



VOLUME THREE NORTH CORK

3

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 25TH April 2022.**

The Plan came into effect on 6TH June 2022.



Comhairle Contae Chorcaí

Cork County Council

[CLICK NAME TO GO DIRECT TO SECTION](#)

VOLUME THREE NORTH CORK- FERMOY AND KANTURK -MALLOW MUNICIPAL DISTRICTS		
Settlement Type	Fermoy MD	Kanturk Mallow MD
Main Towns	<u>Fermoy</u>	<u>Mallow</u>
	<u>Mitchelstown</u>	<u>Charleville</u>
		<u>Kanturk</u>
		<u>Buttevant</u>
		<u>Newmarket</u>
Key Villages	<u>Rathcormack</u>	<u>Ballydesmond</u>
	<u>Ballyhooly</u>	<u>Banteer</u>
	<u>Castlelyons/ Bridebridge</u>	<u>Boherbue</u>
	<u>Castletownroche</u>	<u>Churchtown</u>
	<u>Conna</u>	<u>Dromahane</u>
	<u>Doneraile</u>	<u>Dromina</u>
	<u>Glanworth</u>	<u>Grenagh</u>
	<u>Glenville</u>	<u>Knocknagree</u>
	<u>Kildorrery</u>	<u>Milford</u>
	<u>Kilworth</u>	<u>Newtownshandrum</u>
	Villages	<u>Ballynoe</u>
<u>Bartlemy</u>		<u>Ballyhea</u>
<u>Clondulane</u>		<u>Bweeng</u>

[CLICK NAME TO GO DIRECT TO SECTION](#)

VOLUME THREE NORTH CORK- FERMOY AND KANTURK -MALLOW MUNICIPAL DISTRICTS		
Settlement Type	Fermoy MD	Kanturk Mallow MD
	<u>Killavullen</u>	<u>Castlemagner</u>
	<u>Shanballymore</u>	<u>Cecilstown</u>
	<u>Coolagown</u>	<u>Cullen</u>
		<u>Freemount</u>
		<u>Glantane</u>
		<u>Kilbrin</u>
		<u>Kiskeam</u>
		<u>Liscarroll</u>
		<u>Lismire</u>
		<u>Lombardstown</u>
		<u>Lyre</u>
		<u>New Twopothouse</u>
		<u>Rathcoole</u>
		<u>Rockchapel</u>
		<u>Tullylease</u>
Other Locations		<u>Dromalour</u>

CHAPTER 1
FERMOY
MUNICIPAL
DISTRICT

STREETS NEW TECH CON



Contents

1.1	Municipal District Overview	10
1.2	Municipal District Profile	11
1.3	Main Towns	15
1.4	Fermoy	15
1.5	Mitchelstown	30
1.6	Key Villages	42
1.7	Rathcormack	43
1.8	Ballyhooly	49
1.9	Castlelyons / Bridebridge	53
1.10	Castletownroche	58
1.11	Conna	62
1.12	Doneraile	66
1.13	Glanworth	71
1.14	Glenville	75
1.15	Kildorrery	79
1.16	Kilworth	83
1.17	Villages	87
1.18	Ballynoe	88
1.19	Bartlemy	90
1.20	Clondulane	92
1.21	Killavullen	94
1.22	Shanballymore	96
1.23	Coolagown	98

1.1 Municipal District Overview

- 1.1.1 This section of the Plan sets out the specific policies and objectives for the Fermoy Municipal District. When adopted it will replace the Fermoy Municipal District Local Area Plan 2017 and the Fermoy Town Development Plan 2009.
- 1.1.2 The Fermoy Municipal District straddles two Strategic Planning Areas. Fermoy, its hinterland, and the area to the south of Fermoy are located within the Greater Cork Ring Strategic Planning Area. Mitchelstown and the northern part of the Municipal District are located within the North Cork Strategic Planning Area.
- 1.1.3 The Fermoy Municipal District is located in the North East of the County and in 2016 the population of the area stood at 36,406. This population is spread across a network of settlements include two main towns – Fermoy and Mitchelstown, ten key villages, six villages and the open countryside. Outside the main towns the district is largely rural / agricultural in character. Approximately 67% of the Municipal District population reside in a rural household (i.e. located in the open countryside or within the smaller settlements which have a population less than 1,500 persons.)
- 1.1.4 Fermoy is the largest town in the Municipal District with a 2016 population of 6,585 persons, followed by Mitchelstown with a population of 3,740. Both towns have important employment and service roles for their wider hinterlands.
- 1.1.5 The Fermoy Municipal District boasts a rich diversity of built heritage, both architectural and archaeological, across its rural and urban landscapes. These important links to the past give the district its unique sense of place and identity. Each settlement chapter of this plan refers the unique aspects of a settlement's built, archaeological, and natural heritage where relevant.

Table 3.1.1: Distribution of Population within the Fermoy Municipal District

	Settlement	Population 2016	% of MD
Towns	Fermoy (6,585), Mitchelstown (3,740)	10,325	28%
Key Villages	Rathcormack (1,762), Ballyhooly (475), Castlelyons/Bridebridge (374), Castletownroche (454), Conna, (526), Doneraile (780), Glanworth (603), Glenville (531), Kildorrery (357), Kilworth (1,055)	6,917	19%
Villages	Ballynoe (176), Bartlemy (86), Clondulane (454), Killavullen (330), Shanballymore (73), Coolagown	1,119	3%
Rural Areas		18,406	50%
Total Population		36,406	100%

Village and Rural population are estimated figures

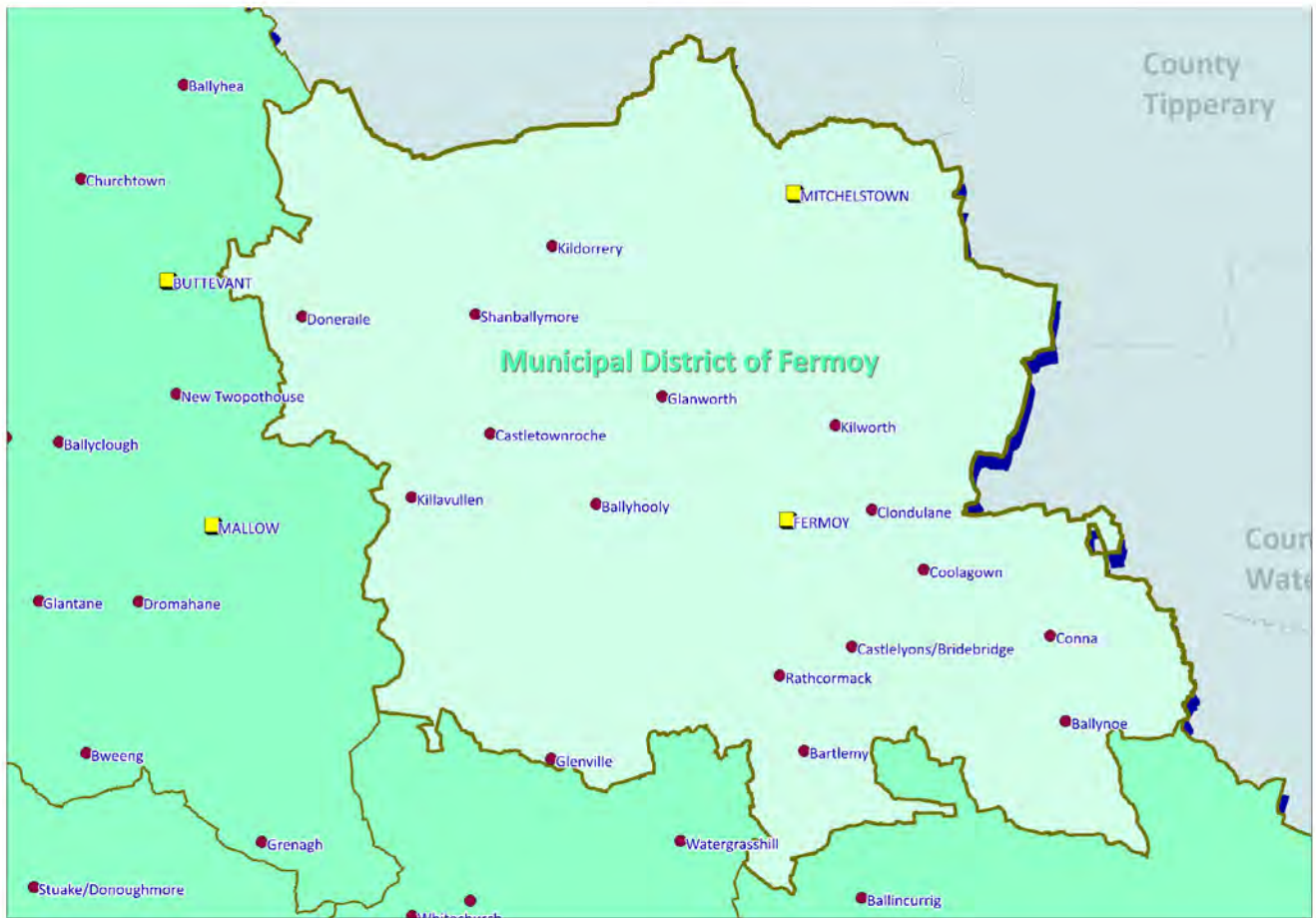
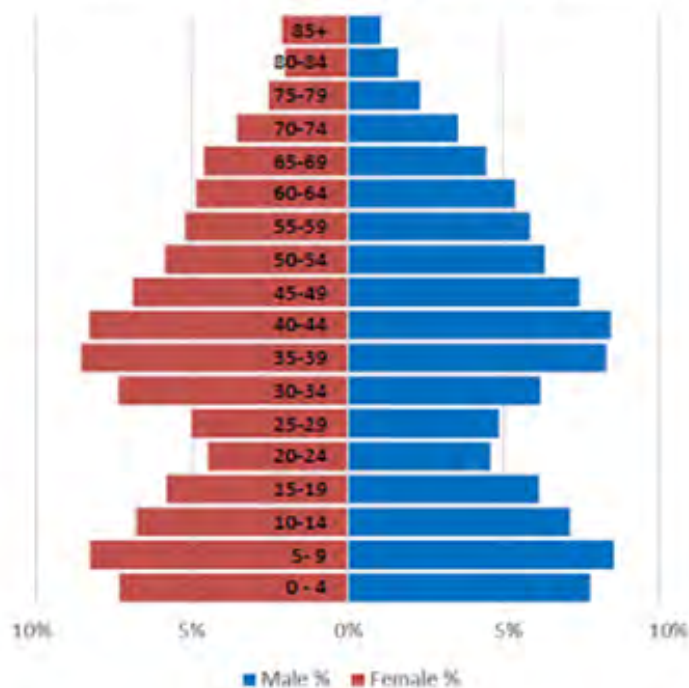


Figure 3.1.1 Fermoy Municipal District

1.2 Municipal District Profile

The following information is based on analysis of 2011 and 2016 census data.

Population by Gender and Age Group (2016)



Population

2016 Population 36,406

Change 2011-2016 ↑ 4%

↑ 1,517 people

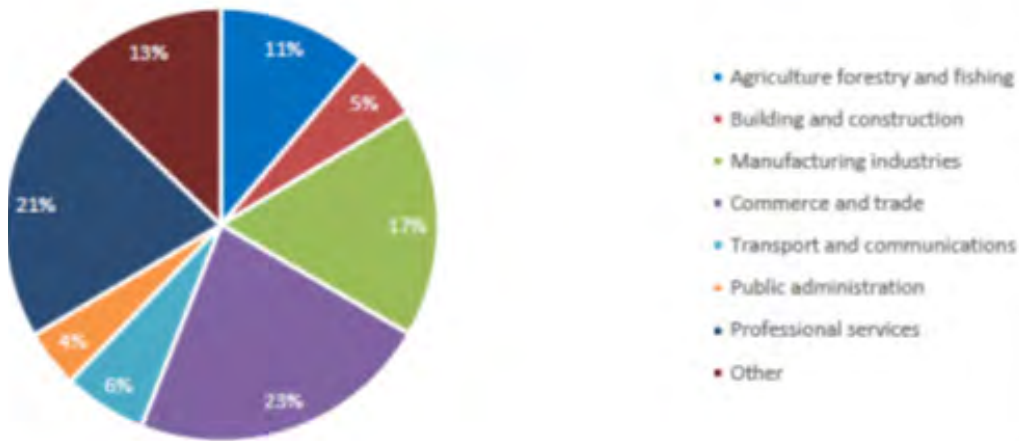
↑ Elderly age cohorts, so increasing age dependency.

High average age 37 years

Urban Rural Split 33%:67%

Population density declines sharply outside of settlements.

Occupation by Industry (2016)



Employment

Change in unemployment 2011-2016	↓ 35%
Employment	↑ 10%
Decline in Agriculture, Forestry and Fishing sector	↓ 1.4%
Growth in Manufacturing Industries	↑ 1.4%

Housing Stock

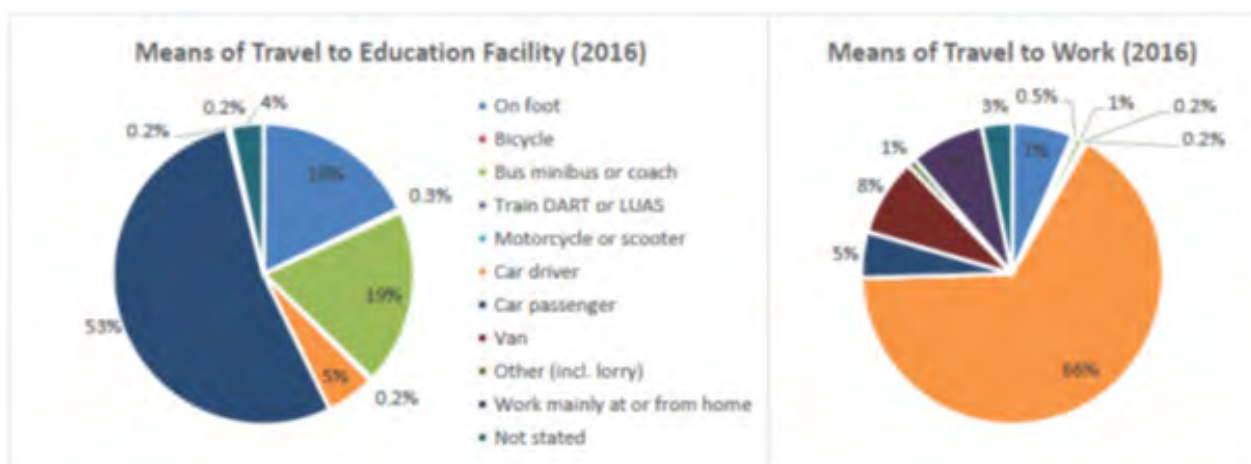
Houses: 94.7%	Apartments: 3.5%
Vacancy Rate: 10%	↓ 5% since 2011
Privately owned property 72%	Rented Property 14%
	Social Housing 9%

	2011	2016
Social Housing	8%	9%
Rented (Privately)	14%	14%
Owner Occupied (All)	75%	72%

Transport

Average Commute time in 2016 27 minutes. Up 1 minute since 2011.

78% of Households have one or two vehicles.



Wastewater Services

1.2.2 Table 3.1.2 below outlines the current water and wastewater infrastructure status of settlements across the network. There are upgrades required in the towns and villages as can be seen in the table.

Table 3.1.2. Fermoy Municipal District Proposed Scale of Development			
Settlement Name	Scale of development 2022	Drinking Water Status – February 2021 Assessment	Wastewater Status – February 2021 Assessment
Main Towns (2)			
Fermoy	675	Green	Green
Mitchelstown	357	Orange	Red
<i>Total Main Towns</i>	1,032		
Key Villages (10)			
<i>Rathcormack</i>	146	Green	Orange
<i>Ballyhooly</i>	30	Red	Orange
<i>Castlelyons/ Bridebridge</i>	27	Green	Green
<i>Castletownroche</i>	40	Green	Orange
<i>Conna</i>	20	Green	Orange
<i>Doneraile</i>	89	Green	Green
<i>Glanworth</i>	50	Light Green	Red
<i>Glenville</i>	10	Green	Red
<i>Kildorrery</i>	25	Green	Green
<i>Kilworth</i>	30	Orange	Green
<i>Total Key Villages</i>	467		
Villages (6)			
Ballynoe	9	Green	Green
Bartlemy	10	Green	Green
Clondulane	10	Green	Orange
Killavullen	15	Green	Light Green
Shanballymore	10	Green	Green
Coolagown	5	Green	Red
<i>Total Villages</i>	59		
<i>Overall total</i>	1,558		
Water Services Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		

Note: (1) There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
 (2) Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.
 (3) Some WWTP currently are not compliant with Waste Water Discharge Licence emission limit values but are capable of achieving at least UWW standards. This applies to the following settlements – Mitchelstown, Rathcormack, Conna, Ballyhooly, Castletownroche, Clondulane, Castlelyons.

Municipal District Wide Matters

Water Quality Issues affecting the River Blackwater SAC

- 1.2.3 One of the key attributes of the Fermoy Municipal District is the River Blackwater. This river is designated as a Special Area of Conservation under the Habitats Directive. To the east of Fermoy, the river floods in the winter period. The flooded fields are an important wintering habitat for wetland birds and this area is also designated as a Special Protection Area (Blackwater Callow SPA).
- 1.2.4 The River Blackwater Special Area of Conservation incorporates the main channel of the Blackwater and its tributaries. It is designated for the protection of a diverse range of freshwater, woodland and coastal habitats and their associated species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation. In practical terms the status of the site, and conservation objectives for it, means that significant improvements are required to water quality within the catchment to meet stringent water quality standards.
- 1.2.5 This Development Plan proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. Within the Fermoy Municipal District, the vast majority of the settlements lie within the Catchment and significant development is proposed to realise the growth strategy for the area. Improvements to waste water discharges are required in the Fermoy Municipal District to protect the Freshwater Pearl Mussel.
- 1.2.6 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.
- 1.2.7 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.
- 1.2.8 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 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 this Volume. See also the Natura Impact Report as set out in **Volume Six** of this Plan.

1.3 Main Towns

- 1.3.1 This section of the Plan sets out the key planning considerations and the main objectives for the development of the main towns of the Fermoy Municipal District.

1.4 Fermoy

Vision

- 1.4.1 The vision for Fermoy over the lifetime of this plan is to increase the population of the town in line with the targets established in the Core Strategy chapter; optimise employment opportunities having regard to the location of the town adjacent to the M8; manage development in order to support the strengthening and rejuvenation of the retail function of the town; ensure all new development respects the significant built heritage of the town and its setting on the River Blackwater, and to deliver an enhanced natural and built environment and range of facilities to make the town a more attractive place to live.

Local Context

- 1.4.2 Fermoy, a market town which evolved at a historic bridging point over the River Blackwater, is a moderately sized town of 6,585 persons, located 37 Km north of Cork City. The M8 motorway defines the limits of the town to the east while the N72 national route traverses the town from east to west and provides good road links to counties Kerry and Waterford.
- 1.4.3 Despite strong residential growth, commercial/retail /employment related growth has not proceeded at a rate that may have been expected. Key challenges for the future include securing new employment and commercial development within the town as a platform for population growth and to increase the daytime working population of the town to support additional retail and service development in the town centre. Achieving a reduction in the proportion of commuting is also a challenge in this context. The town has excellent access to the national road network, particularly through its proximity to the M8, which coupled with a good range of schools, community facilities and amenities makes it both a convenient and attractive employment and residential location.
- 1.4.4 Development in the town will require additional investment in upgrading the water services infrastructure and pedestrian and cycle facilities to achieve good connectivity with the rest of the town and existing social and community services. Additional housing development will also need to be matched with the delivery of additional community facilities.
- 1.4.5 The River Blackwater which flows through the town is a Special Area of Conservation and its banks form an area of floodplain within the town. Ensuring the protection of water quality while managing the continued development of the town, is an important consideration.
- 1.4.6 The sloping valley sides contribute to the setting of the town and form part of an area designated as a high value landscape in this plan. The principal roads approaching the town from the north, west and east are part of the county's network of scenic routes designated in the plan.

Planning Considerations and Proposals

Population and Housing

- 1.4.7 Fermoy has seen continuous growth in recent years based on CSO figures and has benefited from new residential developments. This Plan provides for the town to grow to 8,351 persons by 2028 representing growth of 1,766 people on Census 2016 figures (6,585). In order to accommodate this level of population growth, an additional 675 housing units will be required. Approximately 395 of these can be provided as compact growth within 800 metres of the town centre.
- 1.4.8 In Fermoy, approximately 395 units, can readily be provided within the existing built footprint of the town using infill sites, opportunity sites, reuse of vacant stock, green field sites, and upper floors of shops etc. This form of development is highly desirable in terms of supporting existing communities and maintaining the vitality of the town centre area. Such development can usually also benefit from proximity to existing services and community facilities. The remaining 280 units can be achieved with tier 1 and tier 2 green field sites zoned for residential purposes. Within Fermoy provision has been made for a residential land supply of 26.2 ha (including additional provision), to cater for this level of housing provision and growth.
- 1.4.9 The plan makes provision for a range of housing types. There is strong demand for one off rural dwelling throughout the hinterland of the town and going forward some of this demand can be catered for within the town itself.

Table 3.1.3 Fermoy Population and Housing Supply

	Population and Housing Requirement			Housing Supply Units	
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites
Fermoy	6,585	8,351	675	675	140

Table 3.1.4 Fermoy Population 2006-2028

Name	Census 2006	Census 2011	Census 2016	Population Target to 2028
Fermoy	5,873	6,489	6,585	8,351

Placemaking

- 1.4.10 Fermoy has an attractive historic townscape and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations. Like many other county towns, it has seen its town centre increasingly dominated by car parking and traffic congestion, creating a less than optimum environment for pedestrians.
- 1.4.11 It is critical that new development within the town responds to Fermoy’s unique character by using a range of appropriate building typologies and designs to create a high-quality physical environment which is well connected to the existing town core. The planned expansion of Fermoy Town Centre will require a new structure of streets and spaces to connect successfully with the existing streets. Further placemaking guidance is given as part of **Chapter 3 Settlements and Placemaking** in **Volume One** of this Plan.
- 1.4.12 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities, and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment. The Architectural Conservation Areas and Protected Structures from the Fermoy Town Plan are included in this Plan – see **Volume Two** for further details.

Regeneration Sites

- 1.4.13 There are a number of regeneration sites in Fermoy suitable for redevelopment including:
- The former mart site east of the town centre,
 - A site fronting Court House Road opposite the Courthouse,
 - The Old Loreto Convent
 - The site comprising the former Fermoy railway station and railway yard. This site could also be combined with the Topaz Petrol Station and Fermoy Nissan site fronting onto Dublin Road to the East, giving a large development site, potentially suitable for a hotel, with frontage onto the Dublin Road (R639).
 - Former ESB premises on McCurtain Street.
 - Infill site on Bridget Street.

Table 3.1.5 Regeneration Sites in Fermoy

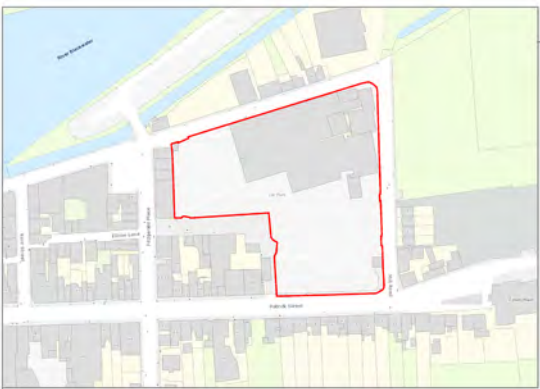
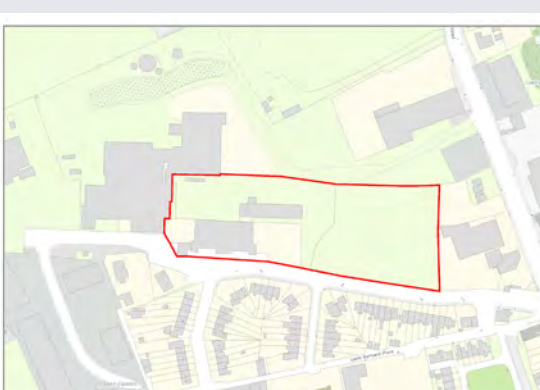
Map of Regeneration Area	Description
 <p>Aerial map showing a large rectangular area outlined in red, situated near a river and town center.</p>	<p>Former mart site FY-RA-01 Located close to the river in a flood risk area. Adjoins existing town centre. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY T-02 regarding objectives for this site.</p>
 <p>Aerial map showing a rectangular area outlined in red, fronting onto Courthouse Road.</p>	<p>Court House Road Opportunity site - FY-RA-02 Brownfield site located in flood risk area, fronting onto Courthouse Road. Adjoins a number of protected structures (including NIAH structures) and an Architectural Conservation Area. See zoning objective FY-T-03 regarding objectives for this site</p>
 <p>Aerial map showing a complex area outlined in red, including the old Loreto Convent, Chapel, and Presentation Convent buildings.</p>	<p>Loreto Convent Site FY-RA-03 The site comprises of the old Loreto Convent, Chapel, and the Presentation Convent buildings. The site is in close proximity to the town centre and has potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on the site.</p>
 <p>Aerial map showing a rectangular area outlined in red, comprising former railway buildings.</p>	<p>Former Railway Station and Yard: FY-RA-04 Site, comprising former railway buildings, with potential for sensitive redevelopment in a manner that respects its ACA status and the protected structures on site.</p>

Table 3.1.5 Regeneration Sites in Fermoy



Bridget Street FY-RA-05

Located on Bridget St which is accessed off Oliver Plunkett Hill and to the east of the rugby Club. Site would be suitable for sensitive infill residential development to reflect the character of the area.



ESB site FY-RA-06

On Mac Curtain Street the former ESB, (currently the location of the Men's Shed) has been identified as a potential opportunity site. Suitable for mixed-use infill development with ground floor retail and residential on upper levels.

Social and Community Facilities

- 1.4.14 There are five primary schools and three secondary schools in the town. A new 24 class primary school was constructed to the south of the town at Dun Eala, Duntahane which facilitated the relocation, in 2017, of Gaelscoil de hÍde from its constrained town centre site. In line with population growth, it will be necessary to prepare for an increase in demand for social infrastructure with specific regard to schools. This will require facilitating the expansion of existing education facilities at both primary and post-primary level. The Department of Education has identified that implementation of the population growth target for Fermoy will give rise to a potential primary classroom requirement of 5 classes (which would require the delivery of an 8-class primary school on 1.14ha).
- 1.4.15 Provision has been made within the residential zoning R-01 to allow for the construction of a 16-class school on the site on the basis that the site is close to existing residential development and an area targeted for future residential development. Schools are also acceptable within land use categories such as residential / town centre areas.
- 1.4.16 A public library, a town hall and a private nursing home are located in the town. There is a community hospital located near the town.
- 1.4.17 A number of areas were designated for various open space functions in the previous three plans and these are being retained in this plan with extensions made to two zonings to take into account local habitats of biodiversity value.
- 1.4.18 In addition to zoned land, there may be potential for other recreational activity associated with the River Blackwater, including the possibility of riverside walks. However, development of amenity walkways could have impacts on the Blackwater River Special Area of Conservation and Blackwater Callows Special Protection Area and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. Such walkways may only proceed where it can be shown that they will not have a significant negative impact on these sites. In particular, regard should be had to the protection of Otters and Otter breeding sites and resting places along the river and the prevention of disturbance to bird species.
- 1.4.19 Other services include courthouse, Garda station and fire station. Future population growth may require the expansion of some of these important services. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre.

Green Infrastructure

- 1.4.20 The existing population of the town is relatively well provided for in terms of sports facilities and recreational areas – particularly for formal recreation. The town has a good supply of private sports and recreational facilities including Rugby, Soccer and GAA facilities, a golf club, and a sports hall. An attractive town park contains a municipal swimming pool and a network of defined pathways including a riverside walk.
- 1.4.21 In general, Fermoy is well catered for in terms of Green Infrastructure. The figure 3.1.2 diagram below gives a better understanding of the Green Infrastructure within the town. For the purpose of this plan, the land zoned for open space has been divided into three types of Green Infrastructure; Green Recreational, Green Conservation and Green Active Areas (See **Chapter 18 Zoning and Land Use** for more details). The open space zoning objectives have been renamed to correspond to these new zonings.
- 1.4.22 There is a large network of open spaces within the settlement boundary, varying in different sizes, some containing waterbodies and supporting mature trees and habitats of ecological value. Mature trees and habitats of ecological value should be retained, and sensitively incorporated into proposed new development in these areas. At local scale, Fermoy contains a number of parks, waterbodies, woodlands and farmlands.

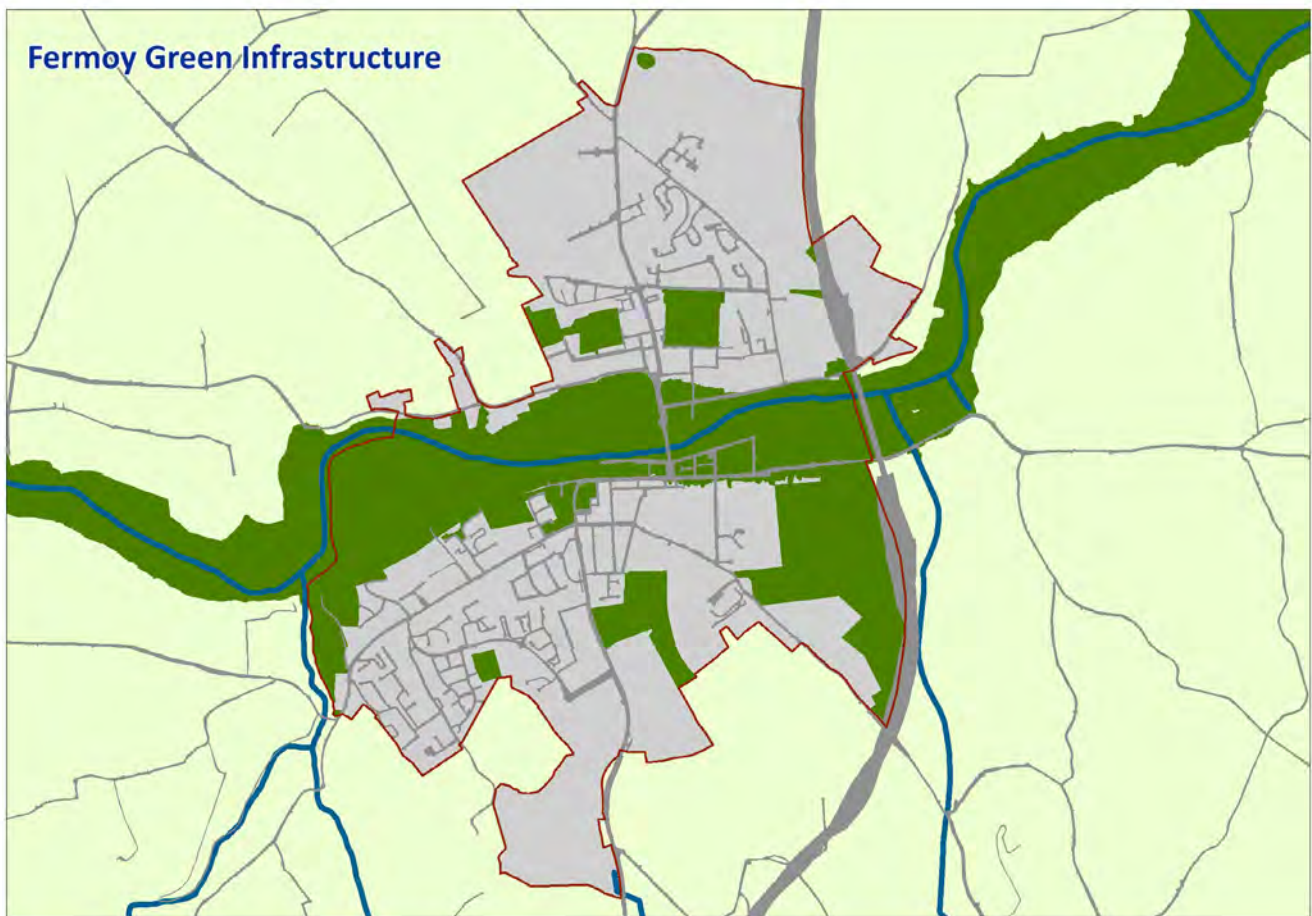


Figure 3.1.2- Fermoy Green Infrastructure Diagram

Economy and Employment

- 1.4.23 Fermoy functions as an important local service centre for its inhabitants and the wider Municipal District. In 2016 the working population of Fermoy town was 2,620, an increase of 11% since 2011. The largest employment sector in 2016 was Manufacturing and Industries at 27.2%, followed by Commerce and trade 23.3% and Professional Services 18.6%. There has been a large decline in unemployment levels between 2011 and 2016 at -36.6% which accounts for 235 less unemployed people. The most significant change in industries is the growth of Manufacturing and Construction (3.4%), and the decline of Commerce and Trade (-3.2%).
- 1.4.24 The primary focus of its economic activity is retail and service sectors and a number of industries. Retail and service sector employment is largely based in the town centre – this includes three supermarket/discount stores as well as a varied selection of commercial enterprises including banking, car sales, clothing, and niche convenience retail. Other employment uses are mainly concentrated in the north western quadrant of the town including Silverpail, Micro Bio and the Faber Castell Business Campus, with additional significant employment at SCI, east of the M8. The Teagasc Dairy Products Research Centre is located at Moorepark over 2km north east of Fermoy.
- 1.4.25 The North Cork Agri-Food Network has been identified in the Regional Spatial and Economic Strategy, linking towns such as Charleville, Mitchelstown, Fermoy, and Mallow in order to boost the food, beverage and agri-tech industries.
- 1.4.26 The Regional Spatial and Economic Strategy notes Fermoy's strategic location for Employment in the Cork Ring Network, along with other ring towns such as Mallow, Bandon, Kinsale, Macroom and Youghal. These towns have a strong relationship with the Cork Metropolitan Area and have the potential for sustainable employment led growth, consolidation, and enhancement.
- 1.4.27 In common with many other towns, a significant feature of the local economy in Fermoy is the extent to which people living in the town commute outside the area for work and travel to work by driving a car. Census 2016 identifies, in its Town Area Profiles, 2,620 residents of Fermoy as being at work, equivalent to 40% of the population, and more than half of them commute outside the area for work.
- 1.4.28 Similarly, for the 2,657 Employees travelling to a place of work in the DEDs containing Fermoy town (including home workers), the analysis shows that 64.2% of these employees are travelling from outside the study area and 75.5% of employees travel to a place of work in that DED by driving a car.
- 1.4.29 The Plan identifies, in the context of a countywide employment hierarchy, that the employment strategy for Fermoy should focus on local catchment employment. This would give more people the opportunity to work locally, rather than commute long distances to Metropolitan Cork for work. Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of Fermoy and to maintain the quality of life offer necessary for Fermoy to compete with other locations.
- 1.4.30 Fermoy's location on the M8 corridor means it is well positioned to attract employment investment and is well suited to distribution type uses. This plan makes provision for a strong supply of employment land, with good access to the M8, within the town, zoning approximately 76.02 hectares of land for employment uses. Land has been zoned for business use to the north of the town, while to the south of the town lands are available for industrial use. Land is also zoned to the east of the M8 to facilitate expansion of an existing enterprise. The expansion of distribution uses at appropriate locations is encouraged and is facilitated in particular within I-03, on the edge of the town. Lands have also been zoned to facilitate the expansion of the town centre.
- 1.4.31 Further investment in water services infrastructure is needed to facilitate development of some of the employment land, notably site I-03 to the south of the town.
- 1.4.32 Cork Livestock Mart is located outside Fermoy town, at Corrin, 5km south east of the town centre. There may be potential at this location to accommodate some development, ancillary to the existing livestock mart use, which is directly related to the agricultural sector and which can demonstrate a need for a rural location. Such development could include ancillary sales or services related to animal health/ animal food or the agricultural machinery sectors.

Tourism

- 1.4.33 The historic fabric and setting of the town combined with its location on the River Blackwater, an internationally renowned angling destination, offers significant tourism potential which should be promoted further as part of a wider North Cork tourism package.
- 1.4.34 There is currently no hotel in Fermoy town due to the closure of The Grand Hotel in 2019. The town would greatly benefit from the development of a hotel/ accommodation facilities. Potential locations include part of the lands owned by the IDA on the old Dublin Road to the north of the town centre (I-04), the site of the former Fermoy Railway station lands to the east fronting onto the Dublin road, lands on the eastern site of Richmond Hill (R-02), to the south of the town core and lands fronting onto the Cork Road on site zoned I-02. Other potential sites may also be available.
- 1.4.35 The town has a buoyant Leisure Services sector reflecting its growing tourism and service function. The predominant use is Bars, Wine Bars and Public House including Cheers, Fitzgibbons, and Abbey Bar. The choice of eateries is very strong with various Restaurants and cafes recorded. These are the second and third strongest sub-category within this use class.

Castlehyde Estate

1.4.36 County Houses with large historic demesnes serve a cultural need and express a particular aesthetic quality that can often provide a natural potential for tourism pursuits, as recognised in **Chapter 10 Tourism** of this plan. Castlehyde Estate is located approximately 2 km west of Fermoy Town. The 150-acre property encompasses archaeological ruins, a classically executed Georgian house and ancillary structures all set within a designed demesne of formal gardens and parkland. This site is deeply complex in terms of its archaeological, historic and architectural evolution and includes numerous Recorded Archaeological Monuments and Protected Structures. The site also lies along the River Blackwater Special Area of Conservation (SAC). Castlehyde Country House and Demesne is considered to be of National importance. The cultural offering of Castlehyde Estate may have potential as a recreational destination and could potentially expand the tourism accommodation offer in the North Cork Area.

Town Centre and Retail Development

1.4.37 Fermoy Town Centre has an important role to play as a focus for the wider community and should be an attractive, inviting, safe and secure environment for visitors, business, shoppers, and residents. The existing town centre area is very compact, and its character has been established by its historical layout and rich architectural heritage which remains largely unchanged as there has been little in the way of modern retail development in the core of the town to date. It is important that the design of future development builds on its existing character and enhances its appearance and attractiveness.

1.4.38 Fermoy has a strong mix of commercial uses within the town centre, reflecting the importance as a service centre for a wide rural catchment in North Cork. The predominant land use is shared between Residential and Retail Comparison, both representing 20% of the building stock. The Residential uses are largely located on the north western and south eastern peripheries of the town centre. Retail Comparison uses are highly concentrated in the Retail Core with some prevalence throughout the town.

1.4.39 The Town Centre strategy in this plan aims to:

- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
- Address vacancy and encourage the reuse of existing premises and upper floors for small scale office, service or residential uses as appropriate.
- Make Fermoy town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off-street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
- Prioritise the redevelopment of opportunity sites;
- Seek to protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
- Promote the heritage and tourism assets of the town;
- Deliver a higher quality streetscape and town centre retail environment.

1.4.40 This plan promotes the consolidation and strengthening of the existing town centre and reinforces the principal retail area in Fermoy south of the river. Where possible the Council will support creative approaches to the rehabilitation/extension/merger of historic buildings within the town centre for retail and mixed-uses subject to applying best practice conservation methods and respecting the special character of the relevant Architectural Conservation Area. The retention of residential uses in the town centre is also desirable.

1.4.41 This plan supports the sequential development of the town centre by ensuring that the main focus for further retail development should be in Fermoy town centre. Land has been identified, south of the river and to the east of and adjoining the existing town centre, to facilitate expansion of the town centre over time. This land, which has been zoned previously, includes a number of brownfield sites suitable for redevelopment. The land is within a Flood Zone A but benefits from the provision of a flood defence.

1.4.42 While there are opportunities for redevelopment within FY-T-01, the main Town Centre expansion area comprises of sites – FY-T-02, FY-T-03 and FY-T-04. FY-T-02 has frontage onto O’Rahilly Row (Courthouse Road) and is closest to the existing retail core and FY-T-03 also has frontage onto O’Rahilly Row. Both FY-T-02 and FY-T-03 are brownfield sites and their redevelopment provide an opportunity to consolidate and regenerate the town centre and sequentially represent the best opportunities for development

1.4.43 Site FY-T-04, adjoining and north of FY-T-03, was previously used as an overflow car park for the mart but is essentially greenfield and may be suitable for a range of uses. Additionally, FY-T-05 has been included as a neighbourhood centre to the north of the town.

