)	Chapter 3, 'Settlements and Placemaking', Chapter 6, 'Social and Community', Chapter 12, 'Transport and Mobility', and Chapter 14, 'Green Infrastructure and Recreation' have all had regard to the provision of these guidelines in the preparation of the Plan.
23	Sustainable Rural Housing: Guidelines for Planning Authorities DEHLG (2005)	Chapter 5, 'Rural', has identified the main types of rural areas in the County and these are shown on figure 5.1 in Volume One. The Plan sets out a policy framework for each of these areas identified aiming to focus rural housing development on the needs of rural communities. The policies and objectives in these Guidelines have been implemented throughout the Chapter.
24	Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities DHPLG (2020)	Chapter 3, 'Settlements and Placemaking', makes specific reference to these guidelines. Reference to these guidelines has also been made in Chapter 12 'Transport and Mobility' and Chapter 14, 'Green Infrastructure and Recreation'.
25	The Planning System and Flood Risk Management: Guidelines for Planning Authorities DEHLG (2009)	Chapter 11, 'Water Management', makes detailed reference to these Guidelines, which implement the relevant policies and objectives. The Strategic Flood Risk Assessment is included in Volume 6 of this Plan.
26	The Provision of Schools and the Planning System: A Code of Practice DEHLG, DES (2008)	Chapter 6, 'Social and Community', under the section relating to 'Education' outlines the Councils requirements for the provision of schools which has been undertaken in close consultation with the Department of Education.
27	Tree Preservation Guidelines DOELG (1994)	Chapter 15, 'Biodiversity and Environment' includes a section on the Trees and Woodlands which makes specific reference to these guidelines.
28	Urban Development and Building Heights: Guidelines for Planning Authorities DHPLG (2018)	Chapter 4, 'Housing', implements the policies and objectives outlined in these guidelines, and also complies with the relevant SPPR.

**Table 1: Implementation of the Ministerial Guidelines in the Cork County Development Plan 2022-2028.**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
29	Universal Design Guidelines for Early Learning and Care Centres 2019	The plan makes reference to and is informed by these guidelines in Chapter 6 "Social and Community"; outlining the need to provide inclusive and accessible settings for all children.
30	Wind Energy Development: Guidelines for Planning Authorities DEHLG (2006)	Section 13. 6 'Wind Energy' of the plan deals with Wind Energy. The current County Council wind energy strategy was prepared in line with the guidance provided in Wind Energy Development Guidelines for Planning Authorities DEHLG (2006). The Councils Wind Strategy has been reviewed in light of the requirements of the Draft Revised Wind Energy Development Guidelines 2019, particularly the sieve mapping exercise outlined in the Draft Guidelines. It is considered that the strategy remains applicable and appropriate.
31	Draft Revised Wind Energy Development Guidelines December 2019	These Draft Guidelines have been implemented in the preparation of this plan and are reflected in the relevant policies and objectives.

**Table 2: List of Special Planning Policy Requirements (SPPR)**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
Urban Development and Building Heights Guidelines for Planning Authority 2018	<p><b>SPPR 1</b></p> <p>In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.</p>	<p>The Plan recognises the need to support increased building height and densities in appropriate locations in County Cork. Chapter 4, 'Housing', illustrates how this Development Plan has complied with these Guidelines and the SPPR. The provisions Chapter 3, 'Settlements and Placemaking', also support the delivery of the SPPR. The provisions of Chapter 3, 'Settlements and Placemaking', also support the delivery of the SPPR.</p>
	<p><b>SPPR 2</b></p> <p>In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans<sup>2</sup> could be utilised to link the provision of new office, commercial, appropriate retail provision and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.</p>	<p>In addition to the provisions set out above, the landuse strategy for settlements set out in Volumes Three, Four and Five of this Plan supports a mix of land uses in urban areas. In addition, regeneration areas have been identified across the settlement network to support the development of key sites in urban areas to facilitate a mix of uses, densities and building heights.</p>

**Table 2: List of Special Planning Policy Requirements (SPPR)**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
	<p>SPPR 3</p> <p>It is a specific planning policy requirement that where;</p> <ul style="list-style-type: none"> <li>(a) (1) an applicant for planning permission sets out how a development proposal complies with the criteria above; and (2) the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines; then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.</li> <li>(b) In the case of an adopted planning scheme the Development Agency in conjunction with the relevant planning authority (where different) shall, upon the coming into force of these guidelines, undertake a review of the planning scheme, utilising the relevant mechanisms as set out in the Planning and Development Act 2000 (as amended) to ensure that the criteria above are fully reflected in the planning scheme. In particular the Government policy that building heights, be generally increased in appropriate urban locations shall be articulated in any amendment(s) to the planning scheme.</li> <li>(c) In respect of planning schemes approved after the coming into force of these guidelines these are not required to be reviewed.</li> </ul>	<p>Chapter 4, 'Housing', illustrates how this Development Plan has complied with these Guidelines and the SPPR. At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
	<p>SPPR 4</p> <p>It is a specific planning policy requirement that in planning the future development of greenfield or edge of city/town locations for housing purposes, planning authorities must secure:</p> <ol style="list-style-type: none"> <li>1. the minimum densities for such locations set out in the Guidelines issued by the Minister under Section 28 of the Planning and Development Act 2000 (as amended), titled "Sustainable Residential Development in Urban Areas (2007)" or any amending or replacement Guidelines;</li> <li>2. a greater mix of building heights and typologies in planning for the future development of suburban locations; and</li> <li>3. avoid mono-type building typologies (e.g. two storey or own-door houses only), particularly, but not exclusively so in any one development of 100 units or more.</li> </ol>	<p>The provisions Chapter 3, 'Settlements and Placemaking' and Objective PL3-3 support the delivery of this SPPR. The Plan's approach to density, building heights and typologies is set out in Volume One, Chapter 4 – Housing, and at a settlement level is detailed in Volumes Three, Four and Five of the Plan. The approach complies with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
<p>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020</p>	<p>SPPR 1</p> <p>Apartment developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant development plan(s).</p>	<p>As referenced above, the Plan supports the delivery of a range of house/ unit types and sizes across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>

**Table 2: List of Special Planning Policy Requirements (SPPR)**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
	<p><b>SPPR 2</b></p> <p>For all building refurbishment schemes on-sites of any size, or urban infill schemes on-sites of up to 0.25ha:</p> <ul style="list-style-type: none"> <li>• Where up to 9 residential units are proposed, notwithstanding SPPR 1, there shall be no restriction on dwelling mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;</li> <li>• Where between 10 to 49 residential units are proposed, the flexible dwelling mix provision for the first 9 units may be carried forward and the parameters set out in SPPR 1, shall apply from the 10th residential unit to the 49th;</li> <li>• For schemes of 50 or more units, SPPR 1 shall apply to the entire development.</li> </ul> <p>All standards set out in this guidance shall generally apply to building refurbishment schemes on sites of any size, or urban infill schemes, but there shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development.</p>	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/ unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
	<p><b>SPPR 3</b></p> <p>Minimum Apartment Floor Areas:</p> <ul style="list-style-type: none"> <li>• Studio apartment (1 person) 37 sq.m</li> <li>• 1-bedroom apartment (2 persons) 45 sq.m</li> <li>• 2-bedroom apartment (4 persons) 73 sq.m</li> <li>• 3-bedroom apartment (5 persons) 90 sq.m</li> </ul>	<p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
	<p><b>SPPR 4</b></p> <p>In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:</p> <ol style="list-style-type: none"> <li>(i) A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate.</li> <li>(ii) In suburban or intermediate locations it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme.</li> <li>(iii) For building refurbishment schemes on-sites of any size or urban infill schemes on-sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.</li> </ol>	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/ unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>

**Table 2: List of Special Planning Policy Requirements (SPPR)**

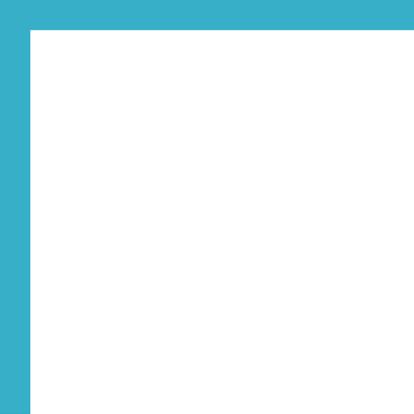
No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
	<p>SPPR 5</p> <p>Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on-sites of any size or urban infill schemes on-sites of up to 0.25ha , planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality.</p>	<p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/ unit types and sizes and densities across the settlement network and does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
	<p>SPPR 6</p> <p>A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on-sites of any size or urban infill schemes on-sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.</p>	<p>This plan does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>
	<p>SPPR 7</p> <p>BTR development must be:</p> <ul style="list-style-type: none"> <li>(A) described in the public notices associated with a planning application specifically as a 'Build-To-Rent' housing development that unambiguously categorises the project (or part of thereof) as a long-term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;</li> <li>(B) accompanied by detailed proposals for supporting communal and recreational amenities to be provided as part of the BTR development. These facilities to be categorised as: <ul style="list-style-type: none"> <li>(i) Resident Support Facilities - comprising of facilities related to the operation of the development for residents such as laundry facilities, concierge and management facilities, maintenance/repair services, waste management facilities, etc.</li> <li>(ii) Resident Services and Amenities – comprising of facilities for communal recreational and other activities by residents including sports facilities, shared TV/lounge areas, work/ study spaces, function rooms for use as private dining and kitchen facilities, etc.</li> </ul> </li> </ul>	<p>Compliance with this SPPR will be achieved through the Development Management Process.</p>

**Table 2: List of Special Planning Policy Requirements (SPPR)**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
	<p><b>SPPR 8</b></p> <p>For Proposals that qualify as specific BTR development in accordance with SPPR 7:</p> <ul style="list-style-type: none"> <li>(i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise;</li> <li>(ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set out in Appendix 1 and in relation to the provision of all of the communal amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities within the development. This shall be at the discretion of the planning authority. In all cases the obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</li> <li>(iii) There shall be a default of minimal or significantly reduced car parking provision on the basis of BTR development being more suitable for central locations and/or proximity to public transport services. The requirement for a BTR scheme to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</li> <li>(iv) The requirement that the majority of all apartments in a proposed scheme exceed the minimum floor area standards by a minimum of 10% shall not apply to BTR schemes;</li> <li>(v) The requirement for a maximum of 12 apartments per floor per core shall not apply to BTR schemes, subject to overall design quality and compliance with building regulations.</li> </ul>	<p>This Plan does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p> <p>As outlined above, the provisions of Chapter 3 and Chapter 4 of the Plan supports the delivery of a range of house/ unit types and sizes and densities across the settlement network.</p> <p>Parking Standards are included in Volume One of the Plan - Chapter 12 Transport and Mobility and allow for reduced parking where the Planning Authority is satisfied that good public transport links are already available or planned and/or a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved</p>
	<p><b>SPPR 9</b></p> <p>Shared Accommodation may be provided and shall be subject to the requirements of SPPRs 7 (as per BTR). In addition,</p> <ul style="list-style-type: none"> <li>(i) No restrictions on dwelling mix shall apply;</li> <li>(ii) The overall unit, floor area and bedroom floorspace requirements of Appendix 1 of these Guidelines shall not apply and are replaced by Tables 5a and 5b;</li> <li>(iii) Flexibility shall be applied in relation to the provision of all storage and amenity space as set out in Appendix 1, on the basis of the provision of alternative, compensatory communal support facilities and amenities. The obligation will be on the project proposer to demonstrate the overall quality of the facilities provided and that residents will enjoy an enhanced overall standard of amenity;</li> <li>(iv) A default policy of minimal car parking provision shall apply on the basis of shared accommodation development being more suitable for central locations and/or proximity to public transport services. The requirement for shared accommodation to have a strong central management regime is intended to contribute to the capacity to establish and operate shared mobility measures;</li> </ul>	<p>This plan does not include any provision that would conflict with this SPPR.</p> <p>At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p> <p>Parking Standards are included in Volume One of the Plan - Chapter 12 Transport and Mobility and allow for reduced parking where the Planning Authority is satisfied that good public transport links are already available or planned and/or a Transport Mobility Plan for the development demonstrates that a high percentage of modal shift in favour of the sustainable modes will be achieved through the development.</p>

**Table 2: List of Special Planning Policy Requirements (SPPR)**

No.	Section 28 Guidelines	Implementation in Cork County Development Plan 2022-2028
<p>13.2 Draft Revised Wind Energy Guidelines</p>	<p>SPPR 1</p> <ol style="list-style-type: none"> <li>1. Ensure that overall national policy on renewable energy as contained in documents such as the Government’s ‘National Energy and Climate Plan 2021-2030’, and the ‘Climate Action Plan 2021’, is acknowledged and documented in the relevant development plan or local area plan;</li> <li>2. Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts) taking into account the ‘sieve mapping approach’ identified in Table 1 below, in particular the potential contribution of the areas identified as ‘acceptable in principle’ and ‘open for consideration’; and</li> <li>3. Demonstrate detailed compliance with section 3.4 of these guidelines.</li> </ol>	<p>Chapter 13, ‘Energy and Telecommunications’ has acknowledged these national policy documents in Section 13.2 ‘Strategic Policy and Legislation’.</p> <p>The chapter has outlined the overall policy and national renewable energy targets on renewable energy and in the section 13.6, ‘Wind Energy’, has noted the wind energy capacity in County Cork.</p> <p>The Chapter documents the sieve mapping process and the areas identified as ‘acceptable in principle’ and ‘open for consideration’ for wind energy.</p> <p>The plan complies with this SPPR.</p>
	<p>SPPR 2</p> <p>With the exception of applications where reduced setback requirements have been agreed with relevant owner(s) as outlined at 6.18.2 below, planning authorities and An Bord Pleanála (where relevant), shall, in undertaking their development planning and development management functions, ensure that a setback distance for visual amenity purposes of 4 times the tip height of the relevant wind turbine shall apply between each wind turbine and the nearest point of the curtilage of any residential property in the vicinity of the proposed development, subject to a mandatory minimum setback of 500 metres from that residential property. Some discretion applies to planning authorities when agreeing separation distances for small scale wind energy developments generating energy primarily for on-site usage.</p> <p>The planning authority or An Bord Pleanála (where relevant), shall not apply a setback distance that exceeds these requirements for visual amenity purposes.</p>	<p>This plan does not include any provision that would conflict with this SPPR. At a project level, compliance with this SPPR will be achieved through the Development Management Process.</p>





# APPENDIX B

## CORE STRATEGY TABLES

### Contents

- B1 County MetropolitanCork Strategic Planning Area
- B2 Greater Cork Ring Strategic Planning Area
- B3 North Cork Strategic Planning Area
- B4 West Cork Strategic Planning Area

## B1 County Metropolitan Cork Strategic Planning Area

County Metropolitan Cork Strategic Planning Area	Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)		
								T1	T2	
			Required		Supply					
Main Towns	Carrigaline	15,770	20,495	1,806	490	1,316	1,806	57	26	31
	Carrigtwohill	5,080	9,749	1,784	408	1,376	2,002	41	21	20
	Cobh	12,800	15,836	1,160	368	948	1,680	43	19	24
	Little Island	1,461*	2,769	500	0	500	500	17	0	17
	Midleton	12,496	19,423	2,647	300	2,852	3,755	106	0	106
	Monard SDZ	492	492	0	0	0	0	0	0	0
	Passage West/ Glenbrook/ Monkstown	5,843	6,835	379	139	240	436	12	10	2
	<b>Total Main Towns</b>	<b>53,942</b>	<b>75,599</b>	<b>8,276</b>	<b>1,705</b>	<b>7,232</b>	<b>10,179</b>	<b>276</b>	<b>76</b>	<b>200</b>
Key Villages > 1,500 and Specialist Employment Areas	Crosshaven and Bays	2,577	2,847	103	103	0	103	5	5	0
	Cloyne	1,803	2,313	195	195	0	229	9	9	0
	Killumney/ Ovens	1,132	2,242	424	221	203	424	23	23	0
	Whitegate & Aghada	2,184	2,341	60	52	8	60	9	9	0
	Glounthaune	1,440*	2,432	379	90	289	379	14	14	0
	<b>Total Key Villages &gt;1,500</b>	<b>9,136</b>	<b>12,174</b>	<b>1,161</b>	<b>661</b>	<b>500</b>	<b>1,195</b>	<b>60</b>	<b>60</b>	<b>0</b>
	Ringaskiddy	580	698	45	--	--	--	--	--	--
Villages	Ballygarvan	30,895	33,596	--	45	--	--	--	--	--
	Halfway				10					
	Minane Bridge				10					
	Waterfall				22					
	Ballinhassig				45					
	Dripsey Model Village				30					
	Courtbrack				10					
	Upper Dripsey				5					
	Ballynora				8					
	Saleen				30					
	Whitechurch				50					
	Knockraha				10					
	Lisgoold				20					
	<b>Total Villages</b>				<b>295</b>					
<b>Total Rural</b>	<b>737</b>									
<b>Total SPA</b>	<b>94,553</b>	<b>122,067</b>	<b>10,514</b>	<b>2,366</b>	<b>7,732</b>	<b>11,374</b>	<b>336</b>	<b>136</b>	<b>200</b>	

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

\* These are estimated populations calculated based on Geodirectory Data for Q2 2016

## B2 Greater Cork Ring Strategic Planning Area

Greater Cork Ring Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
		Required			Supply					
Main Towns	Bandon	6,957	8,773	694	192	502	877	48	30	18
	Fermoy	6,585	8,351	675	395	280	815	26	10	16
	Kinsale	5,281	6,338	404	157	247	481	12	0	12
	Macroom	3,765	4,809	399	349	50	486	16	16	0
	Mallow	12,459	15,351	1,105	279	826	1,207	35	0	35
	Youghal	7,963	8,902	359	136	223	411	13	0	13
	<b>Total Main Towns</b>	<b>43,010</b>	<b>52,525</b>	<b>3,636</b>	<b>1,508</b>	<b>2,128</b>	<b>4,277</b>	<b>150</b>	<b>56</b>	<b>94</b>
Key Villages > 1,500	Castlemartyr	1,600	1,920	122	122	0	148	5	5	0
	Rathcormack	1,762	2,144	146	146	0	169	9	9	0
	Watergrasshill	1,346	1,736	149	125	24	149	6	6	0
	<b>Total Key Villages &gt;1,500</b>	<b>4,708</b>	<b>5,800</b>	<b>417</b>	<b>393</b>	<b>24</b>	<b>440</b>	<b>20</b>	<b>20</b>	<b>0</b>
Key Village	Ballinspittle	224	287	24						
	Belgooly	826	908	31						
	Inishannon	907	1,161	97						
	Riverstick	590	755	63						
	Carrignavar	519	603	32						
	Killeagh	899	1,150	96						
	Castlelyons/ Bridebridge	374	446	27	--	--	--	--	--	--
	Glenville	531	557	10						
	Kilworth	1,055	1,134	30						
	Grenagh	579	614	13						
	Coachford	408	657	95						
	Ballineen/ Enniskeane	692	886	74						
	Dromahane	959	985	10						
	<b>Total Key Villages</b>	<b>8,563</b>	<b>10,141</b>	<b>603</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

## B2 Greater Cork Ring Strategic Planning Area

Greater Cork Ring Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)		
									T1	T2	
		Required			Supply						
Villages	Ballincurrig	68,689	74,390	10	--	--	--	--			
	Ballinadee			10							
	Crossbarry			33							
	Kilbrittain			20							
	Newcestown			15							
	Old Chapel			16							
	Ballycotton			45							
	Ballymacoda			12							
	Dungourney			10							
	Ladysbridge			40							
	Mogeely			40							
	Shanagarry/ Garryvoe			50							
	Ballynoe			9							
	Bartlemy			10							
	Clondulane			10							
	Ballyclogh			20							
	Bweeng			10							
	Glantane			10							
	Lombardstown			10							
	New Twopothouse			5							
	Aghabullogue			20							
	Aherla			10							
	Cloghdub			50							
	Clondrohid			20							
	Crookstown			10							
	Kilmurry			5							
	Rylane/ Seiscne			21							
	Stuake/ Donoughmore			5							

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

## B2 Greater Cork Ring Strategic Planning Area

Greater Cork Ring Strategic Planning Area	Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
								T1	T2
			Required	Supply					
Dunderrow			20						
Coolagowan			5						
<b>Total Villages</b>			551						
<b>Total Rural</b>			1,627						
<b>Total SPA</b>	<b>124,970</b>	<b>142,856</b>	<b>6,835</b>	<b>1,901</b>	<b>2,152</b>	<b>4,717</b>	<b>170</b>	<b>76</b>	<b>94</b>

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

### B3 North Cork Strategic Planning Area

North Cork Strategic Planning Area	Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)		
								T1	T2	
	Required			Supply						
Main Towns	Buttevant	970	1,292	123	123	0	161	8	0	8
	Charleville	3,919	5,112	456	456	0	519	14	6	8
	Kanturk	2,350	2,937	224	224	0	253	6	0	6
	Millstreet	1,555	1,948	150	120	30	150	8	3	5
	Mitchelstown	3,740	4,674	357	329	28	447	24	24	0
	Newmarket	976	1,206	88	88	0	88	4	0	4
	<b>Total Main Towns</b>	<b>13,510</b>	<b>17,169</b>	<b>1,398</b>	<b>1,340</b>	<b>58</b>	<b>1,618</b>	<b>64</b>	<b>33</b>	<b>31</b>
Key Village	Ballydesmond	210	236	10						
	Ballyhooly	475	554	30						
	Banteer	355	420	25						
	Boherbue	334	360	10						
	Castletownroche	454	559	40						
	Conna	526	578	20						
	Churchtown	598	624	10						
	Doneraile	780	1,013	89	--	--	--	--	--	--
	Dromina	275	301	10						
	Glanworth	603	734	50						
	Kildorrery	357	422	25						
	Knocknagree	188	240	20						
	Milford	247	320	28						
	Newtown-shan-drum	394	473	30						
<b>Total Key Villages</b>	<b>5,796</b>	<b>6,835</b>	<b>397</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

### B3 North Cork Strategic Planning Area

North Cork Strategic Planning Area	Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)			
								T1	T2		
			Required	Supply							
Villages	Ballyhea	32,295	34,341	10							
	Castlemagner			10							
	Cecilstown			5							
	Cullen			10							
	Freemount			10							
	Kilbrin			10							
	Killavullen			15							
	Kiskeam			10							
	Liscarroll			10							
	Lismire			10							
	Lyre			10							
	Rathcoole			10							
	Rockchapel			5							
	Shanballymore			10							
	Tullylease			5							
	<b>Total Villages</b>					<b>140</b>					
	<b>Total Rural</b>					<b>642</b>					
<b>Total SPA</b>	<b>51,601</b>	<b>58,345</b>	<b>2,577</b>	<b>1,340</b>	<b>58</b>	<b>1,618</b>	<b>64</b>	<b>33</b>	<b>31</b>		

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

## B4 West Cork Strategic Planning Area

West Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)	
									T1	T2
		Required			Supply					
Main Towns	Bantry	2,722	3,622	344	87	257	434	23	0	23
	Castletownbere	860	1,043	70	70	0	70	5	0	5
	Clonakilty	4,592	6,162	600	227	373	700	25	0	25
	Dunmanway	1,655	1,985	126	82	44	126	7	0	7
	Schull	700	909	80	80	0	80	3	1	2
	Skibbereen	2,778	3,563	300	190	110	344	15	6	9
	<b>Total Main Towns</b>	<b>13,307</b>	<b>17,285</b>	<b>1,520</b>	<b>736</b>	<b>784</b>	<b>1,754</b>	<b>78</b>	<b>7</b>	<b>71</b>
Key Villages	Court-macsherry	590	721	50						
	Timoleague	381	467	33						
	Béal Átha an Ghaorthaidh	235	287	20						
	Baile Mhic Íre / Baile Bhuirne	427	506	30						
	Ballydehob	274	326	20						
	Baltimore	323	420	37						
	Drimoleague	451	516	25	--	--	--	--	--	--
	Durrus	305	357	20						
	Glengarriff	138	169	12						
	Leap	257	309	20						
	Rosscarbery	490	621	50						
	Union Hall	270	351	31						
	<b>Total Key Villages</b>	<b>4,141</b>	<b>5,052</b>	<b>348</b>						

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.

## B4 West Cork Strategic Planning Area

West Cork Strategic Planning Area		Population based on Census 2016	Population Target 2028	Net New Units Required for the Plan Period	Compact Residential Zoning/ Infill / Brownfield (Units)	Other Residential and Mixed Use Zoning (excluding Additional Provision) (Units)	Total Units (including Additional Provision)	Total Estimated Net area zoned in this plan (including Additional Provision) (Ha)	Total amount in Tier 1 and Tier 2 (NPF) (Ha)										
									T1	T2									
		Required			Supply														
Villages	Butlerstown	43,443	45,581	5	--	--	--	--											
	Inchigeelagh			20															
	Cill na Martra			5															
	Ahakista			5															
	Allihies			10															
	Ardfield			15															
	Ardgroom			5															
	Ballinascarthy			10															
	Ballylickey			10															
	Castletownshend			15															
	Crookhaven			10															
	Drinagh			10															
	Eyeries			20															
	Glandore			10															
	Goleen			20															
	Kealkill			15															
	Kilcrohane			15															
	Shannonvale			15															
	<b>Total Villages</b>											<b>215</b>							
	<b>Total Rural</b>											<b>602</b>							
<b>Total SPA</b>	<b>60,891</b>	<b>67,917</b>	<b>2,685</b>	<b>736</b>	<b>784</b>	<b>1,754</b>	<b>78</b>	<b>7</b>	<b>71</b>										

Due to rounding, numbers presented throughout this table may not add up precisely to the totals provided.



# APPENDIX C

## CORE STRATEGY STATEMENTS

## **Core Strategy Statements**

The following table sets out the evidence base for the determination of the proposed housing allocation for the duration of this plan period. Where evident, the Core Strategy Statement gives an indication as to the most pertinent issues considered in the determination of the proposed population and household allocation, based on a wide range of factors and allied to a detailed residential settlement audit and a through servicing and environmental appraisal. This appendix should be read in conjunction with Volumes Three, Four and Five of this plan and in Volume One the following chapters have particular relevance: Chapter 2 Core Strategy Appendices B1-B4 Core Strategy Tables, Chapter 8 Economic Development, Chapter 19 Implementation and Delivery and Appendix D: Critical Infrastructure.

### **County Metropolian Cork Strategic Planning Area Main Towns, SDZ and Settlements to grow in excess of 1,500 people**

Cork County Core Strategy Statement: County Metropolitan Strategic Planning Area

Settlement Type	Settlement Name	Statement
Main Towns	Carrigaline	<p><b>The population target of 20,495 will require the delivery of 1,806 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools taking account of the developments currently under construction within the town and those with permission.</li> <li>3. The scale of existing (and planned) employment provision. According to the last census (2016) the total number of jobs in the settlement was 1,849 with 6,901 Resident Workers giving a jobs to Resident Workers ratio of 0.268 for the town.</li> <li>4. Its accessibility to other, higher order employment and enterprise centres.</li> <li>5. Its high level of public transport accessibility and the significant investment in the proposed M28 Motorway.</li> <li>6. Its strategic importance within the County both in its capacity as a major centre for a large community base</li> <li>7. Its connection and accessibility to other, higher order employment and enterprise centres, such as the Strategic Employment Area, Ringaskiddy, and Cork City.</li> </ol>
	Cobh	<p><b>The population target of 15,836 will require the delivery of 1,160 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. The allocation of forecasted population growth to Cobh was made on the basis of the following considerations:</li> <li>2. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>3. Recent investment in wate water infrastructure which will see the completion of the final phase of the €144m Cork Lower Harbour Main Drainage Project in 2021.</li> <li>4. The significant potential to integrate land use and transport planning to deliver sustainable neighbourhoods and take climate action. Cobh already has a strong walking culture with 21% of people working in Cobh choosing walking as their usual mode of transport in 2016 (Census data).</li> <li>5. Proposed new rail station at Ballynoe, proximate to the Ballynoe UEA Phase 1 lands.</li> <li>6. significant public realm improvement project for the town, benefitting from URDF funding, currently at design stage.</li> <li>7. Potential for economic and employment growth in Cobh from development of its tourism function (harbour setting, architectural heritage and streetscape, rich historical heritage (military, maritime, ecclesiastical, industrial), cruise terminal, Spike Island etc). According to the last census (2016) the total number of jobs in the settlement was 1,432 with 5,098 Resident Workers giving a jobs to Resident Workers ratio of 0.281 for the town.</li> <li>8. Marino Point employment potential.</li> <li>9. Its existing scale of population and social/community infrastructure, including schools, taking account of the developments currently under construction within the town and those with permission.</li> <li>10. Its strategic importance within the County and Metropolitan Cork as outlined in the RSES for the Southern Region and its Metropolitan Area Strategic Plan.</li> <li>11. Strong market interest in the town as evidenced by recent developments.</li> </ol>

## Cork County Core Strategy Statement: County Metropolitan Strategic Planning Area

Settlement Type'	Settlement Name	Statement
Main Towns	Midleton	<p><b>The population target of 19,423 will require the delivery of 2,647 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. The existing scale of population and social/community infrastructure in the town, including schools, taking account of the development currently under construction within the town and those with permission.</li> <li>3. Midleton's high level of public transport accessibility including the suburban rail route from Cork City to Midleton and proposals to improve/upgrade this service in the future.</li> <li>4. The proposed investment in improvements and upgrades to the N25 Corridor including the Carrigtwohill to Midleton and the Midleton to Youghal sections of the route.</li> <li>5. Proposed plans completion of the Northern Relief Road in the town subject to the availability of finance.</li> <li>6. Approval in 2019 of the Water-Rock Urban Expansion Area LIHAF Initiative Infrastructure Works which will facilitate housing development to commence on the mixed-use Water-Rock UEA site to the north of the town. This will include approximately 2,500 residential units.</li> <li>7. Midleton's strategic importance within the County both in its capacity as a major centre for a large rural community base and its connection and accessibility to other higher order employment centres including Carrigtwohill, Cobh and Little Island.</li> <li>8. Midleton's location in the County Metropolitan Cork Strategic Planning Area and it's designation as a principle location in the County Metropolitan and Cork Harbour Employment Network of the County. According to the last census (2016) the total number of jobs in the settlement was 3,871 with 5,194 Resident Workers giving a jobs to Resident Workers ratio of 0.745 for the town.</li> <li>9. It's location within the designated Cork 'Harbour area' of the County and specifically within the East Cork Growth Corridor.</li> <li>10. The provision of a Greenway along the disused Midleton to Youghal railway which will provide a valuable amenity for the town.</li> </ol>
	Passage West / Glenbrook / Monkstown	<p><b>The population target of 6,835 will require the delivery of 379 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and landscape sensitivity due to its close proximity to the harbour.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. The scale of existing employment provision. According to the last census (2016) the total number of jobs in the settlement was 446 with 2,504 Resident Workers giving a jobs to Resident Workers ratio of 0.178 for the town.</li> <li>4. Its accessibility to other, higher order employment and enterprise centres, such as the Strategic Employment Area Ringaskiddy and Cork City.</li> <li>5. Its strategic importance within the County being within Metropolitan Cork.</li> </ol>

## Cork County Core Strategy Statement: County Metropolitan Strategic Planning Area

Settlement Type	Settlement Name	Statement
Main Towns	Carrigtwohill	<p><b>The population target of 9,749 will require the delivery of 1,784 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity. For the Carrigtwohill North Urban Expansion Area this analysis is further informed by studies overseen by the Council's HIIT team, including the Framework Master Plan, Ecological, Transport and Public Realm assessments.</li> <li>2. The significant potential to integrate land use and transport planning to deliver sustainable neighbourhoods and take climate action.</li> <li>3. Carrigtwohill's potential to be a leading settlement with regard to sustainable transport and the liveable town concept due to its position on the rail corridor, its diverse mix of land uses, its relatively flat terrain, the opportunity to deliver a new sustainable neighbourhood presented by the UEA and the substantial opportunity for regeneration and enhanced public realm in the town centre. Consenting processes for Main St. and Station Road enhancement and junction upgrades, based on traffic and transport plans, and for a public realm upgrade are to commence in Q1 of 2021 – these will result in enhanced pedestrian and cycle connectivity.</li> <li>4. Bury's Bridge to Carrigtwohill pedestrian/cycleway is under development –part 8 permission was granted in 2020.</li> <li>5. Carrigtwohill's status as a strategic employment location and its potential to integrate population growth with employment. According to the last census (2016) the total number of jobs in the settlement was 931 with 2,345 Resident Workers giving a jobs to Resident Workers ratio of 0.397 for the town.</li> <li>6. Its existing scale of population and social/community infrastructure, including schools, (and new schools campus recently permitted) taking account of the developments currently under construction within the town and those with permission.</li> <li>7. Its strategic importance within the County and Metropolitan Cork as outlined in the RSES for the Southern Region and its Metropolitan Area Strategic Plan.</li> <li>8. Strong market interest in the town as evidenced by recent developments.</li> </ol>
	Little Island	<p><b>The population target of 2,769 will require the delivery of 500 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. Completion in 2018 of a Little Island Transport Study (LITS) to determine transport infrastructure improvements and policy measures needed to alleviate peak hour traffic congestion on the road network within Little Island and to explore ways of increasing active travel and public transport use.</li> <li>3. The significant potential to integrate land use and transport planning to maximise the potential of the town's rail offering and deliver sustainable neighbourhoods and take climate action.</li> <li>4. The potential afforded by the towns topography to offer active travel choices.</li> <li>5. Little Island's status as a strategic employment location and its potential to integrate population growth with employment. Census data reflects that there were an estimated 7,955 jobs in Little Island in 2016.</li> <li>6. The opportunity to deliver a residential neighbourhood to include a neighbourhood centre and social/community infrastructure that the existing population currently lacks.</li> <li>7. Its strategic importance within the County and Metropolitan Cork as outlined in the RSES for the Southern Region and its Metropolitan Area Strategic Plan.</li> <li>8. Market interest in the town as evidenced by recent development.</li> </ol>
	Monard SDZ	<p><b>The population target of 4,000 (to 2031) will require the delivery of 1,342 new households (to 2031). The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. Designation as a Strategic Development Zone (SDZ) in 2010 by the government for the creation of a new rail based settlement.</li> <li>2. Approval by An Bord Pleanála in 2016 of the Monard Planning Scheme prepared by Cork County Council.</li> <li>3. The need to maximise new development, for both jobs and housing in the Metropolitan Towns served by a rail link.</li> </ol>

Main Towns continues on the next page

Cork County Core Strategy Statement: County Metropolitan Strategic Planning Area

Settlement Type'	Settlement Name	Statement
Key Villages to grow in excess of 1,500	Crosshaven and Bays	<p><b>The population target of 2,847 will require the delivery of 103 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. A detailed analysis of the existing permissions granted within the village following its current scale of development at 286 units.</li> <li>3. Its existing scale of population and social/community infrastructure, including schools.</li> </ol>
	Whitegate and Aghada	<p><b>The population target of 2,341 will require the delivery of 60 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. Its designation as a Strategic Employment Location and the large scale of existing (and planned) employment provision in the settlement. Its accessibility to other, higher order employment and enterprise centres such as Midleton and Little Island. According to the last census (2016) the total number of jobs in the settlement was 184 with 913 Resident Workers giving a jobs to Resident Workers ratio of 0.202 for the town.</li> <li>3. Its location in the County Metropolitan Cork Strategic Planning Area.</li> <li>4. Its location within the designated Cork 'Harbour area' of the County and specifically within the East Cork Growth Corridor</li> <li>5. It's designation as an Energy Hub and its nationally important role in the energy sector, it is a preferred strategic location for expansion in this area.</li> <li>6. Its existing scale of population and social/community infrastructure, including schools, sports facilities, and recreational amenities which serve a large rural hinterland.</li> </ol>
	Cloyne	<p><b>The population target of 2,313 will require the delivery of 195 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools, sports facilities, and recreational amenities which serve a large rural hinterland.</li> <li>3. Cloyne's location in the County Metropolitan Cork Strategic Planning Area.</li> </ol>
	Glounthaune	<p><b>The population target of 2,432 will require the delivery of 379 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. A detailed analysis of the existing, unimplemented permissions granted within the village.</li> <li>3. Its existing scale of population and social/community infrastructure.</li> <li>4. The sustainable travel opportunity afforded by its rail station.</li> <li>5. The recognition of the need for community facilities in the village and zoning provision for same.</li> <li>6. Strong market demand in the village as evidenced by recent development.</li> </ol>

Please continue to next page for Key Villages

## Cork County Core Strategy Statement: County Metropolitan Strategic Planning Area

Settlement Type'	Settlement Name	Statement
Key Villages to grow in excess of 1,500	Killumney / Ovens	<p><b>The population target of 2,242 will require the delivery of 424 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater which is planned for through Irish Water STVGP and water supply infrastructure, public transport accessibility and environmental and flooding sensitivity.</li> <li>2. It is a key location within the Cork MASP and the County Metropolitan Strategic Planning Area to the West.</li> <li>3. The large scale of existing employment provision (Dell EMC) in the settlement, it forms an important part of the South Cork and Lower Harbour Growth Triangle together with its accessibility to other, higher order employment and enterprise centres.</li> <li>4. A detailed analysis of the existing permissions granted within the village (218 units) following the previous scale of development at 251 units identified in the Blarney-Macroom MD LAP 2017.</li> <li>5. Its existing scale of population and social/community infrastructure, including schools, sports pitches and the proposed neighbourhood centre identified in this plan.</li> </ol>

## Key Towns as defined in the NPF and RSES

### Cork County Core Strategy Statement – Key Towns

Settlement Type'	Settlement Name	Statement
Key Towns	Mallow	<p><b>The population target of 15,351 will require the delivery of 1,105 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. Its designation as a Key Town within the Regional Spatial and Economic Strategy for the Southern Region.</li> <li>2. The existing scale of population and social community infrastructure, including schools / third level.</li> <li>3. The large scale of existing (and planned) employment provision, with substantial zoning provision for future employment growth. According to the last census (2016) the total number of jobs in the settlement was 3,775 with 4,760 Resident Workers giving a jobs to Resident Workers ratio of 0.793 for the town.</li> <li>4. Its high level of public transport accessibility both from other settlements in the County and its accessibility to other higher order employment centres</li> <li>5. A detailed analysis of the carrying capacity of the zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental / flooding sensitivity.</li> </ol>
	Clonakilty	<p><b>The population target of 6,162 will require the delivery of 600 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. Key Town Status in RSES</li> <li>2. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and accessibility on the N71 road corridor, and with regard to its location regarding environmental and flooding and biodiversity sensitivity including designated European sites.</li> <li>3. According to the last census (2016) the total number of jobs in the settlement was 2,376 with 1,840 Resident Workers giving a jobs to Resident Workers ratio of 1.291 for the town.</li> <li>4. Its existing scale of population and social/community infrastructure, including schools.</li> <li>5. Its strategic importance within the County both in its capacity as a significant centre for the food industry, tourism function, technology, and other employment and also its role in serving a large rural community.</li> </ol>

Key Villages continues on the next page

## Greater Cork Ring Main Towns and Settlements to grow in excess of 1,500 people

Cork County Core Strategy Statement: Greater Cork Ring Strategic Planning Area		
Settlement Type'	Settlement Name	Statement
Main Towns	Bandon	<p><b>The population target of 8,773 will require the delivery of 694 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity;</li> <li>2. Its existing scale of population and social/community infrastructure, including schools taking account of the developments currently under construction within the town and those with permission;</li> <li>3. Its high level of public transport accessibility and ongoing investment in the town's transport infrastructure, as proposed under the Bandon TPREP. This will deliver an enhanced town centre pedestrian environment, an additional bridge over the River Bandon and the construction and completion of Relief Roads to create enhanced connectivity and accessibility within the town.</li> <li>4. Its strategic importance within the County both in its capacity as a major centre for a large rural community base and in its connection and accessibility to other, higher order employment and enterprise centres.</li> <li>5. According to the last census (2016) the total number of jobs in the settlement was 2,334 with 2,868 Resident Workers giving a jobs to Resident Workers ratio of 0.814 for the town.</li> </ol>
	Kinsale	<p><b>The population target of 6,338 will require the delivery of 404 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity;</li> <li>2. Its existing scale of population and social/community infrastructure, including schools;</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre of services, marine and tourism-related business for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 1,737 with 2,140 Resident Workers giving a jobs to Resident Workers ratio of 0.812 for the town.</li> </ol>
	Macroom	<p><b>The population target of 4,809 will require the delivery of 399 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools taking account of the developments currently under construction within the town and those with permission.</li> <li>3. Its high level of public transport accessibility and significant investment in the N22 Macroom-Baile Bhuirne Bypass which will allow for a new vision for Macroom town.</li> <li>4. Its strategic importance within the County both in its capacity as a major centre for a large rural community base</li> <li>5. Its connection and accessibility to other, higher order employment and enterprise centres, the total number of Jobs in Macroom was 1,548, with 1,569 Resident Workers giving a jobs to Resident Workers ratio of 0.987</li> </ol>

Cork County Core Strategy Statement: Greater Cork Ring Strategic Planning Area

Settlement Type	Settlement Name	Statement
	Fermoy	<p><b>The population target of 8,351 will require the delivery of 675 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. Its existing scale of population and social/community in-frastructure, including schools and recreational facilities.</li> <li>3. The relatively recent school developed in Dun Eala in 2017 and the provision for another primary school in R-01.</li> <li>4. Fermoy functions as an important local service centre for its inhabitants and the wider Municipal District.</li> <li>5. Proximity to the M8 motorway providing excellent connectivity to other Cork City to the south and Cahir and Dublin to the north.</li> <li>6. According to the last census (2016) the total number of jobs in the settlement was 2,168 with 2,617 Resident Workers giving a jobs to Resident Workers ratio of 0.828 for the town.</li> </ol>
Main Settlements	Youghal	<p><b>The population target of 8,902 will require the delivery of 359 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility, the elevated nature of lands in the town and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. The town's location on the N25 Corridor and the proposed investment in improvements to this corridor including the Midleton to Youghal sections of the route.</li> <li>4. The town's location within the East Cork Ring Network for which the overall strategy is to maintain a strong relationship with the Cork Metropolitan Area.</li> <li>5. The town's strategic importance within the County both in its capacity as a major centre for a large rural community base and its connection and accessibility to other higher order employment centres including Midleton.</li> <li>6. The provision of a Greenway along the disused Midleton to Youghal railway which will provide a valuable amenity for the town.</li> <li>7. According to the last census (2016) the total number of jobs in the settlement was 1,768 with 2,718 Resident Workers giving a jobs to Resident Workers ratio of 0.650 for the town.</li> </ol>

Main Settlements continues on the next page

Cork County Core Strategy Statement: Greater Cork Ring Strategic Planning Area

Settlement Type	Settlement Name	Statement
Key Villages to grow in excess of 1,500	Castlemartyr	<p><b>The population target of 1,920 will require the delivery of 122 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools, sports facilities, and recreational amenities which serve a large rural hinterland.</li> <li>3. Its location on the N25 Corridor and the proposed investment in improvements to this corridor including the Middleton to Youghal sections of the route.</li> </ol>
	Rathcormack	<p><b>The population target of 2144 will require the delivery of 146 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. Largest Key Village within the Fermoy Municipal District.</li> <li>3. Its existing scale of population and social/community infrastructure, including schools.</li> <li>4. Proximity to the M8 motorway providing excellent connectivity to other Cork City to the south and Cahir and Dublin to the north.</li> </ol>
	Watergrasshill	<p><b>The population target of 1,736 will require the delivery of 149 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding sensitivity.</li> <li>2. The existing wastewater treatment issue regarding underloading of the WWTP.</li> <li>3. Its existing scale of population and social/community infrastructure.</li> <li>4. Its existing level of employment and its accessibility to other higher order employment centres.</li> <li>5. Its existing well defined town centre.</li> <li>6. Strong market demand in the village as evidenced by recent development.</li> </ol>