- 1.4.44 It is important that town centre development respects the architecture and setting of the existing town centre fabric and a high standard of design will be required for any new town centre development. Such development is to enhance the public realm through provision of active frontage to all public spaces and routes, creating attractive vistas and public open spaces where possible, together with other appropriate measures to deliver a high-quality urban design. Design is to include adequate permeability and linkages within developments and to the existing town centre. An urban framework plan is required for multiple brownfield blocks to the east of the town which can deliver compact growth.
- 1.4.45 **Chapter Nine** in **Volume One** of this Plan sets out a number of important objectives in relation to Town Centre Development which may serve as an information resource of relevance to any future developments in Fermoy.
- 1.4.46 The extensive catchment of Fermoy requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.
- 1.4.47 Parts of the town centre are at risk of flooding. The approach to Flood Risk Management is set out in **Volume One** of this plan.

Movement

- 1.4.48 The M8 offers the potential to minimise volumes of heavy goods vehicles through the centre of Fermoy. At present however there remains a considerable level of HGV traffic in the town centre, reduction of which is necessary to improve the environment of the town. Additional measures to improve the urban environment have been recommended in a traffic study prepared in (2008) and in Walking and Cycling Strategies for Cork Active Travel Towns prepared for the Council in 2013.
- 1.4.49 Proposed measures include extension of speed limits in the town, implementation of traffic calming measures, provision of junction improvements, revision to parking supply and management regime, enhanced facilities for pedestrians and cyclists (to include the provision of cycle lanes, footpath provision/upgrade and pedestrian crossing) and improved facilities for delivery vehicles. It is required that new development in the town seeks to achieve enhanced, safe permeability and linkages for pedestrians and cyclists to the town centre and wider area.
- 1.4.50 Road widening and junction improvement works will be required to overcome road safety issues on some roads serving zoned lands.
- 1.4.51 Public transport consists of a bus service with approximate hourly frequency for the 245-bus connecting Cork to Clonmel with a stop in Fermoy. Additionally, the X8 Dublin to Cork service stops in Fermoy four times daily and public bus departing at Dungarvan to Fermoy on a daily basis.

Water Management

- 1.4.52 In terms of drinking water, there is capacity to cater for planned development. Any proposals to increase volumes of abstraction of water from the Blackwater River to serve Fermoy must be subject to Habitats Directive Assessment, and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Objectives which are established for the Blackwater River SAC. In some areas the pipework will need to be extended to service zoned lands.
- 1.4.53 In terms of waste water treatment, the plant serving the town has a 12,000PE design capacity. There are capacity constraints and there is insufficient headroom at this time to cater for all the planned growth for the period to 2028. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth. Treatment is via an activated sludge system and discharges into the River Blackwater. There are plans to provide storm overflows at the treatment plant and separation in the collection system together with the implementation of nutrient reduction measures in order to comply with EU Urban Wastewater Treatment Directives.
- 1.4.54 Flooding is a significant issue in Fermoy and parts of the town, following the path of the River Blackwater through the town, have been identified as being at risk of flooding. Flood defences comprising embankments, permanent walls, millrace gates and demountable flood barriers have been provided to protect the town centre against a 100-year flood event. In line with Government Guidelines on Flood Risk Management defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in **Chapter 11 Water Management** in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site-specific recommendations made as part of any Justification Tests carried out, prior to any application for development.
- 1.4.55 The Fermoy Weir has deteriorated in recent years. Cork County Council are working with other stakeholders to address this issue. The final design solution will provide for free passage of migrating fish.
- 1.4.56 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objectives in Chapter 11 of **Volume One** of this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.

Built Heritage

- 1.4.57 Fermoy is a planned 18th/ 19th century town which was developed by John Anderson. It had an earlier settlement associated with the medieval Cistercian abbey on the south bank of the river. It is identified as a historic town. Fermoy is an attractive, historic town with an important history which has influenced the design and layout of the town for centuries. The Record of Monuments and Places of County Cork which identifies archaeological sites throughout the county classifies Fermoy as a historic town. There is a vast amount of recorded archaeological national monuments and archaeological sites within the development boundary of Fermoy which reflect the historic significance of the area.
- 1.4.58 The Protected Structures and Architectural Conservation Areas identified in the Fermoy Town Plan 2009 are being included in this Plan – see **Volume Two** for details.

Biodiversity

Natural Heritage and Landscape

- 1.4.59 In 2018, the Council commissioned the preparation of Habitat Mapping for the towns of the county where such work had not previously been undertaken with a view to identifying what habitats were present in the areas and identify those of importance in protecting the biodiversity of the area. The survey work has identified a variety of habitats across the county including some that are protected under the Habitats Directive / are of Special Conservation Interest for County Cork / are of local bio-diversity value or form part of an ecological corridor. These habitats should be retained/integrated into developments where possible.
- 1.4.60 The main feature of biodiversity value in Fermoy is the Blackwater River itself. As previously stated, the river is designated as a Special Area of Conservation. It is of high ecological value supporting a range of habitats and species including Salmon, Lamprey, Crayfish, Otter and Freshwater Pearl Mussel.
- 1.4.61 In addition to the main river corridor, five local biodiversity areas have been identified within the Fermoy settlement boundary as part of a baseline ecological study carried out by Atkins on behalf of Cork County Council in 2018. These include habitats associated with the river corridor, some areas of woodland, including a relatively recently planted area located along the M8 motorway and some small ponds. These features have been incorporated into green infrastructure zonings and this plan seeks to protect these areas and other features of ecological value in so far as possible. The areas include:
1. Barnane Woodland, adjacent to the River Blackwater containing a mix of broadleaved, mixed conifer and oak-ash-hazel woodland. (located in FY-GC-01)
 2. Bernard's Well Swam & Woodland comprises of considerable tree cover, semi-natural grassland, and some swamp and some are within the River Blackwater SAC. (located in FY-GC-02)
 3. Ponds. There are two ponds within the town boundary and are surrounded by grasslands and/or broadleaved woodland. (located in FY-GC-04 and to the north of FY-R-05)
 4. Strawhall & Rath-Healy Ecological Corridor, including immature woodlands and semi-natural grasslands. It is recommended that consultation with members of the TII landscape and maintenance team is carried out to comply with their objectives for the area, in line with fire prevention measures etc. (Located in FY-GC-10, along the eastern boundary of FY-R-01 and western boundary of FY-I-01)
 5. Upland Woodland comprises of broadleaved and conifer woodlands surrounded by semi-natural grasslands and within 500m of a large woodland to the south. (Located in FY-GC-13)
- 1.4.62 The River Blackwater runs through the centre of the settlement, a SAC (002170). It is important to note that the River Blackwater in the vicinity of the local biodiversity area supports freshwater pearl mussel. Other notable species include the Otter and Atlantic Salmon.

General Objectives

1.4.63 The following general objectives apply to all development proposals for Fermoy. Development proposed in these areas must also comply with the other objectives of **Volumes One and Two** of this Plan.

County Development Plan Objectives: Fermoy MD General Objectives for Fermoy	
Objective No.	
FY-GO-01	Plan for development to enable Fermoy to achieve its target population of 8,351 persons. Provide a balance between the provision of housing and employment uses in the town, to support Fermoy's development as an integrated live/work destination.
FY-GO-02	In order to secure the sustainable population growth and supporting development proposed in FY-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving waterbody does not fall below legally required levels.
FY-GO-03	The green infrastructure, biodiversity and landscape assets of Fermoy include its river corridors, mature trees, wetlands, woodlands, the River Blackwater Special Area of Conservation, and the Blackwater Callows Special Protection Area. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
FY-GO-04	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
FY-GO-05	Support implementation of the Fermoy Traffic Management Study and the Fermoy Walking and Cycling Strategy set out in Active Travel Towns.
FY-GO-06	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
FY-GO-07	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
FY-GO-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Volume one of this Plan. In planning development located upstream of the defended area in Fermoy, due regard must also be had to the potential downstream flood impacts of development, and its potential impact on the defended area in particular.
FY-GO-09	In accordance with Objectives in Chapter 11 of Volume One of this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate.
FY-GO-10	Support the expansion of primary and post primary education facilities in the town.

Special Objectives

1.4.64 The site-specific zoning objectives for Fermoy are set out in the table below grouped according to land use type.

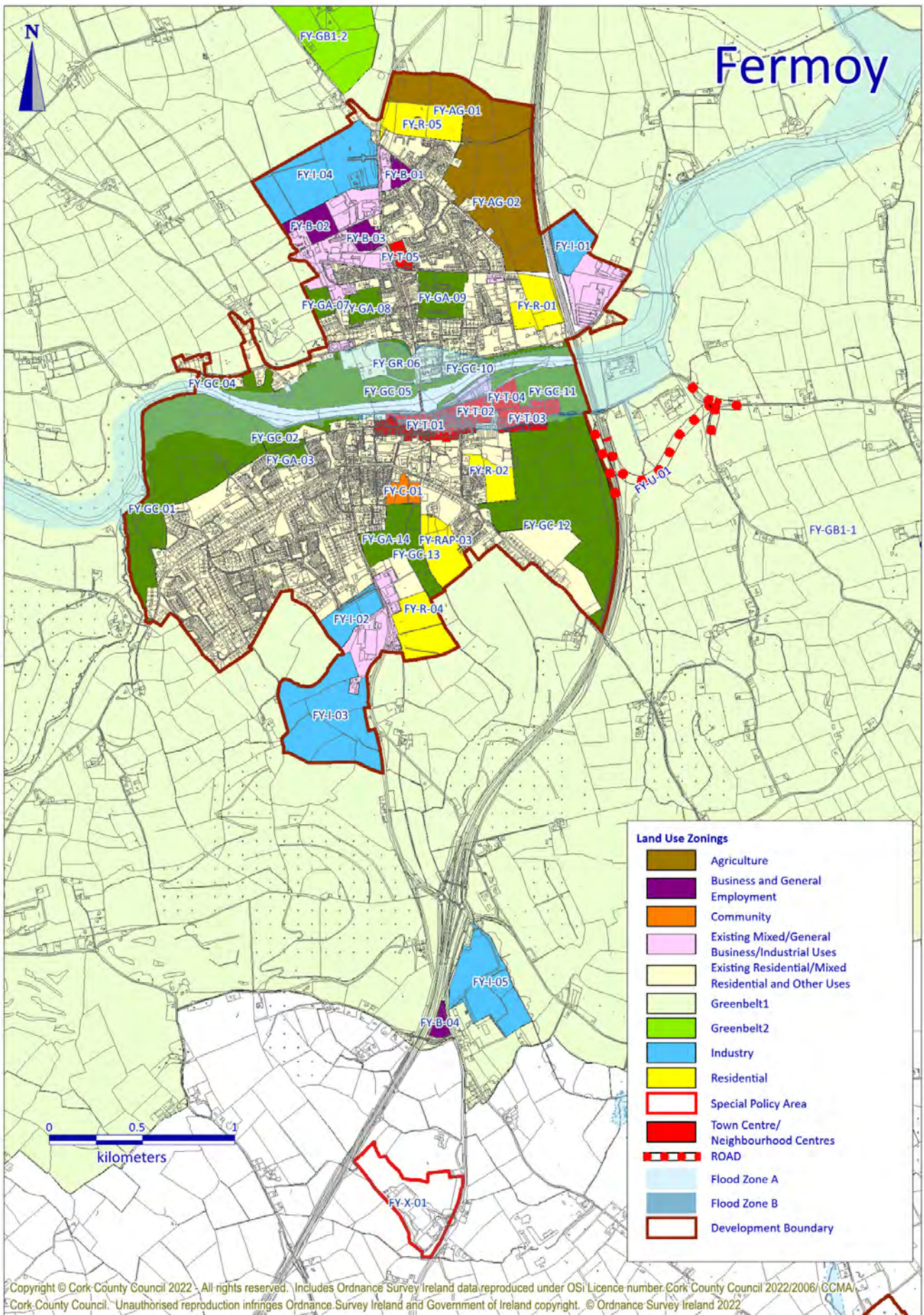
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (Ha)
Residential / Residential Additional Provision		
FY-R-01	<p>Medium A density residential development and the option of provision of lands (up to 1.6ha) for a primary school. A tree buffer of 20 m minimum should be provided along the eastern site boundary.</p> <p>A buffer of 50metres from the northern boundary of the site is to be provided due to the presence of a legacy landfill.</p> <p>Proposals should include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.</p> <p>Existing habitats on site should also be protected/enhanced and incorporated into a new development. Consideration should also be given to the site's proximity to the River Blackwater and tributaries corridor local biodiversity area.</p>	2.8
FY-R-02	<p>Medium A density residential development including the option to provide a hotel at the western side of the site with frontage onto Richmond Hill. Provision for pedestrian link between the lands to the east and the public road to be provided. Development proposals should ensure the protection of national monument COO5448 on site.</p>	3.6
FY-RAP-03	<p>Medium A density residential development. Proposals should include provision for pedestrian and cycle connectivity from the open space and new residential lands to the west and south west through this development.</p>	5
FY-R-04	<p>Medium B density residential development. The scheme should provide for development of active open space to include playing pitches. Proposals should include provision for pedestrian and cycle connectivity from the development to link in with the open space and new residential lands to the north and north east.</p> <p>Existing habitats on site should also be protected/enhanced and incorporated into a new development Consideration should also be given to the site's proximity to the River Blackwater & tributaries corridor local biodiversity area.</p>	7.4
FY-R-05	<p>Medium A density residential development. Development of this site is contingent on the provision in particular of an acceptable means of surface water discharge. Proposals for development should consider incorporating the existing pond on site as part of the SUDs solution for the site</p>	7.4
Business and General Employment		
FY-B-01	<p>Business use to accommodate light industry and incubator units.</p>	1.48
FY-B-02	<p>This site is suitable for business and general employment uses including light industry, incubator units, car showrooms and retail warehousing.</p>	3.52
FY-B-03	<p>This site is suitable for business and general employment uses including light industry, incubator units, car showrooms and retail warehousing.</p>	2.25
FY-B-04	<p>Business Use Development Proposals should include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and a detailed landscaping plan to screen development from the M8. Traffic Impact Assessment and Road Safety Audit Required.</p>	1.27

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (Ha)
Industry		
FY-I-01	To facilitate expansion of existing industrial use. Proposals should include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements Proposals for development should provide for a buffer along the western boundary to protect the Strawhall & Rath-Healy Ecological Corridor.	5.49
FY-I-02	Industrial uses suitable for standalone industry or light industrial and warehousing use. This site is also a suitable option for a hotel fronting onto the Cork Road.	5.20
FY-I-03	This site is suitable for medium to large sized industrial uses including warehousing and distribution. A traffic and Transport Assessment is to be submitted to the Planning Authority with any development proposals for the site. ^	22.92
FY-I-04	This site is suitable for medium to large sized industrial uses, large scale warehousing/distribution uses and subject to a sequential test, non-retail general offices. The provision of a hotel at the eastern end of the site with frontage onto the Dublin Road, would also be acceptable in principle. Proposals for development should consider incorporating the existing pond on site as part of the SUDs solution for the site.	19.91
FY-I-05	Industrial development. Proposals should include a detailed landscaping plan and on-site SuDS to manage surface water. The Shanowennadrimina Stream, which discharges to the Bride River (part of the Blackwater River SAC), traverses the site. Development proposals shall make provision for the protection of this watercourse and its associated riparian zone. ^	19.91
Town Centre		
FY-T-01	Existing Town Centre, the primary location for retail and other mixed uses that provide goods and services to the public. Preferred location for new retail development. *	7.42
FY-T-02	To cater for the sequential expansion of the town centre. Development to comprise a balanced and appropriate mix of town centre uses, and to provide for adequate connectivity and permeability with other town centres zones. * ^	1.71
FY-T-03	To facilitate the sequential expansion of existing town centre. Development to comprise a balanced and appropriate mix of town centre uses and to provide for adequate connectivity and permeability with other town centres zones. * ^	4.49
FY-T-04	To cater for the sequential expansion of the town centre. Development to comprise a balanced and appropriate mix of town centre uses and to provide for adequate connectivity and permeability with other town centres zones. * ^	1.85
FY-T-05	Existing Neighbourhood Centre.	1.15
Community		
FY-C-01	Existing recreation open space.	2.22

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (Ha)
Green Infrastructure		
FY-GC-01	Open space for informal public recreation. Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, should be protected, they are not suitable for development. *	37.91
FY-GC-02	Open space for informal public recreation. Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas including riparian margins, should be protected, they are not suitable for development. *	4.09
FY-GA-03	Open space containing an existing sporting amenity.	1.72
FY-GC-04	Open space. Parts of this zone are within the River Blackwater Special Area of Conservation and these areas are not suitable for development. In particular regard should be had to the protection of Otters and Otter breeding sites and resting places along the river side. Part of these lands are in the flood plain. *	13.27
FY-GC-05	Open space for informal public recreation. Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins should be protected, they are not suitable for development. *	3.03
FY-GR-06	Town Park and Amenity Area. *	3.26
FY-GA-07	Playing Pitches and park for leisure use and having regard to protected structures on or bordering the site, and the site's status as an Architectural Conservation Area.	2.33
FY-GA-08	Playing Pitches and park for leisure use and having regard to the protected structures on or bordering the site, and the site's status as an Architectural Conservation Area.	3.01
FY-GA-09	Playing pitches and park for leisure use and having regard to the protected structures on or bordering the site and sites status as an Architectural Conservation Area, having due regard to existing uses on site.	6.15
FY-GC-10	Open space for informal public recreation. Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, should be protected, they are not suitable for development. *	4.04
FC-GC-11	Open space for informal public recreation. Parts of this zone are within the Blackwater River Special Area of Conservation and are in the river flood plain. The area supports habitats of ecological value. These areas, including riparian margins, should be protected, they are not suitable for development. *	8.73
FY-GC-12	This site makes a significant contribution to the setting of Fermoy. *	38.93
FY-GC-13	Open space and amenity area. There may be an opportunity to provide connectivity between new residential areas to the east and west of the site.	4.09
FY-GA-14	Open Space containing existing sport pitches.	5.46

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required	
Objective No.		Site Area (Ha)	
Utility Objective			
FY-U-01	Proposed slip road to bypass. This proposed road is within close proximity to the Blackwater River Special Area of Conservation and the Blackwater Callows Special Protection Area and will need to be designed carefully to ensure that impacts on these sites will be avoided. FY-GO-03 applies	-	
Agriculture			
FY-AG-01	Agriculture.	15.31	
FY-AG-02	Agriculture.	25.07	
Special Policy Area			
FY-X-01	Expansion of existing Mart facilities and provision of an NCT Centre. The Farran North stream is located on the southern boundary of this zone. This stream discharges to the Bride River which forms part of the Blackwater River SAC. Development proposals shall make provision for the protection of the stream and its associated riparian zone. ^.	15.11	

Fermoy



Copyright © Cork County Council 2022. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSi Licence number Cork County Council 2022/2006/CCMA/Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.5 Mitchelstown

Vision and Strategic Context

- 1.5.1 The vision for Mitchelstown over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities at appropriate locations within the development boundary having regard to the town's proximity to the M8 corridor and its strategic location within Munster; provide an appropriate level of supporting community and recreation facilities to meet the needs of the population and ensure new development respects the significant historic and architectural fabric of the town.

Local Context

- 1.5.2 Mitchelstown is located c 52km north of Cork City at the intersection of the M8 Cork Dublin route and the N73 cross-country route which links it to Mallow, giving excellent access to the national road network. Mitchelstown is one of the most northern towns in the county, located in a broad fertile valley and in the centre of the "Golden Vale" in Munster.
- 1.5.3 Mitchelstown is one of the earliest and best examples in Ireland of a planned Georgian town. It has an attractive architectural heritage and a rectangular grid layout framing attractive vistas of key historic buildings and the surrounding countryside including the Galtee Mountains and Darragh Hills to the north and the Kilworth Hills to the south. The main street is very wide in a north – south direction and has smaller streets intersecting it. There are two spacious squares in the town, one a Georgian style while the other used for markets in the Centre of the main street. Funding has been provided under the Rural Regeneration and Development Fund for public realm improvements to the Mitchelstown Georgian Quarter, including George Street, King Street, King Square, and the New Market Square areas. The River Gradoge and its floodplain mark the eastern edge of the town and passes through a largely industrial area to the north of the town centre where there is only one bridging point. The south and west of the town are not similarly constrained.
- 1.5.4 It is a small heritage town, with a population of 3,740 in 2016, but has a large agricultural hinterland and a strong employment base concentrated on milk processing and butter and cheese production. The town has experienced continued growth over the last two decades. The town is reasonably well provided for by means of educational, community and recreational facilities and is an attractive and conveniently situated residential and employment location serving a large rural hinterland. Mitchelstown is an important employment and social hub in the north of the county and a well-known market town. It has been recognised for the significant heritage and as an Age friendly town.

Population and Housing

- 1.5.5 The strategy for Mitchelstown, as set out in the core strategy of **Volume One** of this Plan, provides for the population of the town to grow to 4,674 , representing a growth of 934 people on Census 2016 figures (3,740). In order to accommodate this level of growth, an additional 357 housing units will be required. Approximately 329 of these can be provided as compact growth within 800 metres of the town centre.
- 1.5.6 In previous plans, significant areas of greenfield land were zoned at the outer edges of the town. In light of the population and housing targets of this Plan, the opportunities to accommodate growth within the existing built footprint of the town and the suitability of the land for development at reasonable densities, less greenfield land is required over the period of this plan.
- 1.5.7 In Mitchelstown, 329 units can readily be provided within the existing built footprint of the town on using infill sites, opportunity sites, reuse of vacant stock and upper floors etc. This form of development is highly desirable in terms of supporting existing communities and maintaining the vitality of the town centre area. Such development can also benefit from proximity to existing services and community facilities. The remaining units can be achieved with green field sites zoned for residential purposes. Within Mitchelstown, provision has been made for a residential land supply of 23.55 ha. approx. to cater for this level of housing provision and growth.
- 1.5.8 The Census 2016 figures show that Mitchelstown's housing composition consists mainly of houses (88.5%) and flats and apartments (9.1%). Apartment living has grown by 1.2% and private housing is 57% owner occupied. Social housing accounts for 17% of the stock. Overall owner occupation has declined by 5%.
- 1.5.9 Development of this land supply requires additional investment in upgrading wastewater and water supply services as well as upgrading roads infrastructure, pedestrian, and cycle facilities.
- 1.5.10 Nursing homes are generally acceptable on land zoned for residential use or can also be provided on other suitable sites within the development boundary.

Table 3.1.6 Mitchelstown Population, Housing and Residential Land Area

	Population and Housing Requirement			Housing Supply Units	
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites
Mitchelstown	3,740	4,674	357	357	90

Table 3.1.7 Mitchelstown Population 2006-2028

Name	Census 2006	Census 2011	Census 2016	Proposed Target to 2028
Mitchelstown	3,365	3,677	3,740	4,674

Regeneration Sites

- 1.5.11 Within the existing built up areas of Mitchelstown, three regeneration sites have been identified. The first is an elevated site adjoining the town centre that would benefit from sensitive regeneration. The area identified, which includes the former presentation convent and adjoining land, comprises a protected structure and a number of derelict buildings some of which are NIAH listed structure of regional importance. The second is an infill greenfield site between Church Street and James Street, while the third is currently occupied by the Fire Station.

Table 3.1.8 Regeneration Areas in Mitchelstown

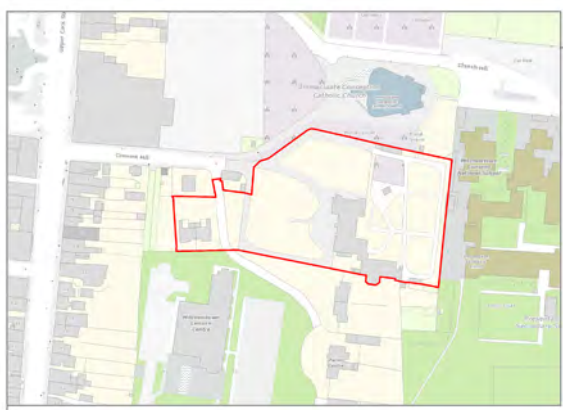
Map of Regeneration Area	Description
	<p>MH-RA-01 Former Convent Elevated site adjoining Town Centre, comprising two disused dwellings and former convent land and structures. Includes entrance gate to church which is a protected structure, and former presentation convent and convent chapel (NIAH listed structures of regional importance). Potential for sensitive redevelopment in a manner that respects the protected structures on site.</p>

Table 3.1.8 Regeneration Areas in Mitchelstown



MH- RA -02 Greenfield site connecting James Street and Church Street.
This site connects two important streets where there is an opportunity to develop an infill quality residential development that would need to reflect the character of the area with an appropriate density.



MH-RA-03 Fire Station
This site is presently occupied by the towns Fire Station. The site, due to its central location, has large potential for new sensitive quality infill residential development when the Fire Station relocates to a new location

Placemaking

- 1.5.12 Mitchelstown is one of the best examples of a planned, Georgian town in Ireland and has kept the original layout for over two centuries. The Earls of Kingston originally laid out the town in the late 18th and early 19th century with the beautiful backdrop of mountains in the surroundings. The town has its own unique character and is cultural heritage that helps give a strong sense of place. Its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of the Architectural Conservation Area designations which include the majority of the town centre. This plan seeks to encourage the sympathetic reuse /refurbishment /redevelopment or replacement of existing vacant and underutilised premises within the town centre area to meet the needs for new town centre uses. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities, and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.
- 1.5.13 It is critical that new development within the town responds to Mitchelstown's unique character by using a range of appropriate building typologies and designs to create a high-quality physical environment which is well connected to the existing town core. Further placemaking guidance is given as part of the **Chapter 3 Settlements and Placemaking in Volume One** of this plan.

Public Realm

- 1.5.14 The Public Realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The Public Realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business, and investment to an area. New Market Square is an important feature of Mitchelstown's public realm.
- 1.5.15 Improvements to the following areas in Mitchelstown will build upon the existing assets and enhance the unique characteristics the town has to offer:
- King Square and Kingston College
 - George Street
 - Kingston College Woodland
 - St Georges Art and Heritage Centre

- 1.5.16 Additionally, New Market Square is a significant landmark feature of the public realm within the core retail area of the town. Enhancement of this area would contribute considerably to the environment of the town.

Social and Community Services

- 1.5.17 Education- The town is currently served by three secondary schools and four primary schools. If realised, the planned population targets set for the town will necessitate the provision of an additional primary school and a site for this has been reserved in this plan. Schools are also acceptable within land use categories such as residential / town centre areas.
- 1.5.18 Open Space, Sporting and Cultural- The town is well provided for by means of sports facilities and recreational areas. Sports currently accommodated include GAA, rugby, soccer, tennis, golf and pitch and putt. The town park, playground and walking trails, including 3 Bord Fáilte approved historic trails, provide a significant recreational asset for the community. The community also benefits from the provision of a community centre and a public library. Population growth will require enhanced provision of recreational and cultural facilities.
- 1.5.19 Other services within the town include a hotel, primary health care facility, garda station and a fire station.
- 1.5.20 Mitchelstown is one of eight towns in County Cork along with Kinsale, Bandon, Cobh, Passage West, Bantry, Millstreet and Charleville with an Age Friendly Status. The aim of the programme is to provide support and financial assistance to communities to develop Age Friendly initiatives in the town.

Green Infrastructure

- 1.5.21 A number of areas are designated for various open space functions in this plan, some of which were also designated in previous plans. Land zoned GC-01 contains a significant number of mature trees which act as an important visual buffer to King Square and Kingston College and the established industrial lands to the north. This area also contains an objective to develop an amenity walk. Some lands have been zoned for agricultural use.
- 1.5.22 Lands for open space type uses southeast of the town centre have been identified to provide amenity areas within walking distance of existing and proposed residential areas.
- 1.5.23 Lands in use as sports pitches north of the town have been zoned to recognise their importance as part of the town's recreation infrastructure and to protect them from development pressure. Further lands adjoining and west of the GAA Club had been zoned green infrastructure to allow for the club's expansion or use for a similar active open space use.
- 1.5.24 The figure 3.1.3 digram below illustrates the Green Infrastructure in Mitchelstown. For the purpose of this plan, the land zoned for open space has been divided into three types of Green Infrastructure; Green Recreational, Green Conservation and Green Active Areas (See **Chapter 18 Zoning and Land Use** for more details). The open space zones have been renamed to correspond to these new zonings. There are two additional Green Infrastructure zonings to be included from the previous plan. MH-GC-01 is to extend west along the River Gradoge to protect the biodiversity and habitats of ecological value in this area. Likewise, an additional zoning MH-GC-05, has been included to take into account the local biodiversity on the subject lands.
- 1.5.25 There is a large network of open spaces within the settlement boundary, varying in different sizes, some containing waterbodies and supporting mature trees and habitats of ecological value. Mature trees and habitats of ecological value should be retained, and sensitively incorporated into proposed new development in these areas.

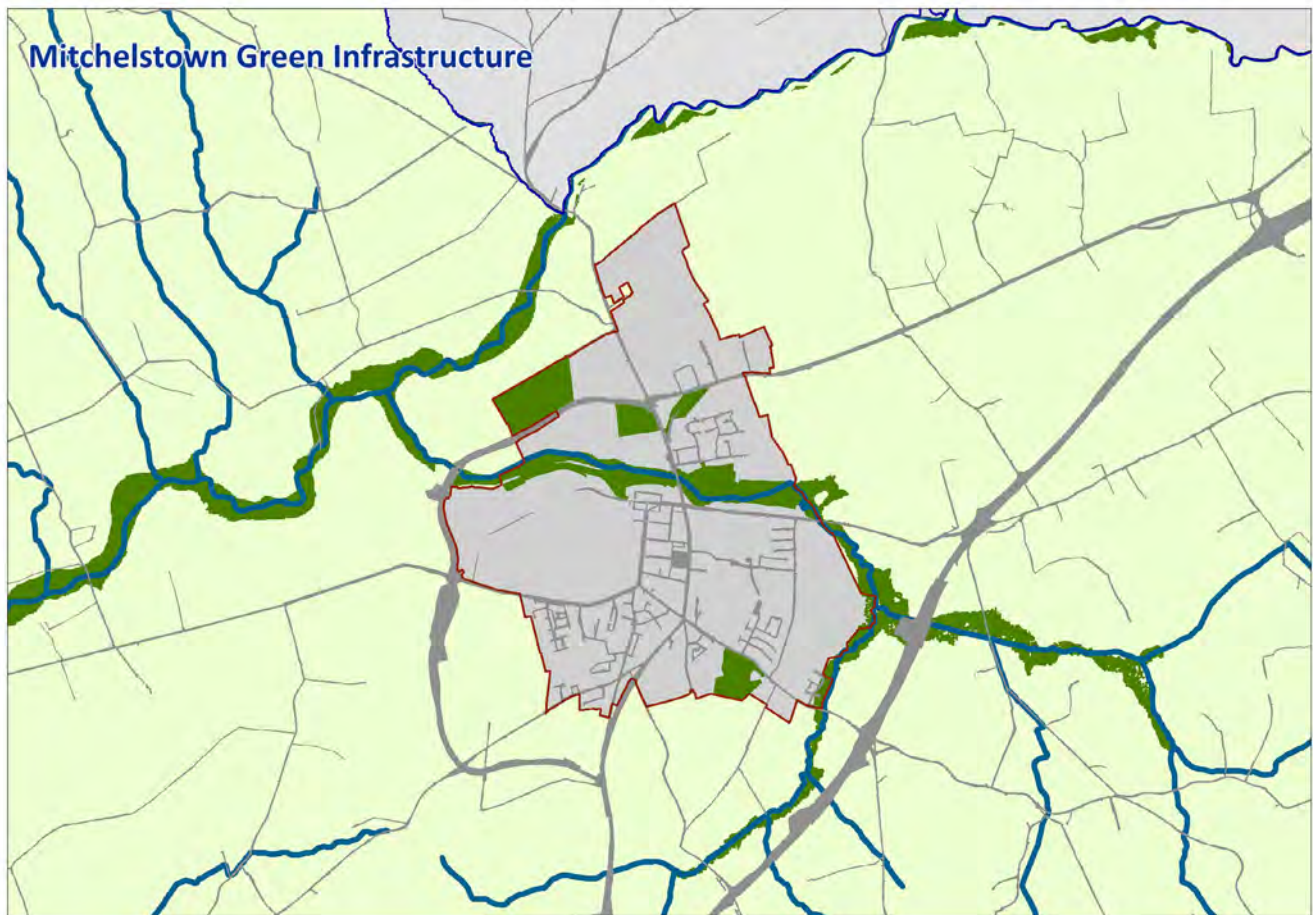


Figure 3.1.3- Mitchelstown Green Infrastructure diagram.

Economy and Employment

- 1.5.26 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. In keeping with the employment hierarchy established by this plan, the strategy for Mitchelstown focuses on developing it as a local catchment employment centre, with employment growth across a range of sectors to underpin population growth and broad employment beyond the food business / agricultural sector.
- 1.5.27 Similar to Fermoy, Mitchelstown's location on the M8 corridor means it is well positioned to attract employment investment and is well suited to distribution type uses. This Plan makes provision for a strong supply of employment land, within the town, zoning approximately 111.36 ha hectares of land for employment uses.
- 1.5.28 Mitchelstown has a long history in the food-business sector and its established industrial area is located to the north east and north west of the town centre. Also, to the north is an industrial park and business park, both with partial take-up of sites and land available to accommodate new development. Land is also available for new industrial and business development to the west of the town centre with access via the western relief road. These lands can facilitate a range of uses including, incubators units and light industry in an effort to help diversify the economic opportunities available in the town.
- 1.5.29 Dairygold is a significant employer within the town and lands have been zoned to cater for the future expansion of the existing Dairygold facility. There are numerous other small and medium sized businesses within the existing Business Park and Industrial Park. Aldi has a regional distribution centre in the town and there are four supermarkets/discount retail stores as well as a varied selection of commercial enterprises including car sales, clothing, niche convenience retail and an established hotel. Ornuá opened a butter production and packaging plant, Kerrygold Park, close to the Dairygold facility in September 2016 and recently announced plans to expand this development in the future.
- 1.5.30 The North Cork Agri-Food Network has been identified in the Regional Spatial and Economic Strategy, linking towns such as Charleville, Mitchelstown, Fermoy, and Mallow in order to boost the food and beverage industry.
- 1.5.31 The town has a good employment land supply and there are a number of vacant units available within existing Business and Industrial Parks within the town.
- 1.5.32 The strategic location of the town within Munster and with excellent access to the M8 corridor and other national secondary and regional routes renders the town attractive to distribution type uses. The expansion of this use at

appropriate peripheral locations within the town will be encouraged. Additional industrial lands have been identified to the north of the town to facilitate a choice of locations within the town for such development.

- 1.5.33 The historic fabric and setting of the settlement offer huge tourism potential, which should be promoted further as part of a wider North Cork tourism package.
- 1.5.34 In 2016 census, Employment in the town has increased by 11.15% since 2011 equating to 144 additional people employed. The decline of unemployment is very substantial at -37% and accounts for 126 less people unemployed. Commerce and trade were the largest employment sector accounting for 27.7% of employees (although this has declined by -2.7 % since 2011) followed by professional services at 18.4%. More than half of the jobs in Mitchelstown DED are held by people living outside of Mitchelstown DED. However, the provision of more local employment opportunities may help reduce the need to travel outside the area for work.

Town Centre and Retail

- 1.5.35 Mitchelstown town centre accommodates a range of uses including retailing, financial and professional services, cafes, restaurants and public houses and community facilities such as the library, schools, churches etc. There are also many residences in the town centre which form part of the traditional streetscape and many residential areas within walking distance of the main street. Overall, the town has a compact and relatively vibrant core with a good mix of uses.
- 1.5.36 In terms of retail choice, the town is served with a good range of convenience stores (Supervalu, Tesco, Lidl and Aldi) and a good range of independent comparison shops, restaurants, cafes and bars which give the town its own character and identity. Similar to other towns, there is an element of vacancy within the town centre, notably along Upper Cork St.
- 1.5.37 A key objective for this Plan is to support the retail role and identity of Mitchelstown and to improve the strength and vitality of the town centre by retaining Cork Street as the centre of retail activity and increasing retail provision within the core area through the reuse / redevelopment of underutilised buildings. This plan also encourages office-based employment uses within the town centre area. Development will also be encouraged within the areas identified as opportunity sites. It is important that the town centre remains an attractive place to live in order to maintain beneficial uses throughout the day and evening and the use of upper floors of new development within the town centre area for residential use will be encouraged.
- 1.5.38 There is a derelict site north and north east of the community leisure centre that provides an opportunity for regeneration. This is identified as a Regeneration Area.
- 1.5.39 The Planning Authority acknowledges the importance of the Mill Building as a historical feature of the town, a protected structure within the town centre zoning. The Planning Authority would support the reuse /redevelopment of this building, in a manner compatible with the provisions of **Chapters 11 and 16 of Volume One** of the Plan.
- 1.5.40 Opportunities exist to create a more attractive, pedestrian-friendly environment within the town centre which would also reinforce the unique historic character of the town as a place to live, work and visit.
- 1.5.41 The area zoned for town centre uses is shown on the zoning map. The Town Centre strategy in this development plan aims to:
- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations.
 - Make Mitchelstown town centre a more attractive location to live, recreate and carry out business. Potentially this could include substantial environmental improvements such as streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off-street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
 - Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
 - Seek to protect existing housing adjacent to the retail core and encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
 - Promote the heritage and tourism assets of the town;
 - Deliver a higher quality streetscape and town centre retail environment.

Movement

- 1.5.42 The town has an excellent road network accessing the town with the M8, the western relief road, the N73 and R513 reducing the level of through traffic. Fermoy is situated approximately 16kms and Cork City, 50km to the south of Mitchelstown. While travelling North, Cahir is 30km away and Dublin is 215 kms north east.
- 1.5.43 The Mitchelstown Traffic Management Plan put forward a series of recommendations to improve traffic management, the public realm and the pedestrian and cycling environment within the town, which would be beneficial to the town were funding available to deliver them. The Plan recommends a series of traffic management and junction improvement proposals together with a scheme to improve signage, rationalise street furniture, create a coherent lighting plan and a tree planting programme. The Plan has also recommended the provision of a new link road to the south east of the town to relieve pressure on the junction of the R665/R513/L-1418-0.

- 1.5.44 Public transport serving Mitchelstown is limited to a bus service which operates at approximately one-hour frequency from Main Square to Cork and Clonmel. The X8 to Dublin from Cork stops in Mitchelstown four times a day and a very limited service to Limerick (once a week) is also available. The provision of a sheltered passenger facility at a suitable town centre location would make the service more attractive.
- 1.5.45 Mitchelstown has a high dependency on the car as the primary mode of transport with 74% of households having one or more vehicles which are used as a main form of transport for commuting to work or education. There is potential to further improve public transport facilities for the town. The average daily commute time for residents in Mitchelstown is 24 minutes.
- 1.5.46 Pedestrian access around Mitchelstown is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Facilities for cyclists are weak with both dedicated cycleways and cycle parking required however implementation of the Mitchelstown Traffic Management Plan would significantly enhance both pedestrian and cycling facilities in the town. It is also important that new development provides for permeability and safe linkages for pedestrians and cyclists to the town centre and wider area.