Cork County Core Strategy Statement: North Cork Strategic Planning Area

Settlement Type	Settlement	Statement
Main Towns	Buttevant	<p><b>The population target of 1,292 will require the delivery of 123 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 212 with 332 Resident Workers giving a jobs to Resident Workers ratio of 0.639 for the town.</li> </ol>
	Charleville	<p><b>The population target of 5,112 will require the delivery of 456 units for the plan period. The target was decided on the basis of the following consideration:</b></p> <ol style="list-style-type: none"> <li>1. Its existing scale of population and social community infrastructure, including schools.</li> <li>2. The large scale of existing (and planned) employment provision, with substantial zoning provision for future employment growth. According to the last census (2016) the total number of jobs in the settlement was 2,249 with 1,464 Resident Workers giving a jobs to Resident Workers ratio of 1.536 for the town.</li> <li>3. Its high level of public transport accessibility both from other settlements in the County and its accessibility to other higher order employment centres</li> <li>4. A detailed analysis of the carrying capacity of the zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental / flooding sensitivity.</li> </ol>
	Kanturk	<p><b>The population target of 2,937 will require the delivery of 224 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 829 with 937 Resident Workers giving a jobs to Resident Workers ratio of 0.885 for the town.</li> </ol>
	Millstreet	<p><b>The population target of 1,948 will require the delivery of 150 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 601 with 682 Resident Workers giving a jobs to Resident Workers ratio of 0.881 for the town.</li> </ol>

Main Settlements continues on the next page

## Cork County Core Strategy Statement: North Cork Strategic Planning Area

Settlement Type'	Settlement	Statement
Main Town	Mitchelstown	<p><b>The population target of 4,674 will require the delivery of 357 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and environmental/flooding and biodiversity sensitivity.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. The large scale of existing (and planned) employment provision. Mitchelstown functions as an important service centre for its inhabitants and a wide hinterland which stretches into Co. Tipperary and would be considered a key employment hub in North Cork.</li> <li>4. Proximity to the M8 motorway providing excellent connectivity to other Cork City to the south and Cahir and Dublin to the north and the N73 cross-country route which links it to Mallow, giving excellent access to the national road network.</li> <li>5. According to the last census (2016) the total number of jobs in the settlement was 1,480 with 1,412 Resident Workers giving a jobs to Resident Workers ratio of 1.048 for the town.</li> </ol>
	Newmarket	<p><b>The population target of 1,206 will require the delivery of 88 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 517 with 384 Resident Workers giving a jobs to Resident Workers ratio of 1.346 for the town.</li> </ol>

## West Cork Strategic Planning Area-Main Towns

### Cork County Core Strategy Statement: West Cork Strategic Planning Area

Settlement Type'	Settlement Name	Statement
Main Town	Bantry	<p><b>The population target of 3,622 will require the delivery of 344 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. Identified as having an enhanced role in the RSES</li> <li>2. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility, and accessibility on the N71 road corridor, and with regard to its location regarding environmental and flooding and biodiversity.</li> <li>3. Its existing scale of population and social/community infrastructure, including schools.</li> <li>4. Its strategic importance within the County both in its capacity as a centre for commercial, retail and tourism/leisure facilities for an extensive coastal and inland catchment area.</li> <li>5. It's important marine related role and key employment functions.</li> <li>6. According to the last census (2016) the total number of jobs in the settlement was 1,748 with 1,005 Resident Workers giving a jobs to Resident Workers ratio of 1.739 for the town.</li> </ol>

Main Settlements continues on the next page

Cork County Core Strategy Statement: West Cork Strategic Planning Area

Settlement Type'	Settlement Name	Statement
Main Towns	Castletown-bere	<p><b>The population target of 1,043 will require the delivery of 70 units for the plan period. The target was decided on the basis of the following consideration:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance in the County both in its capacity as a significant centre for a large rural enterprise including important commercial fishing industry and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 508 with 374 Resident Workers giving a jobs to Resident Workers ratio of 1.4 for the town.</li> </ol>
	Dunmanway	<p><b>The population target of 1,985 will require the delivery of 126 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 758 with 622 Resident Workers giving a jobs to Resident Workers ratio of 1.219 for the town.</li> </ol>
	Schull	<p><b>The population target of 909 will require the delivery of 80 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for tourism related functions, its marine related role and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 302 with 249 Resident Workers giving a jobs to Resident Workers ratio of 1.213 for the town.</li> </ol>
	Skibbereen	<p><b>The population target of 3,563 will require the delivery of 300 units for the plan period. The target was decided on the basis of the following considerations:</b></p> <ol style="list-style-type: none"> <li>1. A detailed analysis of the carrying capacity of zoned lands, including wastewater and water supply infrastructure, public transport accessibility and accessibility on the N71 road corridor, and with regard to its location regarding environmental and flooding and biodiversity sensitivity including a number of designated European sites.</li> <li>2. Its existing scale of population and social/community infrastructure, including schools.</li> <li>3. Its strategic importance within the County both in its capacity as a significant centre for a large rural enterprise and also its role in serving a large rural community.</li> <li>4. According to the last census (2016) the total number of jobs in the settlement was 1,580 with 1,058 Resident Workers giving a jobs to Resident Workers ratio of 1.493 for the town.</li> </ol>



# APPENDIX D

## CORE STRATEGY CRITICAL INFRASTRUCTURE

**Table D1 Countywide Strategic Infrastructure**

1.	Investment to deliver CMATS identified interventions required up to 2026 and 2031 to support the NPF growth to be accommodated under the County Development Plan 2022-2028 (currently under Review), and thereafter investment in the required interventions identified within CMATS for the 2031 to 2040 period.
2.	N/M20 Cork to Limerick
3.	N8/N25 Dunkettle Interchange Upgrade
4.	N28 Cork to Ringaskiddy Road
5.	N72/N73 Mallow Relief Road
6.	N25 Carrigtwohill to Midleton Road Upgrade*
7.	R624 Road Upgrade -N25/Cobh
8.	R630 Upgrade from N25 to Aghada/Whitegate
9.	Cork North Ring Road linking the N20 to Dunkettle.
10.	N72 strategic road improvement from Kerry via Mallow and Fermoy to Waterford
11.	N73 strategic road improvement from Mallow to Mitchelstown linking to the M8
12.	N22 strategic road improvement linking Cork to Kerry (Killarney)
13.	N71 strategic road improvement from Cork via West Cork to Kerry
14.	Upgrade the R586 Regional Road from Bandon to Bantry via Dunmanway and support for designation to National Road Status
15.	Upgrade the R585 from N22 via Crookstown, Cappeen, Kealkill to N71
16.	Upgrading of the R572 linking Castletownbere Port to the N71
17.	Access to Monard SDZ under the National Roads Programme
18.	Advancing transport study measures for Little Island
19.	Midleton to Youghal Greenway
20.	A feasibility study of high-speed rail between Dublin, Limerick Junction, Mallow and Cork
21.	The accelerated rollout of the National Broadband Plan and development of the Broadband Connection Points.
22.	Support Cork County as a Key Location for Data Centre provision
23.	Enhanced public transport services to County Towns
24.	Accelerated programme of Flood Relief Schemes –particularly Schemes at Cork County Main Towns
25.	Lower Harbour wastewater outfall to sea pipeline
26.	Wastewater Management Strategy for Cork Harbour
27.	Inniscarra water supply extension to eastern harbour area

The table below sets out, at a settlement level, the key infrastructure required to be delivered over the life of the Development Plan, to support the delivery of land zoned for development.

**Table D2: Settlement Specific Key Infrastructure**

	Location	Water Supply	Wastewater	Transport	Other
County Metropolitan Cork Strategic Planning Area					
1	Carrigaline	- Watermain extension.	- New pumping station and rising main.	- Upgrade of R611 to provide footpath and public lighting improvements. - Inner Relief Road - Junction Upgrades (Ashgrove). - Mountain Road upgrade (footpath and public lighting, realignment and drainage). - CMATS implementation - Permeability measures to support improved access within and between local communities, including new / widened footpaths and segregated cycle tracks.	- Surface Water drainage upgrades and outfall required.
2	Carrigtwohill - UEA	- Drinking water connection to IW water supply network (for Phase 1 initially, and later for Phase - Additional storage / Reservoir Required.	-Wastewater network extension to connect to existing Irish Water wastewater collection network (Phase 1). -Wastewater network extension (phase 2 – remaining zoned areas east of Leamlara Road). - Utilities and services for residential and strategic employment sites	- Public transport improvements (CMATS) including new rail station and interurban greenway connecting town to Cork and Middleton. - Rail platforms at Carrigtwohill West and Carrigtwohill East when developed. - N25 upgrade including interchange improvements. - Rail station at Ballyadam, Carrigtwohill to serve future strategic employment site. - Upgrade of Station Road North (Including new pedestrian/cycle crossing at Barry's Bridge). - Upgrade Leamlara Road (CT-U-05). - Western Spine Link Road (Wyse's Road to Leamlara Road). - Northern Spine Link Road (CT-U-11). - Eastern Spine Link Road (Leamlara Road to Ballyadam Road) (Phase 2 and 3). - Upgrade of Station Road South. - Signalisation of Main Street/Castlelake Avenue and Main Street/ L-3612-0 (Road to Barryscourt). - Upgrade of Main Street to include the reallocation of road space to vulnerable road users and relocation of on-street carparking (CT-U-14). - Cobh Cross additional capacity upgrade. - Provision of link road (CT-U-01) (new schools' campus). - Improvement of Carrigane Road/ Castle Avenue junction (CT-U-16). - Installation of segregated Pedestrian/ Cycling crossing at Wyse's Bridge and Ballyadam. - Bridge (separate bridges). - Other Junction / local road upgrades and traffic management measures from the Transport Assessment.	- Delivery of surface water management system – Phase 1 initially, and later phase 2. - Delivery of Park West (Phase 1 - CT-GR-01). - Delivery of Linear Park East (Phase 3 - CT-GC-01, CT-GC-02 and CT-GC-03). - Relevant section of Interurban Greenway (CT-U-03). - Existing cattle underpass for provision of Pedestrian/Cycling Link to Interurban Greenway CT-U-03 (CT-U-XX). - Town Regeneration Project; and, - Investment in retrofitting infrastructure and services (physical, social and recreational) to improve quality of life for communities.

Table D2: Settlement Specific Key Infrastructure

	Location	Water Supply	Wastewater	Transport	Other
3	Carrigtwohill			<ul style="list-style-type: none"> <li>- New Carrigtwohill Traffic &amp; Transport Traffic Study Required and to include N25 upgrade or north and south connections to possible future Ballyadam interchange.</li> <li>- Cobh Road Junction Interim measures upgrade.</li> </ul>	- Sustainable Urban Drainage Strategy
4	Cobh-Ballynoe Valley UEA	Watermain replacement, upgrade & extension required.	<ul style="list-style-type: none"> <li>- Sewer network extension or upgrade to service Ballynoe UEA lands.</li> <li>- New foul sewers and pumping station/rising main required at Ballynoe.</li> <li>- New foul sewers and pumping station/rising main.</li> </ul>	<ul style="list-style-type: none"> <li>- Tay Road L2993 upgrade as per UEA requirements to DMURS standard.</li> <li>- Improved access between N25 and Cobh town (R624 upgrade to national road.</li> <li>- Improved pedestrian and cycle connectivity to town centre/rail station.</li> <li>- Improved connectivity between development sites and the town centre/ rail station.</li> <li>- Footpath upgrades</li> <li>- Local Road improvements (approach road between Belvelly Bridge and Cobh Cross, the L-2989-30 and Tay Road);</li> <li>- Public transport improvements (CMATS) connecting Cobh to Cork City/ Little Island.</li> <li>- Belvelly Bridge upgrade and/or new bridge.</li> </ul>	- Sustainable Urban Drainage Strategy
5	Little Island			- Implementation of measures from the Traffic and Transport Study.	
6	Midleton	<ul style="list-style-type: none"> <li>- Cork Harbour and City water supply scheme needs to be extended to Midleton and Reservoirs added to meet the further demand.</li> <li>- Water main extensions required.</li> </ul>	<ul style="list-style-type: none"> <li>- Rising main / pumping station connection to Carrigtwohill.</li> <li>- Bailick Road Pumping Station (part of Midleton North WW connection to Carrigtwohill).</li> <li>Culvert upgrade.</li> <li>- Foul sewer network upgrades</li> </ul>	<ul style="list-style-type: none"> <li>- Local cycle connection from Banshane and Ballinacurra to town north of N25.</li> <li>- Cycleway on Whitegate Road to town.</li> <li>- CMATs implementation.</li> <li>- Study required re (a) N25 upgrade or north and south connections to possible future Ballyadam interchange.</li> <li>- Ballinacurra Junction improvements</li> </ul>	- Midleton Flood Relief Scheme

Table D2: Settlement Specific Key Infrastructure

	Location	Water Supply	Wastewater	Transport	Other
7	Midleton – Water Rock UEA		- Wastewater Pumping Station (to be delivered by Irish Water)	<ul style="list-style-type: none"> <li>- Services Corridor Link Road (including link to railway stop and school)</li> <li>- Junction Upgrade of Cork Road and Midleton Northern Relief Road (Knockgriffin Junction)</li> <li>- Traffic Management Measures for Water-Rock Road (L3618)</li> <li>- Bridge Over Railway (Land Acquisition)</li> <li>- Railway Stop (to be delivered by Irish Rail)</li> <li>- Upgrade Realignment of Water-Rock Road (L3618)</li> <li>- On-Site Loop Road (to be provided by developers)</li> <li>- Internal Cycleway/ Greenway (to be provided by developers)</li> <li>- Upgrade of the junction at Mill Road/ Northern Relief Road,</li> <li>- N25 Upgrade Scheme,</li> <li>- Link Road from Road over Rail Bridge connecting to Midleton Northern Relief Road and N25 Upgrade,</li> <li>- Cobh Cross Upgrade</li> <li>- Implementation of CMATS sustainable transport measures (walking, cycling and public transport), connecting with and within Midleton.</li> </ul>	<ul style="list-style-type: none"> <li>- Surface Water Drainage System</li> <li>- Pocket Parks (2) and Linear park</li> <li>- Investment in retrofitting infrastructure and services (physical, social and recreational) to improve quality of life for communities.</li> </ul>
8	Monard	- New Water Supply Reservoir and Trunk Mains	<ul style="list-style-type: none"> <li>- New truck foul sewers with interim solution at Killeens WWTP and ultimate solution at Carrigrennan WWTP</li> <li>- New pumping station</li> </ul>	<ul style="list-style-type: none"> <li>- New rail station (subject to business case).</li> <li>- Orbital Road Access/North ring road/ Northern Distributor</li> <li>- Upgrade of Access roads serving Monard</li> </ul>	
9	Passage West/ Glenbrook/ Monkstown	-Watermain upgrades and extensions required.	Extensions to foul sewer	- Upgrade of local access road to provide footpaths and public lighting.	- Storm Water Outfall
10	Carrigaline			- Carrigaline Town Western Distributor Road	
<b>Greater Cork Ring Strategic Planning Area</b>					
11	Bandon	<ul style="list-style-type: none"> <li>- Water supply upgrades required. Including Upper-level reservoir.</li> <li>- Upsizing of watermains.</li> </ul>	- Upgrade of Kilbrogin Pumping station	<ul style="list-style-type: none"> <li>- Northern Relief Road.</li> <li>- Bandon Southern Relief Road –Phase 2</li> <li>- Footpaths and public lighting.</li> <li>- Upgrade of Old Cork Road</li> </ul>	
12	Fermoy	- Watermain network and storage upgrades required.	- Sewer upgrades required.	<ul style="list-style-type: none"> <li>- Provision of new / widened footpaths and segregated cycle tracks to enhance connectivity.</li> <li>- public lighting upgrades.</li> <li>- Upgrade of Junction of Pike Road L1513 (Pike Road) and R639 (Old Dublin Road).</li> <li>- Upgrade of the L1315.</li> </ul>	- Storm sewers and outfalls required.

**Table D2: Settlement Specific Key Infrastructure**

	Location	Water Supply	Wastewater	Transport	Other
13	Kinsale	- Reservoir needed to serve some areas.	- Upgrade of Abbeyfort pump station	- Provision of new / widened footpaths and segregated cycle tracks to enhance connectivity to schools, amenities and the town centre. - Review and update proposals for Kinsale Northern Relief road (further study).	
14	Macroom	- Water Supply upgrades needed to provide capacity and storage. - Main extensions required.	- Upgrade of WWTP and foul sewer extensions	- Upgrade of footpaths and public lighting.	- Storm Water Drainage infrastructure required
15	Mallow	- Storage capacity required. - Water main extensions required.	- Foul sewer extensions	- Strengthen 'steady state' investment in rail infrastructure to ensure its continued renewal and maintenance to a high level to provide quality levels of safety, service, accessibility and connectivity and improved the quality and potential for more frequent feeder services between Mallow as a Key Town with Rathmore, Banter and Millstreet. - Relieve traffic congestion through relief road (Northern Relief Road) and other transport measures. - Provision of new / widened footpaths and segregated cycle tracks. - New pedestrian bridge over Blackwater. - Permeability measures to support improved access within and between local communities. - Road and junction improvements	- Recreation amenities including Blackwater Amenity Corridor. - Regeneration-site initiatives, including Carmichael Lane Car Park, Central Hotel Site, West of Shortcastle Street/North of West End, Corner of Bridge Street, South of West End and Site East of Shortcastle Street and other initiatives; and, - Support and improvement of existing health services.
16	Youghal	- Water Supply upgrades needed to provide capacity. - Network upgrades required.	- Foul sewer extensions.	- Provision of new / widened footpaths and segregated cycle tracks and public lighting as required to enhance connectivity to schools, from the greenway to the town centre and to leisure centre/beach area / holiday parks /leisure walking route/ Youghal Boardwalk.	- Surface Water Drainage Study to address wider flood risk issues impacting low lying lands. - New storm sewers needed.
<b>North Cork Strategic Planning Area</b>					
17	Buttevant	- watermain extension required.		- Footpath connections to town centre required	- Storm sewers and outfalls required
18	Charleville	- watermain extension required.	- Upgrade of combined sewer	- Upgrade of Love Lane access required. - Improved crossing facilities for pedestrians including raised surfaces and provision of lighting. - Reconstruction / renewal of defective footpaths or cycle tracks	- Storm sewers and outfalls required
19	Kanturk	- watermain extension required.	- Foul sewer network extension required	- Improved footpath connections / pedestrian crossing facilities required to serve schools, amenities and the town centre. - Public lighting upgrades required	- Storm sewer extension
20	Millstreet	- watermain extension required.	- Foul sewer network extension required	- Footpath connections to town centre required. - Public lighting upgrades required	- Storm sewer extension

Table D2: Settlement Specific Key Infrastructure

	Location	Water Supply	Wastewater	Transport	Other
21	Mitchelstown	<ul style="list-style-type: none"> <li>- Water Supply upgrades / leakage reduction needed to provide capacity.</li> <li>- watermain extension required.</li> </ul>	<ul style="list-style-type: none"> <li>- Foul sewer network extension required</li> </ul>	<ul style="list-style-type: none"> <li>- Improved crossing facilities for pedestrians /cyclists including raised surfaces, zebra crossings, provision of lighting and signalised junctions.</li> <li>- Provision of new / widened footpaths and segregated cycle tracks.</li> <li>- Provision of cycle parking.</li> </ul>	
22	Newmarket	<ul style="list-style-type: none"> <li>- watermain extension reqd.</li> </ul>	<ul style="list-style-type: none"> <li>- Foul sewer network extension required</li> </ul>	<ul style="list-style-type: none"> <li>- Footpath connections to town centre required.</li> <li>- Public lighting upgrades required.</li> <li>- New link road access.</li> <li>- Road junction upgrades required.</li> </ul>	<ul style="list-style-type: none"> <li>- Storm sewer extension</li> </ul>
<b>West Cork Strategic Planning Area</b>					
23	Bantry	<ul style="list-style-type: none"> <li>- Water main network extensions required,</li> </ul>	<ul style="list-style-type: none"> <li>- Foul sewer extensions required</li> </ul>	<ul style="list-style-type: none"> <li>- Relief road needed.</li> <li>- Reconstruction / renewal of defective footpaths or cycle tracks, to enhance connectivity to schools, amenities and the town centre.</li> <li>- Public lighting extensions required.</li> <li>- Public road and junction upgrades required.</li> <li>- Permeability measures to support improved access within and between local communities.</li> </ul>	<ul style="list-style-type: none"> <li>- Storm sewers required.</li> </ul>
24	Castletownbere	<ul style="list-style-type: none"> <li>- New water supply required.</li> </ul>	<ul style="list-style-type: none"> <li>- Foul sewer extensions required</li> </ul>	<ul style="list-style-type: none"> <li>- Local Road upgrades – L4920 and at the junction of the L4920 and R572.</li> <li>- new Access road CR-U-03.</li> <li>- Road Improvements and Infrastructure required as per Traffic and Transportation Study.</li> <li>- Footpath upgrade of R572 required.</li> <li>- Provision of new / widened footpaths and segregated cycle tracks, especially to connect to the town centre.</li> <li>- Public lighting extensions.</li> <li>- Development of Active Travel Network Strategies in accordance with the recommendations of the Castletownbere Transportation Study.</li> </ul>	
25	Clonakilty	<ul style="list-style-type: none"> <li>- New water supply required.</li> </ul>	<ul style="list-style-type: none"> <li>- Foul sewer extensions required</li> </ul>	<ul style="list-style-type: none"> <li>- Provision of new / widened footpaths and segregated cycle tracks to improve connectivity to the</li> <li>- town centre / and amenities.</li> <li>- Public lighting extensions required.</li> <li>- Northern Relief Road.</li> <li>- Public road upgrades required.</li> </ul>	<ul style="list-style-type: none"> <li>- Storm Water Drainage infrastructure required including outfalls.</li> <li>- Need for a SUDs plan.</li> <li>- Multi-modal Local Transport Plan;</li> </ul>
26	Dunmanway	<ul style="list-style-type: none"> <li>- Water Supply upgrades needed to provide capacity.</li> <li>- Watermain upgrade and extension required.</li> </ul>	<ul style="list-style-type: none"> <li>- Extension of foul sewer network required.</li> <li>- Network remediation including reduction of combined storm overflows required.</li> <li>- Pumping station upgrade needed.</li> <li>- Outfall from WWTP needs to be relocated to avoid FWPM habitat.</li> </ul>	<ul style="list-style-type: none"> <li>- Provision of new / widened footpaths and segregated cycle tracks.</li> <li>- Dunmanway Northern Relief road.</li> <li>- Public lighting extensions required.</li> <li>- Public road upgrades required.</li> </ul>	<ul style="list-style-type: none"> <li>- Study required to assess the requirements for Storm water drainage to minimise flood risk.</li> </ul>

**Table D2: Settlement Specific Key Infrastructure**

	Location	Water Supply	Wastewater	Transport	Other
27	Skibbereen	- Water main network extensions required,	- Foul sewer extensions required.	<ul style="list-style-type: none"> <li>- Construction of Gortnaclohy Relief Road .</li> <li>- Public road and junction upgrades required.</li> <li>- Footpath connections to town centre required.</li> <li>- Public lighting extensions required.</li> <li>- Provision of new / widened footpaths and segregated cycle tracks.</li> <li>- Development of Active Travel Network Strategies.</li> <li>- pedestrian bridge and causeway from Levis Quay to the Marsh Area.</li> </ul>	<ul style="list-style-type: none"> <li>- SuDs required for town catchment area.</li> <li>- Storm sewers required.</li> </ul>
28	Schull -			<ul style="list-style-type: none"> <li>- - Permeability measures to support improved access within and between local communities, including the provision of new / widened footpaths and segregated cycle tracks</li> <li>- Public lighting extensions required.</li> <li>- Public road / junction upgrades s required.</li> </ul>	<ul style="list-style-type: none"> <li>- Storm Water Drainage infrastructure required including outfalls. Need for a SUDS plan.</li> </ul>

## D.3 – Residential Lands NPF Tiering

### Background

Appendix 3 of the National Planning Framework (NPF) introduces a new methodology for a two-tier approach to land zoning. National Policy Objective 72a requires Planning Authorities to apply a standardised, two-tier approach to differentiate between: zoned land that is serviced; and, zoned land that is serviceable within the life of the County Development Plan.