Water Management

- 1.5.47 Mitchelstown receives its drinking water from the Mitchelstown North WS (Galtees) and the Mitchelstown South WS (Ballybeg bored wells). At present the Mitchelstown WS is at its limit. An additional source is required. There is leakage from the watermain network and water conservation measures are being pursued. Upgrading of some watermains will be required.
- 1.5.48 Wastewater in Mitchelstown is conveyed via a largely combined sewer system to the Mitchelstown Waste Water Treatment Plant. Upgrading of sewers is needed and extensions are also required to accommodate proposed growth in Mitchelstown. Mitchelstown WWTP is at its limit. Upgrading of Mitchelstown WWTP to provide adequate capacity to accommodate proposed development in Mitchelstown is required. The Mitchelstown WW Network and WWTP upgrade scheme is currently at Conceptual Design Stage. There may be additional issues of water quality impacts and / or licence compliance that need to be addressed to accommodate further growth.
- 1.5.49 Surface and foul water separation is required in the town centre.
- 1.5.50 Parts of Mitchelstown have been identified as being at risk of flooding. The areas at risk follow the path of the Gradoge River through the town and are illustrated on the settlement map. Part of the built-up area of the town is affected. The approach to Flood Risk Management is set out in **Chapter 11 Water Management** in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage and Archaeology

- 1.5.51 Mitchelstown is one of the earliest and best examples in Ireland of a planned town laid out in a rectangular grid between two parallel streets to take advantage of the striking vistas of the surrounding countryside and the main public buildings of the town; Kingston College, the Market House and the spires of the town's two churches. The plan was completed by the creation of two major squares, King's Square (a residential square) and New Market Square, part of the commercial core.
- 1.5.52 Today, the town retains a significant amount of its impressive eighteenth and nineteenth century Georgian architectural heritage. This includes impressive public buildings, two squares and associated architectural detailing (railings, boundary treatments, shopfronts etc). Within the town there are a total of 90 buildings or other structures entered in the initial Record of Protected Structures.
- 1.5.53 The earlier historic settlement was adjacent to Mitchelstown medieval castle (RMP Ref. No CO19-02601-2) and church (RMP Ref. No. CO19-02701-2) complex located in the Dairygold Industrial complex. The castle was incorporated into the later Mitchelstown Castle and a demesne landscape was laid around the house and a new town laid out to the east. The majority of the archaeological sites within the town are associated with the later planned town.
- 1.5.54 Archaeological sites within the town are afforded protection under national legislation and policies contained in this plan. Some of the zoned lands are within the demesne landscape associated with Mitchelstown Castle and House and any development in this area will require an archaeological assessment, shall be sensitive to the demesne and shall protect all the demesne features and landscape.
- 1.5.55 There are no designated natural heritages sites within or proximate to the town or its environs.

Biodiversity

- 1.5.56 Mitchelstown is located entirely within an area determined as being of very high landscape value in this plan and the northern and southern approach roads to the town are designated scenic routes within this Plan (S1 and S3 respectively). Scenic Route S1 has impressive views of the surrounding pastoral landscape while Scenic Route S3 has spectacular views of the surrounding hills, Galtee Mountains, adjacent river valleys and pastoral rural landscape.
- 1.5.57 In 2018, the Council commissioned the preparation of Habitat Mapping for the towns of the county where such work had not previously been undertaken with a view to identifying what habitats were present in the areas and identify those of importance in protecting the biodiversity of the area. The survey work has identified a variety of habitats across the county including some that are protected under the Habitats Directive / are of Special Conservation Interest for County Cork / are of local bio-diversity value or form part of an ecological corridor. These habitats should be retained/integrated into developments where possible.
- 1.5.58 Mitchelstown is not within close proximity to any Natura 2000 or nationally designates sites. However, the Blackwater River (Cork / Waterford) SAC (002170) is about 35 kms downstream from the town.
- 1.5.59 The land within the town boundary of Mitchelstown consists of 42.45% built lands, 38.83% improved agriculture grassland and 7.85% semi- natural habitats. A number of local biodiversity areas were identified, the protection of which is important to ensure the conservation of biodiversity within the urban fabric of the town:
1. Mitchelstown Castle Woodlands & Wetlands located adjacent to the River Gradoge and contains a number of semi- natural habitats of Special Conservation Importance for County Cork such as oak-ash-hazel woodland, wet willow-alder-ash woodland and reed and large sedge swamps. (located in MH-GC-01)
 2. Gradoge River, an important ecological corridor between the town and the surrounding lands containing several high local value habitats including semi-natural woodlands, reeds and large sedge swamp, dry meadows, and wet grassland.
 3. Ballinwillin (Located in MH-GC-05)
 4. Old Dublin Road Grasslands, a habitat of special Conservation importance for County Cork. The habitat contains scarce plant species such as quaking grass and Fodder Burne. This area of land provides potentially a high-quality habitat for invertebrates. (Located in MH-GC-04)

General Objectives

- 1.5.60 The following general objectives apply to all development proposals for Mitchelstown. Development proposed in these areas must also comply with the objectives of this plan.

County Development Plan Objectives General Objectives for Mitchelstown	
Objective No.	
MH-GO-01	Plan for development to enable Mitchelstown to achieve its target population of 4,674 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mitchelstown's development as an integrated live/work destination.
MH-GO-02	In order to secure the sustainable population growth and supporting development proposed in MH-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Blackwater River Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving waterbody does not fall below legally required levels.
MH-GO-03	Support and promote Mitchelstown town centre as the primary and most appropriate location for the expansion of retail development.
MH-GO-04	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development should deliver a good mix of uses and adaptability of buildings.
MH-GO-05	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
MH-GO-06	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
MH-GO-07	Support implementation of the Mitchelstown Traffic Management Plan.

**County Development Plan Objectives
General Objectives for Mitchelstown**

Objective No.	
MH-GO-08	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
MH-GO-09	All proposals for development within the areas identified as being at risk of flooding will need to comply with volume one of this Plan.
MH-GO-10	In accordance with Objectives in Chapter 11 of Volume One of this Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity, and habitat enhancements as appropriate.
MH-GO-11	Support the expansion of primary and post primary education facilities in the town.
MH-GO-12	The green infrastructure, biodiversity and landscape assets of Mitchelstown include the Gradoge River corridor, mature trees, pockets of woodland and areas of unimproved grassland habitat as well as other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.

Special Objectives

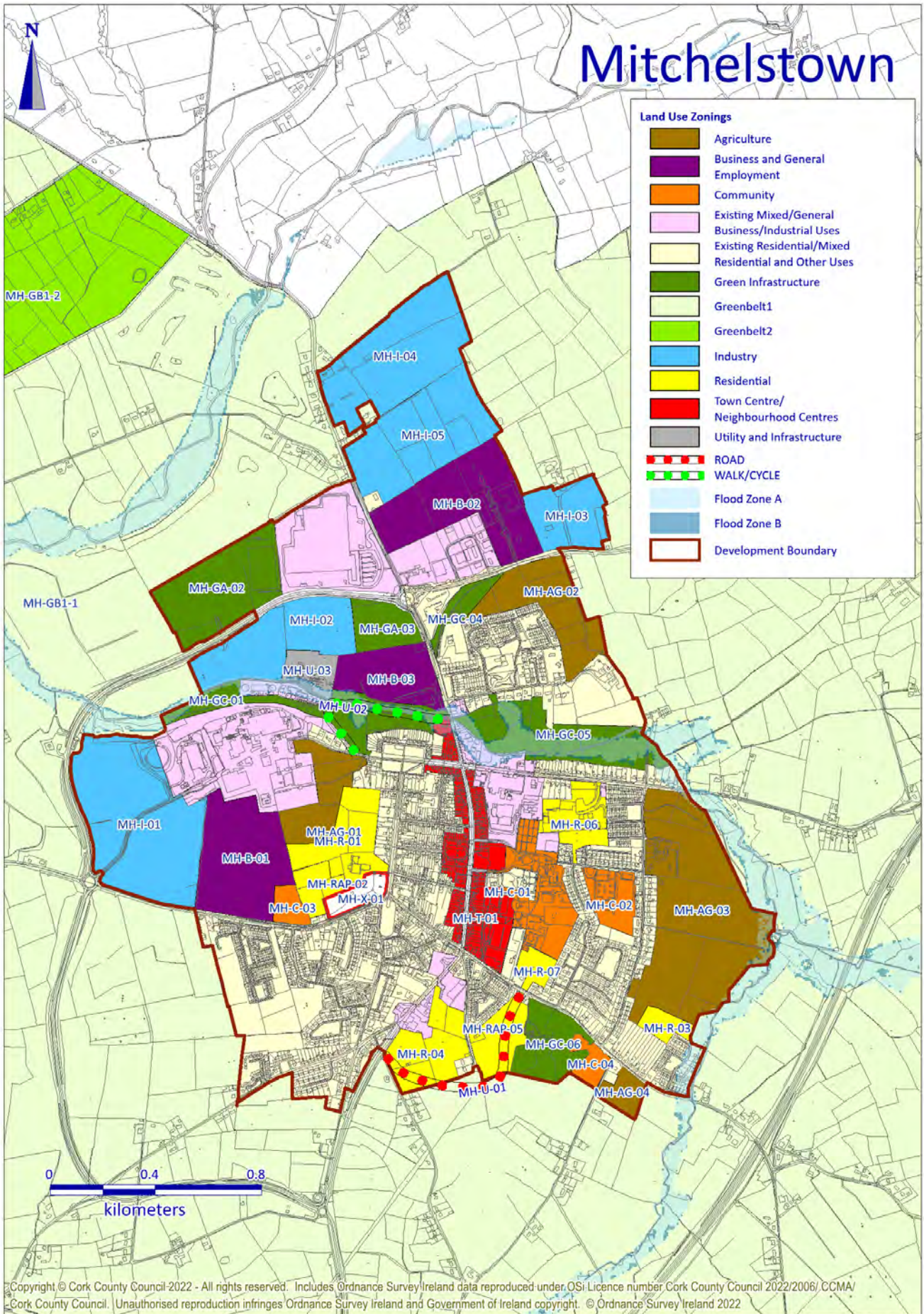
1.5.61 The site-specific zoning objectives for Mitchelstown are set out in the table below grouped according to land use type.

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management	^TIA and RSA Required	
Objective No.		Site Area (ha)
Residential / Residential Additional Provision		
MH-R-01	Medium B density residential development with an appropriate buffer for the broadleaved woodland along the southern boundary. This woodland needs to be retained and protected. Retention of attractive stone wall and mature trees on the site boundary will be required.	7
MH-RAP-02	Medium B density residential development with an appropriate buffer for the broadleaved woodland along the southern boundary. This woodland needs to be retained and protected. Retention of attractive stone wall and mature trees on the site boundary will be required	2.51
MH-R-03	Medium B density residential development.	1.68
MH-R-04	Medium B density residential development to include provision for a relief road. Existing habitats on site should also be protected/enhanced and incorporated into a new development.	5.5
MH-RAP-05	Medium B density residential development to include provision for a relief road.	2
MH-R-06	Medium B density residential development	3.3
MH-R-07	Medium B density residential development.	1.56

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (ha)
Business		
MH-B-01	Business Uses.	13.45
MH-B-02	Business Uses. ^	15.36
MH-B-03	Business Uses including provision for retail warehousing ^. *	7.39
Industry		
MH-I-01	Industry. This site is visually sensitive when viewed from the north and accordingly development of this site will need to be sensitively sited, designed, and landscaped. ^	23.26
MH-I-02	Lands reserved for expansion of the existing food- related industry with access via the existing complex. The site supports areas of semi-natural grassland which should be retained and integrated into open space areas where possible. Lighting of the site should be sensitively designed to minimise risk of impact to adjoining areas of woodland and species associated with same. *	12.02
MH-I-03	Industry ^	6.81
MH-I-04	Medium to large scale industry ^	17.31
MH-I-05	Industry. Access to this site is to be from the regional road to its west.	15.76
Town Centre		
MH-T-01	Existing Town Centre. Encourage development on derelict and vacant sites to help consolidate and strengthen the town centre.	12.29
Community Facilities		
MH-C-01	Allow for expansion of existing educational use on adjacent site and / or similar development while preserving and protecting the archaeological and architectural heritage.	8.05
MH-C-02	Allow for expansion of existing educational use on adjacent site and / or similar development.	3.70
MH-C-03	New school site. The former wall boundary, belonging to the former Mitchelstown Castle is of NIAH significance and will need to retain and incorporated in any development on this site.	1.61
MH-C-04	Facilitate expansion of existing cemetery, having regard for any recorded site and monuments.	1.69
Utilities		
MH-U-01	Relief road.	-
MH-U-02	Develop and maintain pedestrian walk in line with the Inland Fisheries Ireland Guidelines and volume one of this plan. *	-
MH-U-03	Wastewater Treatment Plan *	2.90

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required	
Objective No.		Site Area (ha)	
Green Infrastructure			
MH-GC-01	Open Space with provision for an amenity walks. The site is wooded, forms part of the northern edge of the Mitchelstown Architectural Conservation Area, is within the grounds of King's Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. The Mitchelstown Castle Woodlands & Wetlands on this site comprises of complex several semi-natural habitats of natural value. There is a general presumption against the development of this site. *	8.65	
MH-GA-02	Reserved for open space and to expand the adjacent existing sports facilities.	12.62	
MH-GA-03	Reserved for open space and extension to existing sports facility or similar type active open space uses.	3.96	
MH-GC-04	Old Dublin Road Grasslands. This area of land has been zoned for Green Conservation to retain an important ecological corridor which supports habitats of ecological value including unimproved grasslands.	2.09	
MH-GC-05	Reserved for Green Infrastructure- Conservation*	11.64	
MH-GC-06	Reserved for Green Infrastructure- Conservation.	5.83	
Agriculture			
MH-AG-01	Agriculture.	11.35	
MH-AG-02	Agriculture.	9.36	
MH-AG-03	Agriculture. *	28.94	
MH-AG-04	Agriculture.	1.99	
Special Policy Area			
MH-X-01	To protect the existing trees on site which contribute to the amenity and environment of the town. Consideration may be given to the provision of a maximum of five dwellings units on site subject to access, layout, siting and design issues ensuring the long term protection of the trees on site.	2	

Mitchelstown



1.6 Key Villages in the Fermoy MD

Introduction

- 1.6.1 There are ten Key Villages in the Fermoy Municipal District as follows; Rathcormack, Ballyhooly, Castlelyons/ Bridebridge, Castletownroche, Conna, Doneraile, Glanworth, Glenville, Kildorrery and Kilworth.
- 1.6.2 In this plan, Rathcormack is projected to grow to over 1,500 people during the lifetime of the plan so is treated in a similar manner as regards zoning and land-use to the other main settlements which are over 1,500 people. That is as distinct from the other Key Villages in this Municipal District, all land within the development boundary of Rathcormack will have a specific land use zoning. The settlement would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.
- 1.6.3 Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan, the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity being shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as set out in the table below. Further guidance on the development of villages is given in **Volume One** of this Plan, particularly **Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing**

Table 3.1.9 Key Villages Overall Scale of New Development

Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Rathcormack	637	670	688	146
Ballyhooly	209	199	212	30
Castlelyons/ Bride-bridge	215	210	219	27
Castletownroche	222	217	232	40
Conna	159	170	181	20
Doneraile	392	411	422	89
Glanworth	265	257	258	50
Glenville	162	166	166	10
Kildorrery	177	173	175	25
Kilworth	411	412	418	30
Total Key Villages	2,849	2,885	2,971	467

1.7 Rathcormack

Vision and Context

- 1.7.1 The vision for Rathcormack during the lifetime of this plan is to continue to improve the quality of life and community involvement within the village for residents, while maintaining the distinct heritage and character and improving existing services and facilities.
- 1.7.2 Rathcormack is a key village, located 22km north of Cork City, along the R639 and in close proximity to the M8 Cork to Dublin Motorway. Rathcormack is very much influenced by the city and in recent years has grown to be the largest village in the Fermoy Municipal District. Rathcormack is located within the Greater Cork Ring Strategic Planning Area, as defined in this plan.
- 1.7.3 The village is situated along the previous main Cork- Dublin Road (N8) before the M8 was constructed in the mid 2000's. it is now the R639. Rathcormack is situated approximately 8kms south of Fermoy, the largest main town in this North Cork Municipal District.
- 1.7.4 The village is situated in Broad Fertile Lowland Valleys of medium landscape value and sensitivity between two river valleys with the River Blackwater to the North and the River Bride to the South. The Nagle mountains are situated north of the village. The Shanowen River, which passes through the village, flows into the River Bride southeast of Rathcormack shaping the rural character of the area.

Population and Housing

- 1.7.5 This plan provides for the village of Rathcormack to grow to 2,144 persons by 2028 representing growth of 382 people on Census 2016 figures (1,762). In order to accommodate this level of population growth, an additional 146 housing units will be required. These units can be provided as compact growth within 800 metres of the village centre.
- 1.7.6 Rathcormack housing composition consists mainly of houses (94.8%) and flats and apartments (4.2%). Apartment living has grown by 0.5%. Private houses are 66% owner occupied yet this has declined by 5%. A large portion of houses are privately rented (24%), this has increase by 3%. The number of vacant dwellings decreased considerably (-8%) from 2011 to 2016.
- 1.7.7 Most of the recent developments in Rathcormack have been constructed in the form of housing estates. There are three areas of land zoned for residential in this plan. Sites which are close to the core of the village, including infill and brownfield sites should be prioritised for development. There is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. A varied mix of housing sizes and types should be developed, as small housing schemes, within the village including serviced sites. The redevelopment of derelict and infill sites within the centre is welcomed and will be encouraged and sites which are close to the core of the village, including infill and brownfield sites should be developed first.

Table 3.1.10 Rathcormack Population, Housing and Residential Land Area

	Population and Housing Requirement			Housing Supply Units	
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites
Rathcormack	1,762	2,144	146	146	23

Table 3.1.11 Rathcormack Population 2006-2028

Name	Census 2006	Census 2011	Census 2016	Proposed Target to 2028
Rathcormack	1,072	1,534	1,762	2,144

Placemaking

- 1.7.8 There is a very strong sense of community in the village. Rathcormack Main Street has its own unique character with a great mixture of new and old buildings and has a very wide street. There are some derelict and vacant buildings in the village centre that need refurbishment and new uses. The compact nature of the village means everyone is within walking distance of the village centre, but the village would benefit from better connectivity between the new and old part of the village. The streets are generally wide with plenty of on street parking available. A focus on traffic calming measures and safe pedestrian crossings at key points around the village will promote further walking and cycling.
- 1.7.9 The Fair green is an opportune location between both parts of town and a redesign of the current green for community purposes will help shape the village and offer a safe meeting point. An appropriate redesign would enable additional facilities at this location and possibly a spot for a small weekly market. The R639 Public Realm and Streetscape Regeneration Scheme is currently a live Part 8 application. The development proposal will create a gateway from either end of the village, provide additional pedestrian crossings, traffic calming measures, public lighting, tree lined avenues, new footpath surfaces, bus stop and a new village enhancement scheme.
- 1.7.10 The village has experienced strong growth in recent years, encouraged by the relative affordability of housing in comparison to other areas and good accessibility to employment hubs and connectivity to the M8 motorway. Service provision in the village needs to catch up with the growth in population.

Social and Community Facilities

- 1.7.11 There is a need to further expand the level of community facilities in this key village to support the increased population. The village has a small community centre but there is no sports hall. There is a GAA pitch on the Glenville Road, but further facilities are required. Construction has begun on the Rathcormack Community Council owned field to the north of the school for the Rathcormack Recreational Park. The site will include 2 no. grass playing pitches and there is also provision for footpaths and a carpark. This new facility will be a great addition to the community when completed.
- 1.7.12 The village also benefits from a playground. A new 12 class primary school (Scoil Bhríde) opened in Rathcormack in 2013.
- 1.7.13 An important issue for the village is the conservation and development of its built and natural heritage and its amenities. New development in the village should respect the setting and views of landmark buildings, including the Church.
- 1.7.14 Additional lands for public open space are needed to serve the village into the future and additional business land is also required to facilitate local employment opportunities.

Green Infrastructure

- 1.7.15 Walks and open space are very important to improve the quality of life within the village.
- 1.7.16 There is an opportunity to develop an attractive looped walk from Geeney's Crossroads to the River Bride pedestrian bridge and back to the R639. There is also an opportunity to provide a riverside walk linking the village centre with lands zoned GC-03 and GR-04 and expand even further along GC-05 as detailed in objective U-01 below.

Economy and Employment

- 1.7.17 Employment in Rathcormack has increased by 17.4% since 2011 amounting to 118 additionally employed people. The decline in unemployment has been significant (-25.4) although less than neighbouring settlements. The total population is more economically active and engaged.
- 1.7.18 The most significant change in industries is the growth Commerce and Trade (1.3%), and the decline of Public Administration (-1.6%).
- 1.7.19 A significant amount of employment in Rathcormack falls within the census POWSCAR industrial group categorisation of 'wholesale, retail trade, transportation and storage' - sources of employment are the commercial and services sectors within the village including retail, car sales and repairs, fireplaces, butchers, newsagents, hairdressers etc. Sunnyside Fruit Farm on the outskirts of the village is a further source of employment in addition to Mapp Foods. Agriculture also remains an employer for the local population.
- 1.7.20 This plan has identified additional greenfield lands at the northern side of the village, where there is good existing roads infrastructure and good access to the M8 to the north, for small and medium scale business uses.
- 1.7.21 Rathcormack is rich in heritage. There are many different opportunities to promote activity-based tourism in the village with the surrounding areas and historical sites. There is Fermoy Golf course, Corrin Nature Reserve, Castlelyons Castle and three walking trails within 5kms of the village: Castlelyons Coole Abbey Loop, Corrin Woods and trails, Castlelyons Franciscan Abbey Loop.

Town Centre and Retail

- 1.7.22 Rathcormack has become the biggest key village in the Municipal District. The village is divided in two with a new and old part along a large stretch of main street. There is a large degree of vacancy and dereliction in the village that will need to be addressed. The redevelopment of derelict and infill sites within the village centre will be encouraged and needs to respect the character of the village. On Main Street there is a significant Bakery site that presents an ideal opportunity for redevelopment during the lifetime of this plan.
- 1.7.23 For the size of the village it is very well catered for with a SPAR, hair salons, Barbers, Take Away Restaurants, Pharmacy, Public House, Small Retail Units, Post Office, Church, and a Medical Practice.

Table 3.1.12 Regeneration Areas in Rathcormack

	<p>RK-SPA-01 is in the centre of the Main Street in the village of Rathcormack. The site is occupied by three no. disused two storey buildings with a large associated yard space. The site can accommodate a refurbishment of existing buildings with an opportunity for residential infill that would respect the style and character of the existing buildings that exist on the site.</p>
	<p>RK-SPA-02 located across from the Garda Station along main street. The site can accommodate 2 no. replacement type infill type dwellings</p>

Movement

- 1.7.24 The opening of the M8 provided Rathcormack with excellent road-based transport connections and a reduction of traffic congestion within the settlement. The regional road network offers easy access to areas such as Conna, Glenville and Middleton via the R628, R614 and R626, respectively. Bus Eireann provides a regular public bus service, which passes through Rathcormack to Cork City and Fermoy. Footpaths and public lighting are in place linking many of the residential areas on the fringes to the village centre. The streetscape has benefitted from some upgrading and public realm improvements have been carried out in the village centre in recent years.
- 1.7.25 The main street is primarily used for cars. It was the old Dublin Road before the bypass was built. At peak times congestion of cars can be an issue and more traffic calming measures may be required to increase the safety of pedestrians and cyclists. There is also a need for more safe crossings at key points and intersections in the village.
- 1.7.26 In the 2016 census, 87% of households in Rathcormack have one or two vehicles which are the primary mode of transport for people to a place of work or education. This amounts to 78% use for commuting to work as driver, and 37% for commuting to place of education as passenger. Green transport has grown by 6% (to 22%) which is largely due to use by those travelling for education (55%) rather than those using it for work (4%).
- 1.7.27 The 2016 census has also noted that 54% of the village population take under 30 minutes to commute to work and the average commute time of the whole population is 28 minutes, a minute faster than the 2011 census.
- 1.7.28 There are currently no cycle paths in the village. All the residential areas are within 800m of the village centre. Introducing cycle lanes along the main street connecting to the residential areas would help reduce the need for on street parking and improve the public realm of the area.

Water Management

- 1.7.29 The wastewater treatment plant in Rathcormack, upgraded in 2009, provides tertiary treatment with a discharge to the River Shanowen. Some further updates will be required to meet the requirements of the village during the lifetime of this plan.
- 1.7.30 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Rathcormack will need to be addressed to accommodate further growth.
- 1.7.31 There is capacity in the water supply serving the area to meet the future development needs of the village envisaged over the lifetime of this plan.
- 1.7.32 Parts of Rathcormack have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowen River through the village and are illustrated on the settlement map. The Rathcormack Flood Relief Scheme is at the design stage. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 1.7.33 There are six structures within the village, which are listed in the Record of Protected Structures in this plan: Kilshannig House in Kilshannig Upper, Lisnagar House in Lisnagar Demesne, Christ Church, Beech Park (The Old Rectory), a Gothic Shopfront and the Church of the Immaculate Conception, all within the townland of Rathcormack. Archaeology within the village includes the church, the mill, and the fever hospital.

Biodiversity

- 1.7.34 The River Shanowen flows through the Village. It flows into the River Bride, a tributary of the River Blackwater, a SAC (002170).

General Objectives

- 1.7.35 The following general objectives apply to all development proposals for Rathcormack. Development proposed in these areas must also comply with the objectives of this plan.

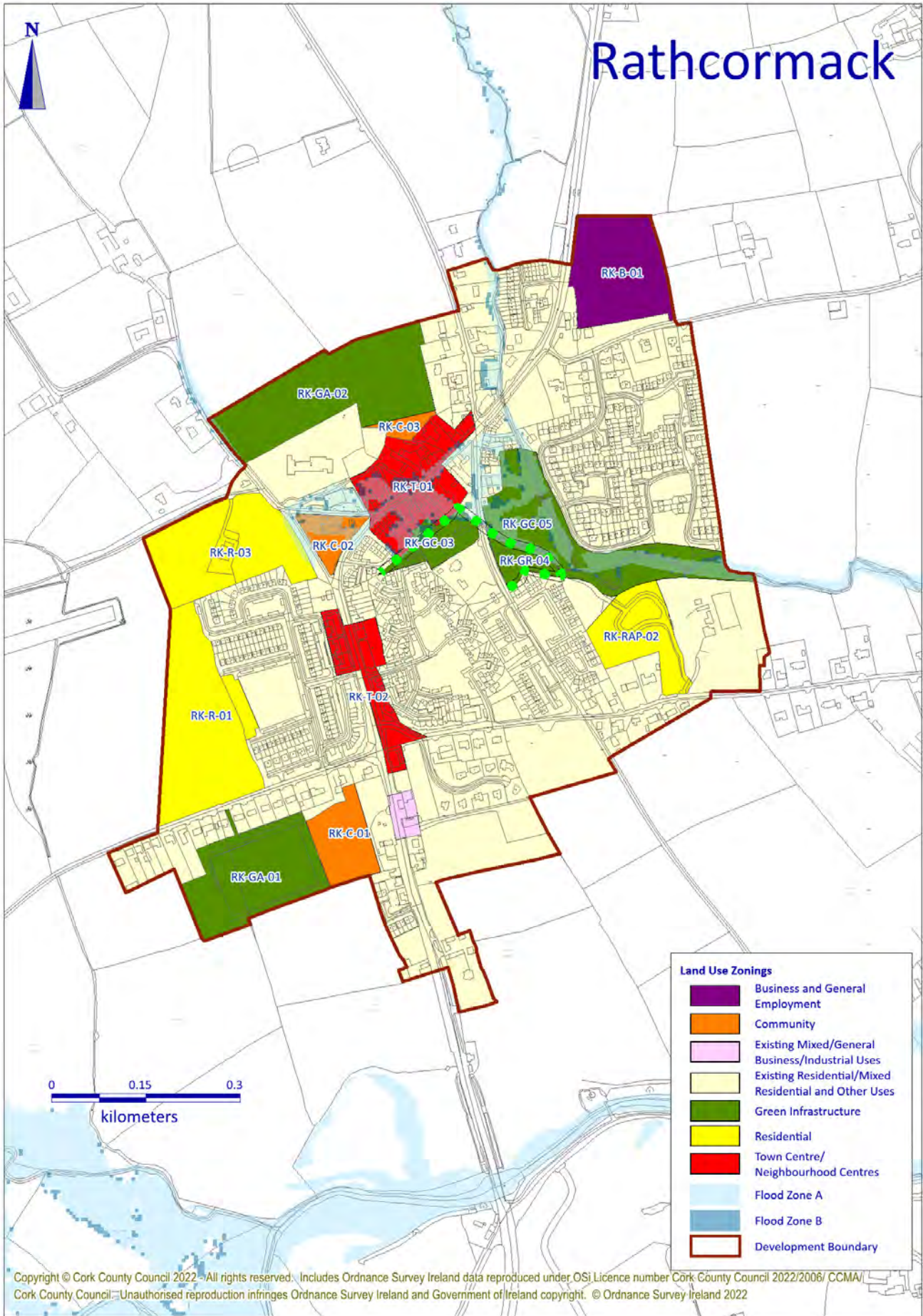
County Development Plan Objectives - General Objectives for Rathcormack	
Objective No.	
GO-01	Within the development boundary of Rathcormack, this plan makes provision for an additional 146 dwelling units, subject to satisfactory servicing arrangements.
GO-02	The green infrastructure, biodiversity and landscape assets of Rathcormack include it's the corridor of the Shanowen Stream (a tributary of the Bride River), other open spaces, mature trees and hedgerows. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.
GO-03	Appropriate and sustainable water and waste-water infrastructure that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
GO-04	Part of the settlement is at risk of flooding. See Volume One, Chapter 11 for guidance.
GO-05	All development should contribute to improved, safe pedestrian and cyclist connectivity and should include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.

Special Objectives

1.7.36 The site-specific zoning objectives for Rathcormack are set out in the table below grouped according to land use type.

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (ha)
Residential		
RK-R-01	Medium B density residential development.	3.9
RK-RAP-02	Medium B density residential development.	1.75
RK-R-03	Medium B density residential development.	3.1
Business		
RK-B-01	Business Uses.	2.43
Town Centre		
RK-T-01	Existing Village Centre *	2.40
RK-T-02	Existing Village Centre	1.32
Community Facilities Utilities		
RK-C-01	Provision for community facilities and uses to support residential development.	1.12
RK-C-02	Provision for community facilities and uses to sport residential development. *	0.56
RK-C-03	Car Park to support services in the vicinity.	0.22
Green Infrastructure		
RK-GA-01	Sports ground.	2.82
RK-GA-02	Playing Pitches. *	3.86
RK-GC-03	Open space to preserve the setting of the church and graveyard. *	0.72
RK-GR-04	Open Space including village park and playground.*	3.57
RK-GC-05	Open space. The area is situated in the floodplain of the Shanowen River and should be retained free from development. There may be an opportunity in the future to include provision for a river side walk. *	3.1
Utilities		
RK-U-01	Provision of riverside walk. River walk should be designed sensitively taking account of its location adjacent to the stream. *	=

Rathcormack



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSi Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.8 Ballyhooly

Vision and Context

- 1.8.1 The vision for Ballyhooly over the lifetime of this plan is to strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.
- 1.8.2 Ballyhooly is a key village located along the National Primary Route, N72, between the ring towns of Fermoy and Mallow. The village is within the North Strategic Planning Area, as defined in this plan.
- 1.8.3 Ballyhooly was developed on an outcrop and surrounding higher lands, in order to avoid the flood plain of the River Blackwater. It is a very picturesque and historic village, with an attractive panorama of the medieval castle and its surroundings to the south of the village, as viewed from Ballyhooly Bridge. The village is bounded to the south by the River Blackwater and to the extreme north by the disused Fermoy-Mallow railway line. Agriculture remains the primary employer for the area.

Population and Housing

- 1.8.4 The 2016 Census indicated that Ballyhooly had a population of 475 an increase from 412 in the 2011 census. The population has more than doubled since 2006 census at 215. The growth has slowed slightly in recent years.

Table 3.1.13 Housing Growth Ballyhooly 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	209	199	212	3

Source – Geo Directory

- 1.8.5 Most of the newer house development in the village has been in the form of large estates, the individual and cumulative scale of which is somewhat excessive relative to the original village form.
- 1.8.6 A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first. As per DB-01 the scale of growth envisaged for the village is up to 30 units during the lifetime of this plan.
- 1.8.7 Development should have regard to the Architectural Conservation Areas identified within the village and should be of an appropriate scale, form, and material finish, respecting established building lines and roof pitches. Development will have regard to policy and objectives outlined in volume two of this plan concerning ACAs.
- 1.8.8 On the periphery, there is opportunity to create a variety of innovative responses to add to the housing mix of the settlement. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.
- 1.8.9 The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings with the village.
- 1.8.10 Water quality impacts and/or license compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.8.11 The existing village core is focused around a T-junction and has a tight urban grain. Buildings are generally of single or two-storey scale and frontages about the street creating a strong building line and attractive streetscape. Some larger period properties are located at strategic locations north and south of the core taking advantage of the scenic views afforded over the Blackwater Valley. The streetscape is intercepted in places with impressive public buildings, such as the Church of the Nativity of the Blessed Virgin and the special townscape value of the village is recognised and protected under the designation of three Architectural Conservation Areas.
- 1.8.12 The settlement has good transport links to both Fermoy and Mallow, given its strategic location on the N72 midway between both County Towns.
- 1.8.13 Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre.
- 1.8.14 Traffic impacts on the pedestrian environment of the village and traffic calming measures are desirable to improve the overall pedestrian environment and reinforce the attractive character of the settlement.

Economy and Employment

- 1.8.15 Employment is restricted to the service and commercial sectors, which consist mainly of three public houses, a petrol station and convenience store.
- 1.8.16 The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.

Social and Community Facilities

- 1.8.17 The extent of community facilities in the village is limited to a community field, with a public amenity walk around its perimeter, two GAA pitches and a community hall.
- 1.8.18 The village does however have a number of essential services, which help the village to operate as a local service centre for its immediate hinterland including a post office, a church and graveyard, a primary school and a number of public houses.

Water Management

- 1.8.19 The existing wastewater treatment plant serving the village was installed in 2006 and capacity is available in the settlement to cater for future population expansion. Secondary treatment is provided to the River Blackwater, a protected area. Ballyhooly requires extra capacity to cater for population growth.
- 1.8.20 There is sufficient drinking water capacity available in the source but the watermain network from the source to the village needs to be upgraded. Ballyhooly receives the water supply from Castletownroche WS. Upgrades are required to the watermain and leakage issues prior to further development taking place in Ballyhooly. Ballyhooly South has leakage issues and if fixed will resolve capacity and water availability.
- 1.8.21 While flooding has occurred along the N72 to the east of the village, this is outside the development boundary. There are no known significant flood hazards in the village itself.

Built Heritage

- 1.8.22 Ballyhooly contains three Architectural Conservation Areas, the aim of which is to protect a collection of buildings and their setting as a whole. Two of these are within the development boundary of the settlement and the remaining one is associated with the castle complex and its associated landscape on the riverbank (outside the development boundary).
- 1.8.23 There are four structures the village and its environs which are listed in the Record of Protected Structures - The Church of the Nativity of the Blessed Virgin Mary (located within the development boundary of the village), Christ Church (in ruins and no longer in use), Old Rectory and Ballyhooly Castle House.
- 1.8.24 The settlement contains a single archaeological site (CO034-071) with a medieval castle and churches immediately outside the boundary to south. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in this plan.

Biodiversity

- 1.8.25 The village is located close to a number of important sites of environmental interest and importance. The River Blackwater is located immediately south of the settlement. This river is designated as a Special Area of Conservation under the Habitats Directive. The SAC incorporates the main channel of the Blackwater and its tributaries. It is designated for the protection of a diverse range of freshwater woodland and coastal habitats and their associated species including Salmon, Freshwater Pearl Mussel, Lamprey species and Otter.
- 1.8.26 There are further sites subject to proposed Natural Heritage Area protection within the village and its hinterland including Ballinaltig Bog Pond and Convamore House (in ruins) which houses a male roost of Daubenton's bat.
- 1.8.27 The spectacular setting of the village is protected by its inclusion within a landscape identified as having High Landscape Value in this plan. The impressive views of the Blackwater Valley and the northern slopes of the Nagle Mountains as seen along the N72 from Renny Lower to the core of the village of Ballyhooly are identified as a Scenic Route (S10) and protected through the Plan.

General Objectives



County Development Plan Objective Development Boundary Objectives for Ballyhooly	
Objective No.	
DB-01	Within the development boundary of Ballyhooly, this plan makes provision for an additional 30 dwelling units, subject to satisfactory servicing arrangements.
DB-02	The green infrastructure, biodiversity and landscape assets of Ballyhooly include mature trees and hedge-rows as well as open spaces in the village, and the Blackwater River which is designated as a Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

Special Objectives

County Development Plan Objective Specific Development Objectives for Ballyhooly		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		^TIA and RSA Required
Objective No.		Site Area (ha)
Community Facilities		
C-01	Lands reserved for educational and ancillary uses.	1.51
Green Infrastructure		
GA-01	Lands to remain in active open space use.	3.97

Ballyhooly



Land Use Zonings	
	Community
	Green Infrastructure
	Flood Zone A
	Flood Zone B
	Development Boundary

Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.9 Castlelyons / Bridebridge

Vision and Context

- 1.9.1 The vision for Castlelyons / Bridebridge over the lifetime of this plan is to strengthen the range of services and employment opportunities available and ensure new development is sensitive to and in harmony with the scale and character of the picturesque and historic village.
- 1.9.2 Castlelyons and Bridebridge are two interdependent settlements, situated approximately 3km east of Rathcormack. Bridebridge is situated immediately south of Castlelyons. These villages are grouped together for services and infrastructural purposes and are ranked as a key village within this plan.
- 1.9.3 The settlement of Castlelyons/Bridebridge is situated in a predominantly rural, agricultural area, with the primary agricultural use involving intensive dairying as well as tillage.
- 1.9.4 The topography of the area is created by the River Bride, which runs south of Bridebridge. The ground level slopes slightly downwards as you travel southwards from Castlelyons, but most of the village itself is situated on flat land.
- 1.9.5 The historic and cultural richness of Castlelyons, evident in the rich architecture, parkland landscapes and historic structures, greatly enhances the amenity of the village and this unique character needs to be protected.
- 1.9.6 The settlement is bi-polar in nature and the characters of Castlelyons and Bridebridge differ greatly in terms of their townscape qualities. Castlelyons is essentially a linear village along a single axis of the main street with strong boundary treatment in the form of high stone walls and building-lines adjoining the street edge. The village has a tight urban grain at its core but also contains a number of important landmark buildings including the Abbey and Barrymore Castle with its demesne. At the northern end of the village the 18th century demesne landscape, which includes four country houses on landscaped grounds with high limestone walls, and a churchyard with the remains of two churches, provides a very attractive entrance to the village and forms part of an Architectural Conservation Area.
- 1.9.7 Bridebridge is largely of late 19th century construction and contains more modest vernacular buildings on their own plots. It is dominated to the north by the Glanbia facility and to the south by the Catholic Church and contains an attractive 5-arched bridge. In contrast to the high roadside walls of Castlelyons, road boundaries are not as well defined. Buildings heights are a mix of 2-storey, dormer, and single storey scale.
- 1.9.8 On the periphery of Bridebridge there is evidence of a mix of medium and low-density development, but more recent suburban-style development is absent.

Population and Housing

- 1.9.9 The population of Castlelyons / Bridebridge has decreased from the previous census period from 495 recorded in 2011 to 374 in 2016.
- 1.9.10 Most of the recent new housing development in the village has been in the form of medium and low-density suburban style estates, the individual and cumulative scale of which is quite large – it is important that future development is of a more appropriate scale. As per DB-01 the scale of growth envisaged for the village is up to 27 units in the period of this plan.

Table 3.1.14 Housing Growth Castlelyons/ Bridebridge 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	215	210	219	4

Source – Geo Directory

- 1.9.11 Within both Castlelyons and Bridebridge there is an opportunity to create a variety of innovative responses to add to the housing mix of both settlements. Contemporary responses are advocated which draw on the historic elements of the settlement (i.e. plot widths, building heights, material finishes, roof profiles, boundary detailing) and reinterpret them in a contemporary manner adding to the unique sense of place.
- 1.9.12 The layout and design of new development must pay particular attention to the retention of stone boundary walls, important views, and the setting of landmark buildings within the settlement.
- 1.9.13 All development shall be designed to a high standard and have regard to the scale, character and grain of the village, the need to achieve connectivity with existing development, the protection of the amenities of the area and the recommendations of the Conservation and Design Statement prepared for the village.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.9.14 Buildings on the main street are generally rendered and of two-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes.
- 1.9.15 Castlelyons/Bridebridge enjoys good road-based transport connections. As previously outlined, the settlement is situated 3km east of Rathcormack, 8km south of Fermoy and 32km north of Cork City, all of which are easily accessible via the M8.

Economy and Employment

- 1.9.16 The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with the key players being Glanbia PLC, Glennan Bros. and Kearney Bros. Agricultural Machinery Supplies. Other sources of employment include ConnaBride Plastics and, in the service and commercial sectors, public houses, convenience shops, garden centre, bakery and post office.
- 1.9.17 The historic setting of the settlement offers huge tourism potential which should be promoted.
- 1.9.18 The Council seeks to encourage the provision of small-scale business uses within the settlement which can add to its vitality and contribute to a reduction in commuting by providing local employment opportunities. Opportunities for small scale business uses are available within the core of the village and within the wider development boundary, e.g. within the site of the existing Glanbia facility, subject to normal proper planning and sustainable development criteria.

Social and Community Facilities

- 1.9.19 The settlement is well served by community facilities including a community building, 1 GAA pitch, 2 soccer pitches, a playground, a pitch and putt course, a community field (beside the school), Kent Park and Castlelyons Riverside Park.
- 1.9.20 The villages contain a number of essential services, which help them operate as a local service centre for its immediate hinterland including 2 small convenience shops, a large Centra store, a garden centre, bakery, post office, 3 public houses, a catholic church and graveyard (the Church of Ireland is no longer in use) and a primary school.
- 1.9.21 There are two bring sites serving this settlement. The first, which is situated in Bridebridge, currently includes containers for glass bottles/jars and beverage cans, whilst the other, situated at Castlelyons Community Centre, has a container for beverage cans only.
- 1.9.22 The settlement's broad base of community facilities also offers an attractive resource for both residents and visitors alike. The concentration of the majority of facilities in the west of Castlelyons needs to be addressed however in order to provide more balanced access to services.

Water Management

- 1.9.23 There is capacity in the drinking water supply to facilitate the level of growth envisaged for Castlelyons/ Bridebridge.
- 1.9.24 The wastewater treatment plant serving Castlelyons provides secondary treatment, has spare capacity and discharges to the Shanowennadrimina Stream and then to the River Bride.
- 1.9.25 Parts of Castlelyons-Bridebridge have been identified as being at risk of flooding. The areas at risk follow the path of the Shanowennadrimina stream through the village and are illustrated on the settlement map. Part of the built-up area of the village is affected. The approach to Flood Risk Management is set out in Chapter 11 Water Management in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.
- 1.9.26 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the village must be addressed to accommodate further growth.

Built Heritage

- 1.9.27 There are six structures within the settlement, which are listed in the Record of Protected Structures in volume two of this plan - Mohera House, the Carmelite Friary and Berry Hill (Barrymore Lodge) which are located in Mohera and Kill-Saint-Anne South, Church of Ireland church and Ballymore Castellated Mansion Ruins which are situated in the townland of Kill-Saint-Anne South. Furthermore, the village of Castlelyons contains an Architectural Conservation Area, the aim of which is to protect a special townscape value of the settlement, as defined within this plan.
- 1.9.28 There are large concentrations of Scheduled Monuments within the settlements which reflect the historic significance of the area. These are awarded protection under national legislation and are subject to further controls under policies set out in this plan.

- 1.9.29 There is an interesting complex of medieval/late medieval archaeological monuments in both settlements including abbey, churches, limekilns, and bridge with Castlelyons Castle and associated attendant demesne landscape and features. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in this plan.
- 1.9.30 The settlement is within the catchment of the Garrycaheragh water body which falls under the Blackwater-Bride Water Management Unit.
- 1.9.31 In order to protect the unique character of the village a special policy area has been identified at the northern end of the village covering the area from Spuree Cross Roads to Kill–Saint Anne Cross Roads and southwards along Church Lane to include the Church of Ireland church and Church Yard, Castlelyons House and Mohera house. The area comprises what is known locally as the circular walk and is characterised by the high stone limestone garden walls on either side of the public road, matures trees, parkland and open spaces which contribute to the amenity and setting of the village.

Biodiversity

- 1.9.32 The Shanowen flows through the town and links into the Bride River on the southern boundary of Bridebridge. The Bride River forms part of the Blackwater River Special Area of Conservation. The river corridors of the Shanowen and the Bride and their associated habitats form an ecological corridor which runs through the settlements of Castlelyons and Bridebridge.

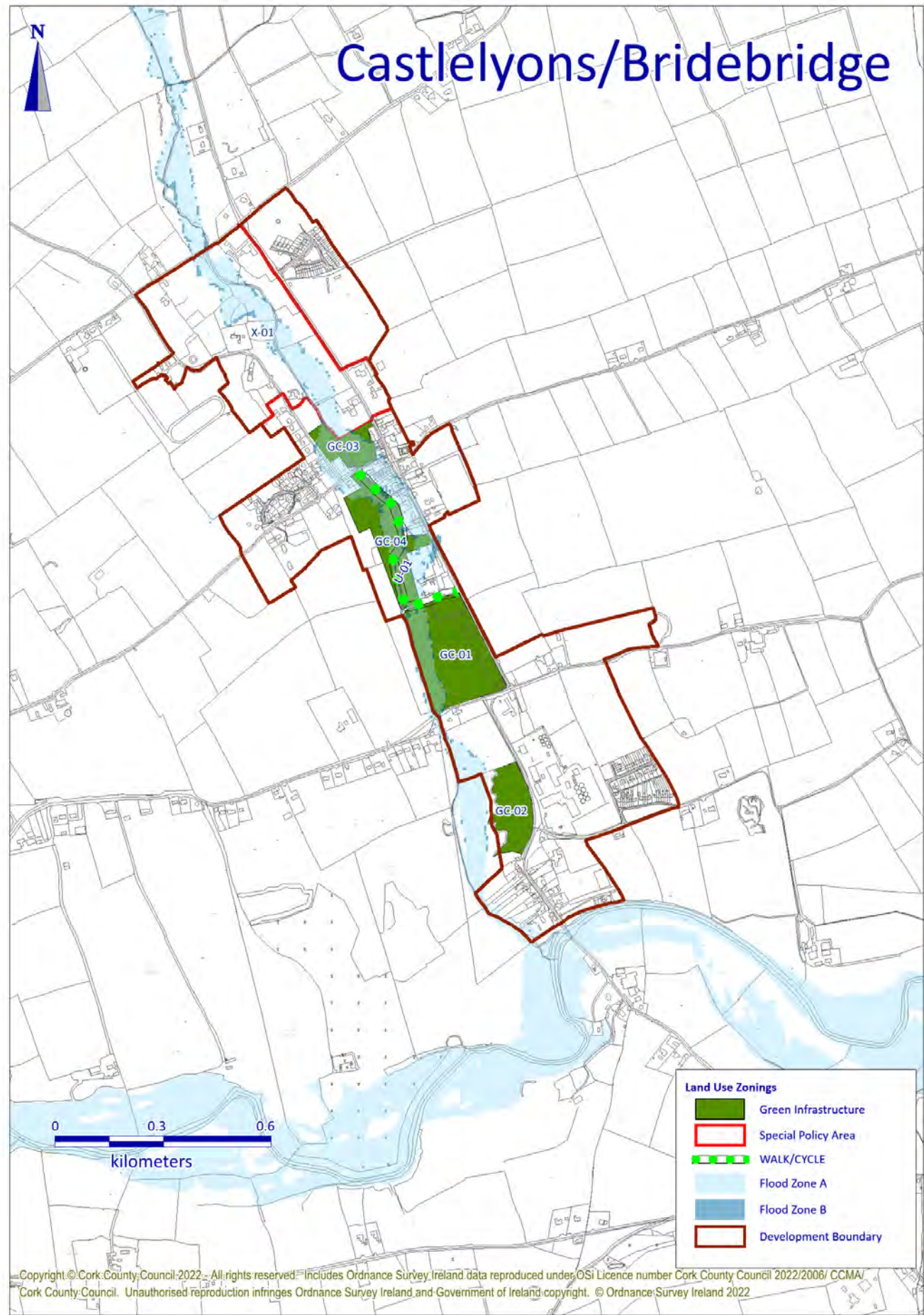
General Objectives

County Development Plan Objective Development Boundary Objectives for Castlelyons / Bridebridge	
Objective No.	
DB-01	Within the development boundary of Castlelyons / Bridebridge, this plan makes provision for an additional 27 dwelling units, subject to satisfactory servicing arrangements.
DB-02	The green infrastructure, biodiversity and landscape assets of Castlelyons/ Bridebridge include the river corridors of the Shanowen and the Bride River, mature trees and wooded areas and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Volume One, Chapter 11 of this Plan for further details.

Special Objectives

County Development Plan Objective Specific Development Objectives for Castlelyons / Bridebridge		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (ha)
Special Policy Area		
X-01	In recognition of its location within an Architectural Conservation Area, it is an objective to protect and retain the unique demesne landscape associated with this area which includes four large country houses, Church of Ireland church and churchyard and other structures to the north of Castlelyons. This includes protection of the high boundary walls, parkland, mature trees, and open spaces which contribute to the character of the village. This area has very limited capacity to accommodate development and any development proposals will need to be accompanied by an appraisal of the likely impacts of the development on the unique character of the area. Areas at risk of flooding should be avoided. *	19.72
Green Infrastructure		
GC-01	Open space preserving the identity and setting of the village. *	5.7
GC-02	Rocky outcrop that makes a significant contribution to the setting of the village.	2.13
GC-03	Open space preserving the identity and setting of the village. The area is situated in the floodplain and should be retained free from development *	1.4
GC-04	Open space preserving the identity and setting of the village. The area is situated in the floodplain and should be retained free from development *	3.36
Utilities		
U-01	Develop and maintain pedestrian walk.	-

Castlelyons/Bridebridge



Copyright © Cork County Council 2022. All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.10 Castletownroche

Vision and Context

- 1.10.1 The vision for Castletownroche over the lifetime of this Plan is to accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements and to ensure new development is in keeping with the scale and character of the village.
- 1.10.2 Castletownroche is located on the N72 national route between Mallow and Fermoy and is 29km northeast of Cork City and is designated as a Key Village within the North Strategic Planning Area.
- 1.10.3 Castletownroche is situated on the slope of a steep hill adjacent to the River Awbeg, which is a tributary of the River Blackwater.

Population and Housing

Table 3.1.15 Housing Growth Castletownroche 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	222	217	232	10

Source – Geo Directory

- 1.10.4 The population in Castletownroche based on the 2016 census was 454 persons and allows for an additional 40 units during the lifetime of this plan.
- 1.10.5 At present there is some dereliction in the village which needs to be addressed. The redevelopment of derelict and infill sites within the village centre will be encouraged and needs to respect the vernacular character of the village. It is important to ensure that the village's natural setting along the Awbeg River is maintained and protected from inappropriate development.
- 1.10.6 As per DB-01 the scale of growth envisaged for the village is up to 40 units during the period of this plan. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.
- 1.10.7 The mean household price in Castletownroche is €235,833. Compared to other settlements in the Fermoy MD this is a relatively average price. The rent prices in the Fermoy MD are lower than the County and City averages.
- 1.10.8 The development boundary for Castletownroche as defined in this Plan contains a strong supply of land for development and will provide a choice of location within the village. All the land will not be required for development over the lifetime of this plan.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.10.9 Castletownroche is a picturesque village in a primarily rural setting. The village has an attractive traditional building stock with a number of landmark buildings including two churches and a Mill. The wooded grounds of the 12th Century Blackwater Castle and the Castlewidenham estate are located to the south of the village and provide an attractive setting for the village.
- 1.10.10 The Main Street, Chapel Road, Doneraile Road and Bridge Street contain a core of well-established housing mixed with some small-scale infill developments as well as a very modest amount of refurbishment and replacement development. More recent housing development has been concentrated to the south-west of the village and is quite suburban in size, layout, and design.
- 1.10.11 As a key village Castletownroche has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.
- 1.10.12 The village has a good range of facilities and services and has the capacity to accommodate additional growth. However local employment opportunities are limited, and extensive lands are available for development within the adjacent towns of Mallow, Fermoy, Buttevant and Mitchelstown and within the key village of Doneraile to the north west. Growth rates within this village over the lifetime of this plan should be moderate and largely organic in nature rather than focused on commuter type housing. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self-build options may be the most appropriate form of development for the village in terms of attracting a modest amount of additional population and offering a real alternative to those who would otherwise consider housing in the open countryside.

- 1.10.13 Castletownroche enjoys good road-based transport connections given that the village is located on the N72 national route and has easy access to Mallow and Fermoy. This location however means that the village suffers from significant levels of through traffic. Access to Cork City is via the N20 or M8 national routes.
- 1.10.14 Bus Eireann operates a limited bus service from Cork City to Castletownroche and also connects the village to Mallow and other settlements in the municipal district and the frequency of the services is considered adequate at present.
- 1.10.15 Footpaths are generally good throughout the village.

Economy and Employment

- 1.10.16 The village has a number of other commercial facilities which include a post office, pharmacy, petrol station, farm shop, restaurants, public houses and convenience shops. There is also an Enterprise Centre in the old Mill which houses a number of businesses. These activities provide local services and employment opportunities for the village itself and the immediate hinterland.
- 1.10.17 The village has a number of tourist facilities with the potential to enhance the local economy including Bridgetown Priory or Abbey which has been extensively restored and is open to visitors all year around and Anne's Grove Gardens, comprising 30 acres of grounds including gardens and woodland, situated 2km from the village and open to the public during summertime. The 12th century Blackwater Castle is also an important feature of the area. The village is close to the Ballyhoura region where there has been significant investment in infrastructure to facilities such as fishing, walking, and cycling.
- 1.10.18 There is scope within the development boundary to expand the employment base of the village through the development of appropriately scaled services / small scale business uses serving the village and its hinterland. The site of the old creamery at the eastern end of the village is suitable for redevelopment in this regard, subject to flood risk assessment.

Social and Community Facilities

- 1.10.19 Castletownroche has a good range of community facilities that include a church, a national school, a Garda station, a community centre and a GAA pitch and clubhouse which has recently been upgraded to include floodlighting and a new stand. Castletownroche National School is located to the north of the settlement. There is scope to expand facilities within the site of the school. In the context of recent growth, the village would benefit from some additional facilities including a playground and some additional open space.
- 1.10.20 Provision has been made for the expansion of educational facilities within the village and the provision of a new cemetery.
- 1.10.21 A bring centre is located in the village which currently includes containers for glass bottles/jars and beverage cans.

Water Management

- 1.10.22 There is capacity in the drinking water supply to facilitate the level of growth envisaged for Castletownroche.
- 1.10.23 The wastewater treatment plant in Castletownroche currently provides secondary treatment and the plant discharges to the Awbeg River, a protected area within the Blackwater Catchment. It has limited spare capacity and upgrades are required.
- 1.10.24 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Castletownroche will need to be addressed to accommodate further growth.
- 1.10.25 Castletownroche is one of the areas in North Cork which require improvements to the wastewater discharges to protect the Freshwater Pearl Mussels and Shellfish.
- 1.10.26 The village is supplied with water from the Castletownroche Water Supply Scheme which has sufficient capacity to cater for additional growth. For any significant additional development, water conservation measures are required including replacement of the watermain network from the reservoir to the village and implementation of leak detection measures.
- 1.10.27 Parts of Castletownroche have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River running to the east of the village and are illustrated on the settlement map. The approach to Flood Risk Management is set out in Chapter 11 Water Management in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 1.10.28 There are five structures within the settlement, which are listed in the Record of Protected Structures in this plan, – Castletownroche Church of Ireland church at Sleemana, Castlewidenham Tower House, Castlewidenham Country House, Kilcummer House and the Flour Mill at Ballyadeen. Care must be taken to protect the views from important feature buildings such as the Church of Ireland church and the Tower house at Castlewidenham.

- 1.10.29 There are a number of interesting archaeological monuments in the village including a bridge, a mill, and a medieval tower house. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in this county development plan.
- 1.10.30 This Plan identified three Architectural Conservation Area within the village and its environs, namely Chapel Road, Main Street and Castlewidenham Conservation Areas and it is an objective of this plan to conserve and enhance the special character of these three areas. See volume two for details.

Biodiversity

- 1.10.31 The Awbeg River flows to the east of the village and forms part of the Blackwater River Special Area of Conservation. The SAC is designated for the protection of a diverse range of freshwater woodland and coastal habitats and their associated species including Salmon, Freshwater Crayfish, Freshwater Pearl Mussel, Lamprey species and Otter. The Blackwater Awbeg Valley (Castletownroche) is also designated as a proposed Natural Heritage Area (pNHA 1561). The site of the Mill adjacent to the river to the east of the village lies within the development boundary of the village and the boundary of the SAC and the pNHA.
- 1.10.32 The village is situated with an area categorized as being of 'High Value Landscape' in the County Development Plan.

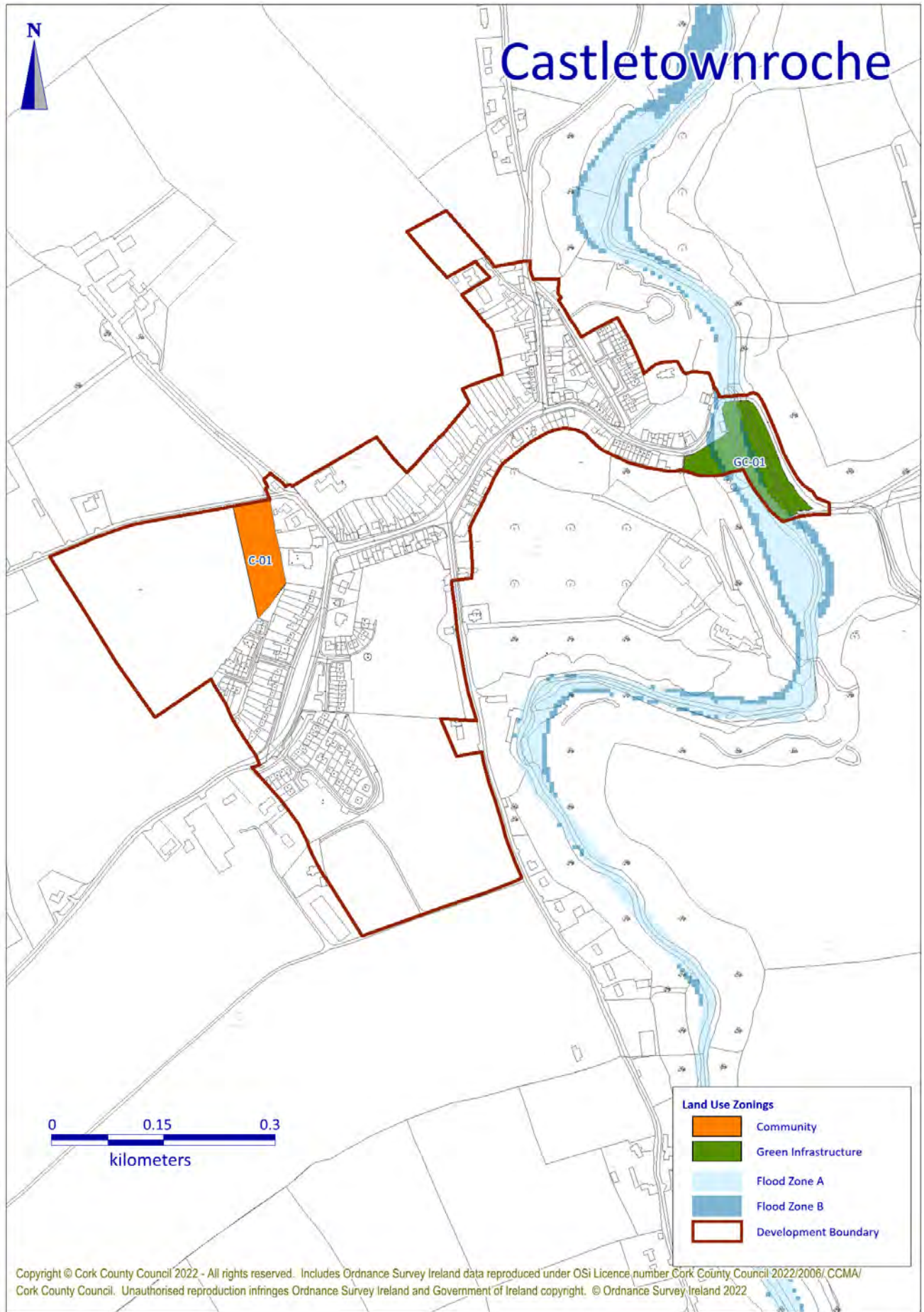
General Objectives

County Development Plan Objective Development Boundary Objectives for Castletownroche	
Objective No.	
DB-01	Within the development boundary of Castletownroche, this plan makes provision for an additional 40 dwelling units subject to satisfactory servicing arrangements.
DB-02	The green infrastructure, biodiversity and landscape assets of Castletownroche include the Awbeg River and associated habitats, mature trees, rocky outcrops, and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Volume One in this plan.
DB-05	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.

Special Objectives

County Development Plan Objective Specific Development Objectives for Castletownroche		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (ha)
Community Facilities		
C-01	New cemetery	0.65
Green Infrastructure		
GC-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular. The Mill currently operates as an Enterprise Centre. This area lies within the Blackwater River Special Area of Conservation and is not suitable for development. *	1.08

Castletownroche



1.11 Conna

Vision and Context

- 1.11.1 The vision for Conna over the lifetime of this Plan is to capitalise on the tourism potential of the village, strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.
- 1.11.2 Conna is a key village located on the R628 within the scenic valley of the River Bride, which flows just north of the village. The village is close to the County Waterford border and enjoys good access to Rathcormack to the west and Fermoy is located 17km to the north west. The village is located in the North Strategic Planning Area, as defined in this plan.
- 1.11.3 The River Bride creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a northerly direction towards the village and remains relatively flat around the flood plain for the River Bride.
- 1.11.4 The character of Conna is defined by its linear nature along a single axis of the main street. Buildings on the main street are generally rendered and of 2-storey form with more modern bungalows on the edges or as infill. More recent suburban style estates have been developed on the northern and western fringes. To the east of the settlement, Conna Castle, a 16th century tower house, creates an attractive entrance to the settlement and to the west the Catholic Church frames the visual entrance to the village.
- 1.11.5 On the periphery, outside the development boundary, ribboning is an issue and blurs the distinction in character between the village and the attractive surrounding agricultural landscape.

Population and Housing

- 1.11.6 The population recorded for Conna in census 2016 was 526, an increase from 470 in the 2011 population figure. The net new units required for Conna is 20 units as per DB-01 during the period of this plan. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.

Table 3.1.16 Housing Growth Conna 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	159	170	181	22

Source – Geo Directory

- 1.11.7 Most of the more recent new housing development in the village had been in the form of suburban style housing estates comprising of a mixture of detached, semi-detached, and terraced 2-storey units. The scale of these developments is somewhat excessive relative to the original village form although the developments are well located, and the village retains a compact settlement form. It is the Council's aim to continue to encourage cluster type development near the village centre and to promote infill development and self-build/serviced site options as an alternative to one-off housing in the rural hinterland of the village.
- 1.11.8 The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the settlement, including some attractive views of the river and surrounding countryside and the retention of the trees adjacent to the Castle as part of a wider public amenity area.

Placemaking / Public Realm/ Movement/ Village Centre

- 1.11.9 Conna enjoys good road-based transport connections. The village abuts the Regional Route R628, which offers direct access to County Waterford, Rathcormack and the N8, southwards to Cork City and northwards to Fermoy. A public bus service is available from Bus Eireann, departing at Dungarvan to Fermoy (via Conna) on a daily basis.
- 1.11.10 Bus Eireann does not provide a service from Cork City to Conna Village. The primary mode of transport to the village is via private car or taxi. The main street contains footpaths on either side of the road with public lighting for safe pedestrian access.
- 1.11.11 The village benefits from a post office, bed and breakfast, public house, church, food store, nursing home, sports complex and childcare facilities.

Economy and Employment

- 1.11.12 The primary source of employment in Conna is agriculture and agriculture-based activities. Conna Bride Plastics constitutes a significant business in Conna. Other sources of employment are within the service and commercial sector including the convenience shops, public houses, cafe, post office, credit union and nursing home.

- 1.11.13 The Council seeks to encourage the provision of small-scale employment uses within the settlement which can add to the vitality of the village, diversify the narrow employment base of the village and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core subject to it not impinging on the residential amenities of the area. Elsewhere, consideration will be given to appropriate small-scale employment and tourist-related uses subject to its compatibility with the existing adjoining uses and other proper planning and sustainability principles.
- 1.11.14 In the middle of the village, there is land zoned for Business Use in an attempt to diversify the economic base of this settlement and provide opportunities to capitalise on building the local tourist industry optimising its scenic location by the River Bride and the area's international reputation for horse breeding. The area should be packaged as part of a wider North Cork tourism trail.
- 1.11.15 The Conna area has significant tourism potential, which has yet to be exploited, and the village could have a role as a destination in a wider North Cork tourism initiative. There is opportunity to promote the heritage tourism aspect of Conna Castle, a National Monument, as a tourist destination and as part of the network of medieval Castles in the North Cork area. Conna is featured in the Blackwater Valley Drive tourism project and is internationally renowned for its horse breeding industry. It is considered that the promotion of angling on the River Bride, the development of walking and activity trails linking the scenic riverside setting of the village to heritage and activity destinations in the wider area would create the foundations of a tourism strategy. Additional B&Bs should be encouraged in the village in order to promote and support such tourism development.

Social and Community Facilities

- 1.11.16 A community centre offers a range of services to the local community, including amongst others, a community hall, and a sports complex (with outdoor tennis courts), and a crèche and after-school services. Additional community facilities include a playing pitch and national school (outside the development boundary), a nursing / convalescence home, church, and cemetery.

Waste Management

- 1.11.17 The existing waste water treatment system serving the village provides secondary level treatment and discharges to the River Bride, a Drinking Water Protected Area. The plant however is overloaded and upgrade to the WWTP plant and upgrade to the some sewers is required. Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Conna will need to be addressed to accommodate further growth.
- 1.11.18 There is capacity in the drinking water supply to facilitate the level of growth envisaged for Conna. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Conna will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the conservation objectives which are established for this SAC.
- 1.11.19 Parts of Conna have been identified as being at risk of flooding. The area affected is a small area following the path of the River Bride to the north of the village as illustrated on the settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management** in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 1.11.20 There are three structures within the settlement, which are listed in the Record of Protected Structures in this plan—Conna Bridge and Conna Catholic Church and Conna Castle (a 16th Century Tower House).
- 1.11.21 There are a number of interesting archaeological monuments in the village including the bridge and Conna Castle. These are afforded protection under national legislation and subject to further safeguards under policies prescribed in this Plan.

Biodiversity

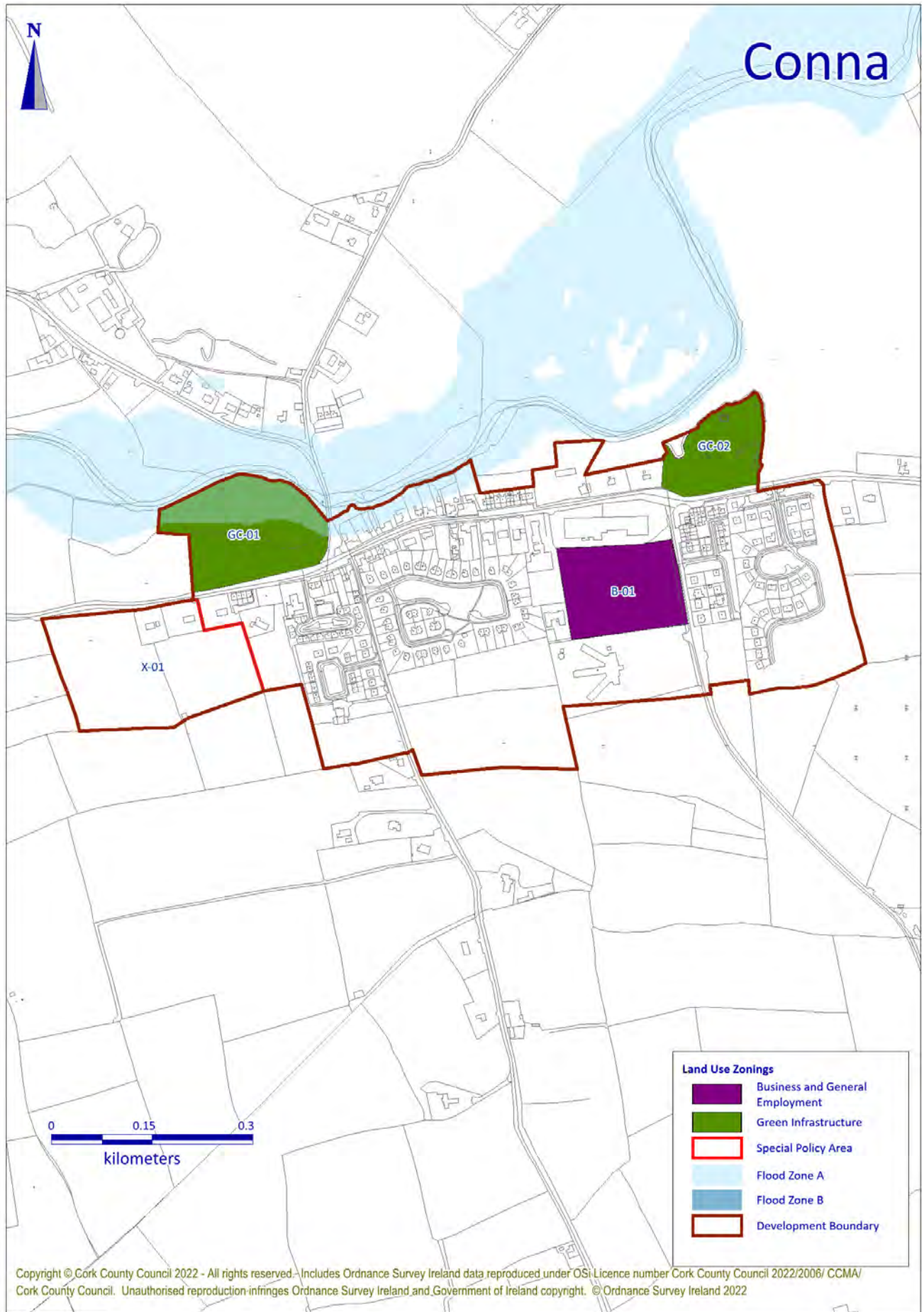
- 1.11.22 The River Bride, a tributary of the River Blackwater is located immediately north of the settlement and forms part of the Blackwater River Special Area of Conservation. The SAC is designated for the protection of a diverse range of freshwater woodland and coastal habitats and their associated species including Salmon, Lamprey species and Otter.
- 1.11.23 The settlement is within the catchment of the Kilwinny, Tributary of Blackwater Water Body which falls under the Blackwater-Bride Water Management Unit.
- 1.11.24 There is potential for the provision of public access and an amenity walk to the north of the village along the River Bride, however such development could impact on the Blackwater River Special Area of Conservation and would require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats and Birds Directives. An amenity walkway may only proceed where it can be shown that it will not have a significant negative impact on these sites. Regard should be had to the protection of otters and otter breeding sites along the river side and the prevention of disturbance to bird species.

General Objectives

County Development Plan Objective Development Boundary Objectives for Conna	
Objective No.	
DB-01	Within the development boundary of Conna, this plan makes provision for an additional 20 dwelling units subject to satisfactory servicing arrangements.
DB-02	<p>The green infrastructure, biodiversity and landscape assets of Conna include the river corridor of the Bride, open spaces in the village, mature trees and hedgerows. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>The boundary of Conna overlaps with the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>Part of the settlement is at risk of flooding see Volume One of this plan.</p>
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

Special Objectives

County Development Plan Objective Specific Development Objectives for Conna		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GC-01	Open space that will remain predominantly open and rural in character to preserve the setting of the village. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	3.04
GC-02	Provision of open space to preserve the setting of the Castle. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development.	1.57
Business uses		
B-01	Small Scale Business Uses and to cater for the expansion of existing use to the north. Layout and design shall provide adequate separation between the development and adjoining uses in the interest in protecting residential amenity. Proposals to include a landscaping plan.	2.33
Special Policy Area		
X-01	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands, with detailed provision for retaining any existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high-quality informal layout of sites and based generally on a single entrance from the public road.	4.61



1.12 Doneraile

Vision and Context

- 1.12.1 The vision for Doneraile over the lifetime of this plan is to actively promote the residential, business and tourism related development of the village, strengthen the range of services and employment opportunities available while ensuring any new development is in keeping with the scale and character of the village.
- 1.12.2 Doneraile is situated some thirty miles north of Cork City and seven miles northeast of Mallow. Doneraile is designated as a key village and is located within the North Strategic Planning Area.
- 1.12.3 As a key village Doneraile has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.
- 1.12.4 Doneraile is situated on the Awbeg River, a tributary of the Blackwater. The village is an attractive historic settlement which developed in tandem with Doneraile Court (former home to the St. Ledger family) and Demesne which comprises 166 hectares of 18th century landscaped parkland adjacent to the village.
- 1.12.5 The village occupies a large, dispersed footprint. The village core is located to the south of the river and has an attractive streetscape with a wide range of Georgian buildings and traditional shop fronts. More modern development extends along the frontage of the regional road to the south west and along Convent Road / the county road to the west of the main street. The village has also extended northwards across the river where the schools, church and main recreational facilities are located and where there are many older and well-established individual houses along the road frontage.
- 1.12.6 In this context it is considered that the village has strong potential for growth in the future in the form of residential, business and tourism related development, has the capacity to cater for such growth and would positively benefit from additional development.
- 1.12.7 Parts of Doneraile have been identified as being at risk of flooding. The area affected is a small area following the path of the River Bride to the north of the village as illustrated on the settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management** in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Population and Housing

- 1.12.8 The population recorded for Doneraile in census 2016 was 780, an increase of from 526 in the 2011 population figure. The net new units required for Doneraile is 89 units in the lifetime of this plan.

Table 3.1.17 Housing Growth Doneraile 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	392	411	422	30
Source – Geo Directory				

- 1.12.9 The average house sale price (PPR) is €203,235 which is below the average sale price in the Fermoy MD of €237,368. Rents in Fermoy MD are lower than the County and City averages.
- 1.12.10 It would be preferable, over the lifetime of this plan to see revised proposals for smaller schemes and to see development taking place to the west of the main street.
- 1.12.11 A varied mix of housing sizes and types should be developed, as small housing schemes, within the village including serviced sites. The redevelopment of derelict and infill sites within the centre is welcomed and will be encouraged and sites which are close to the core of the village, including infill and brownfield sites should be developed first.
- 1.12.12 The scale of development that took place during the economic growth period in the 2000s, had been very modest relative to that of other settlements and this was in part due to the absence of capacity in the waste water treatment plant serving the village. This constraint to development has since been addressed. In general, the scale of new development that did occur has been in keeping with the scale of the village and includes a mixture of styles.
- 1.12.13 As per DB-01 the scale of growth envisaged for the village is up to 89 units during the period of this plan.
- 1.12.14 The presence of the river bisecting the village and Doneraile Court to the east means the settlement is quite spread out. It is important that new residential development enhances the village and supports the development of an attractive, sustainable community. To this end it is important to avoid overly large residential developments and to ensure each development is well located and designed and achieves good connectivity with the core of the village. Over the lifetime of this plan priority for residential development should be given to the lands to the west of the village centre in order to consolidate the core and provide easier access to services and facilities.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.12.15 Doneraile also has a strong retail /service base which allows the village to operate as a local service centre for its immediate hinterland including a post office, pharmacy, petrol station and shop, three public houses, hairdressers, take-aways, a number of convenience shops, a number of comparison shops, two funeral homes, a doctors surgery and a public health clinic. The village also has a Garda Station.
- 1.12.16 Doneraile is served by the Regional Routes R581 and R522 and is located a short distance east of the N20 and thus enjoys good accessibility and connectivity. Bus Eireann operates a public bus service, which passes through the village southbound to Cork and northbound to Charleville. However, the frequency of the service is limited.

Economy and Employment

- 1.12.17 Employment is restricted to the service and commercial sectors within the settlement. Additional employment opportunities can be accessed at Mallow and Charleville. Spring Nurseries outside the village in the townland of Richardstown is also a source of employment.
- 1.12.18 Doneraile Court and Demesne has become a key for tourism development and amenity in North Cork after being restored in recent years. The park is open all year round. The free admission has allowed the attraction to become one of the most popular free attractions in the country. This plan can help support the viability of the house and demesne as a tourist attraction by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.
- 1.12.19 The business/ employment base of the village will need to expand in tandem with residential growth and to support the development of the tourism potential of the village. There is considerable scope for such development within vacant/ underused properties within the village centre and there are also opportunities for infill development and refurbishment particularly within the Main Street. Lands for the development of light industrial / business uses are available to the north of the village.
- 1.12.20 To facilitate tourism and ensure the village benefits from such trade, there is a need to provide some holiday accommodation in the village - self-catering, bed and breakfast or hotel accommodation.

Social and Community Facilities

- 1.12.21 Doneraile is unusual in a village context in having a strong educational base with two primary schools (one mixed and one boy only) and a secondary school. Other community facilities include two churches, a GAA pitch with clubhouse and modern facilities and a nine-hole golf course with clubhouse.
- 1.12.22 Doneraile Court and Demesne with its 166 hectares of landscaped parkland, owned and managed by the OPW, provides the village with a wonderful amenity space for passive recreation. There is a children's playground within the grounds and the house has recently been restored and the OPW has an ongoing programme of improvement works for the property.

Water Management

- 1.12.23 Doneraile is supplied with drinking water from the Doneraile/Shanballymore Water Supply Scheme and the supply is adequate to meet the development needs of the village. The source of this scheme is a spring located in Clogher. However, leaks on the supply network mean that the scheme is currently running at capacity and a number of problem mains require replacement prior to the commencement of large-scale development. In particular, the main from the source in Shanballymore to the Doneraile Reservoir at Skeghardgannon.
- 1.12.24 The surface water drainage infrastructure of the village needs to be improved and better storm water storage facilitates provided.
- 1.12.25 Parts of Doneraile have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the village and are illustrated on the settlement map. The approach to Flood Risk Management is set out in **Volume One** of this Plan.

Built Heritage

- 1.12.26 Two Architectural Conservation Areas have been designated in Doneraile in this plan, namely Doneraile Court Conservation Area and Convent View Conservation Area and it is an objective of this plan to conserve and enhance the special character of these two areas.
- 1.12.27 There are sixteen structures within the town that are entered in the Record of Protected Structures, namely St. Mary's Church of Ireland church at Horse Close, Doneraile Court Country House, Canon Sheehan House, St. Mary's Catholic Church, Creagh House and the Bridge on the Main Street.
- 1.12.28 The village contains a number of archaeological sites associated with the Castle and Doneraile house and demesne.

Biodiversity

- 1.12.29 The village is located within the Blackwater Valley which is subject to a number of environmental designations. The Blackwater and its tributaries, including the Awbeg, The SAC is designated for the protection of a diverse range of freshwater woodland and coastal habitats and their associated species including Salmon, Freshwater Crayfish, Freshwater Pearl Mussel, Lamprey species and Otter. The Awbeg Valley (Doneraile) is designated as a proposed Natural Heritage Area. These designated sites follow the course of the Awbeg through the village and through Doneraile Court.
- 1.12.30 Doneraile is surrounded by a number of deciduous woodlands namely, Dreenagh Wood, Drumdeer Convent Wood, Monaduhanna Wood and Roughfield Wood which contribute to the character and amenities of the village and need to be protected.
- 1.12.31 Doneraile is located within the area covered by the Blackwater - Awbeg Water Management Unit Action Plan.
- 1.12.32 Dereliction within the town is a problem that needs to be addressed. Further environmental improvements are desirable such as tree planting, improvements to the streetscape and refurbishment of shop fronts. The unique Georgian character of the town needs to be enhanced and protected.