- Tier 1 lands are serviced, and in general, part of or contiguous to the built-up footprint of an area.
- Tier 2 lands are not currently sufficiently serviced to support new development but have potential to become fully serviced within the lifetime of the CDP. Tier 2 lands may be positioned within the existing built-up footprint, or contiguous to existing developed lands, or to Tier 1 zoned lands.
- The CDP may include zoned lands which cannot be serviced during the lifetime of the Plan, by reference to the infrastructural assessment of the Planning Authority. This means that they cannot be categorised as either Tier 1 lands or Tier 2 lands, as per the above, and are not developable within the Plan period. Such lands should not be included within the Core Strategy for calculation purposes.

The NPF requires the County Development Plan to carry out an assessment of the required infrastructure to support any Tier 2 lands identified for development. The assessment must be aligned with the delivery program of relevant infrastructure providers. The following tables set out an assessment of residentially zoned lands and associated infrastructure needs, in accordance with the requirements of Appendix 3 of the National Planning Framework

### Context

This residential lands and infrastructure needs assessment does not comprise an exhaustive list of requisite infrastructures across the County and while it is intended to inform, it is not to be relied upon for development management purposes. The purpose of the assessment is to demonstrate how lands zoned in the County Development Plan identified for residential development, are either sufficiently serviced (Tier 1) or have potential to become fully serviced within the timeframe of the Plan (Tier 2) - in compliance with Appendix 3 of the NPF. The assessment is a point-in-time analysis and it is acknowledged that infrastructure requirements may change. The full extent of requisite enabling infrastructure will continue to be assessed through the development management process.

Additional national, regional and local scaled infrastructure provision is planned across the County, in addition to specific infrastructure required to service lands zoned in the County Development Plan. That national, regional and local scaled infrastructure is set out in the County Development Plan and Cork County Council will continue to work collaboratively with all infrastructure providers and stakeholders to deliver that infrastructure. The purpose of the assessment set out in tables below is to demonstrate how lands zoned in the County Development Plan identified for residential development can be delivered within the lifetime of the plan.

There is a mis-alignment between the timeframe of the CDP and some of the capital investment plans that are required to inform same. The delivery of strategic infrastructure projects is ultimately dependent upon the availability of capital, which is itself influenced by economic performance and policy decision-making. The current capital investment plan of Irish Water covers the period from 2020 to 2024 and is somewhat shorter than the timeframe of the County Development Plan, which covers the period up to 2028. While a reasonable level of certainty can be anticipated regarding the delivery of infrastructure over the period 2020-2024, no such certainty can be provided regarding the delivery of water and wastewater infrastructure projects that do not form part of Irish Water's current investment plan, and subsequently whether such projects may be completed within the timeframe of the CDP. In the absence of such certainty, due consideration is given to the NPF provision which states that Tier 2 lands must "...have potential to become fully serviced within the life of the plan".

The capital infrastructure programmes of Cork County Council are set out across relevant Directorates and are reviewed annually. The basis for the selection of capital projects is linked to the objectives of the County Development Plan which is adopted by the Members. Infrastructure projects identified in the Cork County Development Plan 2022-2028 will be included in future County capital programmes and future development contribution schemes.

The National Planning Framework requires the County Development Plan to include a reasonable estimate for the full cost of delivery of the infrastructure identified. This requirement presents a challenge and not all costs can be predicted. Notwithstanding, every effort has been made to include costings where a verifiable source for same has been identified. The Council does not bear any responsibility for the preparation of these cost estimates and all costs identified require confirmation at the project appraisal stage.

### ***Important Notes:***

- The Council's analysis is a point-in-time analysis between 2019-2021, collated as part of the County Development Plan Review process. While every effort has been made to ensure accuracy, the above data is not to be relied upon for development management purposes or site-specific analysis by any parties.
- Infrastructure costs are estimated and exclude potential costs relating to land acquisition.
- On-site infrastructure is required to be provided by the site promoter and is not included in the above table.
- Within Urban Expansion Areas, where infrastructure is provided for on private lands costs will be recouped through agreement.
- The critical infrastructure set out in Appendix D includes both the residential linked infrastructure below and the wider infrastructural needs of the settlements / region.

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention						Location		
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Carrigaline</b>										
CL-R-01	2	Upgrade of Rock Road	Public footpath provision as part of Rock Road upgrade	Public lighting provision as part of Rock Road upgrade						
CL-R-02	1									
CL-R-03	1									
CL-R-04	1									
CL-R-05	1									
CL-R-06	1									
CL-R-07	2	Link road CL-U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension			
CL-R-08	2	Link road CL- U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension			
CL-R-09	2	Link road CL-U-07	Delivered as part of roads upgrades	Delivered as part of roads upgrades	c.150 metre foul sewer extension	Delivered as part of roads upgrades	Watermain extension			
CL-R-10	2	Link road CL-U-07	Public footpath provision on R611	Public lighting provision (as part of footpath works on R611)	New pumping station and rising main	Surface water drainage works	Watermain extension c.€36,000			
CL-R-11	1									
CL-R-12	1									
CL-R-13	2	Upgrade of Rock Road	Public footpath provision as part of Rock Road upgrade	Public lighting provision as part of Rock Road upgrade						
CL-X-01	2	Upgrade of Rock Road	Public footpath provision as part of Rock Road upgrade	Public lighting provision as part of Rock Road upgrade						
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering													
County Metropolitan SPA													
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria													
Served		Requires Intervention											
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location					
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands			
Carrigtwohill													
CT-R-01	1												
CT-R-02		<p>Carrigtwohill North is a significant Urban Expansion Area (UEA) of approximately 100 ha which runs north and parallel to the rail-line north of Carrigtwohill Town and benefits from the location of an existing operational rail station.</p> <p>Significant progress has been made more recently regarding activation of the Carrigtwohill North UEA through the receipt of funding under the Urban Regeneration Development Fund (URDF) to develop preliminary design proposals for the UEA's strategic enabling infrastructure, currently being progressed by the Council's dedicated Housing Infrastructure Implementation Team.</p> <p>A whole of government approach is being adopted to create a sustainable new settlement which aligns with government policy at national, regional and local levels, particularly in relation to achieving compact growth and building high quality communities around strategic public transport infrastructure. The outcome of this progress is reflected in the Carrigtwohill North specific policy contained within this Plan.</p> <p>Development on this site requires provision to be made for the delivery and phasing of the infrastructure described in Tables 4.2.6 and 4.2.7 of the County Development Plan – Volume 4 South Cork.</p>											
CT-R-03													
CT-R-04													
CT-RFAP-05													
CL-R-06													
CT-RFAP-08													
CT-RFAP-09													
CT-RFAP-10													
CT-RFAP-13													
CT-RFAP-16													
CT-RFAP-17													
CT-RFAP-19													
CT-R-11	1												
CT-RFAP-12	2	Local Roads Upgrade											
CT-RFAP-14	2												
CT-FAP-15	2												
CT-RAP-18	1												
Settlement Scaled Infrastructure Requirements													
Infrastructure Type		Intervention Required											
Roads		<p>During the lifetime of the plan, new development in the area and the need to provide additional capacity for future growth, are likely to necessitate the following major road network improvements:</p> <ul style="list-style-type: none"> <li>• Cobh Cross Junction (Junction improvement and upgrade of northern roundabout)</li> <li>• Upgrades to the road network within Carrigtwohill itself</li> <li>• Upgrade to the N25 between Carrigtwohill and Midleton (included in National Development Plan 2018-2027 National Roads Programme)</li> </ul>											

Table D3 - Residential Lands NPF Tiering										
County Metropolitan SPA										
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria										
Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Cobh</b>										
CH-RFAP-01	2	Upgrade western portion of Ballynoe Road	Provision as part of Ballynoe Road upgrade	Provision as part of Ballynoe Road upgrade	Foul sewer network extension	Provision as part of Ballynoe Road upgrade	Watermain extension			
CH-RAP-02	2 Ballynoe Urban Expansion Area – Phase 1	<b>Roads</b> Upgrade western portion of Ballynoe Road to new rail station at Ballynoe - to include provision of pedestrian and cycle connectivity.  Upgrade of the Tay Road and in particular the junctions serving the UEA site, adjacent to the CH-B-02/ CH-U-02, junction improvements.  Improvements to existing local roads (CH-U-02 and CH-U-03).  Provision of new CH-U-04 Service Corridor Link Rd. (West).  Provision of new link roads (CH-U-05 and CH-U-06).  <b>Water Services</b> Provision of Water Supply Reservoir.  Provision of capacity for Waste Water Treatment and collection (as required).  Implementation of SuDS Study Recommendations  New Mains Surface Water Drainage Sewer / System for UEA.								
CH-R-03										
CH-R-04										
CH-RFAP-05										
CH-RAP-06										
CH-R-07										
CH-R-08										
CH-R-09								1		
CH-R-10	1									
CH-R-11	1									
CH-R-12	1									
CH-RFAP-13	2	Upgrade western portion of Ballynoe Road	Provision as part of Ballynoe Road upgrade	Provision as part of Ballynoe Road upgrade	Foul sewer network extension	Provision as part of Ballynoe Road upgrade	Watermain extension			
CH-RFAP-14	2 Ballynoe Urban Expansion Area – Phase 2	<b>Roads</b> Upgrade to Existing Local CH-U-01 Tay Rd. (East) - to include provision of pedestrian and cycle connectivity.  Tay Rd. Ticknock Junction Upgrade. New combined pedestrian and cycle facility from CH-U-07 to College Manor (CH-U-09).  Provision of new Service Corridor Link road (CH-U-06 and CH-U-07).  Creation of a new access road (CH-U-08) connecting to new development at Cooline and linking to CH-U-07  <b>Water Services</b> Provision of Water Supply Reservoir  Provision of capacity for Waste Water Treatment and collection  Implementation of SuDS Study Recommendations.  New Mains Surface Water Drainage Sewer / System for UEA								
CH-RFAP-15										
CH-RFAP-16										
CH-RFAP-17	2	See Urban Expansion Area (UEA) above								
CH-RR-01	1									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type		Intervention Required								
Roads		Upgrade of R624 required								

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands

Little Island

Settlement Scaled Infrastructure Requirements

LI-RR-01	2	Distributor Roads LI-U-02 and LI-U-05	To be provided as part of Distributor roads	To be provided as part of Distributor roads						
Infrastructure Type		Intervention Required								
Roads and Transport		Upgrading of Dunkettle interchange is underway								
		Construction is underway of pedestrian and cycle route from Bury's Bridge, Kilcoolishal to Carrigtwohill, connecting with Little Island rail station								
		Sustainable transport infrastructure, providing high quality pedestrian and cycle access to and within Little Island, is being developed to serve existing and future residential and employment areas								
		The Council is progressing the design of an optimised priority bus route to serve Little Island's existing and future residential and employment areas								

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Midleton</b>										
MD-R-01	2				See Settlement Scaled Intervention Section					
MD-R-02	2	Upgrade of access to N25 Part of N25 upgrade works			c.400m sewer network upgrade		See Settlement Scaled Intervention Section			

MD-R-03	2				See Settlement Scaled Intervention Section		See Settlement Scaled Intervention Section			
MD-R-04	2									
MD-R-05	2									
MD-R-06		<p>Significant progress has been made over the last number of years in activating the Water-Rock Urban Expansion Area through a whole of government approach to create a sustainable new settlement which aligns with government policy at national, regional and local levels, particularly in relation to achieving compact growth and building high quality communities around strategic public transport infrastructure - including funding received under the Local Infrastructure Housing Activation Fund (LIHAF) in 2017 as part of the Rebuilding Ireland Programme for the upfront delivery of strategic infrastructure to facilitate the delivery of housing. An integrated and co-ordinated approach to infrastructure delivery has since been progressively developed with the Department of Housing, Local Government and Heritage and other key State agencies, e.g. Irish Water (IW), Irish Rail (IR), Transport Infrastructure Ireland (TII), the Office of Public Works (OPW), which, in addition to leveraging significant additional funding to benefit the UEA, will also benefit the wider settlement of Middleton. The outcome of this progress is reflected in the Water-Rock specific policy contained within this County Development Plan.</p> <p>Development on this site requires provision to be made for the delivery and phasing of the infrastructure described in Tables 4.3.5 and 4.3.6 of the County Development Plan – Volume 4 South Cork</p>								
MD-R-07										
MD-R-08										
MD-RFAP-09										
MD-R-10	2									
MD-R-11										
MD-R-12										
MD-R-13										
MD-R-14										
MD-RAP-15							<p>See Urban Expansion Area (UEA) above</p>			
MD-R-16										
MD-RAP-17										
MD-RAP-18										
MD-RFAP-19	2									
MD-RFAP-20										
MD-RAP-21										
MD-RAP-22										
MD-RFAP-23										
MD-R-24	2				See Settlement Scaled Intervention Section					
MD-R-25	2									
MD-R-26	2	Local roads upgrades between site and rail station			See Settlement Scaled Intervention Section		See Settlement Scaled Intervention Section			
MD-RR-01	2	Upgrade of access to N25 Part of N25 upgrade works			See Settlement Scaled Intervention Section c.400m sewer network upgrade					
Infrastructure Type	Intervention Required									
Water Supply	In Middleton there is project ongoing to extend the city and harbour trunk water main from Carrigtwohill to Middleton which will provide adequate water supply capacity for the town. A new reservoir and upgrades to the water supply network may also be required to meet further demands.									
Waste Water	<p>During Lifetime of Plan: Remedial works in relation to infiltration issues are required by Irish Water in order to increase capacity. Irish Water are also proposing capital upgrade works at Middleton, to bring PE capacity to 19,000. The current forecast date for the delivery of this project is 2026.</p> <p>Current Interim Intervention: In the interim other projects are proposed to provide wastewater treatment capacity including:</p> <p>a) Phase 1 Load diversion to Carrigtwohill project which will pump effluent from the north side of Water Rock to Carrigtwohill - due for completion in 2023.</p> <p>b) Phase 2 - Load Diversion to Carrigtwohill project which will transfer the loading from a large portion of the town to Carrigtwohill – due for completion in 2026.</p>									



Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Monard</b>											
MN-X-01	2	As set out in the Monard SDZ Planning Scheme 2015 and accompanying documents as approved by An Bord Pleanala in May 2016							New Town SDZ		
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									

Table D3 - Residential Lands NPF Tiering										
County Metropolitan SPA										
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria										
Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
Passage West / Glenbrook / Monkstown										
PW-RAP-01	1									
PW-R-02	1									
PW-RAP-03	2		c.270m Footpath extension required		c.150m network extension required	Storm water outfall required				
PW-X-01	1									
PW-X-02	1									
PW-X-03	1									
PW-X-04	1									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type	Intervention Required									
Water Supply	Upgrade trunk watermain network from Monsfieldstown, Mount Prospect and Rochestown Road to Passage West									
	Upgrade of existing reservoir storage									

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Crosshaven and Bays</b>										
CS-R-01	1									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Cloyne</b>										
CY-RAP-01	1									
CY-R-02	1									
CY-R-03	2									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								
Water Supply		WWTP upgrade is on the Irish Water Investment Plan 2020-2024.								

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Kilumney / Ovens'</b>											
KO-R-01	1										
KO-R-02	1										
KO-R-03	1										
KO-R-04	1										
KO-X-01	1										
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type		Intervention Required									
Waste Water		WWTP upgrade for Killumney Ovens is to be progressed through Irish Water's Small Towns and Villages Growth Programme - where it is ranked No 1 on the list.									
Water Supply		Water network and pumping station upgrade required.									

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Whitegate &amp; Aghada</b>											
WG-R-01	1										
WG-R-02	1										
WG-R-03	1										
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type		Intervention Required									
Water Supply		Whitegate Regional Water Supply Scheme upgrade required.									
Waste Water		WWTP upgrade is underway.									

Table D3 - Residential Lands NPF Tiering

County Metropolitan SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Glounthaune</b>											
GN-R-01	1										
GN-R-02	1										
GN-R-03	1										
GN-R-04	1										
Settlement Scaled Infrastructure Requirements											
Infrastructure Type		Intervention Required									
Roads		Local roads improvements works									

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention						Location		
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Bandon</b>										
BD-R-01	1									
BD-RAP-02	1									
BD-R-03	2	Roads access upgrade	To be provided as part of roads access upgrade	To be provided as part of roads access upgrade			Mains supply upgrade required			
BD-R-04	1									
BD-R-05	1									
BD-RR-01	2		Footpath provision required	Public lighting provision required	Foul sewer extension required					
BD-X-01	2	Roads access upgrade	To be provided as part of roads access upgrade	To be provided as part of roads access upgrade			Mains supply upgrade required			
BD-X-02	1									
BD-X-04	1									
BD-X-05	2	Roads access to be provided	Footpath provision required	Public lighting provision required	Connection to public sewer required		Connection to mains supply required			
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type		Intervention Required								
Water Supply		Additional water storage is required to facilitate development on highest residentially zoned lands to north of town. To be provided by development promoters.								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA										
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria										
Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
Fermoy										
FY-R-01	1									
FY-R-02	2				Storm sewer extension required					
FY-RAP-03	2				Storm sewer extension required					
FY-R-04	1									
FY-R-05	2	Local road access junction			Foul sewer upgrade		Watermain upgrade			
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								
Waste Water		Fermoy WWTP needs to be upgraded and is not on the Irish Water Investment Plan.								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Kinsale</b>										
KS-RR-01	2		Improvements to footpath on Rock Road		Upgrade of Abbeyfort pump station		Water storage for higher portion of site to be provided by development promoter			
KS-RAP-01	2				Kinsale WWTP requires to be upgraded					
KS-RAP-02	2									
KS-R-03	2									
KS-R-04	2				Kinsale WWTP requires to be upgraded					
KS-R-05	2									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type		Intervention Required								
Waste Water		Kinsale WWTP requires to be upgraded.								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Macroom</b>										
MM-R-01	1									
MM-R-02	1									
MM-R-03	1									
MM-R-04	1									
MM-RAP-05	1									
MM-X-01	1									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type	Intervention Required									
Waste Water	Upgrading of Macroom WS including watermains and new high level reservoir is required to accommodate proposed development.									
Waste Water	Macroom WWTP upgrade.									

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention						Location		
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Mallow</b>										
MW-R-01	1									
MW-R-02	1									
MW-R-03	1									
MW-RAP-04	1									
MW-R-05	1									
MW-R-06	1									
MW-R-07	1									
MW-R-08	1									
MW-RR-01	2	Transport Plan required			Water supply and wastewater upgrading required, as set out at settlement level below					
MW-RR-02	2									
MW-RR-03	2		Public Footpath Extension	To be provided as part of public footpath extension						
MW-RR-04	2									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type	Intervention Required									
Water Supply	The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town. The Mallow WS is the primary scheme for Mallow. The watermain network in Mallow needs to be upgraded and extended to cater for new development.									
Waste Water	Irish Water has plans in place for extensive improvement works to the waste water treatment system within the town including increased gravity sewer network capacity, increased pumping capacity to the Wastewater Treatment Plant (WWTP) and increased treatment capacity at the WWTP to 22,000p.e. to cater for the 10 year design horizon.									

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Youghal</b>										
YL-R-01	2						Capacity upgrade required			
YL-RAP-02	2									
YL-R-03	2									
YL-R-04	2									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								
Water Supply		Options for improving capacity are currently being reviewed through the full options assessment (FOA) stage process as part of the National Water Resources Plan.								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA										
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria										
Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
Castlemartyr										
CM-R-01	1									
CM-RAP-02	1									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								
Water Supply		WWTP upgrade listed on Irish Water Investment Plan 2020-2024.								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Rathcormack</b>										
RK-R-01	1									
RK-RAP-02	1									
RK-R-03	1									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering

Greater Cork Ring SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Watergrasshill</b>										
WT-R-01	1									
WT-R-02	1									
WT-R-03	1									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Buttevant</b>										
BV-R-01	2				Wastewater quality to be addressed					
BV-RAP-02	2									
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								
Waste Water		Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Buttevant must be addressed to accommodate further growth and is currently under review.								

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Charleville</b>											
CV-RR-01	1										
CV-R-02	1										
CV-R-03	2	Local road upgrade on L1311									
CV-RAP-01	2										
CV-RR-02	1										
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type	Intervention Required										
Water Supply	Charleville receives its drinking water from the Charleville Water Supply. Significant watermain network leakage issues within the Charleville Water Supply have been corrected. Need for additional water conservation will be monitored in order to provide an adequate drinking water supply to service zoned lands in Charleville.										
Waste Water	Wastewater in Charleville is conveyed via a largely combined sewer network to the Charleville Waste Water Treatment Plant (WWTP). Upgrading of the Charleville WWTP planned by Irish Water is required to accommodate the proposed development in Charleville										

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Kanturk</b>											
KK-RAP-01	2	Options available, to be agreed.			Wastewater quality to be addressed						
KK-R-02	2										
KK-R-03	2		Footpath upgrade required on Freemount road				200m watermain connection required				
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type		Intervention Required									
Waste Water		Water quality impacts and/or licence compliance issues associated with waste-water infrastructure serving the town must be addressed to accommodate further growth and is currently under review.									

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Millstreet</b>										
MS-R-01	1									
MS-R-02	2						Extension to network			
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Mitchelstown</b>										
MH-R-01	1									
MH-RAP-02	1									
MH-R-03	1									
MH-R-04	1									
MH-RAP-05	1									
MH-R-06	1									
MH-R-07	1									
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type	Intervention Required									
Water Supply	An additional water source is required to be identified and/or leakage reduction measures.									
Waste Water	Upgrading of Mitchelstown WWTP to provide adequate capacity to accommodate proposed development in Mitchelstown is required.									

Table D3 - Residential Lands NPF Tiering

North Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands

Newmarket

NK-R-01	2				Wastewater quality to be addressed					
NK-R-02	2	Options available, to be agreed.	Pedestrian crossing to access existing footpath		Wastewater quality to be addressed Pumping station upgrade					

Settlement Scaled Infrastructure Requirements

Infrastructure Type	Intervention Required
Water Supply	The water source (Ballinatona) serving Newmarket has limited spare capacity and upgrading and/or leakage reduction measures will be required to cater for the development of all the lands zoned in Newmarket
Waste Water	Upgrading of the wastewater treatment infrastructure will be required to accommodate proposed growth in Newmarket. Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the town must be addressed to accommodate further growth and is currently under review.

Table D3 - Residential Lands NPF Tiering

West Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Bantry</b>										
BT-R-01	2	Junction required at access road and public road								
BT-R-02	2	L4711 Road upgrade	Provided as part of L4711 upgrade	Provided as part of L4711 upgrade	c.600 metre sewer extension	Surface water network extension	c.300m watermain extension			
BT-RAP-03	2									
BT-RR-01	2	Provision of BT-U-03 relief road required	Provided as part of BT-U-03 relief road	Provided as part of BT-U-03 relief road						
BT-R04	2	Roads access to be provided	Footpath provision required	Public lighting provision required	Connection to public sewer required	Surface water network extension	Connection to mains supply required			
BT-R-05	2	Local road upgrade	Provided as part of local road upgrade	Provided as part of local road upgrad	Extension to existing sewer	Surface water network extension	Extension to existing network			
BT-X-01	1									
BT-X-03	2	Roads access required	Provided as part of road access	Provided as part of road access						
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type	Intervention Required									
Water Supply	Bantry Water Supply Scheme – Impoundment, Reservoirs and Network, is presently being assessed by Irish Water									
Waste Water	Bantry Sewerage Scheme is presently being assessed by Irish Water.									

Table D3 - Residential Lands NPF Tiering

West Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Serviced		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Castletownbere</b>											
CR-R-01	2	Local road upgrade required	Footpath provision required - as part of road upgrade	Public lighting required - as part of road upgrade							
CR-R-02	2	Local road upgrade required	Footpath provision required - as part of road upgrade	Public lighting required - as part of road upgrade							
CR-R-03	2										
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type		Intervention Required									

Table D3 - Residential Lands NPF Tiering

West Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
<b>Clonakilty</b>											
CK-R-01	2	Local roads upgrade	Provision as part of local roads upgrade	Provision as part of local roads upgrade	Network extension required	Provision as part of local roads upgrade	Network extension required				
CK-RAP-02	2	Provision of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road		Provision as part of Northern Inner Relief Road					
CK-R-03	2		Provision as part of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road		Provision as part of Northern Inner Relief Road					
CK-R-04	2	Access via development lands to the east	Access via development lands to the east	Access via development lands to the east							
CK-R-05	2		Footpath upgrade	Public lighting upgrade							
CK-RAP-06	2	Provision of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road	Provision as part of Northern Inner Relief Road		Provision as part of Northern Inner Relief Road					
CK-R-07	1										
<b>Settlement Scaled Infrastructure Requirements</b>											
Infrastructure Type		Intervention Required									
Water Supply		The provision of new water supply source and leakage reduction measures are required and Irish Water are currently considering a number of options in this regard.									

Table D3 - Residential Lands NPF Tiering

West Cork SPA											
NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria											
Served		Requires Intervention									
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location			
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands	
Dunmanway											
DY-R-01	2	Relief road required	To be provided as part of relief road	To be provided as part of relief road	Foul sewer extension required	Suds investment required	Watermain extension required				
DY-R-02	2										
DY-RR-01	2				See settlement scaled infrastructure requirements below also	See settlement scaled infrastructure requirements below also	See settlement scaled infrastructure requirements below also				
DY-R-03	2				See settlement scaled infrastructure requirements below	See settlement scaled infrastructure requirements below	See settlement scaled infrastructure requirements below				
Settlement Scaled Infrastructure Requirements											
Infrastructure Type	Intervention Required										
Water Supply	Dunmanway Regional Water Supply Scheme: Phase 1 –is presently being assessed by Irish Water										
Waste Water	Wastewater infrastructure upgrade required, specific interventions under consideration.										

Table D3 - Residential Lands NPF Tiering

West Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Schull</b>										
SC-R-01	1									
SC-R-02	2	Junction upgrade at public road								
Settlement Scaled Infrastructure Requirements										
Infrastructure Type		Intervention Required								

Table D3 - Residential Lands NPF Tiering

West Cork SPA

NPF Appendix 3 Tier 1 & 2 Residential Zoned Lands Services & Location Criteria

Served		Requires Intervention								
Zoning Reference	Tier	Roads Access	Footpath Access	Public Lighting	Foul Sewer Drainage	Surface Water Drainage	Water Supply	Location		
								Within Existing Built Up Footprint	Contiguous To Existing Developed Lands	Contiguous To Tier 1 Lands
<b>Skibbereen</b>										
SK-R-01	2	Completion of Relief Road U-02					To be provided as part of Relief Road			
SK-R-02	1									
SK-R-03	1									
SK-R-04	1									
SK-RAP-05	1									
SK-R-06	2						400m mains upgrade required			
SK-X-01	2	Traffic Management and Access Plan required	To be provided as part of Traffic Management and Access Plan	To be provided as part of Traffic Management and Access Plan			Surface Water Plan required			
<b>Settlement Scaled Infrastructure Requirements</b>										
Infrastructure Type	Intervention Required									
Water Supply	Bantry Water Supply Scheme – Impoundment, Reservoirs and Network, is presently being assessed by Irish Water									
Waste Water	Bantry Sewerage Scheme is presently being assessed by Irish Water.									



# **APPENDIX E**

## **POLICY OBJECTIVES FOR THE CORK JOINT HOUSING STRATEGY 2022-2028**

## Introduction

The principles and policies set out in this Appendix are extracted from the Joint Housing Strategy and Housing Need Demand Assessment prepared by consults on behalf of Cork County and City Councils.

The Strategy and HNDA has reviewed existing and future housing needs in Cork City and County, setting out an evidence base for both local authorities to plan for sustainable and affordable housing over the strategy period. The Strategy sets out policy principles and objectives to support both authorities to plan for and deliver new housing, drawing on the robust evidence base provided by the HNDA as well as on the policy principles for sustainable development reviewed in Section 2 of the Strategy.

## Principles to guide the Joint Housing Strategy policy objectives

Robust long-term policy objectives for Cork City and County need to be grounded in the right principles. Housing delivery in Cork over the strategy period and beyond will take place in the context of national challenges of delivering enough homes for a growing population, tackling climate change, and improving the social and economic wellbeing of communities. Therefore, in order to reflect these wider challenges, the policy objectives of this Joint Housing Strategy are guided by the following broad principles:

- (a) To deliver sustainable development through the provision of new homes in the right places, promoting compact growth and strong cities, towns, and villages with good access to amenities, jobs, and services.
- (b) To provide high-quality housing that meets the needs of Cork's diverse people, whatever their background, circumstances, or income, and that promotes strong and socially mixed communities.
- (c) To promote strong, attractive, vibrant, and socially inclusive communities in Cork.
- (d) To provide flexibility to meet needs and new circumstances that arise over the strategy period and beyond.
- (e) To support the democratic role of Cork City and County Councils and of local communities of Cork to decide the future of housing in Cork.

The following policy objectives have been drafted in accordance with these principles to guide and support sustainable housing delivery through effective spatial planning by Cork City and County Councils.

## Policy Objectives for the Cork Joint Housing Strategy 2022-2028

Policy Objectives for the Cork Joint Housing Strategy 2022-2028	
No	Objective
PO1	<p>It is the objective of Cork County and City Council to aim for housing to be available to meet the needs of people of all needs and incomes in Cork, with an appropriate mix of housing sizes, types, and tenures in suitable locations. This will include the provision of new social and affordable housing of a high quality, appropriate to the specific needs of households.</p> <p>In support of this objective, and to ensure a suitable housing mix is provided within individual developments and within communities, planning applications for multiple housing units will be required to submit a Statement of Housing Mix detailing the proposed housing mix and why it is considered appropriate in meeting the needs of an area.</p>
PO2	<p>The Councils will ensure that an adequate amount of land for housing in suitable locations is zoned for in their respective Development Plans, to meet the likely future housing demands and needs identified in this Housing Strategy.</p>
PO3	<p>The Councils will aim to provide for existing unmet housing need as identified by the County and City social housing assessments through the provision of social and affordable housing. The Councils will pursue a range of delivery mechanisms including direct delivery by the Councils, delivery through Approved Housing Bodies, and through short- and long-term leasing arrangements organised by the Councils with private landlords.</p> <p>The Councils will continue to seek to safeguard the enjoyment of any house, building or land provided by the Councils, and the enjoyment of any neighbouring properties, through the continued promotion of good estate management and will work with local communities and other stakeholders in this regard.</p>

## Policy Objectives for the Cork Joint Housing Strategy 2022-2028

No	Objective
PO4	<p>The Councils will provide social and affordable housing specifically to meet the forecast housing needs of new additional households over the strategy period as identified by the Cork County and City HNDA. The following targets for social and affordable housing delivery will be pursued for the years 2022-2028 (in addition to housing delivery pursued under PO3):</p> <ul style="list-style-type: none"> <li>• Cork City: 3,312</li> <li>• Cork County 5,674, comprising: <ul style="list-style-type: none"> <li>- County Metropolitan SPA: 2,114</li> <li>- Greater Cork Ring SPA: 1,873</li> <li>- North Cork SPA: 873</li> <li>- West Cork SPA: 784</li> </ul> </li> </ul> <p>New social and affordable housing units will be delivered having regard to the wider aims and policies of the County and City Development Plans and in line with regional policy and government objectives and targets, including the need to deliver sustainable and compact growth across Cork. Social and affordable housing will be delivered through a range of mechanisms including provision directly by the Councils, by Approved Housing Bodies, the Land Development Agency and through short- and long-term tenancies arranged by the Councils with private landlords.</p>
PO5	<p>The Councils will require that 20% of lands in respect of which permission for the development of houses is granted, be reserved for social and affordable housing in accordance with the Affordable Housing Act 2021 and Part V of the Planning and Development Act 2000 (as amended).</p> <p>This requirement shall comprise 10% social housing and 10% affordable housing (including affordable purchase and/or Cost Rental), subject to factors including the demand for and viability of affordable housing on individual sites. The Councils reserve the right to determine the appropriateness of 'Part V' Cost Rental and/or affordable purchase delivery on individual sites on a case-by-case basis. Delivery of 'Part V' housing shall be in accordance with relevant legislation and national guidelines. Any subsequent amendments to the legal requirement to deliver this housing during the lifetime of this Strategy will be complied with.</p>
PO6	<p>It is the objective of the Councils that new housing delivery over the strategy period will support and consolidate the settlement typologies and hierarchies identified in the Southern Regional Spatial and Economic Strategy and in the County and City Development Plans. Housing delivery in the Cork Metropolitan Area will be guided by the nationally strategic role of Cork City/ County Metropolitan Strategic Planning Area and the aims and policies of the Cork Metropolitan Area Strategic Plan.</p>
PO7	<p>It is the objective of the Councils that new housing delivery over the strategy period will deliver compact and sustainable growth in Cork City, Metropolitan, Key, Ring and County towns and villages, to ensure the achievement of compact growth and regeneration under the NPF, RSES and Cork MASP area, including the requirement that at least 50% of all new homes in Cork City and suburbs, and at least 30% of all new homes in other settlements, be delivered within the existing built-up footprint.</p>
PO8	<p>It is the objective of the Councils that new housing delivery over the strategy period will support urban renewal and urban regeneration and will strengthen the roles and viability of Cork City and of Metropolitan, Key, Ring and County towns and villages in Cork County. The Councils through the City and County Development Plans will support the delivery of housing on brownfield / built footprint land and in major urban regeneration areas such as the Cork Docklands, as well as infill sites in smaller towns and villages.</p>
PO9	<p>The Councils will maximise the efficient use of local authority housing stock and minimise local authority housing stock vacancy, including through effective refurbishment and retrofitting of older stock where appropriate.</p>
PO10	<p>The Councils will plan for the sustainable provision of single housing in the countryside through the County and City Development Plans, having regard to the potential need for single housing in the Countryside as set out in the HNDA as well as existing and forthcoming national and regional policy and guidance and the viability of smaller towns and rural settlements.</p>
PO11	<p>Cork County Council will support the provision of housing suitable to the needs of the West Cork Islands and will work with the West Cork Islands Interagency Group and community representatives to address the particular housing challenges faced by island communities, including through the delivery of social and affordable homes through appropriate and cost-effective mechanisms.</p>

## Policy Objectives for the Cork Joint Housing Strategy 2022-2028

No	Objective
PO12	The Councils will support the creation of attractive and vibrant places through the renovation and re-use of obsolete, vacant and derelict homes. The Councils will incentivise bringing empty homes into use through various means including the application of a vacant site levy in accordance with the Urban Regeneration and Housing Act 2015 (or any measures that shall replace it). The Councils will also promote the conversion of vacant properties into new social and affordable homes through schemes including the Repair and Leasing Scheme, the Buy and Renew Scheme, and long-term leasing. The Councils will endeavour to promote these schemes and encourage owners of vacant properties to avail of these schemes, directly or in co-operation with Approved Housing Bodies.
PO13	The Councils will support high-quality design in new housing and will promote housing that is attractive, safe, and adaptable to needs of existing and future households including future household sizes. The Councils will also support innovative constructions methods to deliver sustainable and flexible housing.
PO14	The Councils will promote the design and delivery of environmentally sustainable and energy efficient housing, including through the refurbishment and upgrading of existing stock. The Councils will support housing design that contributes to climate resilience and climate mitigation, including innovative low-carbon construction methods and the reduction of embodied energy in newly built homes.
PO15	The Councils will support the delivery of housing options to meet the needs of older people and support older people to live independently where possible. The Councils will support the adaptation of existing homes to meet the needs of older people, including through provision of housing grant schemes, and will also support those who wish to downsize to more appropriate accommodation. The Councils will support and promote the delivery of Lifetime Homes and will support the provision housing that is appropriate for the needs of people of all ages and adaptable for an ageing population. The Councils will also support and promote the delivery of specialist accommodation appropriate to the needs of older people in co-operation with the voluntary sector, AHBs, the HSE, and other relevant bodies.
PO16	The Councils will support and provide housing that meets the diverse needs of people with disabilities and will implement the Cork County Council Strategic Plan for Housing Persons with Disabilities and any subsequent reviews and plans. The Councils will support and promote the principles of Universal Design in new and refurbished housing and in community buildings in Cork.
PO17	The Councils will support the provision of purpose-built student accommodation in appropriate locations and of appropriate design (including adequate communal facilities and external communal space) as set out in the County and City Development Plans, to meet demand for student housing in accordance with the National Student Accommodation Strategy. Where sites are developed for student accommodation, the portion of the site relating to this will be exempt from the social housing requirements of PO5. Applications for change of use from student housing to any other form of housing will be resisted without adequate demonstration that an over-provision of student housing exists.
PO18	The Councils will have regard to Government designations of Rent Pressure Zones in Cork City and Cork County when considering large commercial and residential planning applications, such that development proposals should support delivery of new homes and diversity of tenure.
PO19	The Councils will continue to support means of preventing homelessness and providing pathways out of homelessness for households, working in co-operation with public and voluntary bodies including through the Cork Homeless Forums.
PO20	The Councils will support the provision of housing suited to the needs of the Travelling community and will oversee the implementation of the Cork County and Cork City Traveller Accommodation Plans and subsequent updates.
PO21	The Councils will continue to work with Central Government and relevant State Agencies to support the provision of housing for asylum seekers and refugees in Cork.
PO22	The Councils will closely co-operate with each other and with the Southern Regional Assembly in planning for new homes and meeting housing needs for the Cork Metropolitan Area through the implementation of the Cork Metropolitan Area Strategic Plan.
PO23	The Councils will support the on-going monitoring and review of the HNDA as appropriate in accordance with any forthcoming guidance on HNDA methodology issued by the Department of Housing, Local Government and Heritage.





# APPENDIX F

## LANDSCAPE CHARACTER ASSESSMENT OF COUNTY CORK

### Contents

1. Summary Table of the Landscape Character Assessment of County Cork
2. Map of Landscape Character Types of County Cork

## 1. Summary Table of the Landscape Character Assessment of County Cork

	Landscape Character Type	Landscape Value	Landscape Sensitivity	Landscape Importance
1	City Harbour and Estuary	Very High	Very High	National
2	Broad Bay Coast	Very High	Very High	County
3	Indented Estuarine Coast	Very High	Very High	National
4	Rugged Ridge Peninsulas	Very High	Very High	National
5	Fertile Plain with Moorland Ridge*	Very High	Very High	County
6a	Broad Fertile Lowland Valleys	High	High	County
6b	Broad Fertile Lowland Valleys	Medium	Medium	Local
6c	Broad Fertile Lowland Valleys	Medium	Medium	Local
7a	Rolling Patchwork Farmland	Medium	Medium	County
7b	Rolling Patchwork Farmland	Medium	Medium	Local
8	Hilly River and Reservoir Valleys	High	High	National
9	Broad Marginal Middleground and Lowland Basin	Low	Medium	Local
10a	Fissured Fertile Middleground	Low	Low	Local
10b	Fissured Fertile Middleground	Medium	High	County
11	Broad Marginal Middleground Valley	High	High	Local
12a	Rolling Marginal and Forested Middleground	High	High	Local
12b	Rolling Marginal and Forested Middleground	Medium	Medium	Local
13a	Valleyed Marginal Middleground	High	High	County
13b	Valleyed Marginal Middleground	Medium	Medium	Local
14a	Fissured Marginal and Forested Rolling Upland	Medium	Medium	Local
14b	Fissured Marginal and Forested Rolling Upland	Medium	Medium	Local
15a	Ridged and Peaked Upland	High	High	Local
15b	Ridged and Peaked Upland	Medium	Medium	County
16a	Glaciated and Forested Cradle Valley	High	High	National
16b	Glaciated Cradle Valleys	Low	Medium	Local
16c	Glaciated Cradle Valleys	Medium	Medium	Local

2. Map of Landscape Character Types of County Cork





# **APPENDIX G**

## KEY INDICATORS FOR MONITORING

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Policy Alignment</b>							
I 1-1: National Planning Framework	✓	✓	✓	✓	✓	Planning Policy Unit	Policy Delivery of the National Strategic Objectives / CCC
I 1-2: Regional Spatial and Economic Strategy	✓	✓	✓	✓	✓	Planning Policy Unit	Policy Delivery of the Regional Policy Objectives / CCC
I 1-3: Cork Metropolitan Area Strategic Plan	✓	✓	✓	✓	✓	Planning Policy Unit	Policy Delivery of the Cork Metropolitan Area Strategic Plan / CCC
<b>Core Strategy</b>							
CS 2-1 Core Strategy	✓	✓	✓	✓	✓	Development Management	New Dwelling Completions / CSO
CS 2-2 Supply of Zoned Land	✓		✓		✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-3: County Metropolitan Cork Strategic Planning Area	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-4: Greater Cork Ring Strategic Planning Area	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-5: North Cork Strategic Planning Area	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-6: West Cork Strategic Planning Area	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-7: Network of Settlements	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
CS 2-8: Climate Change	✓	✓	✓	✓	✓	Development Management	New Dwelling and Commercial Completions / CSO
<b>Settlements and Placemaking</b>							
PL 3-1: Building Design, Movement and Quality of the Public Realm				✓		Development Management, Municipal District Offices and Capital Infrastructure Delivery Office	Planning Consent Standards and Investment in Public Realm / CCC
PL 3-2: Encouraging Sustainable and Resilient Places	✓		✓	✓	✓	Development Management	New Dwelling and Commercial Completions in Urban Areas / CSO
PL 3-3: Delivering Quality and Inclusive Places	✓	✓	✓	✓	✓	Development Management, Municipal District Offices and Capital Infrastructure Delivery Office	Planning Consent Standards, Investment in Public Realm and New Dwelling and Commercial Completions in Urban Areas / CSO, CCC
PL 3-4: Placemaking and The Arts			✓	✓		Municipal District Offices, Arts Office and Capital Infrastructure Delivery Office	Investment in Public Realm / CCC
PL 3-5: Rural Placemaking	✓	✓	✓		✓	Development Management	New Dwelling and Commercial Completions in Rural Areas / CSO