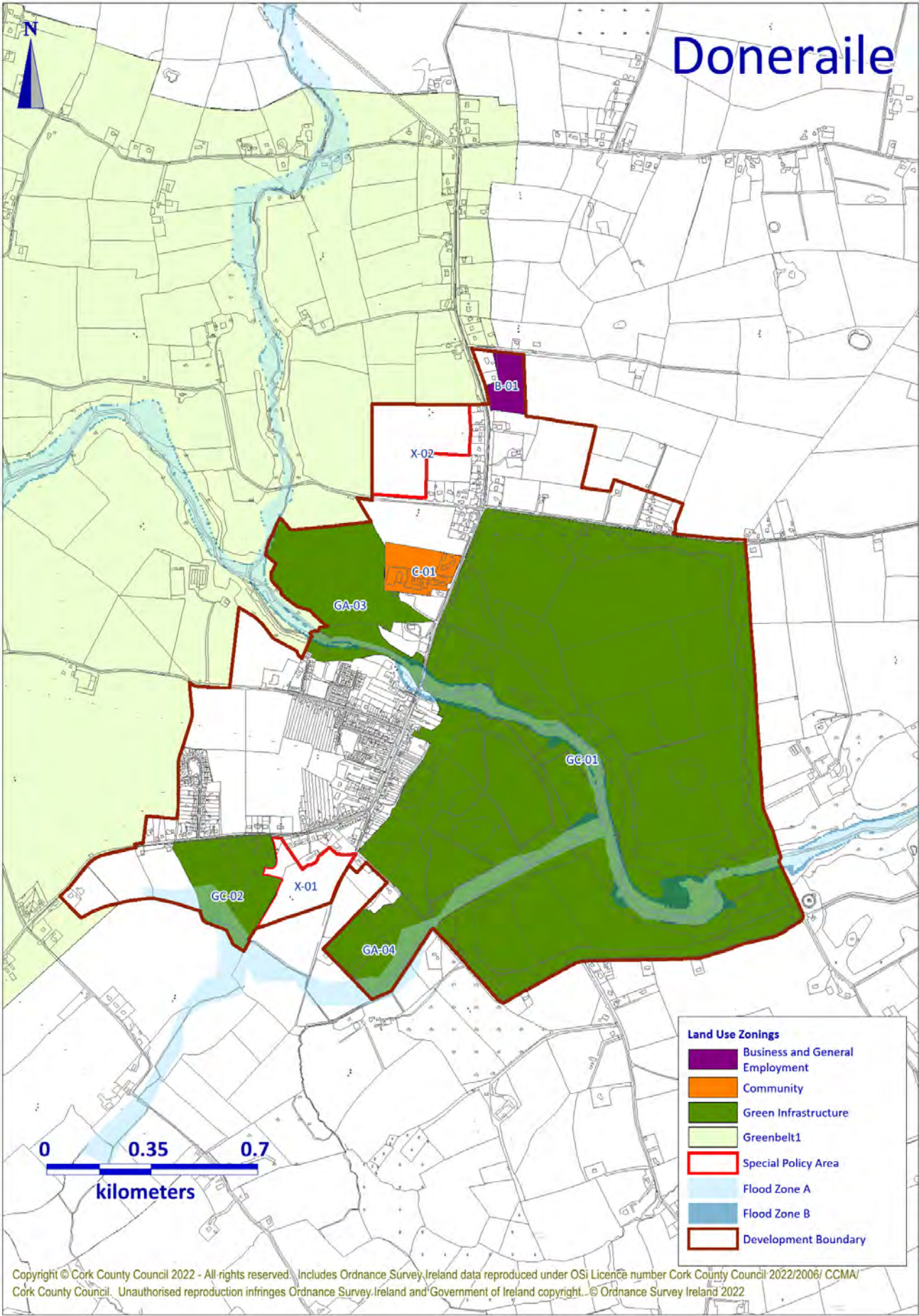
General Objectives

County Development Plan Objective Development Boundary Objectives for Doneraile	
Objective No.	
DB-01	Within the development boundary of Doneraile, this plan makes provision for an additional 89 dwelling units subject to satisfactory servicing arrangements.
DB-02	The green infrastructure, biodiversity and landscape assets of Doneraile include the Awbeg River corridor, the parklands of Doneraile Estate, the golf course, mature trees and woodlands and other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Volume One, Chapter 11 of this Plan.

Special Objectives

County Development Plan Objective Specific Development Objectives for Doneraile		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GC-01	Open Space - Doneraile Court and Demesne (Forest Park). Protect the open space and amenity value of these lands. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	165.56
GC-02	Open Space. Protection of these woodlands and the preservation of the scenic setting of Doneraile. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	8.58
GA-03	Open Space – Golf Course and ancillary facilities. Parts of this site are at risk of flooding. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	15.66
GA-04	Playing pitches. Parts of this zone are within the Blackwater River Special Area of Conservation and these areas are not suitable for development. *	6.89
Community Facilities		
C-01	To provide for expansion of community facilities.	3.43
Special Policy Area		
X-01	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping-based scheme for all the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependent upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.	4.57
X-02	These lands have potential for the development of a retirement village.	7.90
Business		
B-01	Business uses.	2.16

Doneraile



1.13 Glanworth

Vision and Context

- 1.13.1 The vision for Glanworth over the lifetime of this Plan is to strengthen the range of services available and to moderate the recent rapid growth rates, to ensure future development is of an appropriate scale while respecting the unique historic and picturesque character of the village.
- 1.13.2 Glanworth is a historic village, situated circa 10km north-west of Fermoy and 56km north-west of Cork city, in the heart of the Blackwater Valley. Identified as a key village within the North Strategic Planning Area, Glanworth is one of the larger and more developed villages in the Fermoy Municipal District.

Population and Housing

- 1.13.3 The population of Glanworth has increased to 603 persons in the 2016 census up from 547 in 2011.
- 1.13.4 As per DB-01, scale of growth envisaged for the village is up to 50 units during the period of this plan.

Table 3.1.18 Housing Growth Glanworth 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	265	257	258	-7
Source – Geo Directory				

- 1.13.5 Most of the recent new housing developments in the village are of a medium and low-density suburban style and comprise of terraced, semi-detached and some detached units. These are largely located on the fringes of the village, the largest of which is Pairc na Crann. Some successful infill schemes have also been completed and have added to the fabric of the core.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.13.6 Glanworth is located on the Regional Route, R512, with access to major transport corridors via a substandard and poorly aligned county road network.
- 1.13.7 The entrance to this historic village from the Fermoy side, via the 16th century, narrow, 12-arch stone bridge and under the ruins of Glanworth Castle, is visually stunning. The Castle is complemented by an exceptional range of other medieval and archaeological remains in and around the village. The village is primarily laid out on an elongated linear spine with some minor roads radiating from the east. The streetscape has retained its historic vernacular character with a strong street edge intersected in places by incidental open spaces and the Catholic Church. The village contains an attractive mix of single and two-storey terraced, semi-detached and detached properties within the core arranged within a tight urban grain.
- 1.13.8 The Council will encourage the comprehensive redevelopment of the area around the village green and the old Dairygold Co-Op site, which will contribute to the vitality of the core. A village design statement is recommended to guide future development within this picturesque and historic settlement and provide a framework for appropriate public realm improvements along the main street and at key locations within the village.
- 1.13.9 The promotion of renovation/reuse of derelict sites and the identification of further infill sites within the village should be prioritised over the development of large-scale greenfield sites on the fringes of the settlement. This would result in a more compact form and consolidated village core.
- 1.13.10 Bus Eireann operates a public bus service, departing at Glanworth to Fermoy and Cork city.

Economy and Employment

- 1.13.11 The predominantly agricultural nature of the area is reflected in the main sources of employment in this rural settlement, with key businesses being McDonnell Bros. Ltd, Grain and Agricultural Merchants and the Co-Op Stores. Glanworth Tyres is another significant employer in the village.
- 1.13.12 Industrial uses are concentrated on the southern fringe of the village, close to the disused railway line.
- 1.13.13 Other sources of employment in the service and commercial sectors include public houses, convenience and comparison shops, post office and hair salon.
- 1.13.14 Further diversification of the existing narrow economic base is required in order to strengthen the economic profile of Glanworth and its surrounding rural hinterland. Tourism offers potential for such diversification as it is considered that this sector has not been exploited to date.

- 1.13.15 The picturesque nature of the village, enhanced by the renovation of the mill, offers significant tourism potential. The mill itself, presently idle, occupies an attractive setting adjacent to the bridge and offers potential for reuse and integration into a heritage tourism initiative for the area which could also include promotion of the medieval archaeological complex of Glanworth Castle, abbey and bridge. The Council should encourage and support initiatives to reuse mills and integrate into heritage tourism destination for the area. However, the location of the village away from major transport routes makes it difficult to generate a sufficient volume of tourists to sustain tourist services.
- 1.13.16 Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.

Social and Community Facilities

- 1.13.17 Glanworth offers a range of community facilities to the local community including a national school, church and graveyard, a playing pitch, and a community centre. Additional community and recreational facilities are required to meet the current needs of the settlement due to its expansion in the recent past. Given the historic and scenic qualities of the village, opportunities exist to provide attractive areas of open space such as a park, amenity walk or playground. Land has been identified to facilitate the expansion of the existing school facility. The school is included on the NIAH and any proposals need to be well designed and sensitive to the existing structure.

Water Management

- 1.13.18 Glanworth waste water treatment plant provides secondary treatment however it has no spare capacity. Upgrading is required to accommodate any additional population growth. High levels of infiltration of the plant have been recorded during storm events and this needs to be addressed.
- 1.13.19 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Glanworth will need to be addressed to accommodate further growth.
- 1.13.20 Water supply is from the Dunmahon reservoir, which is in poor condition. There are persistent problems with the high concentration of nitrates in the water and a replacement watermain is required.
- 1.13.21 In January 2022, Irish Water announced that Glanworth will be added as one of six projects to be included in the Small Towns and Villages Growth Programme (STVGP) 2020-2024. The purpose of the programme is to provide funding for water and wastewater treatment plant growth capacity in smaller settlements that would not otherwise be provided for in the 2020-2024 Capital Investment Plan should it be needed.
- 1.13.22 Parts of Glanworth have been identified as being at risk of flooding. The areas at risk follow the path of the River Funshion through the village and adjacent low-lying areas and are illustrated on the settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 1.13.23 Glanworth is renowned as an area of significant archaeological and historical interest. There are six structures within the village, which are listed in the Record of Protected Structures in this plan.– Glanworth Castle (in ruins), Rock Abbey (in ruins) and the old Friary (in ruins) all of which are situated in the townland of Boherash, with Glanworth Woollen Mills and Glanworth Church (in ruins) in the townland of Glanworth, together with Glanworth Medieval Bridge and Weir.
- 1.13.24 The village is surrounded by numerous archaeological sites (including Labacalle Wedge Tomb, the largest such tomb in Ireland). The village itself contains an exceptional number of medieval archaeological monuments including Glanworth Castle, abbey, and bridge all of which are in public ownership and are afforded protection under national legislation and policies contained in this Plan. This archaeological heritage needs to be developed as a tourism heritage asset and amenity.

Biodiversity

- 1.13.25 The River Funshion, which is a tributary of the River Blackwater, creates the topography of this area, which is that of a broad fertile lowland valley. The ground level slopes downwards in a westerly direction, towards the river and the village, and remains relatively flat west of the village.
- 1.13.26 The village is located close to a number of important sites of environmental interest and importance. Glanworth Ponds is located adjacent to the settlement and is designated as a proposed Natural Heritage Area (pNHA85) given its significance for the occurrence of Golden Dock as well as a diversity of other aquatic and wetland plants.
- 1.13.27 Browns Farm Togher Crossroads is a further site subject to proposed Natural Heritage Area protection and is located 1.75 km west of the village. It too is designated for its ecological importance including hundreds of immature threatened plants.

1.13.28 The natural setting of the village, with its stunning views when approached from the north-east (Fermoy side), is located within an area identified in this plan as being of 'High Landscape Value'.

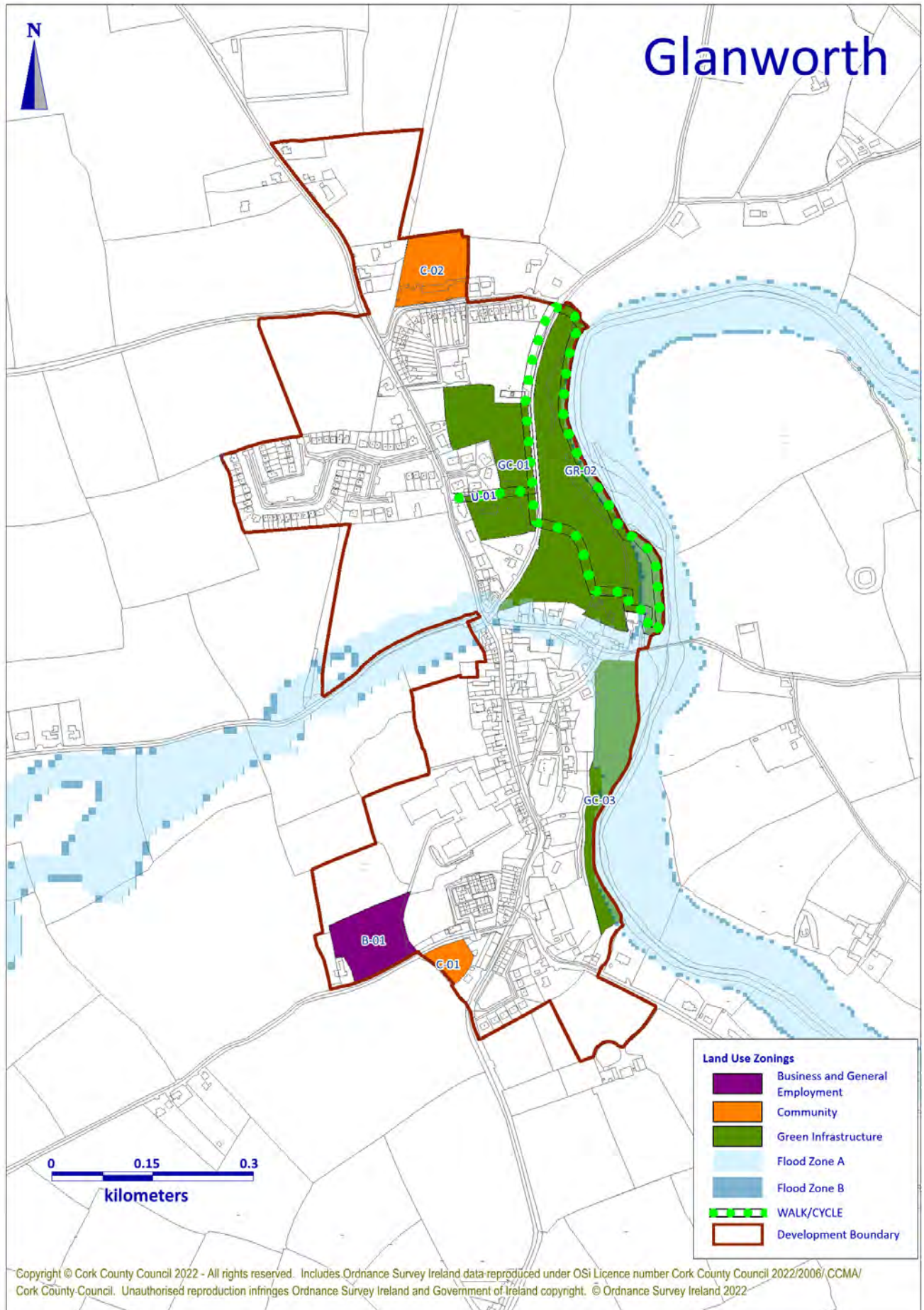
General Objectives

County Development Plan Objective Development Boundary Objectives for Glanworth	
Objective No.	
DB-01	Within the development boundary of Glanworth, this plan makes provision for an additional fifty dwelling units subject to satisfactory servicing arrangements.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Part of the settlement is at risk of flooding. See Volume One of this plan.
DB-04	The green infrastructure, biodiversity and landscape assets of Glanworth includes the Funshion River corridor, the area around Glanworth Castle and other open spaces in the village. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .

Special Objectives

County Development Plan Objective Specific Development Objectives for Glanworth		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Business		
B-01	Small scale business uses including tourist related uses.	1.0
Green Infrastructure		
GC-01	Open space that will remain open and rural in character to preserve the views and the setting of the village.	1.95
GR-02	Open space incorporating the promotion of amenity walks and tourism within the village. *	4.57
GC-03	Reserved for Green Conservation. *	1.53
Community Facilities		
C-01	Provision of playground.	0.28
C-02	Existing school and facilitation of expansion of school or school related activities.	0.98
Utilities		
U-01	Develop and maintain pedestrian link and walk. *	

Glanworth



Land Use Zonings	
	Business and General Employment
	Community
	Green Infrastructure
	Flood Zone A
	Flood Zone B
	WALK/CYCLE
	Development Boundary

Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSi Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.14 Glenville

Vision and Context

- 1.14.1 The aim for the Key Village of Glenville during the lifetime of this plan is to realise its role as the primary focus for the development of the surrounding areas, to retain and improve local services and facilities and to strengthen infrastructure and public transport connections to the village.
- 1.14.2 Glenville village is located on the southern border of the Fermoy Municipal District and lies approximately 15 kilometres north of Cork City.
- 1.14.3 Glenville is a very well-established village dominated by Glenville Manor, which is located to the west of the attractive main street running through the village. All the recent residential development is located on the eastern side of the village. The housing mix in the villages is limited with the majority of units detached or semi-detached. The most recent developments are in the form of serviced sites.

Population and Housing

- 1.14.4 Over the lifetime of this plan, it is envisaged that the key village of Glenville will develop in an organic manner, subject to the provision of appropriate wastewater treatment facilities and an appropriate water supply.
- 1.14.5 Apart from a small finger of the development boundary that has been extended to capture existing development, the boundary of Glenville is tightly drawn on the northern side, as the land is elevated and offers prominent views across the Bride Valley. To the south, the boundary encompasses existing development and makes provision for some additional open space and residential development. To the east, the boundary was drawn to include recent residential development but allowing for limited expansion and should not extend any further east as the land falls to the river. The western boundary includes part of the lands around Glenville Manor but does not extend as far the Minor itself.
- 1.14.6 The population recorded for Glenville in census 2016 was 531, an increase from 489 in the 2011 population figure. The net new units required for Glenville by 2028 is 10 units as per DB-01.

Table 3.1:19 Housing Growth Glenville 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	162	166	166	4

Source – Geo Directory

- 1.14.7 In the absence of investment in waste water infrastructure, given the water quality issues affecting the Glashanabrack River, the development potential of Glenville will be limited to a small number of individual dwellings served by individual waste water treatment facilities.
- 1.14.8 It is considered that the most suitable lands for future residential development are brownfield or infill sites. Lands to the east of the village have potential to accommodate additional development. Land west of and behind the main street, south of and abutting the entrance to Glenville Manor presents an opportunity for a mixed-use development subject to a detailed development brief being agreed with the planning authority.
- 1.14.9 Given the designation of part of the village as an Architectural Conservation Area, future development within the village centre and the main street will need to preserve and enhance the character of the area. Any future development must have regard to this designation and should be of an appropriate scale, form, and material finish.
- 1.14.10 Glenville has an attractive rural setting. The level of development over the last decade has changed the nature of this village. Most of the newer estates for example have not been completed to the appropriate level with poor attention paid to landscaping in particular. This level of growth highlights the importance of protecting the village's rural character from insensitive large-scale development.
- 1.14.11 While some properties in the village have been restored with the help of Leader/National Development Plan funding, there are still a number of run-down properties on the main street that detract from the amenity of the village. There is a clear opportunity for the re-development of these buildings, many of which are of a traditional rural vernacular.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.14.12 Glenville has an attractive rural setting. The level of development in the last decade has changed the nature of the village. Most of the newer estates have not been completed to the appropriate scale level with poor attention paid to landscaping in particular.
- 1.14.13 Glenville manor is an extremely attractive feature of the village. The lands enclosed by Glenville Manor should be protected as a heritage resource for the community. All existing tree belts in the vicinity of Glenville Manor and elsewhere within the village should be maintained and strengthened.

- 1.14.14 It is envisaged that additional retail and business uses will be required in Glenville during the lifetime of this plan. An opportunity exists to extend the village centre to the west of the existing centre to provide for mix of uses including business, retail, community and residential. Any proposal within this area should preserve and enhance the architectural character of the area, make provision for the retention and strengthening of existing mature tree belts and hedgerows and the provision of the pedestrian links identified.
- 1.14.15 Glenville's Church of Ireland to the north of the village is entered in the Record of Protected Structures. The Bride/ Bunaglanna Valley, to the north of the village forms a proposed Heritage Area.
- 1.14.16 The Manor Estate, which lies to the west of the village centre, was designated as an Architectural Conservation Area, in this plan and it is an aim of this plan to preserve and enhance the special character of this area.
- 1.14.17 Bus Eireann operates a limited public bus service to Glenville. The 248-bus route connects the village to Cork City. However, the frequency of the service is limited.

Economy and Employment

- 1.14.18 Employment opportunities in Glenville are limited to the services sector. There is potential for some further business-related development to the west of the village centre. Any development should be of a scale that reflects the existing scale of development in the village and does not detract from its visual setting.

Social and Community facilities

- 1.14.19 The village has a large number of services and community facilities including a national school, GAA club and pitches, Garda station, church, shops, and public house.
- 1.14.20 In terms of provision for open space and recreational facilities, it is an objective to facilitate the provision additional public recreational facilities including playing pitches on lands to the west of the village centre.

Water Management

- 1.14.21 There are capacity constraints within the current water supply to the village. Until a new source is identified, no further large-scale development should occur.
- 1.14.22 The village wastewater infrastructure has a small treatment unit which is currently at capacity. Irish Water are currently progressing plans to address this issue.
- 1.14.23 To allow the village to develop in an orderly manner, given the water quality issues affecting the Glahanabrack River, It is particularly important that public waste water treatment facilities and a new water supply, which have sufficient capacity to cater for existing and proposed development within the entire village, are provided.
- 1.14.24 Disposal of storm water from new developments is a matter for a developer and is dependent on attenuation being provided by the developer in accordance with the Dublin Sustainable Drainage System (SuDS) model. For a developed site it is required that any flows in excess of those from the original greenfield site must be attenuated.
- 1.14.25 While there are no records of flood events within the development boundary of Glenville, the R614 to the east is prone to flooding events. Other parts of Glenville have been identified as being at risk of flooding. The area at risk follow the path of the river that runs to the south of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated at risk of flooding. The approach to Flood Risk Management is set out in Chapter 11 Water Management in **Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Biodiversity

- 1.14.26 The Owenbawn River which runs through the village links into the River Bride to the east of the village. The Owenbawn and the Bride form part of the Blackwater River Special Area of Conservation. There is a substantial area of woodland which is associated with the old Glenville House demesne bounding the river within the village settlement.
- 1.14.27 Glenville is located within the "Valleyed Marginal Middle ground" landscape type as identified in the Draft Landscape strategy for County Cork. This area is of high landscape value sensitivity. The landscape is valued for agriculture while the upland areas are used for commercial forestry, the aim of this plan will be to preserve this unique landscape setting, particularly the scenic and amenity values of the Bride River Valley.

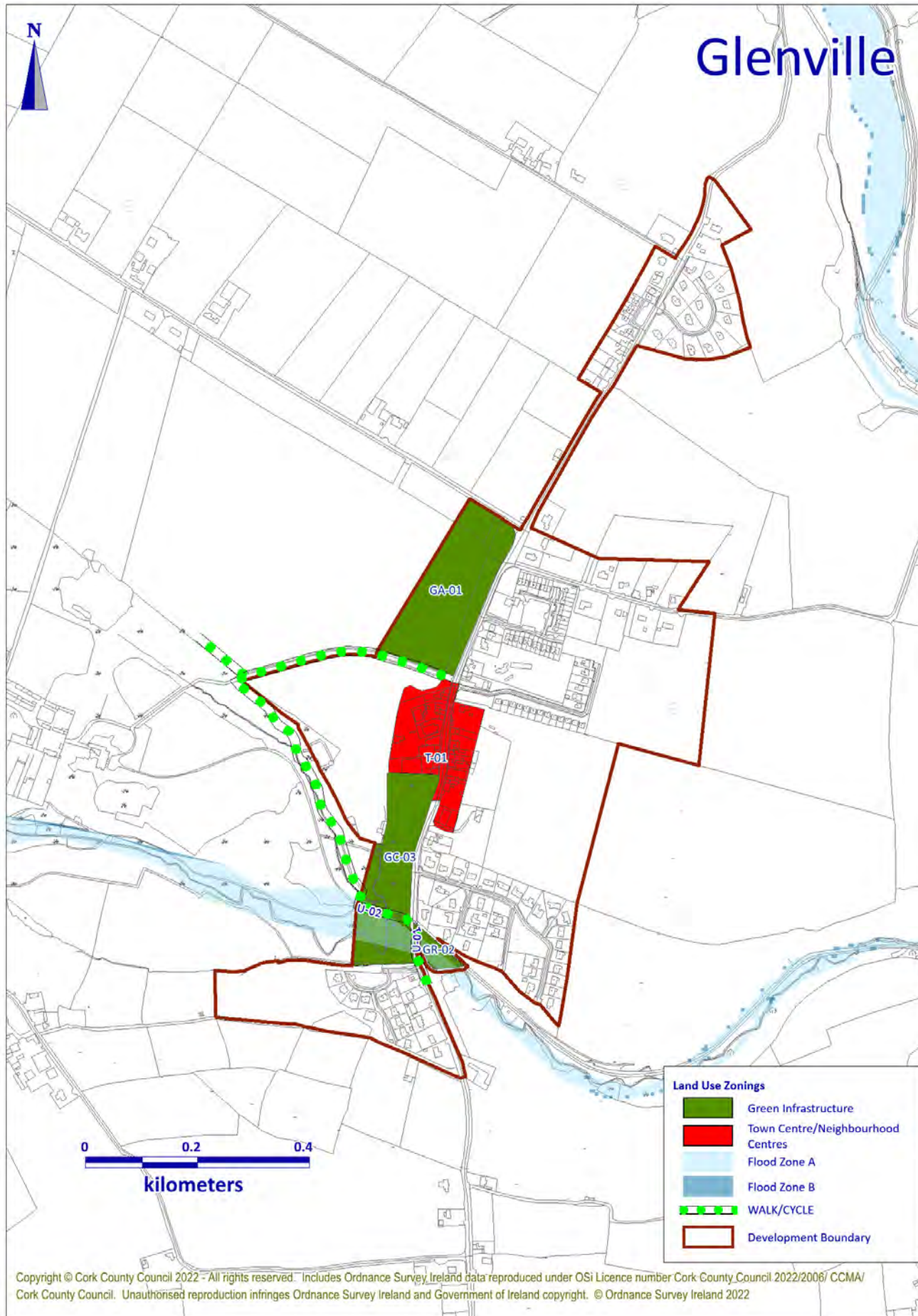
General Objectives

County Development Plan Objective Development Boundary Objectives for Glenville	
Objective No.	
DB-01	Within the development boundary of Glenville, this plan makes provision for an additional 10 dwelling units subject to satisfactory servicing arrangements.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.
DB-04	The green infrastructure, biodiversity and landscape assets of Glenville include the Owenbawn river corridor and the wooded area which adjoins the river as well as open other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .

Special Objectives

County Development Plan Objective Specific Development Objectives for Glenville		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Village Centre		
T-01	a) Village Centre Development- include business, retail, community, and residential facilities. Any proposal will need to preserve and enhance the architectural character of the area and make provision for the retention and strengthening of existing mature tree belts and hedgerows.	2.60
	b) Developments along the main street should preserve and enhance the architectural character of the area and should be of an appropriate scale, form, and material finish.	
Green Infrastructure		
GA-01	Open space for public recreation including the provision of playing pitches and providing for the retention and protection of the existing trees along the eastern boundary.	3.58
GR-02	Open Space and amenity area. *	0.32
GC-03	Reserved for Green Conservation to protect existing woodland. *	2.93
Utilities		
U-01	Develop and maintain pedestrian walk linking new open space areas with the village. Development of this walk should be designed to ensure compatibility with the protection of the Blackwater River Special Area of Conservation. *	-
U-02	Develop and maintain pedestrian walk linking open space areas.	-

Glenville



1.15 Kildorrery

Vison and Context

- 1.15.1 The vision for Kildorrery is to secure an increase in the population of the village and provide a development framework to support the expansion of employment opportunities within the village. Kildorrery is an attractive hilltop village, abutting the National Secondary Route, N73, situated 11km west of Mitchelstown and 22km east of Mallow. Kildorrery is located within the North Strategic Planning Area, as defined in this plan.
- 1.15.2 The elevated nature of this settlement ensures that Kildorrery can be viewed from considerable distances in all directions. The village core sits on a plateau, with the ground levels rising significantly on all approaches into the settlement. The landscape of the general area is referred to as the "Golden vale" and the physical conditions of the area create a fertile landscape well suited to intensive farming.
- 1.15.3 Kildorrery is located along the National Secondary Route, N73 and is a very picturesque hilltop village, containing an attractive mix of largely two-storey terraced, semi-detached and detached properties within the core. The village has developed around a crossroads and here stunning views of the adjacent hills and countryside are revealed and framed by the attractive historic streetscape. The main street is laid out on a north-west/south-east axis with buildings fronting onto the street creating a strong building-line. The village would benefit from some traffic calming measures to improve the pedestrian environment of the main street.

Population and Housing

- 1.15.4 The population of Kildorrery increased by 40% from 301 in 2011 to 357 in 2016, a slight population increase from the last intercensal period.
- 1.15.5 As per DB-01 the scale of growth envisaged for the village is up to 25 units during the period of this plan.

Table 3.1.20 Housing Growth Kildorrery 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	177	173	175	-2

Source – Geo Directory

- 1.15.6 A moderate growth rate is recommended to ensure future development is in line with the grain and scale of the existing settlement pattern and to ensure the overall scale of population growth is rebalanced in favour of the towns. Sites which are close to the core of the village, including infill and brownfield sites should be developed first.
- 1.15.7 More recent housing developments are largely located within a number of private suburban-style housing estates on the fringes of the village. These developments are often at odds with the simple vernacular of buildings in the traditional core.

Placemaking/ Public Realm / Movement/ Village Centre

- 1.15.8 Kildorrery enjoys good road-based transport connections, due to its location on the N73, which offers direct access to Mallow and Mitchelstown, with access to Fermoy via the Regional Route R512. Footpaths and public lighting are adequate within the village and link the peripheral residential areas to the core.
- 1.15.9 Traffic impacts on the pedestrian environment of the village and traffic calming measures are recommended to improve the overall movement network for pedestrians and cyclists and reinforce the attractive character of the settlement.
- 1.15.10 There are access issues for the development of lands north of and abutting the N73 due to the function and alignment of the national secondary road. The resolution of this issue requires priority under this Plan and may require exploring a range of new access options which link into the streetscape on either or both spine roads.

Economy and Employment

- 1.15.11 Agriculture is the main employer in this rural settlement, with a particular emphasis on dairying. The remaining sources of employment are in the service and commercial sectors. At present, there is no industrial employer in the village. Diversification of economic activity is required in order to attract new sources of employment to the area and the Council will continue to encourage additional employment uses within the settlement.
- 1.15.12 The tourism sector of the market should be promoted as part of a wider North Cork package, as the village generally receives tourists who are passing through the area. The village could optimise links to the nearby Ballyhoura outdoor adventure destination which could provide various tourist-related employment to the locality. Bowens' Court, the ancestral home of Elizabeth Bowen, the author, is a significant tourist attraction. The built heritage of the village, in particular the medieval archaeological complex, is also a significant heritage tourism asset. In addition, the Kildorrery Trails should be further promoted.

- 1.15.13 The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable locations for small-scale commercial uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this or the conversion of ground floors of certain buildings. Elsewhere, consideration will be given to appropriate small-scale employment uses subject to compatibility with the existing adjoining uses and other proper planning and sustainability principles.

Social and Community Facilities

- 1.15.14 Kildorrery offers a range of community facilities to local residents including a Garda station, national school, playground, GAA playing pitch, crèche and community centre. However, it is considered that further facilities are also required. A nursing home is located outside the development boundary.
- 1.15.15 A bring site is located in the GAA car park, which currently includes containers for glass bottles/jars, beverage cans, card/paper/plastic and textiles.

Water Management

- 1.15.16 The Kildorrery sewerage scheme has available capacity and secondary treatment is provided in the form of an extended aeration system which discharges to the Funshion River, a Drinking Water Protected Area. The treatment plant has a capacity of 850 person equivalent.
- 1.15.17 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kildorrery will need to be addressed to accommodate further growth.
- 1.15.18 The Kildorrery/Glenavuddig WSS is supplied from a bored well, with water pumped from here to a tower located in the village. The supply from the bored well is augmented by an old spring source in the mountains to the north of the village (Quintrent Mountain). A new reservoir and upgrading of water mains are underway.
- 1.15.19 It should be noted that the biological quality of this section of the River Funshion is an issue in the receiving waters for this settlement.
- 1.15.20 There are no known significant flood hazards in the settlement.
- 1.15.21 Given the spare capacity that exists from a waste water infrastructure perspective and the range of services available in this settlement, it is considered that Kildorrery is capable of accommodating a moderate amount of future growth in a sustainable and balanced manner which respects the unique character of the village.

Built Heritage

- 1.15.22 Kildorrery is located in an area of the county where the landscape is designated as being of high landscape value in this plan. There is one structure in the village, St. Bartholomew's Catholic Church, which is listed on the Record of Protected Structures. The layout and design of new development must pay particular attention to the retention of important views and setting of landmark buildings within the village.
- 1.15.23 The village contains several Scheduled Monuments including a cluster of 3 ringforts to the east of the settlement (CO018-016; CO018-048 & 049) and a church and graveyard located south-west of the crossroads (CO018-047001 & 047002). These are subject to protection under the National Monuments Acts and policies contained in this plan.

Biodiversity

- 1.15.24 Forestry has emerged as a significant land use in many of the upland areas and while this is an important economic resource, it can have significant impacts on the landscape and needs to be carefully planned and managed to respect the landscape character of the area and the setting and amenities of the village.
- 1.15.25 The village is located close to a number of important sites of environmental interest and importance. The nearest rivers are the Farahy and Funshion, both of which are tributaries of the Blackwater River. The Ballyhoura Mountains are situated to the north of the village. Parts of the mountain range are designate for the protection of upland habitats and there are a number of proposed Natural Heritage Areas in the surrounding landscape to the village.
- 1.15.26 Ballintlea Wood is a further site subject to pNHA protection adjacent to the village and is designated for its ecological and woodland value.
- 1.15.27 The settlement is within the catchment of the Sheep, a tributary of the Blackwater which falls under the Blackwater-Bride Water Management Unit.

General Objectives

**County Development Plan Objective
Development Boundary Objectives for Kildorrery**

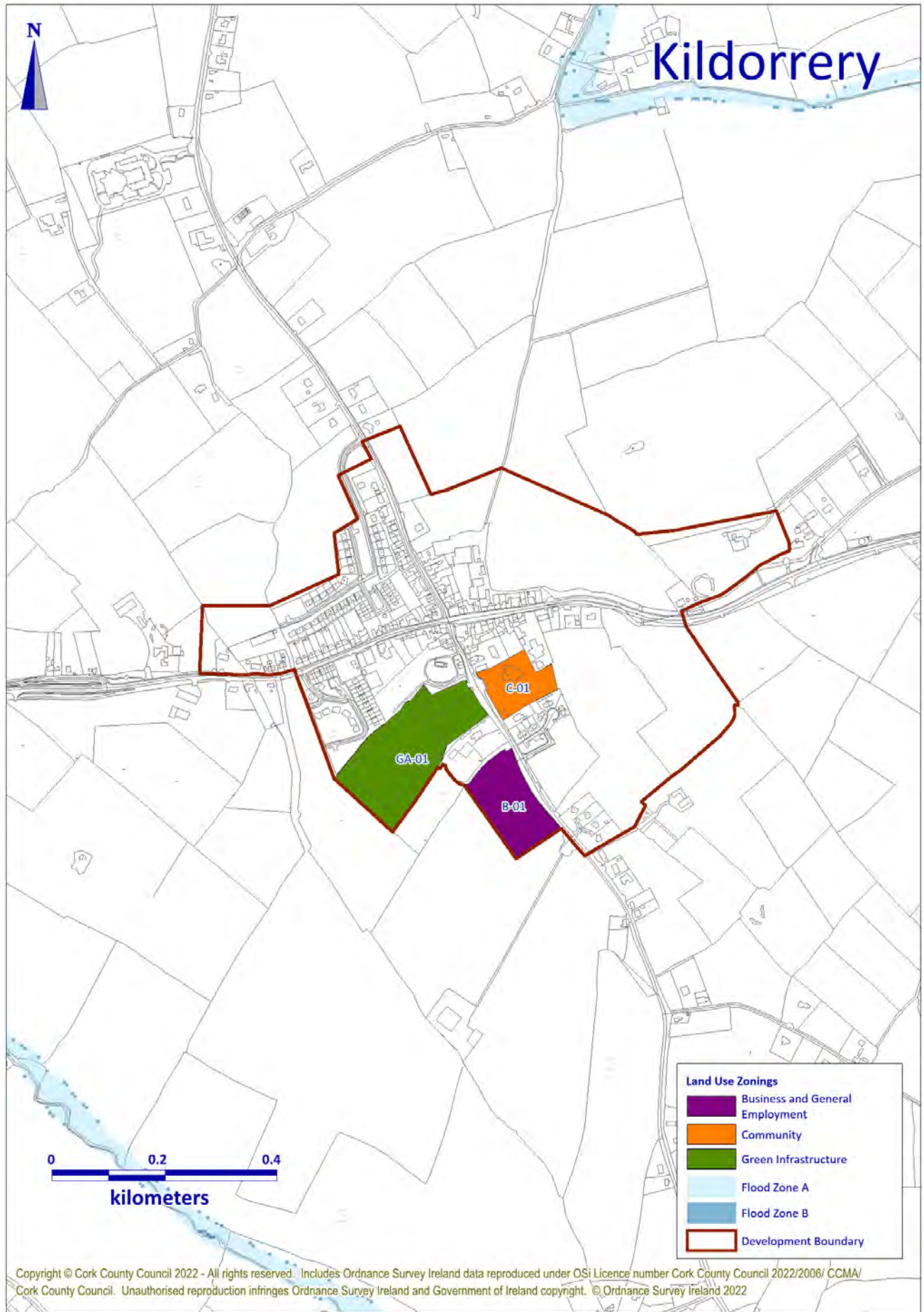
Objective No.	
DB-01	Within the development boundary of Kildorrery, this plan makes provision for an additional 25 dwelling units subject to satisfactory servicing arrangements
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Development of the village should take place in a sequential manner extending from the core with the provision of safe access on to the local road network and not on to the national road network.
DB-04	New development should be sensitively designed and planned to provide for the protection of green infrastructure and landscape features of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .

Special Objectives

**County Development Plan Objective
Specific Development Objectives for Kildorrery**

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management

Objective No.		Site Area (Ha)
Business		
B-01	Small- scale business uses.	1.6
Green Infrastructure		
GA-01	Lands for open space.	3.26
Community Facilities		
C-01	Primary school and playground.	0.95



1.16 Kilworth

Vision and Context

- 1.16.1 The vision for Kilworth over the lifetime of this Plan is to strengthen the range of services available and to facilitate moderate growth ensuring that future development is of an appropriate scale, respecting the unique character of the village.
- 1.16.2 Kilworth is a key village situated 1km off the old Dublin-Cork Road, R639, circa 5km north of Fermoy. The village is within the Greater Cork Ring Strategic Planning Area, as defined in this plan.
- 1.16.3 The general topography of this rural area is characterised by a low-lying landscape, referred to as the "Golden vale" and the physical conditions of the area create a fertile landscape well suited to intensive farming. This attractive village is located along the Avondhu Way, an important tourist trail.

Population and Housing

- 1.16.4 The population of Kilworth has increased steadily from 645 in 2006 to 974 in 2011 to 1,055 in 2016. A more moderate rate of growth is required going forward.
- 1.16.5 As per objective DB-01 the scale of growth envisaged for the village is up to 30 units during the period of this plan.

Table 3.1.21 Housing Growth Kilworth 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	411	412	418	7

Source – Geo Directory

- 1.16.6 Most of the more recent new housing developments are of a medium and low-density suburban style and comprise of terraced, semi-detached and some detached units, the largest of which is Cois Coille. These developments are often at odds with the simple form and finishes of buildings in the traditional core.

Placemaking/ Public Realm/ Movement / Village Centre

- 1.16.7 The existing village core is focused on a village green which is overlooked by impressive historic buildings including Kilworth Market House. Buildings are generally of two-storey scale and frontages about the street at the core creating a strong building line and attractive streetscape. Some larger period properties set back from the roadside are located at strategic locations to the west and adjacent to the core. These frame the appealing streetscape.
- 1.16.8 Kilworth enjoys good road-based transport connections as a consequence of its location half a mile off the National Primary Road, R639. Access from the R639 to this settlement is via the Regional Route R667. The village is 3 miles north-east of Fermoy, with direct access to Cork City (26 miles) and Mitchelstown.
- 1.16.9 Bus Eireann offers a public bus service from Kilworth village and Kilworth Military Camp to Fermoy and Cork. However, the frequency of this service requires improvement. Footpaths and public lighting are in place linking the majority of the residential areas on the fringes to the village centre.

Economy and Employment

- 1.16.10 The primary source of employment in this rural area is agriculturally based. Teagasc has a research centre just outside the village at Moorepark, which is a significant employer.
- 1.16.11 There are no industrial developments in the village. The remaining sources of employment are restricted to the commercial and service sector namely a garden centre, furniture shop, car repair and sales garage, post office, hair salon, chiropractor, arts centre, primary school, convenience, and comparison shop.
- 1.16.12 Increased provision of community and civic facilities on lands close to existing residential and associated community uses is required.
- 1.16.13 The village has tourism potential, given its location in the scenic Blackwater Valley, close to the River Douglas and the Araglin River. Fishing is a popular pastime in the area. The Arts Centre, which was the old protestant church, acts as a venue for plays and musical events. Such tourism development has assisted in diversifying the economic base of the village and its surrounding area and further expansion of this range of services will be supported.

Social and Community Facilities

- 1.16.14 Kilworth has a good range of sports and recreation amenities due to the dedicated work of the Community Council. The sports complex offers excellent facilities to the local community, including an indoor sports hall, in addition to a pitch and putt course and tennis courts within the grounds. The GAA pitch is situated adjacent to the complex. However, there is an obvious lack of passive open space in the village and the need for a village park/amenity area has been identified. Furthermore, some of the existing community facilities that are in place are stretched by the recent rapid expansion of the settlement's population. A need has also been highlighted for further pitch facilities within the village. These should be facilitated on lands zoned GA-01 which includes an objective to provide pitches.
- 1.16.15 There is some sheltered housing located in Kilworth.

Water Management

- 1.16.16 There are upgrades required for water supply in Kilworth.
- 1.16.17 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Kilworth will need to be addressed to accommodate further growth.
- 1.16.18 There are no known significant flood hazards in this settlement.

Built Heritage

- 1.16.19 The management of conservation issues and development of the village's unique built and natural heritage and amenities are key components to the future success of the settlement.
- 1.16.20 There are several structures within the village, which are listed in the Record of Protected Structures in this plan- St. Martin's Catholic Church, Kilworth Market House, the Former Church of Ireland church (now the Theatre/Arts Centre), Kilworth Gatelodge, the Former Curate's House, the Former Moorepark Estate Wall, the Former Kilworth Arms Hotel/ Coaching Inn and three Georgian Houses.
- 1.16.21 Kilworth is situated in an area identified as being of High Landscape Value in this Plan.

Biodiversity

- 1.16.22 The village is located close to meeting point of the Funshion and Araglin rivers with the main channel of the Blackwater. The Araglin River forms part of the Blackwater River SAC. Wooded parts of the Araglin Valley form the Araglin proposed Natural Heritage Area which is located just east of the village.
- 1.16.23 Further policies to protect the County's environment and heritage are contained within the County Development Plan and reinforce the importance of the above designations.
- 1.16.24 The impressive views of the Blackwater Valley as seen on the R667 between Fermoy and Kilworth are identified as a Scenic Route (S4) and protected through this Plan. The N8, west of the village, is also a Designated Scenic Route (S3) and is also subject to protection under this Plan.
- 1.16.25 The settlement is within the catchment of the Araglin River, a tributary of the Blackwater which falls under the Blackwater Water Management Unit.

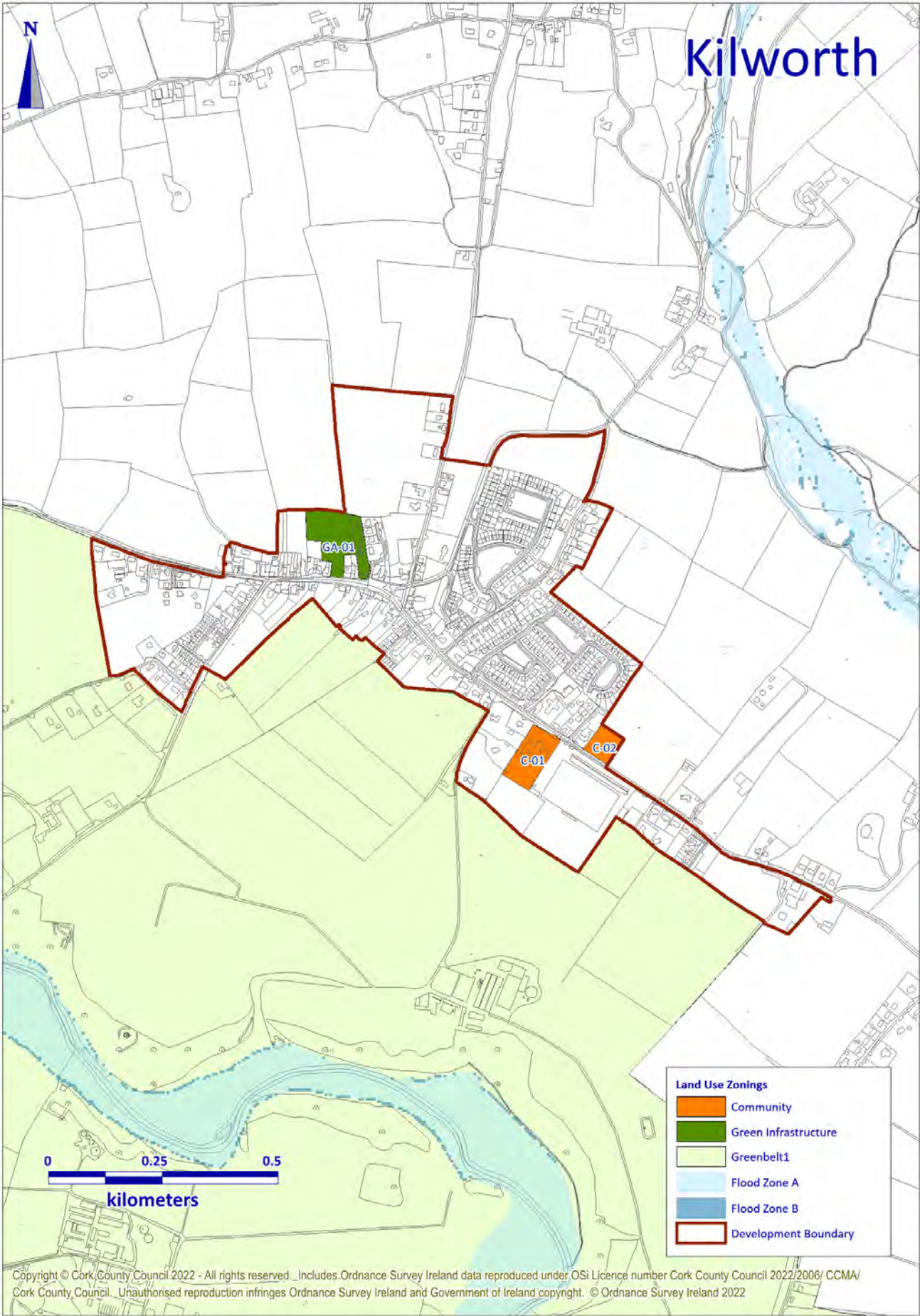
General Objectives

County Development Plan Objective Development Boundary Objectives for Kilworth	
Objective No.	
DB-01	Within the development boundary of Kilworth, this plan makes provision for an additional thirty dwelling units subject to satisfactory servicing arrangements.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure and landscape features of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u>
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

Special Objectives

County Development Plan Objective Specific Development Objectives for Kilworth		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GA-01	Active open space incorporating sports pitches.	1.36
Community Facilities		
C-01	Existing primary school and the provision of ancillary facilities.	0.91
C-02	Community facilities.	0.41

Kilworth



1.17 Villages

Introduction

- 1.17.1 Villages are settlements that provide a range of services to a local area, but the range of services are not as broad as those provided by the Key Villages. There are six villages in the Fermoy Municipal District as follows; Ballynoe, Bartlemy, Clondulane, Killavullen, Shanballymore and Coolagown.
- 1.17.2 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced, and not compromised, including the surrounding landscape, particularly any designated high value landscapes.
- 1.17.3 Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan, the Council will consider the reallocation of the overall level of units for a specific Village from Villages with infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity being shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations. The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as set out in the table below. Further guidance on the development of villages is given in **Volume One** of this Plan, particularly **Chapter 2 Core Strategy**, **Chapter 3 Settlements and Placemaking**, and **Chapter 4 Housing**.

Table 3.1.22 Scale of Development for Villages Fermoy Municipal District

Villages	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q2 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)
Ballynoe	57	73	16	9
Bartlemy	34	34	0	10
Clondulane	168	179	11	10
Killavullen	129	132	3	15
Shanballymore	62	67	0	10
Coolagown	15	19	4	5
Total Villages	465	501	34	59

1.18 Ballynoe

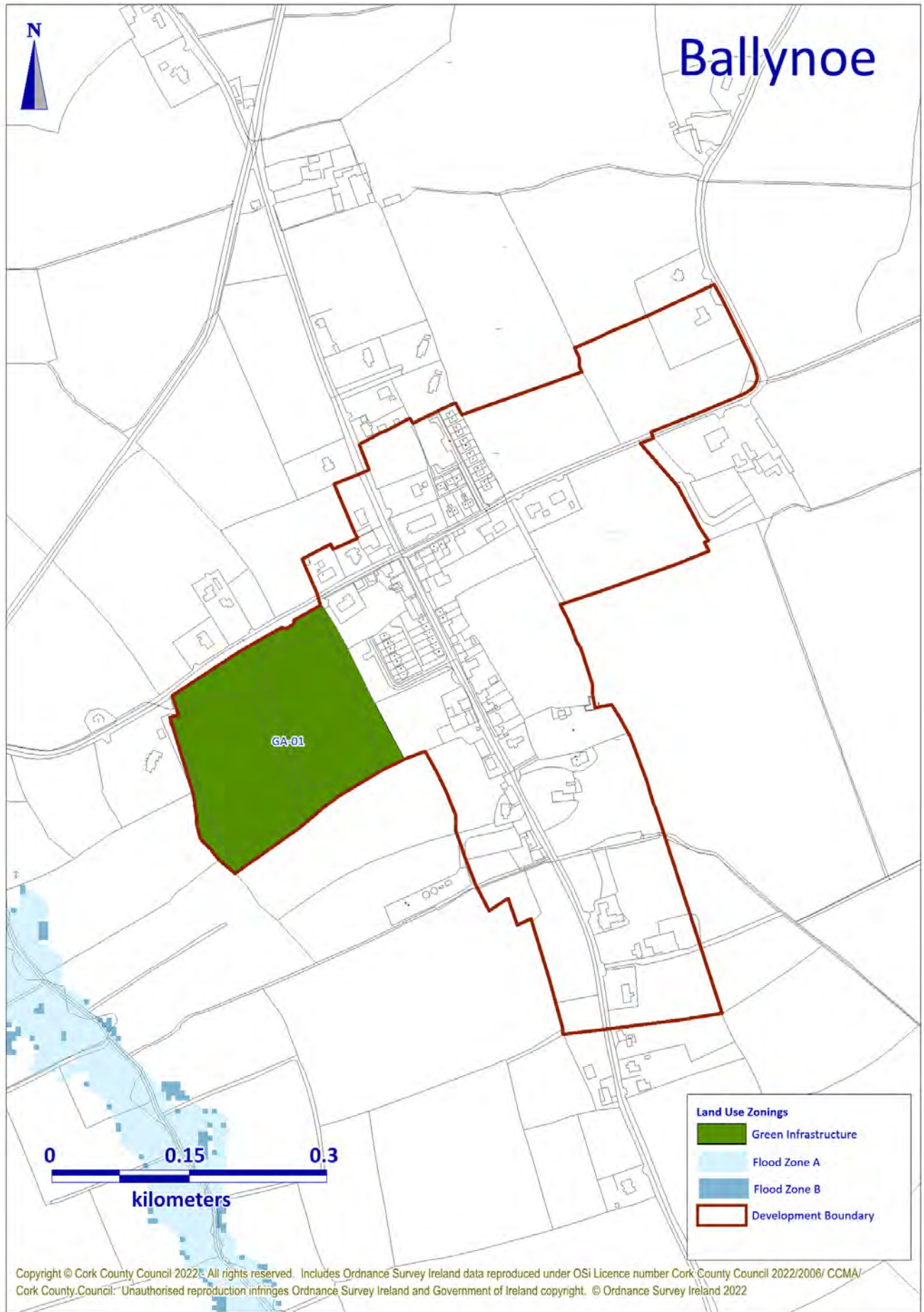
- 1.18.1 The vision for Ballynoe over the lifetime of this Plan is to secure an increase in the population of the village through the development of limited housing of an appropriate scale that respects the existing impressive, protected structures, scheduled monuments, and monastic abbey ruins.

Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Ballynoe	
Objective No.	
DB-01	Within the development boundary of Ballynoe, this plan makes provision for an additional nine dwelling units subject to satisfactory servicing arrangements.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.

Special Objectives

County Development Plan Objective Specific Development Objectives for Ballynoe		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GA-01	Lands to remain in active open space use.	4.29

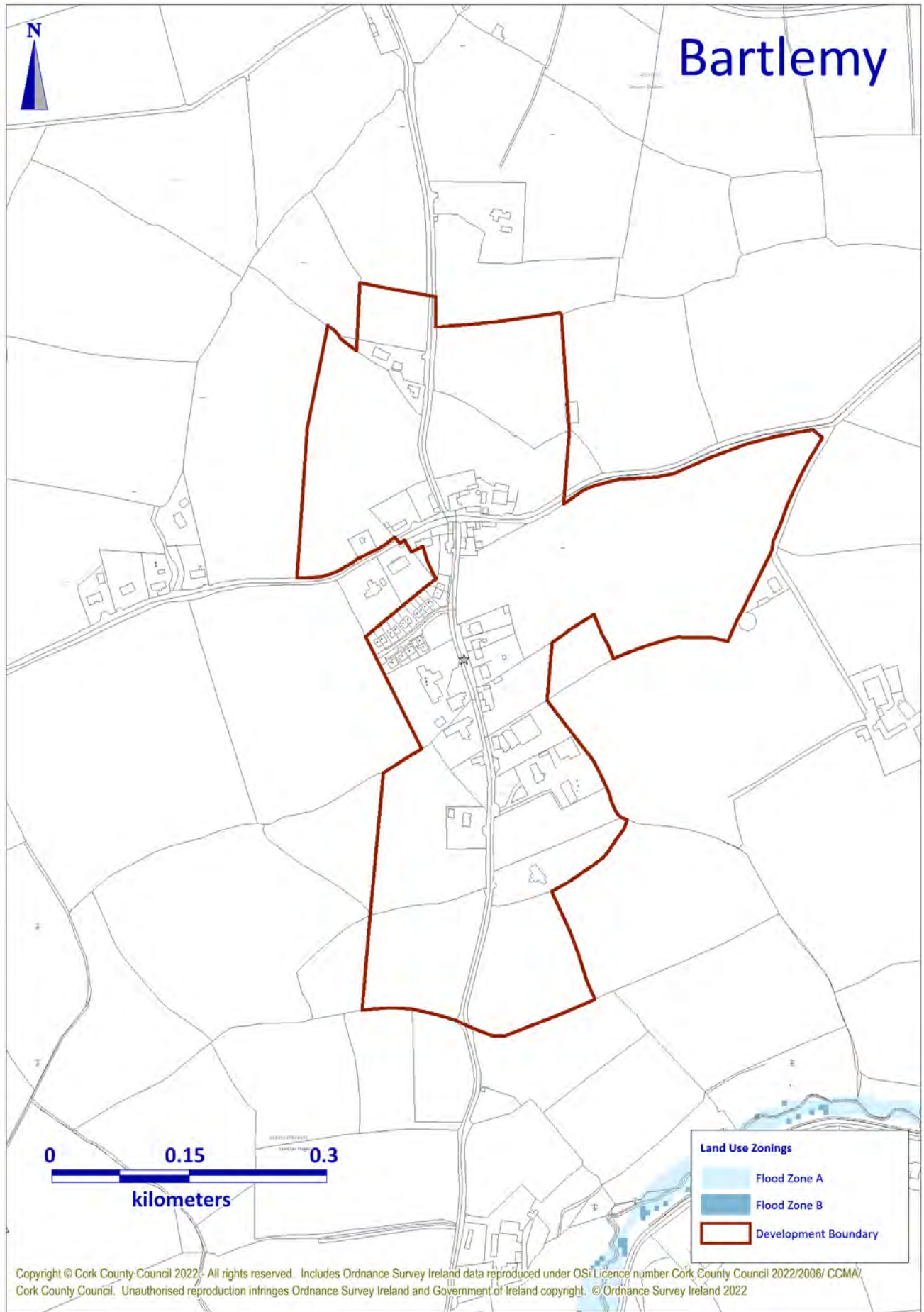


1.19 Bartlemy

- 1.19.1 Over the lifetime of this Local Area Plan it is envisaged that the village will cater for a modest level of additional development, proportionate to its existing size. The village is ideally suited to the provision of individual dwellings / serviced sites.
- 1.19.2 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Bartlemy may need to be addressed to accommodate further growth.

Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Bartlemy	
Objective No.	
DB-01	Within the development boundary of Bartlemy, this plan makes provision for an additional ten dwelling units, subject to satisfactory servicing arrangements.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.



1.20 Clondulane

- 1.20.1 The vision for Clondulane over the lifetime of this Plan is to allow for a limited amount of future growth in line with the scale of the settlement and subject to service availability. The capacity of the wastewater treatment system in Clondulane is constrained as there is no capacity in the receiving water to accommodate additional discharges while protecting water quality. This plan makes provision for an additional ten dwelling units within the village over the lifetime of the plan subject to such units being capable of being appropriately served by individual on site proprietary wastewater treatment systems and other proper planning and sustainable development criteria.
- 1.20.2 Such development also needs to be sensitive to the protected structures, archaeological potential of recorded monuments and the high landscape value of the area.
- 1.20.3 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Clondulane will need to be addressed to accommodate further growth.

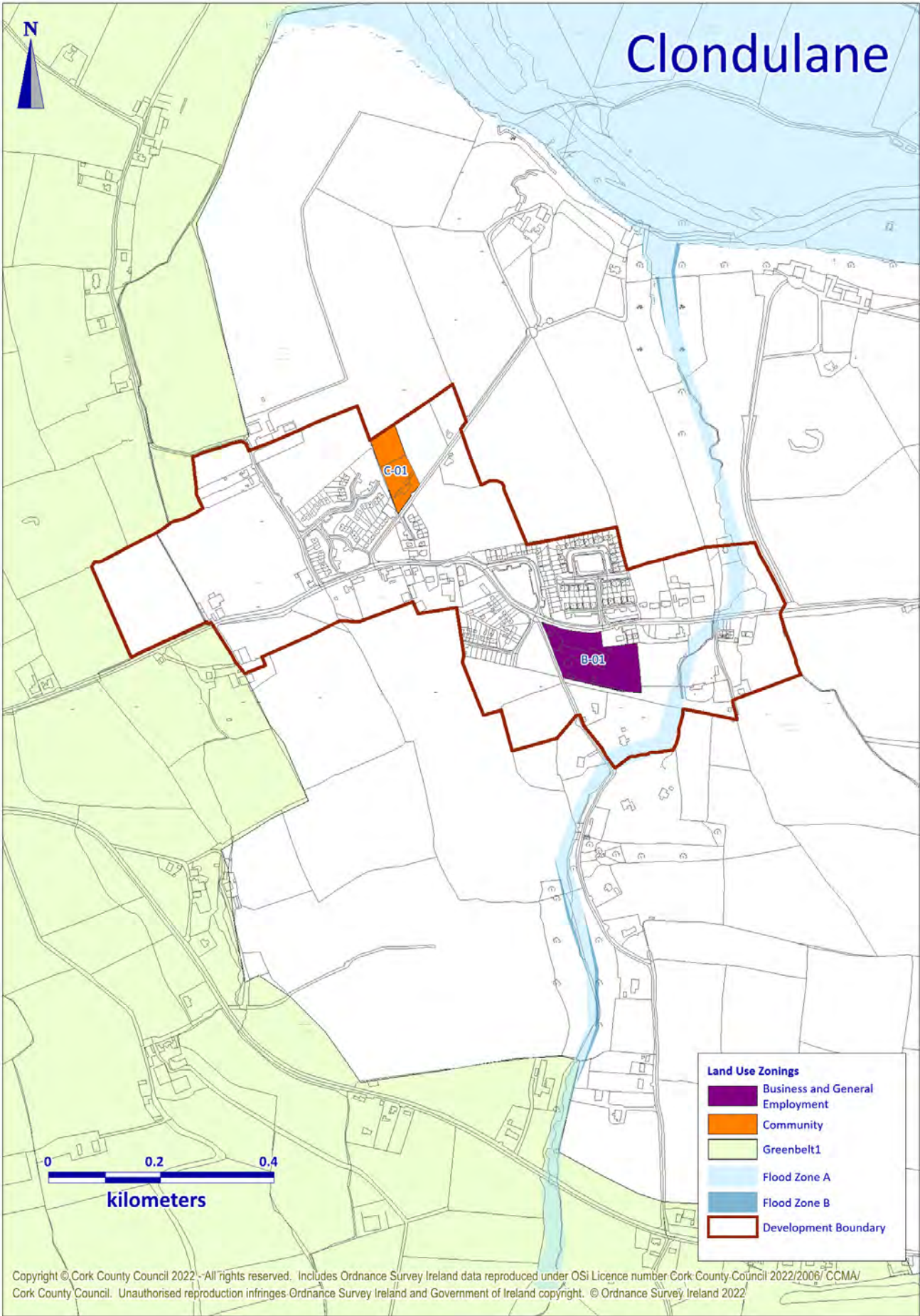
Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Clondulane	
Objective No.	
DB-01	Within the development boundary of Clondulane this plan makes provision for an additional ten dwelling units, subject to satisfactory servicing arrangements.
DB-02	New development should be sensitively designed and planned to provide for the protection of green infrastructure and landscape features of the village. Development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Volume One of this plan for further details.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Clondulane		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Business		
B-01	Opportunity to provide incubator units for business uses subject to satisfactory access, servicing, and the protection of the amenities of adjacent properties.	1.33
Community Facilities		
C-01	Lands to facilitate extension to existing primary school.	0.66

Clondulane



1.21 Killavullen

- 1.21.1 In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development, catering for local needs only, which is sensitive to the village's attractive setting in the Blackwater Valley and to the north of the Nagles Mountains and to its five protected structures. Archaeology within the village includes the site of a 17th century mill and a bridge.
- 1.21.2 Land within the development boundary of Killavullen is also within the Blackwater River Special Area of Conservation, where there is a general presumption against development. This land is zoned green infrastructure.
- 1.21.3 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving Killavullen will need to be addressed to accommodate further growth.
- 1.21.4 Large parts of Killavullen have been identified as being at risk of flooding. The areas at risk follow the path of the River Blackwater and Ross River and are illustrated on the settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development."

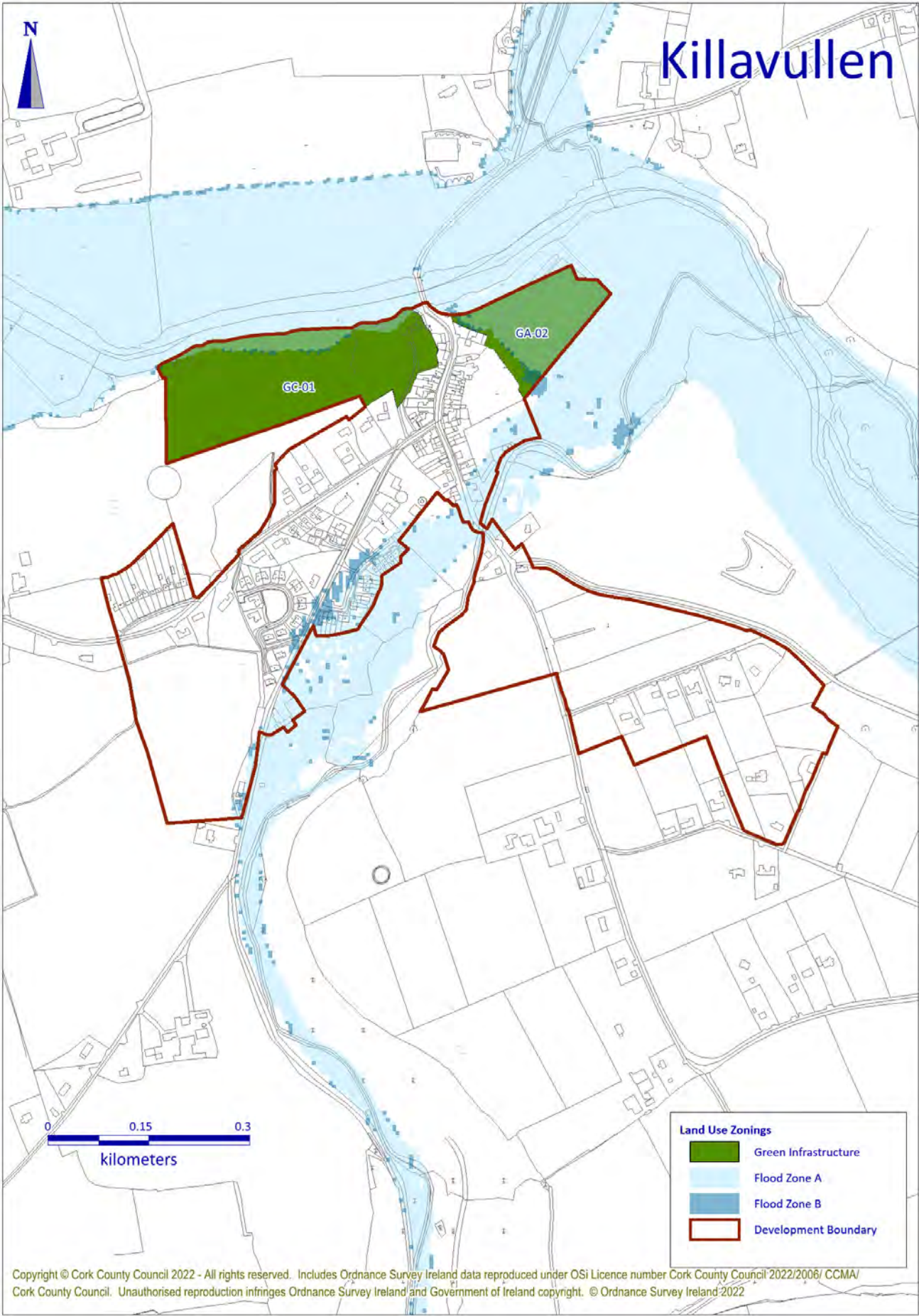
Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Killavullen	
Objective No.	
DB-01	Within the development boundary of Killavullen, it is intended to limit future growth to that required to meet local housing needs and to facilitate the provision of additional retail / business uses to cater for the needs of the village subject to the provision of not more than 15 dwelling units in the plan period.
DB-02	The development boundary of Killavullen overlaps the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
DB-03	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-04	Part of the settlement is at risk of flooding. See Volume One of this plan.
DB-05	The green infrastructure, biodiversity and landscape assets of Killavullen include the riparian zone of the Blackwater River and the Ross Stream as well as other open spaces. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Killavullen		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GC-01	Open Space. This prominent site makes a significant contribution to the rural character of the village and the setting of Ballymacmoy House in particular. Parts of this zone lie within the Blackwater River Special Area of Conservation and are not suitable for development. Parts of this site are at risk of flooding. *	5.26
GA-02	GAA Grounds. This site is at risk of flooding. A buffer zone may be required to be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level. *	2.04

Killavullen



1.22 Shanballymore

- 1.22.1 The vision for Shanballymore over the lifetime of the Plan is to encourage the growth of the village on an organic basis within the development boundary and strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village and its location within an area categorized as 'High Landscape Value' in the plan. Development is to be sensitive to the protected structures in the village.
- 1.22.2 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving Shanballymore may need to be addressed to accommodate further growth.

Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Shanballymore	
Objective No.	
DB-01	Within the development boundary of Shanballymore, this plan makes provision for an additional ten dwelling units subject to satisfactory servicing arrangements.
DB-02	The boundary of the village is close to the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Shanballymore		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management		
Objective No.		Site Area (Ha)
Green Infrastructure		
GA-01	Open Space/GAA Grounds	1.55

Shanballymore



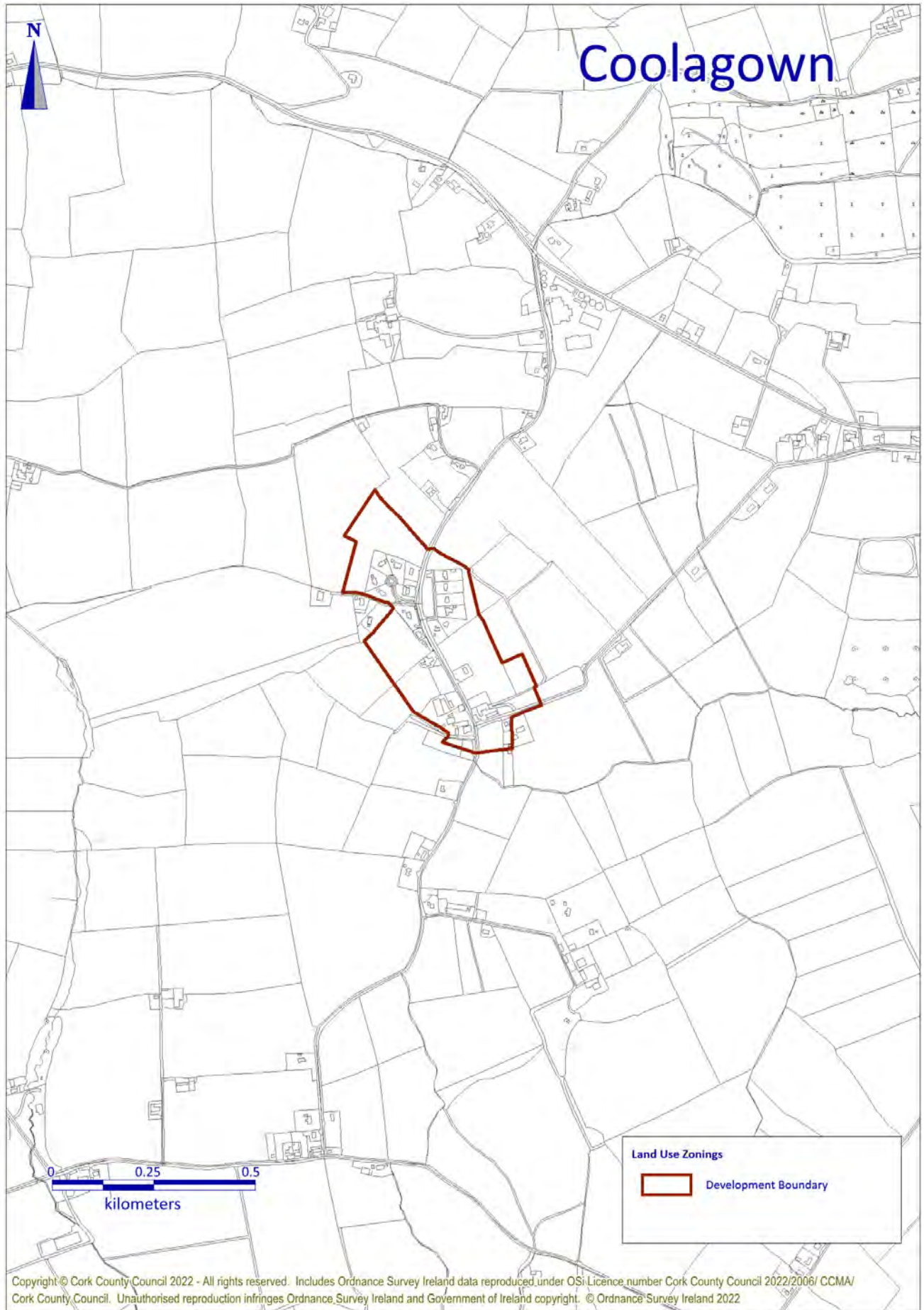
Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSi Licence number Cork County Council, 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

1.23 Coolagown

1.23.1 The vision for Coolagown over the lifetime of the Plan is to allow for a limited amount of future growth in line with the scale of the settlement.

Development Boundary Objective

County Development Plan Objective Development Boundary Objectives for Shanballymore	
Objective No.	
DB-01	Within the development boundary of Coolagown it is an objective to encourage development of up to 5 individual dwellings in the plan period.



CHAPTER 2
KANTURK
MALLOW



S
F
N
E
F
N
O
O

Contents

2.1	Kanturk Mallow Municipal District Overview	104
2.2	Kanturk Mallow Municipal District Profile	105
2.3	Main Towns	110
2.4	Mallow	110
2.5	Charleville	134
2.6	Kanturk	149
2.7	Buttevant	160
2.8	Newmarket	169
2.9	Key Villages	179
2.10	Ballydesmond	180
2.11	Banteer	185
2.12	Boherbue	189
2.13	Churchtown	193
2.14	Dromahane	198
2.15	Dromina	202
2.16	Grenagh	205
2.17	Knocknagree	209
2.18	Milford	213
2.19	Newtownshandrum	217
2.20	Villages	221
2.21	Ballyclough	222
2.22	Ballyhea	224
2.23	Bweeng	226
2.24	Castlemagner	228
2.25	Cecilstown	230
2.26	Cullen	232
2.27	Freemount	234
2.28	Glantane	236
2.29	Kilbrin	238
2.30	Kiskeam	240
2.31	Liscarroll	242
2.32	Lismire	244
2.33	Lombardstown	246
2.34	Lyre	248
2.35	New Twopothouse	250
2.36	Rathcoole	252
2.37	Rockchapel	254
2.38	Tullylease	256
2.39	Other Locations	258
2.40	Dromalour	258

2.1 Kanturk Mallow Municipal District Overview

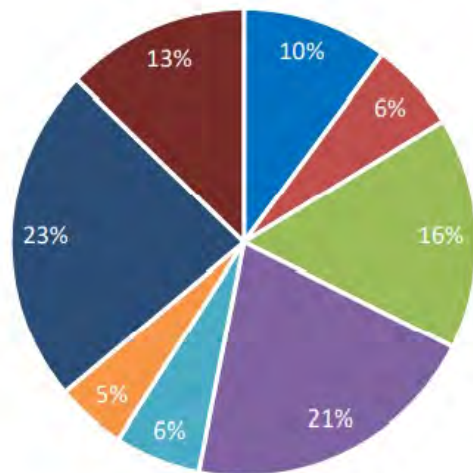
- 2.1.1 The Kanturk Mallow Municipal District is located to the north west of the county and in 2016 the population of the area stood at 54,092. This population is spread across a network of settlements including five towns, twenty eight villages, one other location and the open countryside, as detailed in Table 3.2.1. Outside the main towns the district is largely rural/agricultural in character.
- 2.1.2 Mallow is the largest town in the Municipal District with a population of 12,459 in 2016 and the largest employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.
- 2.1.3 Agriculture is a key economic activity throughout the District both in direct farming of land and in food processing with significant dairy processing industries located in Mallow, Charleville, Kanturk and Newmarket. Services and more traditional manufacturing are also significant employers in the area.
- 2.1.4 The Kanturk Mallow Municipal District has an interesting and varied range of built heritage and features, both architectural and archaeological, which gives the area a unique sense of place and identity and provides an important link with the past. Each settlement section of this plan refers to the unique aspects of a settlement's built, archaeological and natural heritage, where relevant.

Table 3.2.1: Distribution of Population within the Kanturk Mallow Municipal District

	Settlement	Population 2016	%
Towns	Buttevant (970), Charleville (3,919), Kanturk (2,350), Mallow (12,459), Newmarket (976)	30,015	55%
Key Villages	Ballydesmond, Banteer, Boherbue, Churchtown, Dromahane, Dromina, Grenagh, Knocknagree, Milford, Newtownshandrum	4,074	8%
Villages	Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Cullen, Freemount, Glantane, Kilbrin, Kiskeam, Lisscarroll, Lismire, Lombardstown, Lyre, New Twopothouse, Rathcoole, Rockchapel, Tullylease.	3,190	6%
Other Locations	Dromalour		
Rural Areas		16,831	31%
Total Population		54,092	

Note: Village and Rural population are estimated figures

Occupation by Industry (2016)



- Agriculture forestry and fishing
- Building and construction
- Manufacturing industries
- Commerce and trade
- Transport and communications
- Public administration
- Professional services
- Other

Employment

Change in unemployment 2011-2016

↓ 4%

Decline in Agriculture, Forestry and Fishing sector

↓ 1.3% since 2011

Housing Stock

Houses: 95%

Apartments: 2%

Vacancy Rate: 13%

↓ 4% since 2011

31% of housing stock was built in the last 20 years.

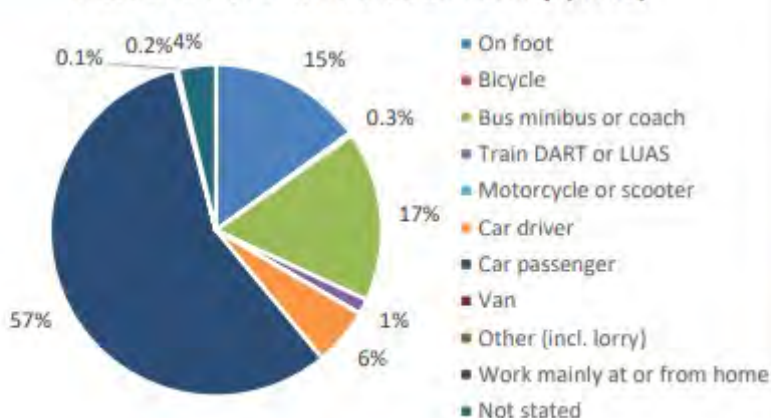
Private Households by Occupancy Type (CSO)	2011	2016
Social Housing	7%	9%
Rented (Privately)	13%	13%
Owner Occupied (All)	76%	73%

Transport

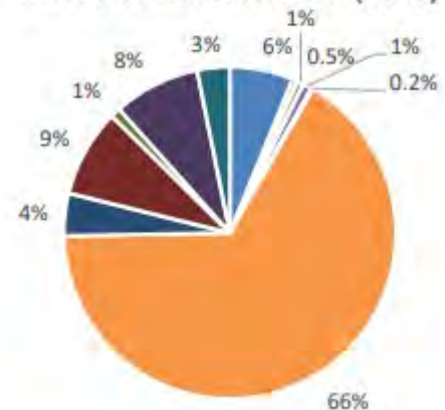
Average Commute time - 28 minutes

78% of Households have one or two vehicles.

Means of Travel to Education Facility (2016)



Means of Travel to Work (2016)



Water Services

Table 3.2.2 Kanturk-Mallow Municipal District – Proposed Scale of Development

Settlement Name	Scale of development	Drinking Water Status – February 2021 Assessment	Wastewater Status – February 2021 Assessment
Main Towns			
Buttevant	123	Good	Good
Charleville	456	Good	Not Good
Kanturk	224	Good	Not Good
Mallow	1105	Not Good	Good
Newmarket ~	88	Good	Not Good
Total Main Towns	1996		
Key Villages			
Ballydesmond	10	Good	Not Good
Banteer	25	Not Good	Good
Boherbue ~	10	Not Good	Good
Churchtown ~	10	Not Good	Good
Dromahane	10	Not Good	Not Good
Dromina	10	Not Good	Not Good
Grenagh	13	Not Good	Not Good
Knocknagree	20	Not Good	Good
Milford	28	Not Good	Good
Newtownshandrum	30	Not Good	Good
Total Key Villages	166		
Villages			
Ballyclough	20	Good	Good
Ballyhea	10	Not Good	Not Good
Bweeng ~	10	Good	Good
Castlemagner	10	Not Good	Good
Cecilstown	5	Good	Good
Cullen	10	Not Good	Good
Freemount	10	Good	Not Good
Glantane	10	Good	Not Good
Kilbrin	10	Not Good	Good
Kiskeam	10	Good	Not Good
Liscarroll	10	Good	Good

Table 3.2.2 Kanturk-Mallow Municipal District – Proposed Scale of Development

Settlement Name	Scale of development	Drinking Water Status – February 2021 Assessment	Wastewater Status – February 2021 Assessment
Lismire	10	Capacity	No capacity
Lombardstown	10	Capacity	No capacity
Lyre	10	Capacity	No capacity
New Twopothouse	5	Capacity	No capacity
Rathcoole	10	Some capacity	No capacity
Rockchapel	5	Capacity	Capacity
Tullylease	5	Some capacity	Capacity
Total Villages	170		
Overall Total	2332		
Other Locations			
Dromalour		Some capacity	No capacity
Water Services Key	Capacity		
	Future capacity subject to Irish Water Investment Plan		
	Some capacity		
	No capacity		

~ WWTP currently not compliant with Waste-Water Discharge Licence emission limit values but is capable of achieving at least UWW standards.