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Housing</b>							
HOU 4-1: Joint Housing Needs Demand Assessment and Housing Strategy	✓		✓	✓		Planning policy Unit and Housing Directorate	Housing Needs Demand Assessment and Housing Strategy / CCC
HOU 4-2: Reserved Land for Social and Affordable Housing	✓		✓	✓		Planning policy Unit and Housing Directorate	Availability of Sufficient Suitable Lands / CCC
HOU 4-3: Housing for Older People	✓		✓	✓	✓	Development Management	Dwellings for Older Persons Completions / CCC
HOU 4-4: Accommodation for Travelers	✓		✓	✓	✓	Development Management	Accommodation for Travelers Completions / CCC
HOU 4-5: Student Accommodation	✓		✓	✓	✓	Development Management	Accommodation for Students Completions / CCC
HOU 4-6: Housing Mix	✓	✓	✓	✓	✓	Development Management	Planning Consents by Typology / CCC
HOU 4-7: Housing Density on Residentially Zoned Land	✓	✓	✓	✓	✓	Development Management	Planning Consent Densities / CCC
HOU 4-8: Building Height and Amenity	✓	✓	✓	✓	✓	Development Management	Planning Consent Building Heights and Amenity Provision / CCC
<b>Rural</b>							
RP 5-1: Urban Generated Housing	✓	✓	✓		✓	Development Management	New Dwelling Mix in Towns and villages / CSO
RP 5-2: Rural Generated Housing	✓	✓	✓		✓	Development Management	New Dwelling Mix in Towns and villages / CSO
RP 5-3: County Metropolitan Cork Strategic Planning Area	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-4: Rural Area under Strong Urban Influence and Town Greenbelts (GB 1-1)	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-5: Tourism and Rural Diversification Area	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-6: Stronger Rural Area	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-7: Transitional Rural Area	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-8: Structurally Weaker Rural Area	✓	✓	✓		✓	Development Management	New Dwelling Completions / CSO
RP 5-9: Full-Time Home-Based Business in a Rural Area	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-10: Exceptional Health Circumstances	✓		✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-11: County Metropolitan Cork Greenbelt	✓	✓	✓		✓	Development Management	New Dwelling Completions / CSO
RP 5-12: Purpose of Greenbelt	✓	✓	✓		✓	Development Management	New Dwelling Completions / CSO
RP 5-14: Sustainability of Exceptions to Greenbelt Policies	✓	✓	✓		✓	Development Management	New Dwelling Completions by Applicant Type / CCC
RP 5-15: Active Uses of Greenbelt Lands	✓	✓	✓		✓	Development Management	Non-Residential Completions Within Green Belt / CCC & CSO

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Rural</b>							
RP 5-16: Long Established Uses		✓				Development Management	Non-Residential Completions Within Green Belt / CCC & CSO
RP 5-17: Strategic and Exceptional Development	✓	✓	✓			Development Management	Non-Residential Completions Within Green Belt / CCC & CSO
RP 5-18: Relocating uses	✓	✓	✓			Development Management	Non-Residential Completions Within Green Belt / CCC & CSO
RP 5-19: Greenbelts around Settlements	✓	✓	✓			Development Management	Development Completions Within Green Belt / CCC & CSO
RP 5-20: Greenbelts around Main Towns GB 1-1	✓	✓	✓			Development Management	New Dwelling Completions Within Green Belt / CCC & CSO
RP 5-21: Greenbelts around Main Towns GB 1-2	✓	✓	✓			Development Management	New Dwelling Completions Within Green Belt / CCC & CSO
RP 5-21: Design and Landscaping of New Dwelling Houses and Replacement Dwellings in Rural Areas	✓	✓	✓	✓		Development Management	Planning Consent Standards / CCC
RP 5-22: Servicing Single Houses (and ancillary development) in Rural Areas	✓	✓				Development Management	Planning Consent Standards / CCC
RP 5-23: Ribbon Development	✓			✓		Development Management	Planning Consent Standards / CCC
RP 5-24: Occupancy Conditions	✓	✓	✓			Development Management	Planning Consent Standards / CCC
RP 5-25: Demand for Holiday and Second Home Development	✓	✓	✓	✓		Development Management	New Dwelling Completions Within Scenic Areas / CCC
RP 5-26: Holiday Home Accommodation	✓	✓	✓			Development Management	New Holiday Accommodation Completions Within Scenic Areas / CCC
RP 5-27: Small Scale Agri-Tourism Accommodation	✓	✓	✓			Development Management	New Holiday Accommodation Completions Within Farm Holdings / CCC
RP 5-28: Replacement Rural Dwellings	✓	✓	✓	✓		Development Management	New Replacement Dwelling Completions / CCC
RP 5-29: Redevelopment or replacement of an Uninhabitable or Ruinous dwelling	✓	✓	✓	✓		Development Management	New Replacement Dwelling Completions / CCC
RP 5-30: New uses for disused or derelict farm buildings.	✓	✓	✓	✓		Development Management	New Replacement Dwelling Completions / CCC
RP 5-31: New uses for disused or derelict farm buildings.	✓	✓	✓	✓		Development Management	New Replacement Dwelling Completions / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustaina- bility	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Social and Community</b>							
SC 6-1: Social and Community Infrastructure Provision	✓		✓		✓	Development Management	Social and Community Completions / CCC
SC 6-2: Social and Community Engagement	✓		✓		✓	Development Management	Social and Community Completions / CCC
SC 6-3: Multi - Use Community Facilities	✓		✓		✓	Development Management	Social and Community Completions / CCC
SC 6-4: Childcare Facilities	✓		✓		✓	Development Management	Childcare Completions / CCC
SC 6-5: Educational Facilities	✓		✓		✓	Development Management	Educational Completions / CCC
SC 6-6: Provision of Educational Facilities in Large Residential Developments	✓		✓		✓	Development Management	Educational Completions / CCC
SC 6-7: Healthcare Facilities	✓		✓		✓	Development Management	Educational Completions / CCC
SC 6-8: Provision of Primary Care Centres	✓		✓		✓	Development Management	Healthcare Completions / CCC
SC 6-9: Cork an Age Friendly County			✓		✓	Economic Development, Tourism and Community Directorate	Age Friendly Programme / CCC
SC 6-10: Services and Infrastructure For Older Persons Strategy			✓		✓	Economic Development, Tourism and Community Directorate	Age Friendly Programme / CCC
SC 6-11: Accommodation for Older Persons	✓		✓		✓	Development Management	Accommodation for Older Persons Completions / CCC
SC 6-12: Age Friendly Policies	✓		✓		✓	Economic Development, Tourism and Community Directorate	Age Friendly Programme / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Marine, Coastal and Islands</b>							
MCI 7-1: National and Regional Marine Planning Policy	✓	✓			✓	Development Management	Maritime Project Completions / CCC
MCI 7-2: Development in Coastal Areas	✓		✓		✓	Development Management and Capital Projects Office	Coastal Related Project Completions / CCC
MCI 7-3: Integrated Coastal Zone Management	✓	✓			✓	Development Management and County Engineers Section	Integrated Coastal Zone Management Projects Completed / CCC
MCI 7-4: Coastal Protection	✓	✓			✓	Development Management and County Engineers Section	Avoidance of Development on Natural Coastal Defences and Implement Necessary Coastal Protection Works / CCC
MCI 7-5: Marine Leisure	✓	✓			✓	Development Management	Completion of Inland and Coastal Marine Leisure Facilities / CCC
MCI 7-6: Coastal Amenities	✓		✓	✓	✓	Municipal District Offices	Maintain and Improve Beaches
MCI 7-7: Designated Bathing Areas	✓		✓		✓	Municipal District Offices	Support and Protect Designated Bathing Areas
MCI 7-8: Supporting the Islands	✓	✓	✓		✓	Development Management, County Engineers Section, Economic Development, Tourism and Community Directorate	Access, Infrastructure and Services Investment / CCC
MCI 7-9: Economic Development on the Islands	✓	✓	✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Economic Development Completions / CSO and CCC
MCI 7-10: Development Proposals on the Islands	✓	✓	✓		✓	Development Management	Economic Development and Holiday Home Completions / CSO and CCC
MCI 7-11: Uninhabited Islands	✓	✓	✓		✓	Development Management	Development Completions on Uninhabited Islands

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Economic Development</b>							
EC 8-1: Cork Harbour	✓				✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth in Cork Harbour Area / CSO
EC-8-2: Employment Strategy	✓				✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Strategic Employment Locations / CSO
EC-8-3: Strategic Employment Locations	✓				✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Strategic Employment Locations / CSO
EC 8-4: Place-making	✓			✓	✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Strategic Employment Locations / CSO
EC 8-5: Connectivity	✓			✓	✓	Planning policy Unit, Transportation, Development Management, Economic Development, Tourism and Community Directorate	Usage of Transport Networks / CSO
EC 8-6: Economic Resilience	✓				✓	Development Management, Economic Development, Tourism and Community Directorate	Diversified Employment Growth / CSO
EC 8-7: Smart Working/Remote Working	✓	✓	✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate	Remote Working Employment Growth / CSO
EC 8-8: Seveso III Directive	✓				✓	Development Management	Development Completions Within Seveso Zones / CCC
EC 8-9: Control of Major Accident Hazards	✓				✓	Development Management	Development Completions Within Seveso Zones / CCC
EC 8-10: Proposals for New Establishments	✓				✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Rural Locations / CSO
EC 8-11: Proposed Development Adjacent to Existing Establishments	✓				✓	Development Management	Development Completions Within Seveso Zones / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Economic Development</b>							
EC 8-12: Land Use Policy	✓				✓	Development Management	Development Completions Within Seveso Zones / CCC
EC 8-13: Rural Economy	✓	✓	✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Rural Locations / CSO
EC 8-14: Business Development in Rural Areas	✓	✓	✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate	Employment Growth at Rural Locations / CSO
EC 8-15: Agriculture and Farm Diversification	✓	✓	✓		✓	Development Management	Completion of Development / CCC
EC 8-16: Safeguarding Mineral Reserves	✓	✓			✓	Planning Policy Unit	Preparation of Minerals Strategy Plan / CCC
EC 8-17: Forestry	✓	✓			✓	Development Management	Completion of Sustainable Forestry Development / CCC
EC 8-18: Fishing and Aquaculture	✓	✓	✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Employment growth Fishing and Aquaculture / CCC and CSO
<b>Town Centres and Retail</b>							
TCR 9-1: Town Centres	✓	✓	✓	✓	✓	Development Management	Population and Employment Growth in County Towns / CSO

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Town Centres and Retail</b>							
TCR 9-1: Town Centres	✓	✓	✓	✓	✓	Development Management	Population and Employment Growth in County Towns / CSO
TCR 9-2: Vacancy and Regeneration	✓	✓	✓	✓	✓	Development Management	Reduction in Building Vacancy in Town Centres / CCC
TCR 9-3: Retail Hierarchy	✓		✓	✓	✓	Development Management	Retail Completions in Town Centres / CCC
TCR 9-4: Town Centre Focus for Retail Development	✓		✓	✓	✓	Development Management	Retail Completions in Town Centres / CCC
TCR 9-4: Town Centre Focus for Retail Development	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-5: Support and develop the role of Mallow and Clonakilty as important retail centres in the North and West of the County	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-6: Support the vitality and viability of the metropolitan town	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-7: Support the vitality and viability of District Centres	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-8: Support the vitality and viability of the Ring and Larger towns	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-9: TCR 9-9: Strengthen and consolidate the retail role and function of the smaller metropolitan towns	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-10: To support the vitality and viability of the Smaller County Towns	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-11: To support, promote and protect neighbourhood centres and large village centres	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-12: To support, promote and protect villages, local centres, and corner shops	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-13: Town Centre Focus for Retail Development	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-14: Convenience Approach – Non-metropolitan	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-15: Comparison Approach – Non-metropolitan	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-16: Retail Warehousing	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-16: Retail Warehousing	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-17 Retail Outlet Centre	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-17 Retail Outlet Centre	✓		✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-18: Aligning Retail Development and Transport	✓	✓	✓	✓	✓	Development Management	Retail Completions by Location / CCC
TCR 9-19: Design and Innovation in Retail	✓			✓		Development Management	Planning Consent Standards / CCC
TCR 9-20: Shopfronts and Signage	✓			✓		Development Management	Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Tourism</b>							
TO 10-1 Promotion of Sustainable Tourism in County Cork	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
TO 10-2 Wild Atlantic Way and Irelands Ancient East	✓		✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Tourism Development Completions and Investment at Wild Atlantic Way and Irelands Ancient East / CCC
TO 10-3: Tourism Opportunities	✓		✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Tourism Development Completions and Investment / CCC
TO 10-4: Developing the Marine Leisure Sector	✓		✓		✓	Development Management, Economic Development, Tourism and Community Directorate	Employment growth in Marine Leisure Sector / CCC and CSO
TO 10-5 Protection of Natural, Built and Cultural	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
TO 10-6 Cultural Tourism	✓		✓		✓	Economic Development, Tourism and Community Directorate	Audience Growth at Festivals / CCC
TO 10-7 Long Distance Walks	✓	✓	✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate, County Engineers Section	Completion of Long Distance Walks / CCC
TO 10-8 Walking/Cycling and Greenways	✓	✓	✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate, Traffic and Transportation Section, Roads and Transportation Directorate	Completion of Walkways, Cycleways and Greenways / CCC
TO 10-9: Greenways	✓	✓	✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate, Traffic and Transportation Section, Roads and Transportation Directorate	Completion of Greenways Strategy
TO 10-10 Tourism Facilities	✓		✓		✓	Development Management	Tourism Development Completions / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Tourism</b>							
TO 10-10 Tourism Facilities	✓		✓		✓	Development Management	Tourism Development Completions / CCC
TO 10-11: Tourist Accommodation	✓		✓		✓	Development Management	Tourism Accommodation Completions / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Water Management</b>							
WM 11-1: EU Water Framework Directive and the River Basin Management Plan	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-2: Surface Water Protection	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-3: Groundwater Protection	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-4: Groundwater Protection Schemes and Zones	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-5: Discharges in Unsewered Areas	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-6: Protection from Agricultural Pollution	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-7: Climate Change	✓	✓			✓	Development Management, County Engineer's Section	Planning Consent and Design Standards / CCC
WM 11-8: Water Supply	✓	✓			✓	Development Management, County Engineer's Section	Planning Consent and Design Standards / CCC
WM 11-9: Wastewater Disposal	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-10: Surface Water, SuDS and Water Sensitive Urban Design	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-11: River Channel Protection	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-12: Surface Water Management	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-13: Flood plains and Wetlands	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-14: Flood Risks – Overall Approach	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-15: Development in Flood Risk Areas	✓	✓			✓	Development Management	Planning Consent Standards / CCC
WM 11-16: Flood Risks – Overall Approach	✓	✓			✓	Development Management	
WM 11-17: Development in Flood Risk Areas	✓	✓			✓	Development Management	
WM 11-18: Arterial Drainage Schemes and Flood Relief Schemes	✓	✓			✓	Development Management, Council Engineering Sections, OPW	Approval of Scheme / OPW, CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Transport and Mobility</b>							
TM 12-1: Integration of Land Use and Transport	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Increase in Rates on Non-Private car Use / CSO
TM 12.2: Active Travel	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Planning Consent Standards and Increase in Rates of Non-Private car Use / CCC and CSO
TM12.3: Rail Transport	✓	✓	✓		✓	Development Management, Traffic and Transportation Section	Planning Consent Standards and Increase in Rates of Rail Use / CCC and CSO
TM 12-4: Protecting Existing Disused Rail Infrastructure	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
TM 12.5: Bus Transport	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Planning Consent Standards and Increase in Rates of Bus Use / CCC and CSO
TM12.6: Local Link	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Increase in Rates of Rural Bus Use / CSO
TM12.7: CMATS	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Increase in Rates of Non-Private Car Use in County Metropolitan Cork / CSO
TM 12-8: Traffic/Mobility Management and Road Safety	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate	Increase in Rates of Non-Private Car Use and Reduce Rates of Road Accidents / CSO
TM 12-9: Parking	✓		✓		✓	Development Management	Planning Consent Standards / CCC
TM 12-10: Park and Ride	✓	✓	✓		✓	Traffic and Transportation Section	Completion of Park and Ride Implementation Plan / CCC
TM 12-11: Smart Mobility	✓	✓	✓		✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate, NTA, TII, Irish Rail	Completion of Smart Mobility Projects / CCC
TM 12-12: EV Charging	✓	✓	✓		✓	Development Management, Traffic and Transportation Section	Planning Consent Standards and Completion of EV Charging Location / CCC
TM 12-13: National, Regional and Local Road Network	✓		✓		✓	Roads and Transportation Directorate	Investment in National, Regional and Local Roads / CCC
TM 12-14: Freight	✓				✓	Development Management	Freight Development Completions and Planning Consent Standards / CCC
TM 12-15: Port of Cork and Other Ports	✓				✓	Development Management	Port Development Completions and Planning Consent Standards / CCC
TM 12-16: Water Based Transport	✓	✓	✓		✓	Development Management	Water Based Transport Development Completions and Planning Consent Standards / CCC
TM 12-17: Airport Public Safety Zones and Noise Zones	✓				✓	Development Management	Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Energy and Telecommunications</b>							
ET 13.1 Energy	✓	✓	✓		✓	Development Management	New Energy Development Completions and Planning Consent Standards / CCC
ET 13.2 Renewable Energy	✓	✓	✓		✓	Development Management	New Renewable Energy Development Completions and Planning Consent Standards / CCC
ET 13.3 Hybrid Energy Systems	✓	✓	✓		✓	Development Management	New Hybrid Energy Development Completions and Planning Consent Standards / CCC
ET 13.4: Wind Energy	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.5: Wind Energy Projects	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.6: Acceptable in Principle	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.7: Open to Consideration	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.8: Normally Discouraged	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.9: National Wind Energy Guidelines	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.10: Development in line with Best Practice	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.11: Public Consultation and Community Support	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.12: Small Scale Wind Energy Development	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.13 Other Wind Energy Development	✓	✓	✓		✓	Development Management	New Wind Energy Development Completions and Planning Consent Standards / CCC
ET 13.14: Solar Farm Development	✓	✓	✓		✓	Development Management	New Solar Energy Development Completions and Planning Consent Standards / CCC
ET 13.15 Hydro Electricity	✓	✓	✓		✓	Development Management	New Hydro Energy Development Completions and Planning Consent Standards / CCC
ET 13.16: Ocean and Off-shore Wind Energy	✓	✓	✓		✓	Development Management	New Ocean and Off-shore Energy Development Completions and Planning Consent Standards / CCC
ET 13.17: Bioenergy	✓	✓	✓		✓	Development Management	New Bioenergy Energy Development Completions and Planning Consent Standards / CCC
ET 13.18: Hydrogen Energy	✓	✓	✓		✓	Development Management	New Hydrogen Energy Development Completions and Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Energy and Telecommunications</b>							
ET 13-19: Gas Storage	✓	✓	✓		✓	Development Management	New Carbon Capture and Storage Development Completions and Planning Consent Standards / CCC
ET 13-20: Building Energy Efficiency and Conservation	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
ET 13-21: Electricity Network	✓	✓	✓		✓	Development Management	New Electricity Network Development Completions and Planning Consent Standards / CCC
ET 13-22: Transmission Network	✓	✓	✓		✓	Development Management	New Energy Transmission Development Completions and Planning Consent Standards / CCC
ET 13-23: Celtic Interconnector	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
ET 13-24: Gas Network Infrastructure	✓	✓	✓		✓	Development Management	New Gas Energy Network Development Completions and Planning Consent Standards / CCC
ET 13-25: National Energy Hub-White-gate	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
ET 13-26: Whiddy Island	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
ET 13-27: Carbon Emissions reduction	✓	✓	✓		✓	Development Management, Environmental Directorate	Planning Consent Standards and Reduction in Carbon and Green-house Gas Emissions / CCC
ET 13-28: Information and Communications Technology	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
ET 13-29: Data Centres	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Green Infrastructure and Recreation</b>							
GI 14-1: Countywide Green and Blue Infrastructure Objectives	✓	✓	✓	✓	✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate, Municipal District Offices	Planning Consent Standards and Growth in Provision of Green Infrastructure / CCC
GI 14-2: Green Infrastructure Objectives for Main Towns and Settlements	✓	✓	✓	✓	✓	Development Management, Traffic and Transportation Section, Roads and Transportation Directorate, Municipal District Offices	Planning Consent Standards and Growth in Provision of Green Infrastructure / CCC
GI 14-3: Green Infrastructure and Development	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
GI 14-4 – Recreation and Amenity	✓	✓	✓	✓	✓	Development Management, Municipal District Offices	Planning Consent Standards and Growth in Provision of Recreation and Amenity Facilities / CCC
GI 14-5: Replacement/ Redevelopment of Leisure and Recreational Facilities	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
GI 14-6 – Public/Private Open Space Provision	✓	✓	✓	✓	✓	Development Management, Municipal District Offices	Planning Consent Standards and Growth in Provision of Recreation and Amenity Facilities / CCC
GI 14-7 – Countryside Recreation	✓	✓	✓	✓	✓	Development Management, Municipal District Offices	Planning Consent Standards and Growth Countryside Recreation / CCC
GI 14-8 – Rights of Way	✓		✓		✓	Development Management	Planning Consent Standards / CCC
GI 14-9: Landscape	✓	✓	✓		✓	Development Management	Planning Consent Standards / CCC
GI 14-10: Draft Landscape Strategy	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
GI 14-11: Draft Landscape Strategy, Land Use Plans and Policy Guidance	✓	✓	✓	✓	✓	Planning Policy Unit	Planning Policy Standards / CCC
GI 14-12: General Views and Prospects	✓	✓			✓	Development Management	Planning Consent Standards / CCC
GI 14-13: Scenic Routes	✓	✓			✓	Development Management	Planning Consent Standards / CCC
GI 14-14: Development on Scenic Routes	✓	✓			✓	Development Management	Planning Consent Standards / CCC
GI 14-15: Development on the Approaches to Towns and Villages	✓	✓			✓	Development Management	Planning Consent Standards / CCC
GI 14-16: Prominent and Strategic Metropolitan Greenbelt Map	✓	✓			✓	Development Management	Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Biodiversity and Environment</b>							
BE-15-1 Support and comply with national biodiversity protection policies	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
BE 15-2 Protect sites, habitats and species	✓	✓	✓	✓	✓	Development Management, Environment Directorate	Planning Consent Standards and Biodiversity Enhancements / CCC
BE-15-3 Local Authority plan making	✓	✓	✓	✓	✓	Planning Policy Unit	Planning Policy Standards / CCC
BE-15-4 Local Authority development and projects	✓	✓	✓	✓	✓	All Council Directorates	Policy Standards and Practices / CCC
BE-15-5 Biodiversity on Council owned and managed land	✓	✓	✓	✓	✓	All Council Directorates	Policy Standards and Practices / CCC
BE-15-6 Biodiversity and New Development	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
BE-15-7 Control of Invasive Alien Species	✓	✓		✓	✓	Development Management, Environment Directorate, Municipal District Offices	Planning Consent Standards and Maintenance of Council owned or managed Lands / CCC
BE-15-8 Trees and Woodlands	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
BE-15-9 Support for Communities and Other Stakeholders	✓	✓	✓	✓	✓	Planning Policy Unit, Development Management, Environment Directorate, Municipal District Offices	Provision of Supports / CCC
BE-15-10: Soils	✓	✓			✓	Development Management	Planning Consent Standards / CCC
BE-15-11: Contaminated Land	✓	✓			✓	Development Management	Planning Consent Standards / CCC
BE-15-12: Air Quality	✓	✓			✓	Development Management, Environment Directorate	Planning Consent Standards and Monitoring of Air Quality / CCC
BE-15-13: Noise and Light Emissions	✓	✓		✓	✓	Development Management and Roads and Transportation Directorate	Planning Consent Standards and Review of Cork County Council Policy Guidelines for Public Lighting / CCC
BE-15-14: Waste Prevention and Management	✓	✓			✓	Development Management, Environment Directorate, Municipal District Offices	Planning Consent and Waste Management Standards / CCC
BE-15-15: Waste Prevention and Management of Waste Facilities	✓	✓			✓	Development Management, Environment Directorate, Municipal District Offices	Planning Consent and Waste Management Standards / CCC
BE-15-16: Waste Prevention and Management: Drinking Water Treatment and/or Wastewater Treatment	✓	✓			✓	Development Management, Environment Directorate, Municipal District Offices	Planning Consent and Waste Management Standards / CCC
BE-15-17: Waste Prevention and Management	✓	✓			✓	Development Management, Environment Directorate, Municipal District Offices	Planning Consent and Waste Management Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Built and Cultural Heritage</b>							
HE 16-1: County Heritage Plan	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-2: Protection of Archaeological Sites and Monuments	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-3: Underwater Archaeology	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-4: Zones of Archaeological Potential in Historic Towns and Settlements	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-5: Zones of Archaeological Potential	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-6: Industrial and Post Medieval Archaeology	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-7: Battlefield, Ambush and Siege Sites and Defensive Archaeology	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-8: Burial Places	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-9: Archaeology and Infrastructure Schemes	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE16-10: Management of Monuments within Development Sites	✓		✓	✓	✓	Planning and Development Directorate	Completion of Heritage Management Plan / CCC
HE16-11: Archaeological Landscapes	✓		✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
HE 16-12: Raising Archaeological Awareness	✓		✓	✓	✓	Planning and Development Directorate	Completion of Heritage Management Plan / CCC
HE 16-13: Undiscovered Archaeological Sites	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-14: Record of Protected Structures	✓		✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
HE 16-15: Protection of Structures on the NIAH	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-16: Protection of Non-Structural Elements of Built Heritage	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-17: Areas of Special Planning Control	✓	✓	✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
HE 16-18: Architectural Conservation Areas	✓		✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
HE 16-19: Vernacular Heritage	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-20: Historic Landscapes	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-21: Design and Landscaping of New Buildings	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC
HE 16-22: Village Design Statements	✓	✓	✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
HE 16-23: Cultural Heritage	✓	✓	✓	✓	✓	Planning and Development Directorate, Economic Development, Tourism and Community Directorate Municipal District Offices	Cultural Heritage Promotion Activities / CCC
HE 16-24: Naming of New Developments	✓		✓	✓	✓	Development Management	Planning Consent Standards / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Built and Cultural Heritage</b>							
HE 16-25: Gaeltacht Areas	✓		✓	✓	✓	Development Management, Roads and Transportation Directorate, Municipal District Offices	Planning Consent and Policy Standards / CCC
HE 16-26: The Arts	✓		✓	✓	✓	Development Management, Economic Development, Tourism and Community Directorate Municipal District Offices	Planning Consent Standards and Arts Promotion / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Climate Action</b>							
CA 17-1: Support national and local climate change objectives	✓	✓	✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
CA 17-2: Support the transition to a low carbon, competitive, climate resilient and environmentally sustainable economy by 2050	✓	✓	✓	✓	✓	All Council Directorates	Reduction in Greenhouse Gas Emissions, Renewable Energy Development Completions, and Biodiversity Enhancements / CSO and CCC
CA 17-3: Enhance awareness of climate action issues	✓	✓	✓	✓	✓	Environmental Directorate and Municipal District Offices	Environmental Promotion Activities / CCC
CA 17-4: Cooperate with the Climate Action Regional Office (CARO)	✓	✓		✓	✓	Environmental Directorate	Enhanced Climate Actions / CCC
CA 17-5: Support the Council's identification and development of decarbonising zones	✓	✓		✓	✓	Environmental Directorate	Identification and Development of Decarbonising Zones / CCC
CA 17-6: Climate Action Plan if required	✓	✓		✓	✓	Environmental Directorate	Completion of Climate Action Plan / CCC

Policy Objective	Development Plan Principles					Implementation	Monitoring and Evaluation (Key Performance Indicator / Data Source)
	Sustainability	Climate Action	Social Inclusion	Placemaking	Resilience		
<b>Zoning and Land Use</b>							
ZU 18-1: Implementation of Zoning Objectives	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-2: Development and Land Use Zoning	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-3: Development Boundaries	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-4: Land Use Zoning of Other Lands	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-5: Transitional Zones	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-6: Non Conforming Uses	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-7: Ancillary Uses	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-9: Existing Residential/ Mixed Residential and Other Uses	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-10: Existing Mixed/General Business/Industrial Uses	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-11: Residential Areas (including Residential Additional Provision, / Residential Further Additional Provision ( Long Term Strategic and Sustainable Development Sites) and Residential Reserve)	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-12: Residential Reserve	✓	✓	✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
ZU 18-13: Green Infrastructure	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-14: High Technology Campus Development	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-15: Business and General Employment Areas	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-16: Industrial Areas	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-17: Town Centres/ Neighbourhood Centres	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-18: Utilities and Infrastructure Areas	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-19: Agricultural Areas	✓	✓		✓	✓	Development Management	Planning Consent Standards / CCC
ZU 18-19: Special Policy Areas	✓	✓	✓	✓	✓	Development Management, Planning Policy Unit	Planning Consent and Policy Standards / CCC
ZU 18-20: Community	✓	✓	✓	✓	✓	Development Management	Planning Consent Standards / CCC



# APPENDIX H

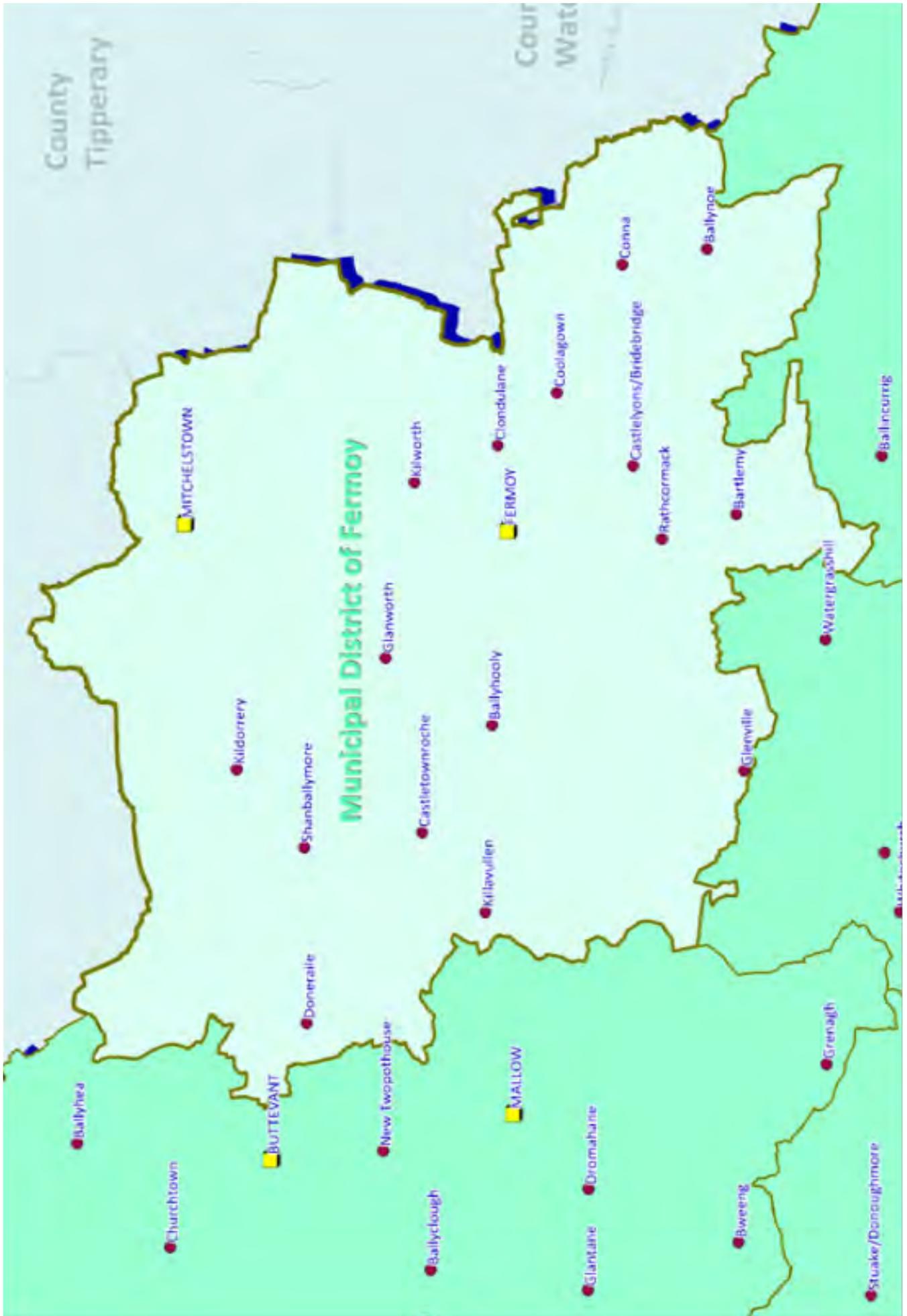
## COMPOSITION OF MUNICIPAL DISTRICTS

## Composition of Municipal Districts

Details of the settlements in each Municipal District included in Volumes Three, Four and Five of this County Development Plan are set out below:

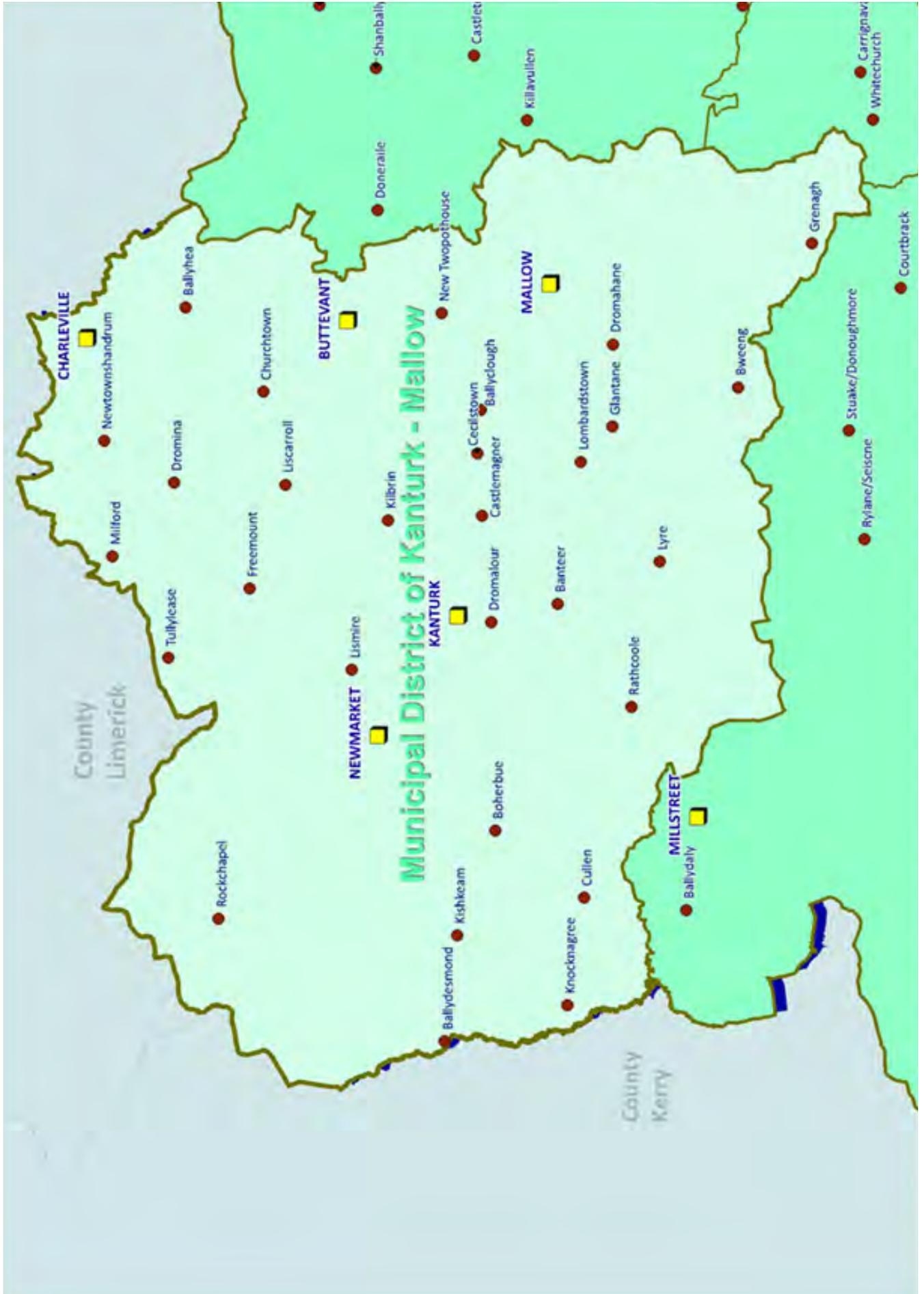
Volume Three North Cork: Fermoy and Kanturk-Mallow Municipal Districts:

Fermoy Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Fermoy
2.		Mitchelstown
3.	Key Villages	Rathcormack
4.		Ballyhooly
5.		Castlelyons/ Bridebridge
6.		Castletownroche
7.		Conna
8.		Doneraile
9.		Glanworth
10.		Glenville
11.		Kildorrery
12.		Kilworth
13.	Villages	Ballynoe
14.		Bartlemy
15.		Clondulane
16.		Killavullen
17.		Shanballymore
18.		Coolagown

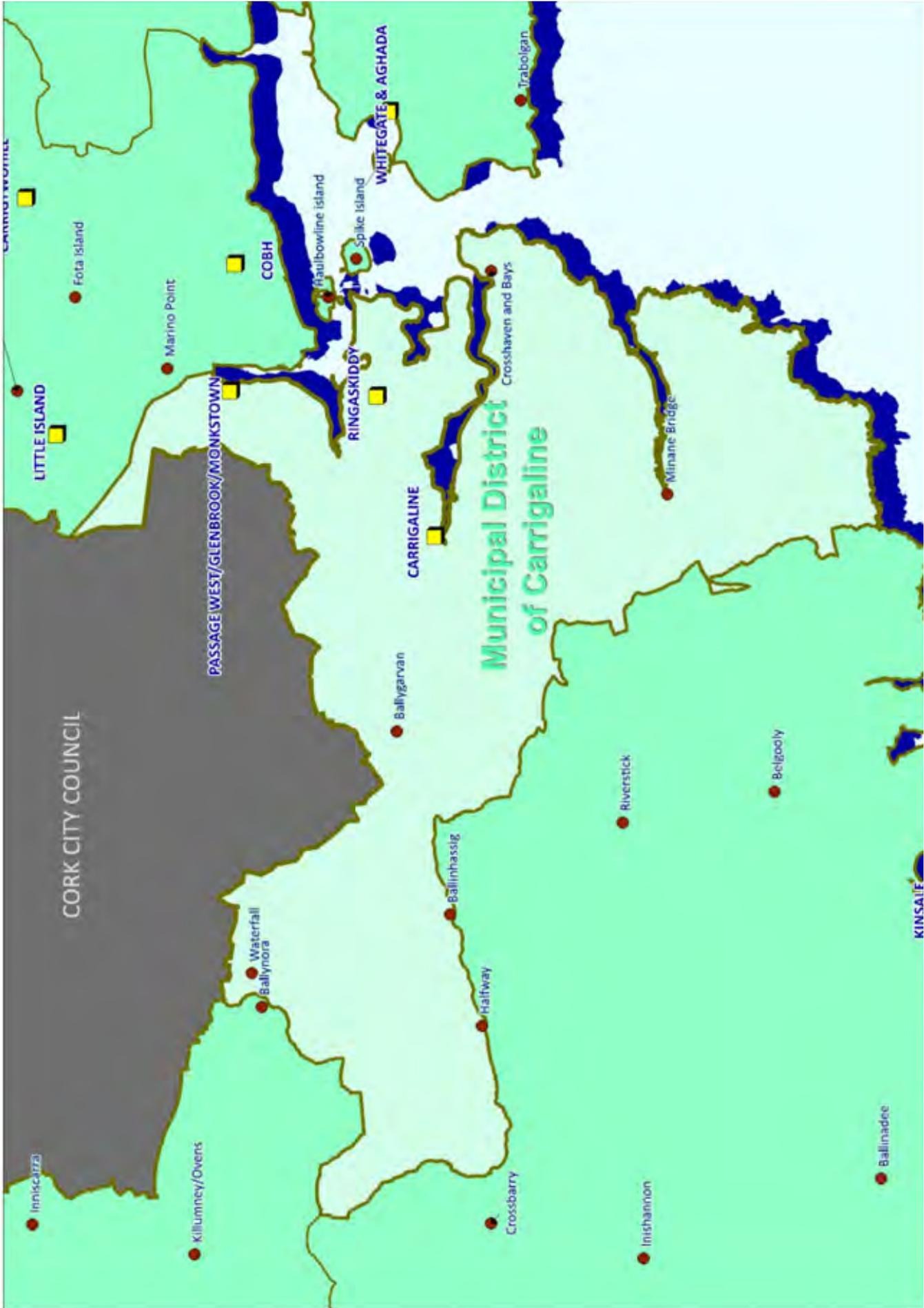


Kanturk Mallow Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Buttevant
2.		Charleville
3.		Kanturk
4.		Mallow
5.		Newmarket
6.	Key Villages	Ballydesmond
7.		Banteer
8.		Boherbue
9.		Churchtown
10.		Dromahane
11.		Dromina
12.		Grenagh
13.		Knocknagree
14.		Milford
15.		Newtownshandrum
16.	Villages	Ballyclough
17.		Ballyhea
18.		Bweeng
19.		Castlemagner
20.		Cecilstown
21.		Cullen
22.		Freemount
23.		Glantane
24.		Kilbrin
25.		Kiskeam
26.		Liscarroll
27.		Lismire
28.		Lombardstown
29.		Lyre
30.		New Twopothouse

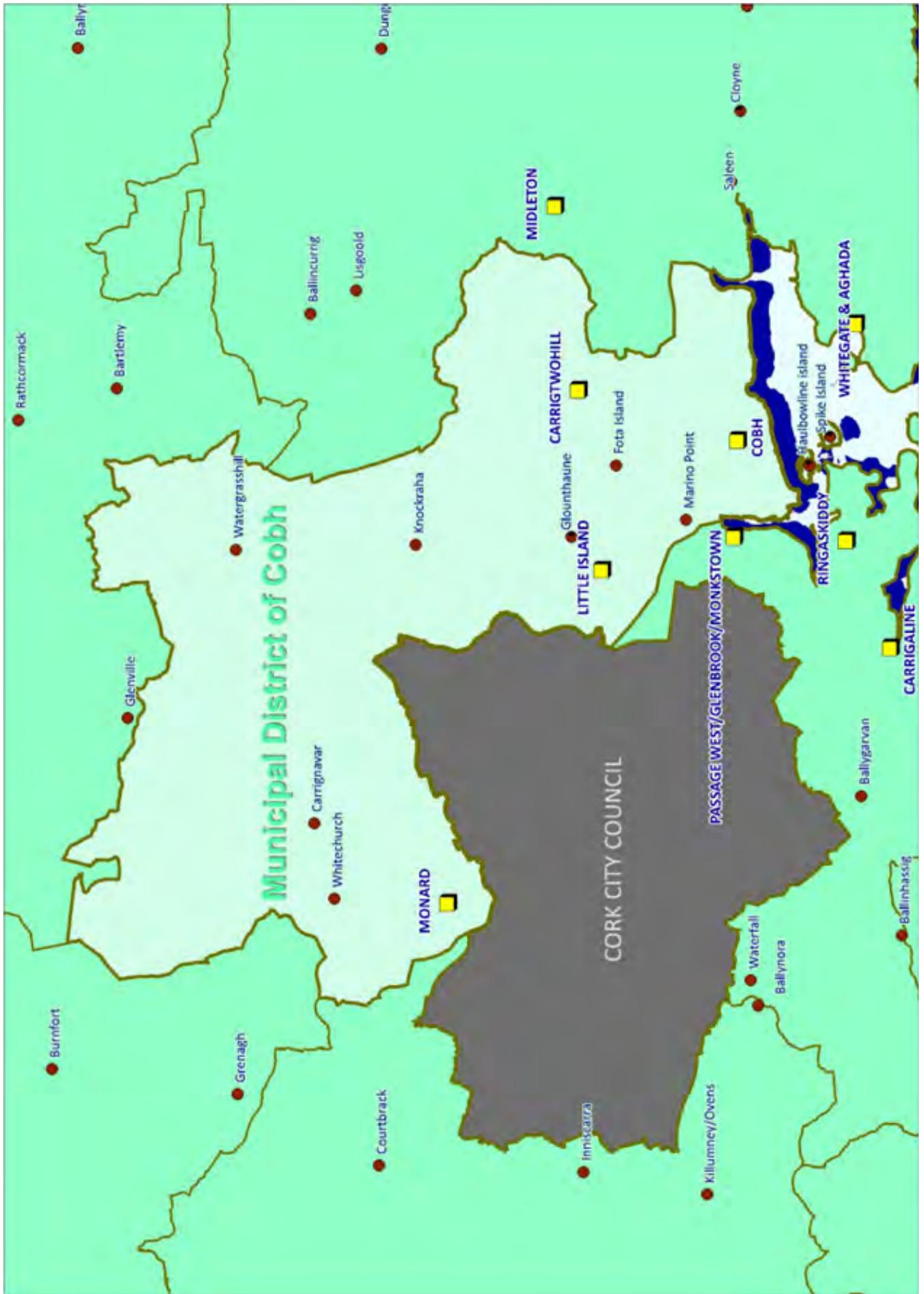
Kanturk Mallow Municipal District		
	Settlement Type	Settlement Name
31.		Rathcoole
32.		Rockchapel
33.		Tullylease
34.	Other Locations	Dromalour