Note: Any proposals to increase volumes of abstraction of water from the Blackwater, Bride or Awbeg rivers must be subject to Habitats Directive Assessment.

Municipal District Wide Matters

Water Quality issues affecting the River Blackwater SAC

- 2.2.1 One of the key attributes of the Kanturk Mallow District is the River Blackwater. This river is designated as a Special Area of Conservation under the Habitats Directive. The SAC incorporates the main channel of the Blackwater and its tributaries. It is designated for the protection of a diverse range of freshwater woodland and coastal habitats and their associated species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation. In practical terms the status of the site, and conservation objectives for it, means that significant improvements are required to water quality within the catchment to meet stringent water quality standards.
- 2.2.2 This Plan proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. Within the Kanturk Mallow Municipal District the vast bulk of settlements lie within the Catchment and significant development is proposed, particularly in Mallow, to realise the growth strategy for the area.
- 2.2.3 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.
- 2.2.4 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.

- 2.2.5 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 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 this Volume. See also Natura Impact Report as set out in Volume Six of this Plan.

N/M20/Rail

- 2.2.6 The N/M20 Cork to Limerick project scheme is supported under Project Ireland 2040 (National Development Plan) where it is at Pre-Appraisal Stage. Delivery of the proposed N/M20 project (currently in the process of option selection) would greatly strengthen inter-regional connectivity from Cork to Limerick and could be transformative for North Cork. It would ease congestion and help to facilitate improvement in the public realm and amenities of existing settlements. It can provide opportunities to grow the regional economy and improve economic interaction by creating better transport linkage for people, goods and services, between Cork and Limerick and in the overall Atlantic Corridor. The N/M20 project is currently considering both road-based options and rail-based options to improve connectivity between Cork and Limerick.
- 2.2.7 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.

CLÁR areas

- 2.2.8 The Pobal Deprivation Index (2016) ranked Kanturk Mallow as the lowest of the 8 Municipal Districts of the County with an overall rating of 0.1 placing it within the category of 'Marginally above Average'. Much of the western side of the Kanturk Mallow Municipal District is located within designated CLÁR areas. CLÁR (Ceantair Laga Árd-Riachtanais) is a targeted investment programme for rural areas that aims to provide funding for small infrastructural projects in areas that experience disadvantage. The aim of CLÁR is to support the sustainable development of identified CLÁR areas with the aim of attracting people to live and work there. The council endeavours to support the growth of viable communities in these areas.

Tourism

- 2.2.9 There are many emerging tourism opportunities evident in the Kanturk Mallow Municipal District and indeed within the wider North Cork Area. The town of Mallow is well placed at the heart of this Blackwater region and continues to implement ongoing investments in its amenity infrastructure. The redevelopment of Mallow Town Park, Mallow Castle and the Spa House as well as a series of parallel public realm improvements and other investment look set to considerably enhance the visitor experience in Mallow and increase the attractiveness of the town as a regional destination. An ever expanding network of attractions is evident in the area including Doneraile, the Nano Nagle Centre, Annesgrove Gardens, Ballyhass Lakes, etc complemented by historic towns and villages including Buttevant and Charleville as well as an attractive countryside. The Beara-Breifne Way – Ireland's longest national waymarked trail runs through the Municipal District passing through areas such as Derrinagree, Newmarket, Lisscarroll and Churchtown. In 2020 the carrying out 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. The development of such a regional recreational attraction in the North Cork area could be instrumental in attracting further tourism and visitors to the area. The Municipal District is situated within Fáilte Ireland's Ancient East tourism region. This part of the County is also within the Munster Vales tourism branding area which helps provide a framework for local and rural areas to develop. See [Chapter 10 Tourism](#)

Rathcoole Aerodrome

- 2.2.10 The Rathcoole Aerodrome, licensed since 1962 by the Irish Aviation Authority, represents a unique and important commercial asset in North Cork. Irish Community Air Ambulance provide a dedicated Helicopter Emergency Service from the Aerodrome and favourable consideration will be given to appropriate proposals which seek to sustain its current and expand future functions subject to all relevant / normal planning considerations and taking account of its sensitive location relative to the Blackwater River.

2.3 Main Towns

Introduction

- 2.3.1 There are five Main Towns in this Municipal District, Mallow, Charleville, Kanturk, Buttevant and Newmarket. The purpose of this section of this plan is to give planning policy guidance on future development in the Main Towns.

2.4 Mallow

Vision and Strategic Context

- 2.4.1 Mallow is designated as a Key Town in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. The overall vision for Mallow is 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. It aims to ensure new development delivers enhanced quality of life for all, based on high quality residential, working and recreational environments, respectful of the unique character and heritage of the town and supported by a good range of services and community facilities.
- 2.4.2 The RSES supports investment in Mallow 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. Mallow is located within Greater Cork Ring Strategic Planning Area. The objective for Mallow in this plan is to grow its population to 15,351 persons by 2028, developing the town as an integrated employment centre so that it fulfils its role at regional and county level.

Local Context

- 2.4.3 Mallow is located in North Cork approximately 30km north of Cork City and 60km south of Limerick City. The N20 and Cork-Dublin railway line currently dissects the town in a north-south fashion, west of the town centre. Mallow is an historic 13th century walled town which developed as a significant Spa tourism destination in the 18th century benefiting from visiting rail based tourists from Cork City and beyond. The principle surviving heritage of the Medieval settlement lies in the simple linear street pattern adjacent to Mallow Bridge and Mallow Castle. No visible surface trace now survives of the town walls which are said to have formally enclosed Mallow.
- 2.4.4 The River Blackwater and its wide flood plain runs east-west through the centre of the town and acts as an important flood storage area. The landscape character of the Blackwater Valley makes an important contribution to the setting of the town. The Blackwater is designated for protection under the Habitats Directive to protect a diverse range of habitats and species including particularly, those associated with the freshwater environment. The river also has an important role as the receiving water for treated effluent from the towns wastewater treatment plant and a second plant associated with the Dairygold processing facility. Ensuring the protection of water quality while managing the continued development of the town, is an important consideration as balancing the competing functions of the river is critical to the sustainable development of the town.

Planning Considerations and Proposals

Population and Housing

- 2.4.5 The 2016 Census recorded a population for Mallow of 12,459 representing growth of 854 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope.
- 2.4.6 Mallow has been allocated a population target of 15,351 in the County Development Plan 2028 representing growth of just over 2,892 people on Census 2016 figures. In order to accommodate this level of population growth, an additional 1,105 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.
- 2.4.7 As part of the Council's commitment to deliver compact growth within the town, a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and identification of regeneration and infill opportunities that can contribute positively to Mallow's housing stock and 30% target of 331 units. It is proposed that the 1,105 new housing units required to 2028 be delivered primarily on Residential and Mixed-Use Zoning including Compact Growth Sites.

- 2.4.8 Lands to the north of the town which are part of an unfinished development (MW-R-02) as well as a smaller infill greenfield site directly north of the town centre (MW-R-07) have been identified as lands that can contribute to the compact growth of the town by virtue of their proximity to the town centre and ability to fulfil the 10 minute town concept. Further sites are identified as regeneration/targeted opportunity sites within the town (see later section). The remaining capacity can be accommodated via addressing vacancy within the existing building stock (including through Living Over the Shop) and via opportunities within the Existing Built Up Area of the town. The 2018 Urban Capacity Study identified that there was considerable potential within the existing building stock to accommodate additional residential uses. It identified that there was a total of 130 additional residential units that could be potentially accommodated within the vacant upper floors. There is significant capacity within the existing building stock and urban fabric of the town to deliver additional residential uses which can reinforce the delivery of a compact town centre.
- 2.4.9 To fulfil the remaining housing land requirement additional lands have been included as residential zones. These include the MW-R-03 and MW-RAP-04 to the north east, the MW-R-01 and MW-R-08 to the east, and the MW-R-05 and MW-R-06 sites to the west.
- 2.4.10 It is considered appropriate that some strategic reserve is retained for future residential development and an additional 4 areas have been zoned in this plan as Residential Reserve. This includes a significant portion of the former North East Urban Expansion area which includes lands north of St. Joseph's Road (MW-RR-01) which makes up an area of c.56 hectares. The second area is an infill site of approximately 4 hectares to the south of the town at Goulds Hill (MW-RR-02) between the Primary Health Care Centre and an adjoining residential area. To the west of the town 2 further sites (MW-RR-03 and MW-RR-04) have also been included.
- 2.4.11 In accordance with objective ZU-18-12 Residential Reserve in **Volume One, Chapter 18** of this Plan, consideration may be given to the development of these 'Residential Reserve' sites prior to the end of the current plan period under certain specified circumstances.

Table 3.2.3: Mallow Population and Housing Supply

Name	Housing Requirement			Housing Supply		
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites	Housing Supply from Residential Reserve Sites
Mallow	12,459	15,351	1,105	1,105	102	1,785

Table 3.2.4 Mallow Population 2006-2028

Name	Census 2006	Census 2011	Census 2016	Population Target to 2028
Mallow	10,241	11,605	12,459	15,351

Placemaking and Public Realm

- 2.4.12 Mallow's historic townscape and building stock are generally attractive and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the extent of Architectural Conservation Area designations which include the majority of the historic town centre. Like many other county towns, it has seen its town centre increasingly dominated by car parking and congestion, creating a less than optimum environment for pedestrians.
- 2.4.13 The most identifiable physical feature of the central area in Mallow is the elongated and curved building form presenting of a visually sticking and compact streetscape extending along the main thoroughfare of the town from the West End along Davis Street to the Clock Tower. This area comprises predominantly three story buildings of varying architectural style including Georgian, Tudor, 19th Century and modern architecture. Secondary streets and alleyways radiate north and south from Davis Street and provide greater variety in scale, form, appearance and use. These physical, natural and visual features can individually or collectively contribute to the unique character, setting and visitor experience of Mallow.
- 2.4.14 The town has retained its Medieval streetscape and unique 1st floor box dormers which make a positive contribution to the street. In some cases, particularly along the main street, access to the interior of the block is achieved via covered laneways or pends within the street. These important established features, aside from providing a context to a particular streetscape also perform an essential function in accessing of street /courtyard development. The historic laneways of

the town form part of the traditional streetscape of Mallow and contribute to the sense of place and character of the town and their protection should be promoted. It is important that these historical thoroughfares are recognised and that they are built into any redevelopment proposals as a significant opportunity.

- 2.4.15 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.
- 2.4.16 An agreed and implemented public realm plan has the potential to be transformative and enhance the overall attractiveness and liveability of Mallow. There continues to be ongoing investment and improvement to the public realm of Mallow. Mallow recently secured significant funding from the Urban Regeneration and Development Fund to assist in regeneration projects in the town. The funding also provides for the appointment of an urban designer/landscape architect-led design team to develop an overall public realm plan for the heart of the town.
- 2.4.17 A Mallow Town Framework Plan was prepared with the purpose of highlighting a number of integrated, multi-faceted and implementable urban regeneration and place-making projects with the aim to maximise the potential of Mallow's existing heritage assets and take a culture and heritage-led approach to regeneration and renewal.
- 2.4.18 The Town Framework Plan includes both long term capital interventions and also short term more immediate interventions to enable place making changes. It highlights that many of the most effective and immediate solutions are lighter, quicker, and cheaper than traditional top-down approaches to improving towns.
- 2.4.19 Outside of the town centre the approach to placemaking, housing and other development will be guided primarily by zoning and the objectives and guidance as set out in Housing and Placemaking chapters of the Plan. See **Chapter 3 Settlements and Placemaking and Chapter 4 Housing**

Regeneration Areas

- 2.4.20 Mallow's identification as a Key Town in the Regional Spatial and Economic Strategy for the Southern Region advocates for town centre-led regeneration. This plan identifies areas which are either zoned as town centre or are within the built up area of the town but need to be highlighted in the event that the opportunity to redevelop them emerges during the lifetime of the plan.

Table 3.2.5 Regeneration Sites in Mallow


Regeneration Area	Number and Description
	<p>MW-RA-01 Thomas Davis Street/Muddy Hill backlands</p> <p>Located north of Thomas Davis Street and south of Muddy Hill road these lands offer the opportunity to consolidate the prime retail area by redeveloping backland areas to provide new retail floor space/compact residential development. An urban design framework to guide development of the area, which is within an Architectural Conservation Area, is considered appropriate.</p>

Table 3.2.5 Regeneration Sites in Mallow




Regeneration Area	Number and Description
 <p>A detailed map of the town center of Mallow. A specific site is outlined in red, located at the intersection of Thomas Davis Street and St James Avenue. The map shows surrounding buildings, streets, and the Saint James Church of Ireland.</p>	<p>MW-RA-02– Central Hotel Site</p> <p>Key site within the town centre with frontage to Thomas Davis Street and St James Avenue. Any redevelopment proposal must have regard to its context within the Architectural Conservation Area and contribution to the overall streetscape</p>
 <p>A map showing the junction of Mill Street and Ballydaheen Road. A large brownfield site is outlined in red. The site is situated near the Blackwater River and Mallow Castle. The map shows residential areas and green spaces.</p>	<p>MW-RA-03 - Corner site at junction of Mill Street and Ballydaheen Road</p> <p>This is an important brownfield corner site at a key entry point to the town from the south. The site is in a visually prominent and sensitive location close to the Blackwater River and Mallow Castle. Appropriate design treatment will be essential with a strong street frontage/urban edge. Any development proposals on this site will need to take into consideration the potential flood risks in this area.</p>
 <p>A map of the Ballydaheen area. A site is outlined in red, located to the west of Ballydaheen Road. The map shows residential streets, including Linehans Lane, and various buildings.</p>	<p>MW-RA-04 – Lands to the west on Ballydaheen Road</p> <p>This site is presently occupied by a number of derelict/disused structures. It may be considered suitable for an appropriately scaled infill residential town house type development.</p>

Table 3.2.5 Regeneration Sites in Mallow

Regeneration Area	Number and Description
	<p>MW-RA-05 – Lands to the east on Ballydaheen Road</p> <p>This site is occupied by a derelict town house and includes underutilised backlands. This site has potential for frontage onto two separate roads. It is considered suitable for infill development of a type and scale that respects the character, amenity and privacy of adjoining residences.</p>

Opportunity Sites

2.4.21 In addition to the regeneration sites two significant opportunity sites have also been identified in the West End Quarter of the town.

Table 3.2.6 - Opportunity Sites: Mallow

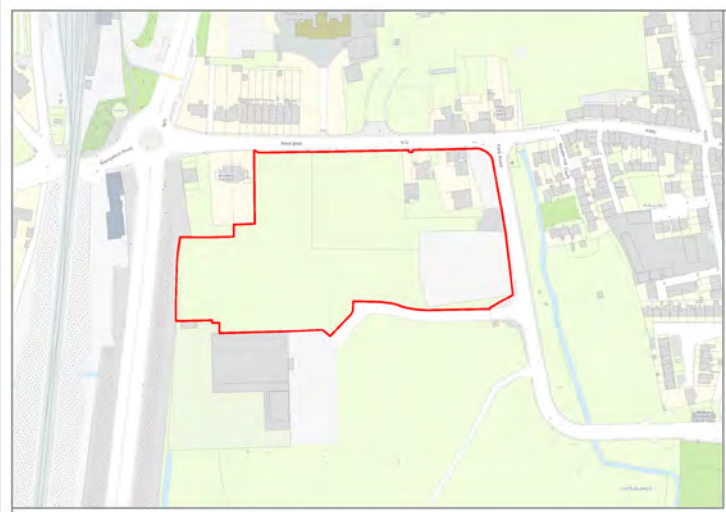
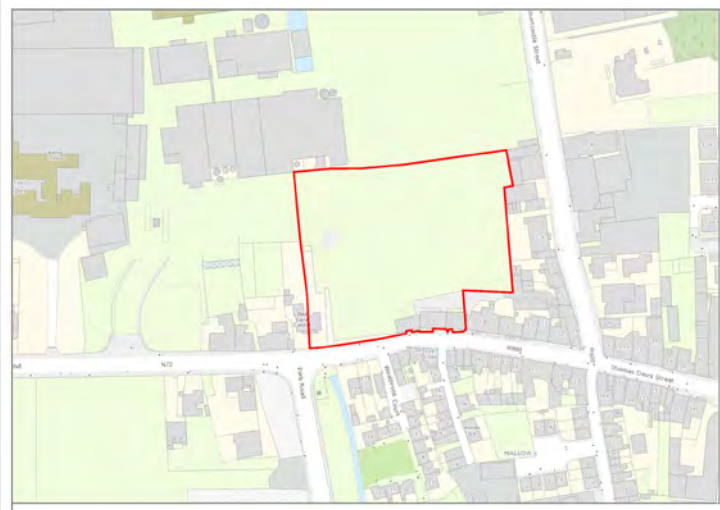
Opportunity Site	Number and Description
	<p>MW-SP-01–South of West End</p> <p>This is a landmark site to the west of the town centre. The northern portion of the site is located within the designated Architectural Conservation Area and adjoins several protected structures. These lands provide a significant development opportunity for the town, especially in terms of the provision of modern office space, retail warehousing as well as residential uses on the upper levels. An element of convenience retailing may also be appropriate. Proposals should seek to develop this site as an important landmark gateway/entry point into the town. Proposals will be expected to have a high standard of design complementary to its location and a strongly defined building line/urban edge onto the West End in particular, with intrinsic pedestrian links to the core retail area and Park Road. Any proposals should have regard to its context within the Architectural Conservation Area.</p>

Table 3.2.6 - Opportunity Sites: Mallow



MW-SP-02 - West of Shortcastle Street/North of West End

The site is zoned as town centre given its location adjoining the retail core with frontage onto West End and is suitable for a mix of town centre uses, including modern offices. Development proposals will be expected to maintain a strong building line/urban edge and a high design quality which will contribute to the definition of the street. Suitable sympathetic rejuvenation of the existing building stock adjoining the site will also be welcomed, particularly of those buildings which no longer have an active use. Proposals will be required to have a strong emphasis on design which respects and complements the character and heritage of this area. Any proposals should have regard to its context within the Architectural Conservation Area.

Social and Community Facilities

- 2.4.22 Mallow already has a good range of both primary and secondary level schools. Mallow College of Further Education offers QQI, Accounting Technicians Ireland and ITEC accredited courses in a wide range of subjects. There is also a college of design and tailoring in West End. There is opportunity to further expand the suite of third level options within the town, including a possible outreach campus associated with NUI Cork and/or Munster Technological University.
- 2.4.23 Healthcare facilities available within the town include Mallow General Hospital, Mt Alvernia Hospital (Psycho – Geriatric services), various health centres and Mallow Primary Healthcare facility. Both hospitals are located outside the town while the Primary Health Care centre is on the southern periphery, making access to these essential services, to those without transport, somewhat challenging. Improving pedestrian connectivity from these areas to the town centre is desirable.
- 2.4.24 Given the specialised nature and importance of the hospital uses they have been zoned specifically to protect and support the continued operation of these important healthcare facilities at their present locations.
- 2.4.25 The town has a Garda station, five churches and modern library facility within the town centre. Mallow Library located on Main Street/Davis Street contributes significantly to the civic role of the town centre. It also has four community halls and the Health Service Executive runs a day-care centre in the town.
- 2.4.26 A civic amenity site at Quartertown serves the town and accepts a range of materials for recycling, and disposal. There are also a number of bring banks located within the town.
- 2.4.27 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. Significant upgrading has occurred in recent years.

Green Infrastructure and Recreation

- 2.4.28 Mallow has access to a wide range of active and passive open space, including a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. Of strategic importance are the existing gardens and historic landscape at Mallow Castle together with the main public spaces at Mallow Town Park and Spa House Park all located within walking distance of the town centre. The vision for this trio of amenities is to create a well-connected, high quality public amenity and tourist destination in the form of an integrated multi-use park network. The Council continues to advance its plans (Mallow Framework Plan) for the future development of these significant assets, which combined, will function as a regional scale facility with potential to act as a catalyst for further development as well as boosting the local economy. Between them these areas cover approximately 50 hectares.



Figure 3.2.2 – Mallow Park Network Proposals

- 2.4.29 With ongoing investment, the level of amenities is continuing to improve in Mallow. If the number of people living in the development boundary continues to grow as planned however, there will be a need to provide for recreational uses both active and passive, particularly within newly establishing residential areas of the town. There are also plans to upgrade the town swimming pool and build a 400m outdoor running track at Davis college further enhancing the amenities of the town.
- 2.4.30 There remains a strong need to improve movement and accessibility to existing recreational facilities. The southside of the town is relatively underprovided for in terms of recreational infrastructure and will benefit considerably from the enhanced connectivity that will be provided by the new boardwalk once completed. This will assist in improving overall accessibility for both pedestrian and cyclist alike by counteracting the current severance issues. Any future Transport Plan should consider additional opportunities to integrate the northern and southern banks of the river including the provision of a pedestrian and cycle bridge from the south bank through to the centre of the town park to further connect employment and residential uses to this and other town centre amenities as well as the railway station.

The Blackwater Amenity Corridor

- 2.4.31 The River Blackwater (An Abhainn Mhór), with its significant flood plain, forms a central green infrastructure feature within Mallow and its hinterland. The Blackwater flows from west to east through the town centre, and the river itself, as well as a substantial part of the floodplain, is designated as a Special Area of Conservation (SAC) - a site designated for nature conservation under the EU Habitats Directive.
- 2.4.32 The advancement of a linear green recreational corridor along the Blackwater in Mallow has been long promoted and there has been significant progress in recent years in delivering different aspects of this, particularly in the area south and east of the town centre (including Mallow Castle, Mallow Town Park and Spa House Park). Existing walkways have been enhanced and expanded and there is now a continuous link from the walkway to the west of the railway line via the town park/Mallow castle and as far as the picturesque Lovers Leap to the east of the town. To complement this a nature themed inclusive children's playground amenity at Mallow Castle partly funded by the Urban Regeneration and Development Fund (URDF) has recently been completed.
- 2.4.33 There continues to be scope for upgrading and further development of recreational use in this area as set out in the MW-GC-04 zoning objective. Any plans or proposed works along the Blackwater Amenity Corridor however will need to be assessed for its impacts on the Natura 2000 designated site and will need to comply with the planning guidelines for areas at flood risk.

Green Infrastructure Network

- 2.4.34 The Blackwater Amenity Corridor represents the primary piece of multifunctional green infrastructure in Mallow and taking into account both existing and planned attractions within or proximate to this corridor as well as its undoubted habitat value, it is considered to be of regional significance. This central spine of green infrastructure is connected radially to some distinct green corridors many of which are focused along water courses draining into the Blackwater River.

- 2.4.35 In 2018, the Council commissioned the preparation of Habitat Mapping for the towns of the county (where such work had not previously been undertaken) with a view to identifying what habitats were present in the areas and identify those of importance in protecting the biodiversity of the area. The survey work has identified a variety of habitats across the county including some that are protected under the Habitats Directive / are of Special Conservation Interest for County Cork / are of local bio-diversity value or form part of an ecological corridor. These habitats should be retained/integrated into developments where possible.
- 2.4.36 This habitat mapping exercise revealed that Mallow is one of the most habitat rich towns in County Cork. A number of locations in particular were identified for their important biodiversity value. These local biodiversity areas have informed the land use zoning approach set out in the plan with the general approach being to retain/strengthen these areas as amenity corridors and seek to create a more coherent and connected network where it is practical to do so. Many of these areas were already subject of an open space zoning in previous plans. Some of the key areas include:
- Blackwater Amenity Corridor - The River Blackwater which flows through Mallow is designated as an SAC: Blackwater River (Cork/Waterford) SAC (002170). The River is flanked for much of its extent through the town by treelines. These act as ecological corridors linking other areas of woodland and wetland habitat. The river supports otter, freshwater pearl mussel, white-clawed crayfish and lamprey species, all qualifying interests of the SAC. The grounds of Mallow Castle and eastern parkland adjoining the Blackwater support an impressive collection of veteran trees (some of which are potentially of regional importance) and habitat rich meadow. In recent years substantial areas of grassland are being managed by the Council in this area to support species rich swards. This Blackwater Amenity Corridor has been zoned as MW-GR-04.
 - Spa Glen Amenity Corridor - This local biodiversity area mostly comprises a linear area of woodland along the N72 which runs parallel to a small river/stream. The area is dominated by mixed broadleaved woodlands located adjacent to species rich grassland providing an important ecological corridor from north to south. This area has been recognised in previous plans for its recreational value and it is proposed to retain the corridor as an important north south green infrastructure connection in Mallow (MW-GC-01) and it is an aim to further expand and connect this through ongoing residential developments that will continue over the lifetime of this and future plans. It is important that the corridor is not fragmented and that linkages to this local biodiversity area be enhanced to improve the overall quality of the ecological network of the area.
 - Bearforest Amenity Corridor - This important biodiversity area comprises fragmented areas of woodland to the south east of Mallow both within and adjoining (to the west of) the Bearforest estate. A zoning (MW-GC-02) has been included with the objective to consolidate the ecological/riparian woodland corridor while much of the remaining lands remain within the Bearforest demesne.
- 2.4.37 Other important areas of biodiversity in Mallow include the railway corridor which is bisected by the River Blackwater ecological corridor. The brownfield former Sugar Factory site (MW-X-02) is a complex mosaic of recolonising bare ground, scrub, broadleaved, mixed and oak-ash-hazel woodland and old settlement ponds. Whilst it is not proposed to be zoned as green infrastructure in this plan the MW-X-02 objective on the site requires that any proposal for the site must include an ecological assessment, identifying key ecological resources to be retained and integrated into any future development.
- 2.4.38 A woodland corridor along a stream in Annabella, to the north west of the town is also included (MW-GC-03) which includes several discrete high quality woodland types. This is an important ecological corridor connecting the urban area and wider countryside. Further south an area of woodland along Navigation Road is also included. This is an area containing some veteran trees which provide important habitat potential for bats (MW-GC-16).
- 2.4.39 Many of these extended corridors/local biodiversity areas are substantial and form the basis of a strong interconnected green infrastructure network. The biodiversity value of the green infrastructure network has considerable potential to be enhanced in Mallow over the lifetime of the plan and the overall network considerably improved. There is a general need to establish a well-connected network of green spaces through the town. New development areas will need to demonstrate how best they can achieve this as part of future development proposals. In the first instance this should be focused on strengthening connectivity to existing important green infrastructure and other planned amenities within the town.
- 2.4.40 There are opportunities to enhance the multifunctionality of many green infrastructure sites across town particularly in strengthening their contribution in terms of biodiversity and connectivity with adjoining natural elements such as trees, hedgerows, scrubland, etc. See **Chapter 14 Green Infrastructure and Recreation**
- 2.4.41 A diagram is included which highlights some of the existing important green infrastructure within the town and has been used to inform the zoning approach.

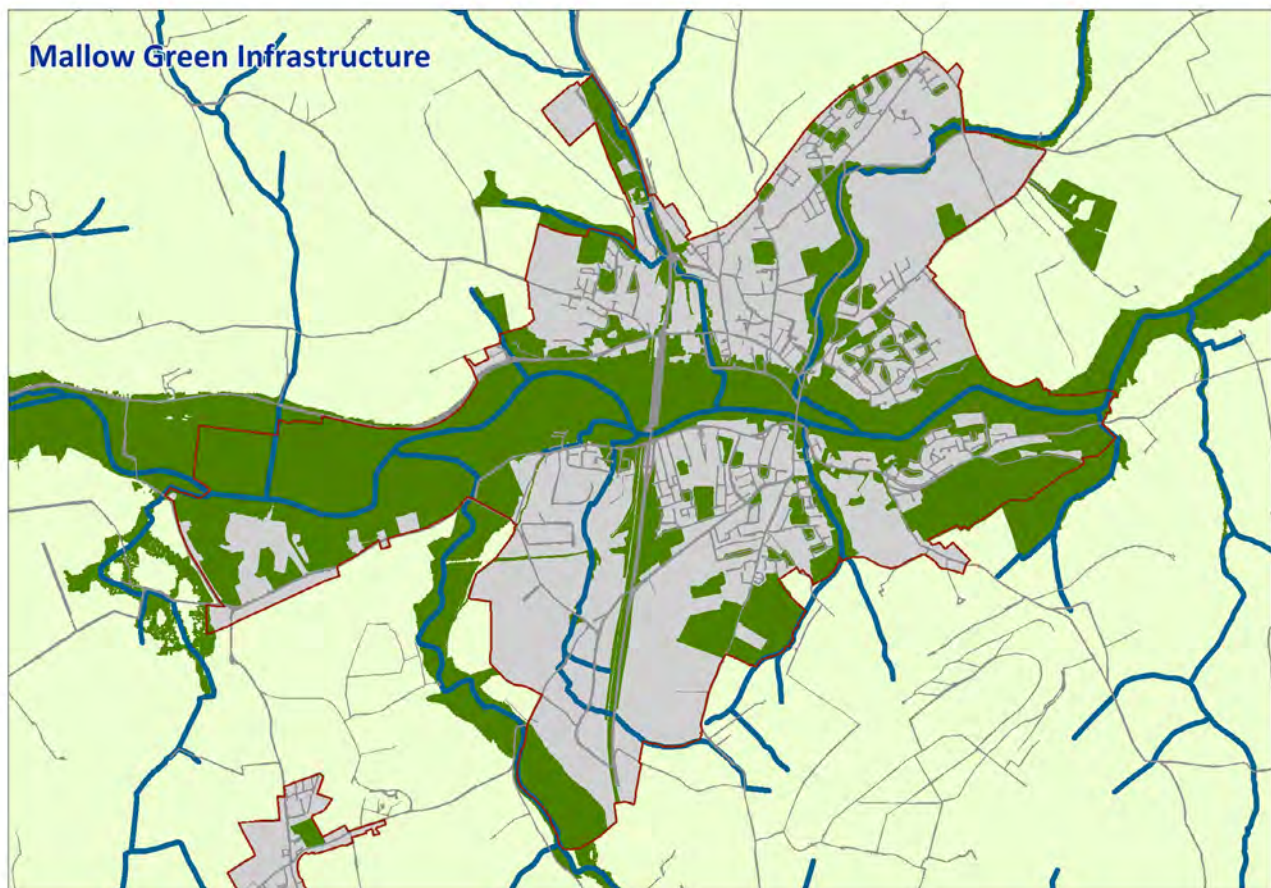


Figure 3.2.3 – Mallow Green Infrastructure Diagram

Landscape

- 2.4.42 Mallow is set in a rich and diverse landscape on the banks of the River Blackwater. It is this setting, established over centuries, which sets it apart from many other towns within the settlement network of the county. The eastern side of the town of Mallow is located within an area determined as being of high landscape value in the Plan. Scenic Route S14 is designated along the western approach to the town (N72 Killarney Road). It includes views of the river, Mallow Racecourse and some large period residences.
- 2.4.43 Much of the lands which adjoin the greenbelt are transition zones from urban to rural with zonings such as recreation, amenity and greenbelt reflective of both existing and future uses. Many of these lands are vital in preserving the attractive and green landscape setting of the town and ensuring a more compact and orderly form of development. Development proposals on zoned lands in elevated locations will need to be cognisant of their wider visual impact and mitigate appropriately through landscape treatment and design.
- 2.4.44 There is a greenbelt around Mallow. This is shown on the County Development Plan Map Browser accessible through www.corkcoco.ie. Within the greenbelt, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. See [Chapter 5 Rural](#).

Economy and Employment

- 2.4.44 Outside of Metropolitan Cork, Mallow, identified as a Key Town alongside Clonakilty in the RSES, plays a substantial role in providing employment not just for itself but also its wider catchment. Mallow is the second largest employment centre in the county after Little Island. According to Census 2016 POWSCAR data (Local Area Plan Boundary) the total number of jobs in Mallow was 4,491 (excluding working from home). Given its strategic location Mallow sits as a substantial employment location within two identifiable networks (as set out in the RSES):
 - a) North Cork Agri-Food Network (Charleville, Fermoy, Mitchelstown in a network with Mallow Key Town leveraging significant potential from food and beverage and agri-tech assets)
 - b) Cork Ring Network: A network of Ring Towns including Mallow (Key Town), Bandon, Kinsale, Fermoy, Macroom and Youghal which have a strong relationship with the Cork Metropolitan Area and have opportunities for sustainable employment led growth, consolidation and enhancement.

- 2.4.46 Mallow continues to perform as an administrative, commercial, educational and civic centre serving a large urban base and wider rural hinterland. Mallow needs to build on its intrinsic strengths as an important food production centre but will also need to continue to diversify its employment base to become a centre of inward investment and reduce its reliance on commuting to Cork for work. Quality of life is an important issue to companies and their employees. Mallow is situated in a particularly attractive area, which offers a good quality of life with excellent scenery, heritage, attractions and connectivity. The town also provides access to good health, recreation, leisure and cultural facilities which are important considerations to potential new employers in the town. These 'quality of life' assets need to be promoted and marketed if Mallow is to attract new employment opportunities.
- 2.4.47 Mallow already has its own Co-Working Hub. Office based employment will generally be encouraged in the core of the town, close to existing shops and services to help increase footfall in the area. Identified regeneration areas and opportunity sites will have an important role to play in this regard. It is important that, as employment uses develop, they are supported by additional investment in walking, cycling or public transport infrastructure so dependence on the private car for local journeys can be reduced. The established business park adjoining the Mallow Primary Healthcare facility also has some scope for expansion/consolidation of office uses on existing lands.
- 2.4.48 Key employment sectors to be targeted include logistics and transport, business and technology, engineering and food processing and general industry.
- 2.4.49 Mallow's location within about an hour's driving time of both the gateway cities of Cork and Limerick and its' access to rail services make it a suitable location for the logistics and transport industries. Amongst the most appropriate areas for this form of development in Mallow is around the Quartertown area where land is flat or gently sloping and there is the potential for good access to the N72 and N20.
- 2.4.50 Mallow needs to be able to benefit from the growth in technology and science based employment in the manufacturing and office sectors. The Mallow Business and Technology Park is a location with some, albeit limited, capacity for expansion and has been designated as such (MW-B-03).
- 2.4.51 The engineering and food processing sector is a significant employer in Mallow. Outside of the large Dairygold operation at West End there are pockets of this type of industry in many places around the town. However, in the past these uses have concentrated in the Quartertown area and this area has the capability of developing as a strategic engineering hub within North Cork. Both the Quartertown Industrial Estate and the Mallow Business and Technology Park have a somewhat complementary role in this regard. This plan designates undeveloped lands adjoining this area (MW-B-02 and MW-B-03) for business use with the intention of ensuring flexibility of uses to support the demands of the Mallow economy. It will be important to deliver improvements to the road network in the Quartertown area in order to improve facilities for road users. Improving permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town centre is vital whilst consolidation of business/technology uses and improving the overall visual appearance and layout of the area are also important in terms of enhancing its attractiveness as an employment location.
- 2.4.52 Within the Quartertown area is a distribution depot where LPG (Liquid Petroleum Gas) is stored in significant quantities (above ground) and to which the Major Accidents Directive applies. This EU Directive seeks to prevent major industrial accidents and to limit the consequences of accidents on both people and the environment. The effect of this directive is that where certain classes of development are proposed in proximity to this facility, the planning authority is required to consult with the health and safety authorities and to take account of the risks associated with the possibility of a major accident. This may impact on the development of the surrounding lands.
- 2.4.53 With regard to general industry, sites (MW-I-01a and b) have been zoned to the south of the town for stand-alone industry (retained from previous plans). These sites have accessibility issues which will need to be resolved before the development potential of the sites can be realised. This issue will need to be addressed through any new Transport Plan for the town.
- 2.4.54 The former Sugar Factory site is zoned as a special development objective for medium or large scale industry (MW-X-02) suitable for low employment intensity uses which will not unduly impact on the carrying capacity of the road network. Environmental sensitivities of the site, in close proximity to the River Blackwater, must be taken into consideration in any development proposals. Proposals to develop the site should seek to protect and enhance the ecological diversity within it and maintain ecological corridors to and from it.

Tourism

- 2.4.55 Mallow's designation as a key town in the RSES supports the promotion of the town's inherent strengths and particularly its tourism potential. Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism, cultural and retail sectors in Mallow to further enhance the experience for those who visit the town. A vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost retail and leisure spend. The ongoing improvement of the public realm and particularly the enhancement of Mallow Castle, the Spa and the Blackwater Amenity Corridor has the potential to be a catalyst in the rejuvenation of the town and its overall attractiveness as a tourism destination in the region.

- 2.4.56 Mallow Castle is a growing festival and cultural venue in the town and Mallow has the potential to consider additional local tourism activities to boost the day trip and short stay sector of the market. The cultural heritage of the entire complex of Mallow Castle House and Demesne is assessed to be of National Significance. Several other monuments also survive within the curtilage of the site and are now in the ownership of Cork County Council. A key part of the recent URDF funding received for Mallow Town Centre Regeneration is for the Mallow Castle Visitor Destination Development and the appointment of a design team to progress the design and business case for the development of a visitor destination development at Mallow. The development of this project is supported in this plan and in particular through objective MW-X-01 which supports active usage of the Castle and attendant grounds which is sympathetic to the historic character and landscape setting of the Castle.
- 2.4.57 The River Blackwater is the town's most significant natural resource and is renowned for wild salmon, sea trout and brown trout fishing. The town needs to consider ways which it can target this established tourism market and provide other water-based activities such as kayaking and boating on the river, subject to satisfying the EU Habitats Directive. The racecourse adjoining the town has been completely modernised and now hosts trade shows and conferences which naturally extends the use of the premises beyond the racing season.
- 2.4.58 The development of a number of attractions in the area of arts and culture has the potential to reinforce Mallow's role in the area of tourism. In particular, the redevelopment of the Town Hall has restored a cultural and arts hub to the town centre, providing another welcome boost to Main Street and reinforcing the significance of public realm improvements already made. The provision of such cultural facilities in the heart of the town not only provides a valuable recreational resource to members of the public but also adds to Mallow's evening economy which accordingly contributes to the tourist offer in the town.
- 2.4.59 Presently the town has a limited supply of tourism accommodation with only one hotel within the centre of town. The provision of additional high quality tourism accommodation within or adjacent to the town centre will also be encouraged as it offers accessibility by rail and inter-city bus. This can help raise the profile of the town as a tourist destination.
- 2.4.60 Bearforest House and Demesne are located to the south side of Mallow town. Bearforest House, constructed in the early 19th Century and rebuilt in the early 20th Century, is a middle sized country house set within an historic demesne. The demesne itself along with ancillary structures date from the early 19th Century. The demesne is very authentic and has a high level of landscape intactness and includes many fine specimen trees. The 2018 Habitat Mapping survey identified the Bearforest area as having an important local biodiversity value with its broadleaved woodland being of particular note. The demesne landscape includes features such as elaborate gates and piers, gate lodge, avenue, stables and courtyard, walled garden, ancillary outbuildings and cottage, extensive demesne boundary walls around the demesne and within the landholding, planned views and vistas and a mature parkland. These features both individually and collectively contribute to the significance of the site. The structures on site as well as the curtilage are included in the Record of Protected Structures and the demesne is designated an Architectural Conservation Area. Under this plan the site is classified as a special development objective site and the Council will encourage the continuation of current uses on the site. In light of the high architectural and landscape value of the site it may lend itself to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a focused and sensitive manner that will protect the integrity and character of this site.
- 2.4.61 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. The development of such a regional recreational attraction in the North Cork area could be instrumental in attracting further tourism and visitors to the area. For more detail on tourism policy see **Chapter 10 Tourism**.