Carrigaline Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Carrigaline
2.		Passage West / Glenbrook / Monkstown
3.	Strategic Employment Location	Ringaskiddy
4.	Key Villages	Crosshaven and Bays
5.	Villages	Ballinhassig
6.		Ballygarvan
7.		Halfway
8.		Minane Bridge
9.		Waterfall



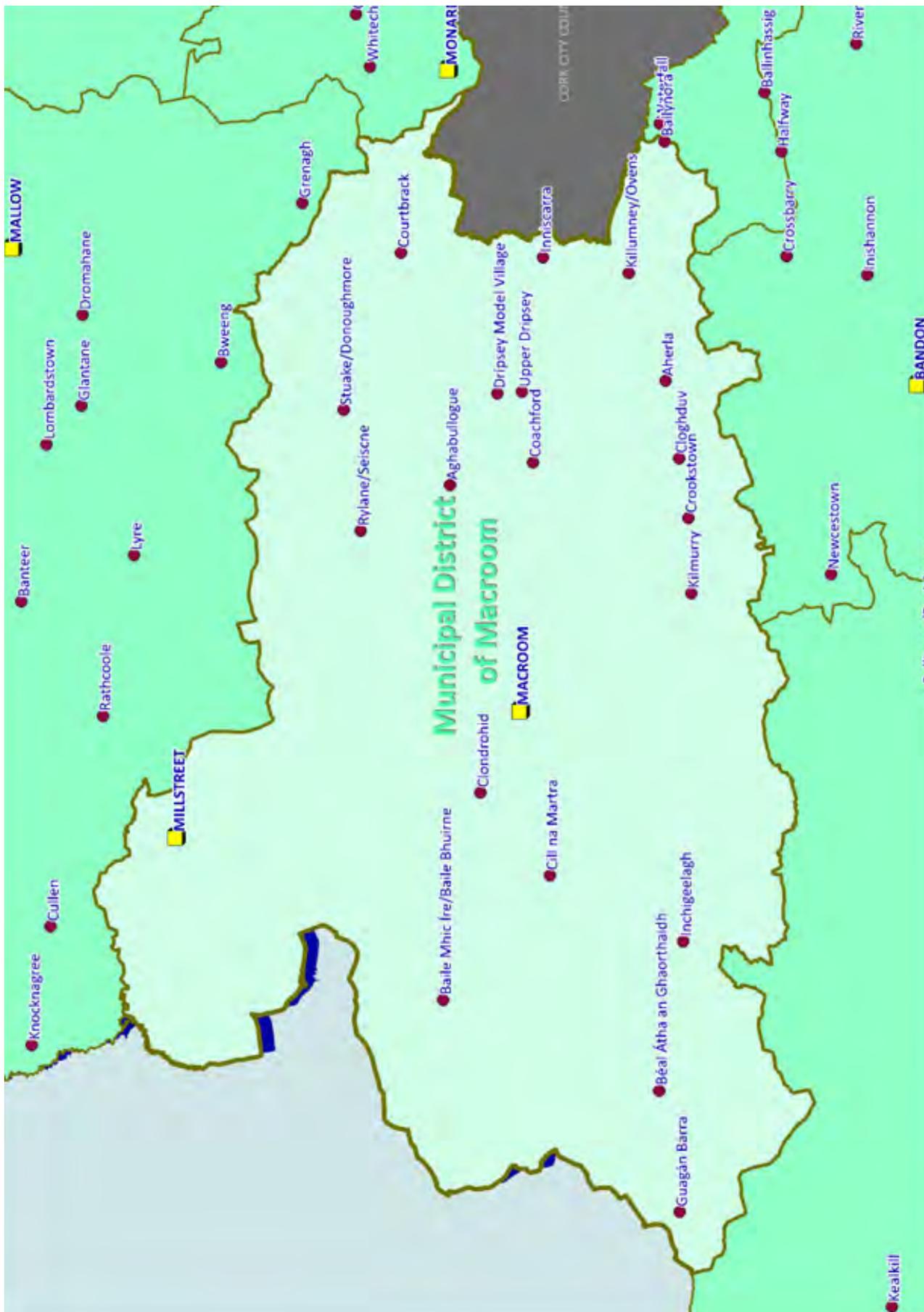
Cobh Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Carrigtwohill
2.		Cobh
3.		Little Island
4.		Monard
5.	Key Villages	Carrignavar
6.		Glounthaune
7.		Watergrasshill
8.	Specialist Employment Centre	Marino Point
9.	Villages	Knockraha
10.		Whitechurch
11.	Other Locations	Fota Island
12.		Haulbowline Island
13.		Spike Island



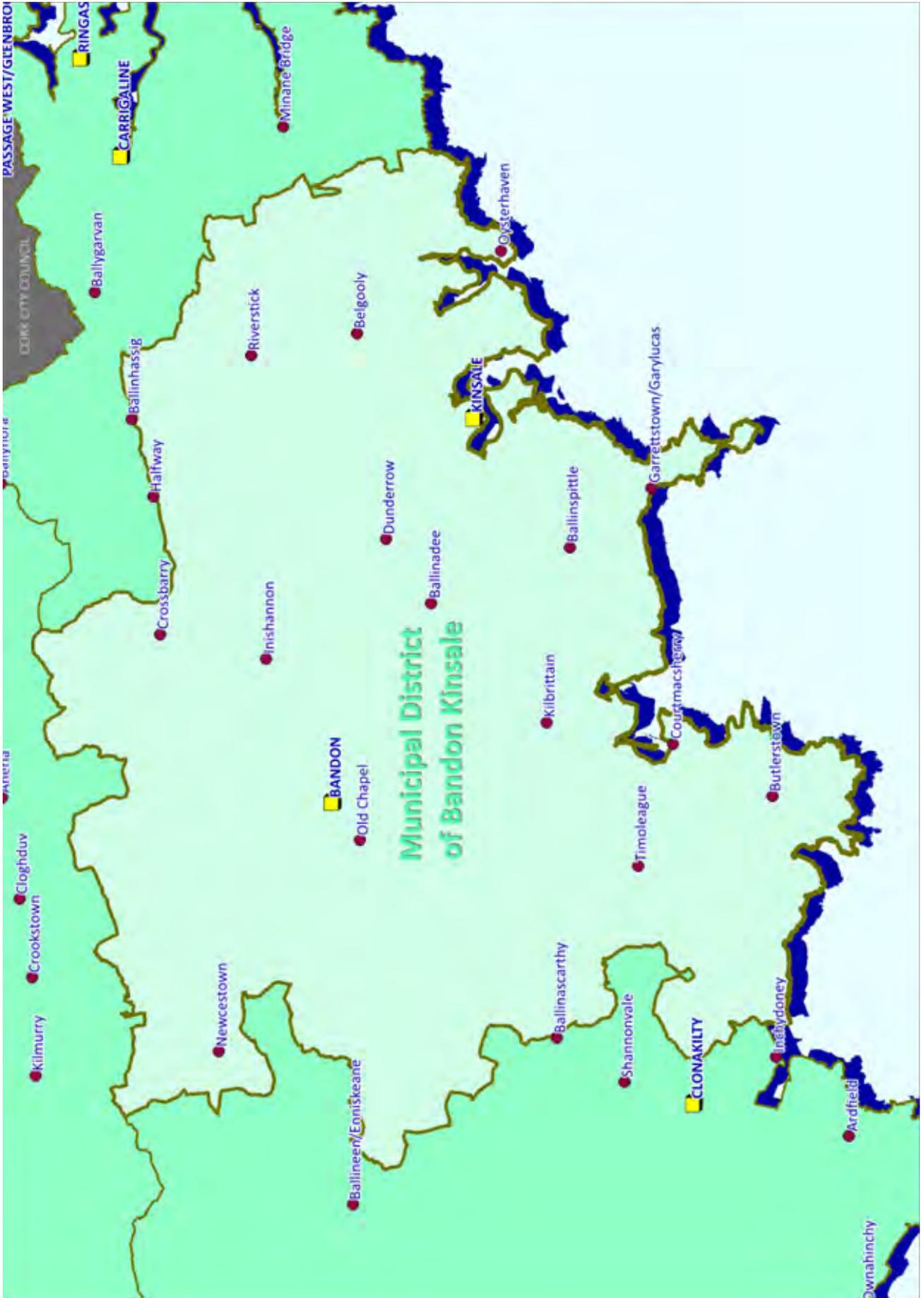
East Cork Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Midleton
2.		Youghal
3.	Key Villages	Castlemartyr
4.		Cloyne
5.		Whitegate and Aghada
6.		Killeagh
7.	Villages	Ballincurrig
8.		Ballycotton
9.		Ballymacoda
10.		Dungourney
11.		Ladysbridge
12.		Lisgoold
13.		Mogeely
14.		Saleen
15.		Shanagarry/ Garryvoe
16.	Other Locations	Barnabrow/ Ballymaloe
17.		Redbarn
18.		Trabolgan



Macroom Municipal District		
	Settlement Type	Settlement Name
1.	Main Town	Macroom
2.		Millstreet
3.	Key Villages	Killumney/ Ovens
4.		Béal Átha an Ghaorthaidh
5.		Baile Mhic Íre / Baile Bhuirne
6.		Coachford
7.	Villages	Aghabullogue
8.		Aherla
9.		Ballynora
10.		Cloghduv
11.		Clondrohid
12.		Courtbrack
13.		Crookstown
14.		Inchigeelagh
15.		Kilmurry
16.		Cill na Martra
17.		Model Village Dripsey
18.		Rylane/ Seiscne
19.		Stuake/ Donoughmore
20.		Upper Dripsey
21.		Guagán Barra
22.		Inniscarra



Bandon Kinsale Municipal District			
	Settlement Type	Settlement Name	
1.	Main Towns	Bandon	
2.		Kinsale	
3.	Key Villages	Ballinspittle	
4.		Belgooly	
5.		Courtmacsherry	
6.		Inishannon	
7.		Riverstick	
8.		Timoleague	
9.		Villages	Ballinadee
10.	Ballinhassig		
11.	Butlerstown		
12.	Crossbarry		
13.	Dunderrow		
14.	Kilbrittain		
15.	Newcestown		
16.	Old Chapel		
17.	Other Locations	Garrettstown/Garrylucas	
18.		Oysterhaven	



West Cork Municipal District		
	Settlement Type	Settlement Name
1.	Main Towns	Bantry
2.		Castletownbere
3.		Clonakilty
4.		Dunmanway
5.		Schull
6.		Skibbereen
<b>Key Villages</b>		
7.	Key Villages	Ballineen-Enniskeane
8.		Ballydehob
9.		Baltimore
10.		Drimoleague
11.		Durrus
12.		Glengarriff
13.		Leap
14.		Rosscarbery
15.		Union Hall
<b>Islands</b>		
16.	Islands	Bere Island
17.		Dursey Island
18.		Heir Island
19.		Long Island
20.		Cléire
21.		Sherkin Island
22.		Whiddy Island
<b>Villages</b>		
23.	Villages	Ahakista
24.		Allihies
25.		Ardfield
26.		Ardgroom
27.		Ballinascarthy
28.		Ballylickey
29.		Castletownshend
30.		Crookhaven
31.		Drinagh
32.		Eyeries

West Cork Municipal District		
	Settlement Type	Settlement Name
33.		Glandore
34.		Goleen
35.		Kealkill
36.		Kilcrohane
37.		Shannonvale
38.	Other Locations	Barleycove
39.		Inchydoney
40.		Ownahinchy
41.		Tragumna





# APPENDIX I

SETTLEMENTS WHICH ARE  
NO LONGER PART OF THE  
SETTLEMENT NETWORK

The following settlements are no longer part of the Settlement Network of the County Development Plan.

Name of Settlement	Municipal District 2022	Municipal District LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Ballydaly	Macroom	Kanturk Mallow	Village	Yes
Abbeystowry	West Cork	West Cork	Village Nucleus	Yes
Adrigole	West Cork	West Cork	Village Nucleus	Yes
Aghern	Fermoy	Fermoy	Village Nucleus	Yes
Aghyohil	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Araglin	Fermoy	Fermoy	Village Nucleus	Yes
Ardnegeehy Beg	West Cork	West Cork	Other Location	Yes
Aubane	Macroom	Kanturk Mallow	Village Nucleus	Yes
Ballinacurra/Brinny	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Ballinagree	Macroom	Blarney Macroom	Village Nucleus	Yes
Ballindangan	Fermoy	Fermoy	Village	Yes
Ballinglanna	Bandon Kinsale	West Cork	Other Location	No
Ballingurteen	West Cork	West Cork	Village	Yes
Ballinrostig	East Cork	East Cork	Village Nucleus	Yes
Ballintotis	East Cork	East Cork	Village Nucleus	Yes
Ballyfeard	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Ballygiblin	Fermoy	Fermoy	Village Nucleus	Yes
Ballyhass	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Ballyheada	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Ballymackibbot	East Cork	East Cork	Village Nucleus	Yes
Ballymartle	Bandon Kinsale	Bandon Kinsale	Other Location	No
Ballymore/ Walterstown	Cobh	Cobh	Village Nucleus	Yes
Ballynacarriga	West Cork	West Cork	Village	Yes
Barrels Cross	Bandon Kinsale	Bandon Kinsale	Other Location	No
Bealnablaith	Macroom	Blarney Macroom	Other Location	No
Bealnamorive	Macroom	Blarney Macroom	Village Nucleus	Yes
Belvelly	Cobh	Cobh	Other Location	No
Berrings	Macroom	Blarney Macroom	Village Nucleus	Yes
Bottlehill	Cobh	Cobh	Other Location	Yes
Browns mills	Bandon Kinsale	Bandon Kinsale	Other Location	No
Burnfort	Kanturk Mallow	Kanturk Mallow	Village	Yes
Caheragh	West Cork	West Cork	Village Nucleus	Yes
Caherlag	Cobh	Cobh	Village Nucleus	Yes

Name of Settlement	Municipal District 2022	Municipal District LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Canovee	Macroom	Blarney Macroom	Village Nucleus	Yes
Carrigadrohid / Killinardish	Macroom	Blarney Macroom	Village Nucleus	Yes
Carrigaloe	Cobh	Cobh	Other Location	No
Carriganass	East Cork	East Cork	Other Location	No
Carriganimmy	Macroom	Blarney Macroom	Village Nucleus	Yes
Castletownkenneigh	West Cork	West Cork	Village	Yes
Church Cross	West Cork	West Cork	Village Nucleus	Yes
Churchtown South	East Cork	East Cork	Village	Yes
Clogagh	Bandon Kinsale	West Cork	Village	Yes
Cloghboola	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
An Chlochbhuaile (Cloghboola)	Macroom	Kanturk Mallow	Village Nucleus	Yes
Cloghroe	Macroom	Blarney Macroom	Village Nucleus	Yes
Clonmult	East Cork	East Cork	Village Nucleus	Yes
Connonagh	West Cork	West Cork	Village Nucleus	Yes
Cúil Aodha (Coolea)	Macroom	Blarney Macroom	Village Nucleus	Yes
Coomhola	West Cork	West Cork	Village Nucleus	Yes
Coppeen	West Cork	West Cork	Village	Yes
Crossmahon	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Curraghalla	Fermoy	Fermoy	Village Nucleus	Yes
Curraghbinny	Carrigaline	Carrigaline	Other Location	No
Curraglass	Fermoy	Fermoy	Village	Yes
Curraraigue	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Darkwood	West Cork	West Cork	Other Location	Yes
Derrinagree	Kanturk Mallow	Kanturk Mallow	Village	Yes
Dromagh/ Dromtariff	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Drombeg	West Cork	West Cork	Village Nucleus	Yes
Dromore	West Cork	West Cork	Village Nucleus	Yes
Farnanes	Macroom	Blarney Macroom	Village Nucleus	Yes
Farnivane	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Farran / Farran Lower	Macroom	Blarney Macroom	Other Location	No
Firmount	Macroom	Blarney Macroom	Village Nucleus	Yes
Fivemilebridge	Carrigaline	Bandon Kinsale	Village Nucleus	Yes
Fornaght	Macroom	Blarney Macroom	Village Nucleus	Yes
Gaggan	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes

Name of Settlement	Municipal District 2022	Municipal District LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Garryvoe Upper	East Cork	East Cork	Other Location	No
Glenahulla	Fermoy	Fermoy	Village	Yes
Gogganshill	Carrigaline	Bandon Kinsale	Other Location	No
Gortaroo (Gortroe)	East Cork	East Cork	Village Nucleus	Yes
Gortroe	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Grange	Fermoy	Fermoy	Village Nucleus	Yes
Gurrans	Bandon Kinsale	Blarney Macroom	Other Location	No
Gyleen	East Cork	East Cork	Other Location	No
Inch	East Cork	East Cork	Village Nucleus	Yes
Jagoe's Mill	Bandon Kinsale	Bandon Kinsale	Other Location	No
Johnstown	Macroom	West Cork	Village Nucleus	Yes
Kilbarry	Macroom	Blarney Macroom	Village Nucleus	Yes
Kilcoe	West Cork	West Cork	Village Nucleus	Yes
Kilcolman	Bandon Kinsale	Bandon Kinsale	Other Location	No
Kilcorney	Kanturk Mallow	Kanturk Mallow	Village	Yes
Kildinan (The Pound)	Fermoy	Fermoy	Village Nucleus	Yes
Killeady	Carrigaline	Bandon Kinsale	Other Location	No
Kilmacsimon Quay	Bandon Kinsale	Bandon Kinsale	Other Location	No
Kilmichael	Macroom	West Cork	Village	Yes
Knockaclarig	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Knockadoon	East Cork	East Cork	Other Location	No
Knockanevin	Fermoy	Fermoy	Village Nucleus	Yes
Knockavilla/Old Chapel Cross	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Laharn Crossroads	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Leamlara	East Cork	East Cork	Village Nucleus	Yes
Lisbealad	West Cork	West Cork	Other Location	Yes
Lisgriffin	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Lislebane	Bandon Kinsale	West Cork	Village Nucleus	Yes
Lissarda	Macroom	Blarney Macroom	Village Nucleus	Yes
Lissavard	West Cork	West Cork	Village	Yes
Lower Dripsey	Macroom	Blarney Macroom	Village Nucleus	Yes
Lowertown	West Cork	West Cork	Village Nucleus	Yes
Lyre	West Cork	West Cork	Village Nucleus	Yes
Matehy	Macroom	Blarney Macroom	Village Nucleus	Yes

Name of Settlement	Municipal District 2022	Municipal District LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Meelin	Kanturk Mallow	Kanturk Mallow	Village	Yes
Mount Uniacke	East Cork	East Cork	Village Nucleus	Yes
Mourneabbey	Kanturk Mallow	Kanturk Mallow	Village Nucleus	No
Murreagh	West Cork	Macroom	Village Nucleus	Yes
Nad	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
New Tipperary	Macroom	Blarney Macroom	Village Nucleus	Yes
Nohoval	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Old Twopothouse (Hazelwood)	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Pearson's Bridge	West Cork	West Cork	Village Nucleus	Yes
Poundlick	West Cork	West Cork	Other Location	Yes
Rathbarry (Castlefrecke)	West Cork	West Cork	Village	Yes
Rathduff	Kanturk Mallow	Cobh	Village Nucleus	Yes
Rathmore	West Cork	West Cork	Village Nucleus	Yes
Réidh na nDoirí (Reananerree)	Macroom	Blarney Macroom	Village Nucleus	Yes
Reenascreena	West Cork	West Cork	Village	Yes
Ring	Bandon Kinsale	West Cork	Village	Yes
Roberts Cove	Carrigaline	Bandon Kinsale	Other Location	No
Roche's Point	East Cork	East Cork	Other Location	No
Rockmills	Fermoy	Fermoy	Village Nucleus	Yes
Rossmackowen/ Waterfall	West Cork	West Cork	Village Nucleus	Yes
Rossmore	West Cork	West Cork	Village	Yes
Rusheen	Macroom	Blarney Macroom	Village Nucleus	Yes
Sally's Cross	Kanturk Mallow	Kanturk Mallow	Other Location	Yes
Sandycove	Bandon Kinsale	Bandon Kinsale	Other Location	No
Srelane Cross	Macroom	Blarney Macroom	Other Location	No
Taur	Kanturk Mallow	Kanturk Mallow	Village Nucleus	Yes
Teerelton	Macroom	West Cork	Village	Yes
Templemichael	Cobh	Cobh	Other Location	Yes
Tinkers Cross	Bandon Kinsale	Bandon Kinsale	Village Nucleus	Yes
Togher	West Cork	West Cork	Village Nucleus	Yes
Tooms	Macroom	Blarney Macroom	Village Nucleus	Yes
Toon Bridge	Macroom	Blarney Macroom	Village Nucleus	Yes

Name of Settlement	Municipal District 2022	Municipal District LAP in 2017	Settlement Type in 2017 LAP	Development Boundary in 2017 LAP?
Toormore	West Cork	West Cork	Village Nucleus	Yes
Tracton	Carrigaline	Bandon Kinsale	Other Location	No
Upton	Bandon Kinsale	Blarney Macroom	Village Nucleus	Yes
Urhan	West Cork	West Cork	Village Nucleus	Yes





Comhairle Contae Chorcaí  

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