Town Centre and Retail

- 2.4.62 Mallow town centre boasts all the necessary ingredients of an attractive and pleasant urban environment, including an historic urban fabric and access to key natural features such as the River Blackwater. Mallow town centre includes a mix of residential, retail, employment, educational and community / civic uses and provides a strong economic and social focus for the community. There is a need to enhance and expand on these qualities, to diversify existing uses and to build on the unique and attractive ambience within the town and there has been considerable investment in this in the last number of years. The town is made up of four recognisable town centre 'quarters'
- Old Town Quarter
 - Historic Quarter
 - West End Quarter
 - Community/Recreational Quarter
- 2.4.63 One of the main constraints affecting the town centre at present is the high volumes of through traffic associated with the N72 route running through the eastern end of the town centre at the Spa Glen, Bridge Street, Mallow Bridge and along the Park Road. Delivery of the N72/N73 Mallow Relief Road, and the N/M20 in the longer term, is essential to address this issue.

Overall Town Centre Strategy

- 2.4.64 Mallow has a compact town centre which has a strong identity and good indigenous building stock with some capacity to accommodate further development and rejuvenation. The priority going forward is to strengthen, consolidate and

reinforce the function of the town centre as the retail, economic, cultural and social focus for the community, supporting the needs of residents, visitors and business including further improvement of the public realm. Through the following town centre strategy the plan aims to make Mallow a more attractive location to live, recreate and carry on business:

- a) Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations along with residential use (see retail section), thereby maintaining vitality in the town centre;
- b) Deliver a higher quality streetscape and town centre retail environment including ongoing public realm and traffic management improvements which enhance the overall visitor experience to the town.
- c) Promote the redevelopment of regeneration areas and other opportunity sites
- d) Encourage town centre development which respects and promotes the heritage and architectural character of the town.
- e) Encourage office based employment, as well as appropriate commercial uses, to locate generally in the town centre, close to existing shops and services to help increase footfall in the area.
- f) Protect the amenities of existing residential areas within the centre of the town and ensure their needs are balanced against proposals for other uses, particularly the encroachment of non residential uses into residential areas.
- g) To encourage the provision of new residential uses in the town centre to strengthen the vitality of the town centre beyond business hours and improve the evening economy.
- h) Monitor and address vacancy issues during the lifetime of the plan.

Vacancy

- 2.4.65 The 2017 Urban Capacity Study identified that vacancy stands at 17% within the town (84 of 499 units). Of the 359 commercial units surveyed, 74 were vacant representing 21% of the commercial town centre building stock. Commercial vacancy is evident throughout the town core with no obvious blackspots or trends evident. Of the 137 residential units, 10 units were vacant or 7% of the town centre residential building stock. There is a cluster of vacant residential units at the southern end of the town and principle southern access/exit route to the town.
- 2.4.66 A 2013 town centre study recorded vacancy within the primary streets as 13% and within the retail core as 17.5% overall. Although the survey areas differed this indicates that there has been no overall improvement in terms of vacancy over that 5 year period and it remains an issue that needs to be addressed.

Retail

- 2.4.67 Retailing is an important activity of town centres and contributes much in terms of vitality. It is also an important source of employment. Outside of Metropolitan Cork, Mallow is the largest of the County towns, with the largest quantum of retail floor space. The retail hierarchy set out in this plan recognises the regional retail function of Mallow, particularly in relation to comparison retailing, while emphasising that the vitality and vibrancy of the town centre needs to be retained and enhanced.
- 2.4.68 In relation to retail floorspace requirements, it suggests future convenience retail is appropriate at a level to support its catchment while any upper limit on comparison retail is removed provided location and other normal planning considerations are acceptable. It is important that new retail development provides a variety of options including some larger floor plates to attract mainstream multiples. All major convenience multiples are represented in Mallow, both within and around the town. There are also a large proportion of independent retailers which adds to the variety and character of the retail offer. A Farmers Market is present in the Co-op on a weekly basis but is somewhat peripheral to the heart of the town. Relocation of the Farmers Market from this area to a more central and prominent town centre site would add to the attractiveness of the town as a retail destination.
- 2.4.69 Following on from a 2013 town centre survey, the 2017 Urban Capacity Study also carried out an assessment of retail uses in Mallow. This demonstrated that within the retail core, similar to other towns surveyed, there had been a significant contraction in the Retail Comparison sector, reflecting the growing competition from online shopping and other factors. This is an issue that will need to be monitored over the life of the plan.
- 2.4.70 The provision of further high value uses, niche clothing and additional craft/artisan uses which can showcase the local artistic and specialised food producers of the wider Blackwater Valley should be encouraged. There is an opportunity to expand these sectors, linked to the growing number of tourists accessing Ireland's Ancient East Touring Route.

Retail Core

- 2.4.71 Mallow's retail core is generally concentrated along the Main Street and extends into the side streets and laneways off the Main Street. This is where retail uses should continue to be consolidated in order to enhance viability, vitality and footfall levels, strengthening the links between the retail anchors and improving pedestrian permeability within the core area. Davis Street is the primary shopping street particularly along the stretch east of the Hibernian Hotel. William O' Brien Street, connecting Davis Street with the Market Green shopping centre is the main secondary shopping street. Both streets have some vacancy issues and also have a high level of retail service uses, non retail office uses and lower order retail uses which can detract from the vibrancy of the street. The laneways north and south of Davis Street also accommodate some retail space and provide important connectivity to retail anchors like Tesco (Deal Yard Lane), Lidl and the main town centre public car parks.

- 2.4.72 Within the retail core, and the wider MW-T-01 area, there is scope for the redevelopment and renewal of many premises and some brownfield sites. This plan seeks to encourage the sympathetic reuse/refurbishment/redevelopment or replacement of existing vacant and underutilised premises within the core retail area to meet the primary needs for new retail floor space within the town, to accommodate high order retail uses, and provide for new uses above ground floor level. It is acknowledged that the compact and historical nature of much of the town centre is both a challenge and an opportunity to potential investors, and innovation in design and layout will be expected when it comes to locating future retail and commercial floorspace in this area. Prospective developers will also need to be prepared to make some reasonable compromises and adapt their standard development formats to the retail core and the various opportunity sites which have been identified in the plan.
- 2.4.73 Outside of the existing town centre (MW-T-01) the next logical area for new town centre uses is an area to west, identified as MW-T-02, which is suitable for mixed town centre uses including office uses. To the south west of MW-T-02, the MW-T-03 lands have also been identified for development. This is a landmark gateway site for the town which has the potential for a number of different uses which could include modern office space, retail warehousing as well as residential uses above ground floor level. An element of convenience retailing may also be appropriate. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.
- 2.4.74 Immediately south of the MW-T-03 is the MW-U-02 lands comprising an area of open ground to the east of the co-op store. This land is within the flood plain and is suitable only for flood compatible uses. The land may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03. Similarly, the MW-U-03 lands to the east, fronting the Park Road are also suitable only for flood compatible uses. The MW-U-03 site may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03 or MW-T-02.

Neighbourhood Centres

- 2.4.75 Outside the central area of Mallow a number of other sites have been identified with a town centre/neighbourhood zoning acknowledging their retail or other commercial use potential. The MW-T-06 site at Ballydaheen just south of the bridge, is an important regeneration opportunity and has scope for appropriate retail and commercial uses. An element of residential use may also be possible subject to flood risk assessment.
- 2.4.76 Also to the south of the town, alongside the river at Bellevue, there is a modern convenience store (Supervalu) and ancillary units. This retail centre is significant as it provides important shopping facilities for residents living on the southern side of the town and for those experiencing the physical and perceptual division that is created by the River Blackwater. This plan protects current uses in this area with a neighbourhood centre zoning (MW-T-04). Scope also exists for enhancing connectivity with the town centre to the north should plans for a pedestrian/cycle bridge at this location be realised.
- 2.4.77 At the junction of the Cork Road and the Old Cork Road (Ballydaheen) are clustered a number of retail and other commercial uses which have developed in the environs of an established neighbourhood centre. It extends southwards to include an Aldi convenience store. It is considered there may be scope for consolidation of neighbourhood centre uses at this area to enhance both visual and physical unity. There is limited scope for further expansion of this area but the plan protects current uses in this area with a neighbourhood centre zoning (MW-T-07). To the north of the town other significant convenience use is found in the Centra Supermarket located on the Spa Glen Road (MW-T-05).
- 2.4.78 The provision of neighbourhood centres and local services and facilities is beneficial and desirable in reducing the need to travel to other areas and can result in the creation of a real sense of local place enabling the interaction of people and the provision of local services and facilities. The areas in which additional neighbourhood centres are likely to be needed are where the population is expanding or where there is an existing demand which is unmet.
- 2.4.79 There may be a need to provide a neighbourhood centre to serve lands in the upper part of the Spa Glen (North East) (within or adjoining the MW-R-03). In the longer term, a neighbourhood centre along St. Josephs Road, to serve any future population associated with the MW-RR-01 site will need to be considered. For more detail on retail policy see **Chapter 9 Town Centres and Retail.**

Movement

- 2.4.80 Strategically, Mallow is well positioned on the N20 (Atlantic Economic Corridor) approximately 30km north of Cork City and 60km south of Limerick City. It is also located on the N72 which connects to Killarney and Fermoy, and onwards to the M8 serving Dublin. Mallow is served by the Cork-Dublin intercity train service and also has services to Tralee / Killarney. The RSES recognises Mallow's strategic location and accessibility on inter-regional rail networks. It seeks to strengthen investment in infrastructure and services between Mallow and other locations to help support modal shift in North Cork. This aim is also supported in this plan. Public bus services provided by Bus Eireann serve Mallow whilst there is no internal bus service within the town itself.
- 2.4.81 The Mallow Traffic and Transportation Study prepared for the town in 2011 recommended the construction of several new roads to the north, east and west of the town, and new river crossings to the east and west, to connect new development areas to the N20, N72 and proposed N/M20 and to enhance accessibility within the town itself, as well as upgrading existing roads and junctions. Its recommendations also assumed the delivery of the N/M20 to the east of the town. The study needs to be updated and revised to take account of the requirements of Environmental, Flood Risk and

Habitats Directive Assessment as well as the current context for Mallow set within the National Planning Framework and RSES. It is a requirement of the RSES that based on its designation as a Key Town a Local Transport Plan is prepared and this should be prioritised over the lifetime of the plan.

- 2.4.82 The N20 and the N72 national routes traverse and bisect the town causing congestion which adversely impacts on the amenity of the town, the capacity of the local 'internal' road network and the convenience and accessibility of local trips within the town to access shops and services. In the short-term the provision of a Relief Road is critical to take N72 traffic away from the centre of Mallow and continues to be a priority in the Government's Infrastructure and Capital Investment Plan 2016-2021 (due to commence subject to planning). A corridor for the planned N72/N73 Mallow Relief Road has been selected to the north of the town and is included as objective MW-U-01 while an Active Travel Corridor is also included as objective MW-U-04. An option selection exercise for the N/M20 motorway is also continuing in parallel.
- 2.4.83 In terms of the wider built up area, general accessibility and connectivity for pedestrians and cyclists needs to be improved between residential areas and the town centre, transport services, employment areas, schools and other services to enhance opportunities, and provide convenient routes for walking and cycling on local journeys. Ongoing enhancement of the town centre to make it more people focused and permeable is needed. The previous Traffic and Transportation Study proposed a Cycle Friendly Zone in the town centre while the potential for new pedestrian amenity routes along the banks of the river Blackwater should also continue to be explored.
- 2.4.84 Access from the town centre to lands south of the River is limited to the Bridge at Bridge Street which will benefit from the addition of a boardwalk on the western side. Further pedestrian bridging points across the River would be of benefit and provide more direct links to the centre within a more attractive walking and cycling environment. The previous town plan as well as the Transportation Study made provision for a central cross river connection to Park Road and this should be considered as part of any future transport plans for Mallow.
- 2.4.85 As the town continues to develop and grow in line with population targets, there will be a need for the upgrading/provision of new road and transport infrastructure to serve both new and existing areas of the town. Any revised traffic and transportation plan must give detailed consideration to such infrastructural needs. As the population grows, consideration should also be given to the provision of a public bus service within the town and the design and layout of new development should consider the requirements of such a service.
- 2.4.86 The National Transport Authority has recently approved funding for a range of projects through Project Ireland 2040 within the town. This includes interventions to enhance the Active Travel Network and the overall pedestrian and user experience by improving accessibility to key locations within the town such as the train station, the bus stop (public transport hub), the town centre/park as well as within and between local communities.

Water Management

- 2.4.87 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of target growth in Mallow in the short-medium term. Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the town must be addressed to accommodate further growth. Any proposal to increase freshwater abstraction from within the River Blackwater SAC for the purposes of improving the supply of drinking water for Mallow will be subject to Habitats Directive Assessment and will only be permitted where it is shown that the abstraction can be achieved without interfering with the achievement of the Conservation Objectives which are established for this SAC.
- 2.4.88 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.
- 2.4.89 Irish Water has plans in place for extensive improvement works to the waste water treatment system within the town including removal of combined storm overflows, development of stormwater storage, 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.
- 2.4.90 Cork County Council will engage with Irish Water in relation to the provision of appropriate wastewater services to cater for the development required to achieve the target population for Mallow. However, intending Developers must satisfy themselves that Irish Water will make the necessary infrastructure available, and obtain a connection agreement from Irish Water for wastewater disposal and treatment.
- 2.4.91 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk.
- 2.4.92 Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the Town Park and Park Road continue to function as part of the floodplain and are inundated during some flood events. In line with Government Guidelines on Flood Risk Management, defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development. The Strategic Flood Risk Assessment (SFRA) found that lands at Lacknaloocha which are zoned as Existing Mixed/General Business/Industrial Uses, did not pass the plan making Justification Test. Any

development on the site would need to follow the sequential approach for sites which have not passed the plan making Justification Test, namely avoidance of highly vulnerable development in Flood Zones A and B and less vulnerable development in Flood Zone A

Built Heritage

- 2.4.93 The town of Mallow possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. A 'Heritage Led Regeneration Strategy for Mallow' was prepared in previous years and many of the recommendations of this document remain relevant for Mallow Town Centre today.
- 2.4.94 The Record of Protected Structures is the principle mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county. Mallow has a wealth of structures and monuments of architectural and historical interest with approximately 140 structures on the RPS. These structures have and will continue to influence the development pattern particularly of the town centre. Three areas of townscape value have been designated Architectural Conservation Areas. This includes the town centre and area around Mallow Castle, the Spa Glen and Bearforest Demesne.
- 2.4.95 The plan encourages sensitive refurbishment of existing heritage buildings and where redeveloping vacant sites, a high architectural standard will be required respecting the heritage, character and historic setting of the towns built heritage.

Archaeology

- 2.4.96 There is an interesting concentration of archaeological sites within Mallow which reflect human activity in the area in the early medieval period by the Anglo Normans. The town was planted with settlers in the early 17th century and developed as a Spa town in the 18th/19th century.
- 2.4.97 The town itself is designated a historic town with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The known archaeological sites are identified in www.archaeology.ie however much remains buried in the ground as subsurface archaeology (called the Zone of Archaeological Potential), or incorporated into later buildings.
- 2.4.98 There are a number of sites zoned for development in areas where there are known archaeological monuments. Any development proposals in the vicinity of such sites/areas will require an archaeological/architectural assessment. See **Chapter 16 Built and Cultural Heritage**

Biodiversity

- 2.4.99 The Blackwater River and its banks have been identified as a significant habitat containing important rare species. Accordingly, it has been designated a Special Area of Conservation (SAC) under the EU Habitats Directive. This Plan and all future development proposals need to avoid adverse impacts on this designated site and the plan has been subject to Habitats Directive Assessment in order to ensure it will not have any adverse impact on the designated site.
- 2.4.100 The watercourses in the town including the Blackwater River, the Clyda, the Spa Stream and the Bearforest Stream, and their associated riparian areas form the main ecological corridors of the town. Both the Blackwater and the Clyda form part of the Blackwater River Special Area of Conservation. The protection of water quality and the maintenance of natural hydrological processes in these rivers and streams, is fundamental to protecting the favourable conservation condition of the habitats and species for which the SAC is designated.
- 2.4.101 It is important to retain areas of local biodiversity value, ecological corridors and habitats of ecological value within Mallow. These areas form an important part of the green infrastructure of Mallow and where feasible it is intended to retain and enhance these areas as locations of ecological value and to further reinforce their potential as urban wildlife/biodiversity corridors. See Chapter 14 Green Infrastructure and Recreation and Chapter 15 Biodiversity and Environment
- 2.4.102 There are four Tree Preservation Orders for Mallow which were made in 1978. These are located at Castlelands, Ballyellis and Spa Glen broadly corresponding with identified local biodiversity areas and/or green infrastructure zonings.

General Objectives

- 2.4.103 The following general objectives shall apply to all development within the development boundary of Mallow.

County Development Plan Objective
General Objectives for Mallow

MW-GO-01	Deliver on the vision set out for Mallow as a Key Town in the RSES. 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. Plan for development to enable Mallow to achieve its target population to 15,351 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mallow's development as an integrated live/work destination.
MW-GO-02	In order to secure the sustainable population growth and supporting development proposed in MW-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from development. Waste-water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
MW-GO-03	The green infrastructure, biodiversity and landscape assets of Mallow include its river corridors, mature trees, wetlands, woodlands and the River Blackwater Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
MW-GO-04	All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
MW-GO-05	Prepare a Local Transport Plan for Mallow to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan. All development will be required to be consistent with the recommendations of this Plan.
MW-GO-06	Prioritise the development of the N72/N73 Mallow Relief Road.
MW-GO-07	Support the delivery of the N/M20 and protect any preferred option identified during the option selection process.
MW-GO-08	Improve and enhance pedestrian and cycling connectivity throughout the town particularly north / south across the river and east / west across the railway line and N20.
MW-GO-09	Support and promote Mallow town centre as the primary and most appropriate location for the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the provision of new residential uses to strengthen the vitality of the town centre. Support the development of neighbourhood centres where needed particularly in areas of the town where additional growth is planned.
MW-GO-10	Enhance the overall tourism product of the town by ensuring the development of a network of interlinked attractions (heritage, retail) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.
MW-GO-11	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, town walls (both upstanding and buried), zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
MW-GO-12	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
MW-GO-13	Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan.

County Development Plan Objective General Objectives for Mallow	
MW -GO-14	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives in this Plan. In planning development located upstream of / adjacent to the defended area in Mallow, due regard must also be had to the potential flood impacts of development, and its potential impact on the defended area in particular.

Specific Objectives

2.3.104 The following specific objectives shall apply within the development boundary of Mallow.

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential/Residential Additional Provision			
MW-R-01	Medium A Density Residential Development. Proposals will give appropriate consideration to archaeology on the site and seek to maximise physical and ecological connectivity of the site to the Blackwater Amenity Corridor. ^		10.5
MW-R-02	Medium A Density Residential Development. Proposals should seek to incorporate existing habitat where feasible and provide for both the physical and ecological connectivity of the site eastwards toward the Spa Glen.		5.6
MW-R-03	Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure ^		6.8
MW-RAP-04	Medium A Density Residential Development. Development Proposals should provide for pedestrian/cycle link connectivity to adjoining developments and green infrastructure ^		3.4
MW-R-05	Medium A Density Residential Development. Any proposals should seek to strengthen existing riparian woodland corridor and seek to provide for a future pedestrian/cycle connection from residential area with the potential to ultimately connect with the train station.		3.2
MW-R-06	Medium A Density Residential Development.		4.0
MW-R-07	Medium A Density Residential Development.		1.4
MW-R-08	Medium A Density Residential Development.		5.0

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential Reserve			
MW-RR-01	<p>Residential Reserve. See objective ZU-18-12 Residential Reserve of the Plan. To secure the development of a sustainable live/work neighbourhood. The layout and design of the area shall be guided by an overall framework/masterplan based on the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Any development should provide for:</p> <ul style="list-style-type: none"> a) Lands for educational purposes should the need for such be determined. b) Centrally located, mixed use neighbourhood centre to meet local needs and provide for some civic public space employment and community facilities. c) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities including provision for a public bus service. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals will be in keeping with any updated Transport Plan for the town. d) Generous passive and active permeable public open space to include both strengthening of the existing Spa Glen Amenity corridor and extension of the corridor to the north of the site. An interconnected green corridor to be provided though the area linking key community and recreational facilities from the Spa Glen to St. Josephs road. e) Cemetery expansion if required f) Layout and design of development shall demonstrate SuDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area. g) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan. h) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure. i) Proposals for the funding and delivery of infrastructure. <p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> j) Preparation of a new Transport Plan for Mallow. k) Delivery of the N72/N73 Mallow Relief Road. l) Upgrading of St Joseph's road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route. m) The availability of appropriate water and waste-water infrastructure to cater for the needs of the development. n) Completion of a SuDS (sustainable urban drainage systems) study for the area and the integration of SuDS proposals in the overall layout and design of the scheme in terms of landuse, open space, green infrastructure, ecological corridors etc. o) Mitigation of any negative effects on archaeology and other natural and built heritage. ^ 	48.6	
MW-RR-02	<p>Residential Reserve. See objective ZU-18-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area taking into account the topography and visibility of the site within the wider area.</p>	4.36	

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
MW-RR-03	<p>Residential Reserve. See objective ZU-18-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p> <p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> • Provision of satisfactory access proposals that address the needs of the site and its surrounding context. • The availability of appropriate water and wastewater infrastructure to cater for the needs of the development • Mitigation of any negative effects on the landscape, natural and built heritage of the area. ^ 		7.8
MW-RR-04	<p>Residential Reserve. See objective ZU-18-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework for the overall co-ordinated and phased development of the area taking into account infrastructural deficits and the topography and visibility of the site within the wider area.</p> <p>Development of this residential reserve is dependent on:</p> <ul style="list-style-type: none"> • Provision of satisfactory access proposals that address the needs of the site and its surrounding context. • The availability of appropriate water and wastewater infrastructure to cater for the needs of the development • Mitigation of any negative effects on the landscape, natural and built heritage of the area. ^ 		7.4
Special Development Objectives			
MW-X-01	<p>Mallow Castle – Encourage the active use of Mallow Castle and attendant grounds as a ‘special development area’ to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle.</p> <p>The grounds of Mallow Castle include a range of protected structures, national monuments and other features of heritage value and are recognised as an Architectural Conservation Area in this Plan. This is also an important area of local biodiversity in close proximity to the Blackwater Special Area of Conservation and adjoining parkland. Any development proposals need to be sensitive to these considerations.</p>		9.95
MW-X-02	<p>Medium or large scale industry/enterprise primarily suitable for low employment intensity uses. Any proposals should look at the overall phased and comprehensive development of the site and should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. * ^</p> <p>Proposals should pay particular attention to:</p> <ul style="list-style-type: none"> • An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure. • A detailed SUDS strategy for the site. • Proposals for dealing with any residual contamination issues post the completion of the site remediation process. 		27.67

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
MW-X-03	Bearforest Demesne. Encourage the continuation of current uses in recognition of the high architectural and landscape value of the site, its inclusion in the Record of Protected Structures and designation as an Architectural Conservation Area. Consideration may be given to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a sensitive manner that will protect the integrity and character of this site (particularly the mature trees and woodland).		18.85
Business			
MW-B-01	Business Uses. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development. Planting should be supplemented along the railway corridor to the east to enhance the ecology of the overall corridor. Proposals should include a detailed landscape plan.		3.48
MW-B-02	Business Uses. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north as well as to the town core need to be included as part of any development proposals. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. *^		19.98
MW-B-03	Business Uses. Consolidation of appropriate uses primarily of a business/technology nature, visually enhance and improve the overall appearance and layout including upgrading footpath and roads infrastructure. Riparian habitats on the site shall be retained, protected and strengthened. Seek to improve permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town core. Proposals should include a detailed landscape plan. * ^		8.1
MW-B-04	MW-B-04 Business Uses. Any proposals on these lands should take into account the topography and visibility of the site within the wider area.		5.8
Industry			
MW-I-01 (a)	MW-I-01 (a): Phase 1. Large scale stand alone industry subject to appropriate access being achieved from the non national road network. Development will be sited, designed and landscaped to minimise its visual impact. Watercourses and riparian habitats on site shall be retained and protected. Mature trees and hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Proposals will need to give appropriate consideration to archaeology present on the site. ^		39.96
MW-I-01 (b)	MW-I-01 (b): Phase 2: Industrial Development. Development on this site shall be served by the same access as that provided to serve the MW-I-01 (a) above and shall only proceed when development on MW-I-01(a) is substantially complete.		7.45
MW-I-02	Distribution and small or medium scale industrial development. Proposals will be considered which set out a framework for the overall coordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north and east of the site as well as to the town core need to be included as part of any development proposals. Watercourses/riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. * ^		41.26

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
MW-I-03	Industrial Uses. Watercourses and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan and include the provision of footpaths where determined necessary.		4.95
MW-I-04	Extension of existing light industry site at Quartertown. Access to be provided through the existing entrance including footpaths and landscaping to be provided along the southern boundary of the site to protect residential amenity. Planting should be supplemented along the railway corridor to the east to enhance the ecology of the overall corridor.		0.79
MW-I-05	Distribution and small or medium scale industrial. Proposals should include a detailed landscape plan and include the provision of footpaths where determined necessary. * ^		17.48
Town Centre/Neighbourhood Centre			
MW-T-01	Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take appropriate consideration of the Architectural Conservation Area designation. *		21.65
MW-T-02	Provide for Town Centre expansion, to include a mix of town centre uses. *		2.35
MW-T-03	Landmark site to accommodate different uses including modern office space, retail warehousing and residential uses above ground floor level. An element of convenience retailing may also be appropriate, although comparison retail should be located in the MW-T-01, in the first instance. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally. *		3.26
MW-T-04	To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge. Any proposals in this area should seek to ensure that they do not interfere with or impede access to adjacent flood defences.		0.81
MW-T-05	To protect and consolidate existing retail uses.		0.39
MW-T-06	To facilitate the regeneration of site at Ballydaheen Road for retail and other neighbourhood uses. *		0.79
MW-T-07	Ballydaheen Neighbourhood Centre. To consolidate neighbourhood centre uses and improve the overall visual aesthetic and physical accessibility of the area.		1.2
Community			
MW-C-01	Mallow Hospital and ancillary uses.		8.38
MW-C-02	Mount Alvernia Hospital and ancillary uses.		4.21
MW-C-03	Lands suitable for educational, institutional and civic uses.		4.88
MW-C-04	Residential care facility to include nursing home and housing for the elderly.		2.15
Utilities / Infrastructure Objectives			
MW-U-01	N72/N73 Mallow Relief Road corridor, subject to Environmental Impact Assessment and, if deemed to be required, Appropriate Assessment.		-
MW-U-02	These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure, or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. *		1.53

County Development Plan Objective Specific Development Objectives for Mallow			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
MW-U-03	These lands are at risk of flooding but may be suitable for car parking, amenity/green infrastructure, or other flood compatible uses. Sustainable urban Drainage Systems (SUDS) measures should be an important component of any proposals on this site. *		1.22
MW-U-04	Active Travel Corridor, subject to Environmental Impact Assessment and, if deemed to be required, Appropriate Assessment.		-
Green Infrastructure			
MW-GC-01	Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected. Any development proposals in the vicinity of this corridor should seek to ensure that the corridor is strengthened and protected. Parts of the Spa Glen have also been subject of a Tree Preservation Order designation *		30.86
MW-GC-02	Bearforest Amenity Corridor. Riparian habitat with aesthetic and ecological value adjoining the Bearforest estate. Retain, reinforce and protect this corridor for its amenity functions. Scope for a linear pathways or linkages to adjoining open space/recreational zonings should be explored. *		10.04
MW-GC-03	Annabella Woods Amenity Corridor. Area of linear open space connecting into a wider riparian woodland corridor. Open space to include amenity walkway.		1.89
MW-GR-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and can be used for recreation and other compatible uses during the lifetime of the Plan. Opportunities to extend the riverside park should be considered over the lifetime of the plan including provision of further pedestrian crossings over the river to link the north and south parts of the town. Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs. The Castlelands area (south and east of Mallow Castle) is subject of a Tree Preservation Order designation. Some of this area is located within or close to the Blackwater Special Area of Conservation and any proposals within this area will need to give appropriate consideration to this designation. *		226.6
MW-GR-05	Fair Street Upper Open space and recreational use		1.49
MW-GA-06	Mallow Golf Club To remain predominantly open in character as part of the landscape setting of the town.		34.76
MW-GA-07	Hedgerow/woodland to the east of the zoning should be strengthened. This area has future potential to function as a continued extension of a linear woodland/parkland amenity from the Bearforest amenity corridor located further to the north east. Scope for linkages to adjoining open space/recreational zonings should be considered.		15.56
MW-GC-08	Landscape Amenity/Conservation. (Gouldshill)		9.75
MW-GA-09	Active Open Space. Mallow United AFC		2.03

County Development Plan Objective
Specific Development Objectives for Mallow

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
MW-GC-10	Landscape Amenity/Conservation. (Mallow south west) These lands form part of the flood plain and are not generally suitable for development. Part of the site is adjacent to a Special Area of Conservation. Opportunities for biodiversity enhancement could be encouraged. *		23.49
MW-GA-11	Active Open Space. Mallow Racecourse Part of this site is located within the Blackwater Special Area of Conservation. The ecological value of this habitat is to be retained and protected.*		75.73
MW-GR-12	Open Space/Park. Oakfield		1.25
MW-GC-13	Open space, including tree planting, to be retained for its important visual function on main approach to the town from the north. *		1.09
MW-GC-14	Lands to be retained for their visual character including woodland riparian habitat on main approach road into Mallow from the north. *		10.94
MW-GC-15	Open space suitable for woodland/landscaping with scope for pedestrian/cycle link from Bellevue to Mallow Primary Healthcare and adjoining employment areas. Part of this land may also be used to provide an extension of the cemetery should the need arise.		5.15
MW-GC-16	Landscape Amenity/Conservation. (Mallow south west) Navigation Road Amenity Corridor This area includes a complex of both mature and immature mixed woodland including veteran trees. The ecological value of this area should continue to be strengthened and improved where possible. *		5.77
Agriculture			
MW-AG-01	To provide for Agriculture and other appropriate uses		14.6

2.5 Charleville

Vision and Context

- 2.5.1 The vision for Charleville as a Main Town in North Cork is to expand its population and encourage the expansion and diversification of its employment and service base aiming to make it a more balanced and sustainable live/work destination while further capitalising on its strategic position and connectivity between the Cork and Limerick Metropolitan Areas along the Atlantic Economic Corridor.
- 2.5.2 As set out in the Regional Spatial and Economic Strategy for the Southern Region, Charleville is part of the North Cork Agri-Food Network along with Fermoy, Mitchelstown and the key town of Mallow, leveraging significant potential from food and beverage and agri-tech assets. Of strategic importance will be the implementation of the N/M20 project bypassing the town. Charleville also benefits from connection to the national rail network. Delivery of the motorway and improved rail journey times between Cork and Dublin have been identified in the RSES as national infrastructure investments that will enhance the strategic connectivity of Charleville.

Local Context

- 2.5.3 Charleville is a busy and expanding town located c. 60km north of Cork City centre close to the northern boundary of the county on the Cork – Limerick Atlantic Corridor set in a generally low-lying and gently undulating landscape with views to nearby mountains. The town centre has an historic core with predominantly residential areas to the north, south and west and employment, educational and community uses concentrated to the east.
- 2.5.4 The strategic aim for Charleville is to fulfil its role as an economic, employment and residential location providing for the needs of its extensive rural hinterland, so that it can become a location of choice for most people especially for those with an urban employment focus. The Regional Spatial and Economic Strategy for the Southern Region highlights that County boundary towns such as Charleville have potential for social and economic initiatives to drive sub regional growth in shared hinterlands.
- 2.5.5 Charleville is an important local and regional employment centre with the food processing industry having a long standing employment significance in the town. There is a concentration of employment along the Limerick, Kilmallock and Station Roads.
- 2.5.6 In recent years Charleville has also consolidated its role as an important local and regional centre through its growing retail and industrial activities. The town accommodates a modern shopping centre development and a hotel and benefited from substantial new housing development particularly between 2002 and 2006 and a subsequent population increase.
- 2.5.7 The town has an excellent road network but in the absence of the N/M20 Cork to Limerick project it accommodates high volumes of through traffic. Delivery of this project will help to relieve the town of through traffic and provide scope for future public realm improvements.
- 2.5.8 Achieving balanced growth and promoting a stronger tourism and leisure economy are also among the key challenges to be met in Charleville and other towns in the Municipal District.
- 2.5.9 Expansion of the economic base of the town in terms of employment, retail and other services is also required to underpin sustainable growth and to maintain the quality of life offer necessary for Charleville to compete with other locations. Lands have been zoned in this plan to cater for business and industrial uses and for additional town centre development. The plan also provides for and supports enhanced provision of education and community/recreational facilities.
- 2.5.10 Development of the land supply in Charleville requires additional investment in upgrading wastewater and water supply services as well as in upgrading roads infrastructure, pedestrian and cycle facilities.

Population and Housing

- 2.5.11 The 2016 Census recorded a population for Charleville of 3,919 representing growth of 247 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply, in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope by the allocation of 30% of the core strategy target to provide a range of house types and sizes and this results in a reduced need for housing on greenfield sites in the periphery of the town.
- 2.5.12 Charleville has been allocated a population target of 5,112 in the County Development Plan to 2028 representing growth of about 1,193 people on Census 2016 figures. In order to accommodate this level of population growth, an additional

456 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.

- 2.5.13 As part of the Council's commitment to deliver compact growth within the town a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and identification of regeneration and infill opportunities that can contribute positively to Charleville's housing stock and 30% target of 137 units. It is proposed that the 456 new housing units required to 2028 be delivered primarily on Residential and Mixed-Use Zoning including Compact Growth Sites.
- 2.5.14 The residential sites identified in Charleville can deliver growth within the exiting built footprint even though they are largely greenfield. The most proximate greenfield site to the town centre is CV-R-02 to the north. Two further sites CV-RAP-01 and CV-R-03 have been zoned to the north west and are all within a short walk of the town centre. Within and close to the centre are a number of sites identified as targeted regeneration/opportunity sites (see later section). The remaining capacity can be accommodated via addressing vacancy within the existing building stock (including through Living Over the Shop) and via opportunities within the Existing Built Up Area of the town. There is significant capacity within the existing building stock and urban fabric of the town to deliver additional residential uses which can reinforce the delivery of a compact town centre. A conservative estimate is that more than 100 units could be delivered from such opportunities over the lifetime of the plan.
- 2.5.15 It is considered appropriate that some strategic reserve is retained for future residential development and an additional 2 areas have been zoned in this plan as Residential Reserve to the north and west of the town (CV-RR-01 and CV-RR-02). In accordance with objective ZU 18-12 Residential Reserve in Volume One, Chapter 18 of this Plan, consideration may be given to the development of these 'Residential Reserve' sites prior to the end of the current plan period under certain specified circumstances.

Table 3.2.7: Charleville Population and Housing Supply

	Population and Housing Requirement			Housing Supply Units		
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites	Housing Supply from Residential Reserve Sites
Charleville	3,919	5,112	456	456	63	615

Table 3.2.8: Charleville Population 2006 - 2028

	Census 2006	Census 2011	Census 2016	Population Target to 2028
Charleville	2,984	3,672	3,919	5,112

Placemaking and Public Realm

- 2.5.16 The original linear urban town makeup is still evident today in the built footprint of Charleville dominated by the Main Street and a number of parallel streets. It maintains much of its original limestone kerbing, its historical buildings (i.e. the courthouse, library, church, former CBS community school) and much of the town is designated as an ACA (Architectural Conservation Area). The town's historic fabric and generous footpath width provide the necessary ingredients for the development of an attractive public realm.
- 2.5.17 A new scheme (Bruce Place) proposed for the Library plaza aims to act as a catalyst for change within the town core. The aim is to establish a sense of place within the town, encourage people to stop and spend time and to create a more pleasant town environment which, long term will encourage more people to move to and live in Charleville as a more sustainable choice. Initiatives such as the Rural Regeneration Development Fund and other appropriate funding mechanisms can be considered to assist ongoing regeneration projects in the town.

- 2.5.18 The construction of the N/M20 in the medium to longer term will also provide an opportunity for the enhancement of the public realm. In the short term, and prior to the preparation of a public realm strategy, additional smaller measures can be taken to improve the public realm such as general surface improvements/footpath widening, rationalisation of parking, tree planting, and removal of clutter (inappropriate signage and street furniture) from the streetscape.
- 2.5.19 It will be necessary to ensure that the principles of urban design are applied to the future development of the town centre and residential use. This Plan does not seek to prescribe the form and appearance of identified development land within Charleville, but instead sets out guiding principles that the Council wish to see embodied in new development. See **Chapter 3 Settlements and Placemaking** and **Chapter 4 Housing**
- 2.5.20 The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. This plan identifies a series of opportunity or regeneration sites close to the town centre which would benefit from investment (see next section). The priority for development in the Architectural Conservation Area (designated for its architectural character and heritage interest) should be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment. In addition, the approaches to the town could be further enhanced to provide a more attractive entrance to the town.

Regeneration Areas

- 2.5.21 There are many neglected or underutilised sites located within walking distance of the town centre of Charleville that could be more intensively used for residential or other mixed uses considering the ideal location of such areas. These are set out as follows:

Table 3.2.9 - Regeneration Areas: Charleville



Regeneration Area	Number and Description
	<p>CV-RA-01 - Smiths Lane (south)</p> <p>Small infill site in close proximity to the main street with potential for compact residential or mixed use development in a town centre location.</p>
	<p>CV-RA-02 - Smiths Lane (north)</p> <p>Large infill site in close proximity to the main street with potential for compact residential or mixed use development in a town centre location.</p>

Table 3.2.9 - Regeneration Areas: Charleville

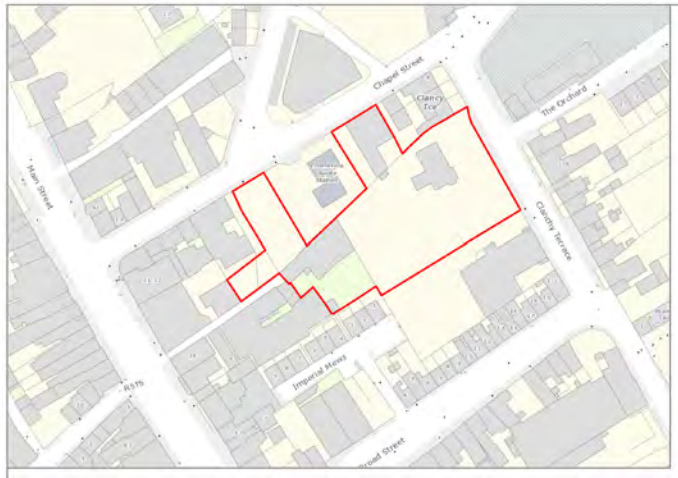



Regeneration Area	Number and Description
	<p>CV-RA-03 - Clancy Terrace / Chapel Street.</p> <p>Site with possible frontage onto two streets located within the town core. Site has potential for appropriate compact residential or mixed use development in a town centre location.</p>
	<p>CV-RA-04 - Site between Old Limerick Road and Kilmallock Road</p> <p>Underutilised site including sheds, warehouses, etc located near the town core. Opportunity exists for regeneration of this site for town centre uses.</p>
	<p>CV-RA-05 - Site on Kilmallock Road</p> <p>Underutilised site located close to the town core and adjoining designated Architectural Conservation Areas. Opportunity exists for regeneration of this site for town centre uses.</p>


Table 3.2.9 - Regeneration Areas: Charleville

Regeneration Area	Number and Description
	<p>CV-RA-06 - Site between the Glen & Jail Lane.</p> <p>High profile site at entrance to town from the south. This site has potential for retail / residential development to replace existing former petrol station use.</p>

Opportunity Sites

2.5.22 In addition to regeneration sites there has also been an opportunity site identified in Charleville.

Table 3.2.10 - Opportunity Sites: Charleville

Opportunity Site	Number and Description
	<p>CV-SP-01 - Corner site, N20 / Old Limerick Rd</p> <p>Prominent site suitable for small scale commercial office development or other suitable uses. A high quality architectural design will be appropriate given the prominence of the site within the town.</p>

Social and Community Facilities

2.5.23 Charleville currently has two second level schools (Christian Brothers and St Mary's) and four National Schools. Other prominent educational / training facilities include the St Joseph's Foundation on Bakers Road and Mannix College adult learning centre. The Department of Education and Skills has identified the need for expansion of both primary and post primary facilities based on expected levels of population growth and consider that this could be catered for by expansion of existing facilities. Should the need arise a site for a school has been retained adjoining the existing St. Mary's secondary school.

2.5.24 Charleville has a reasonable range of recreational facilities and currently accommodates a GAA ground, rugby and soccer pitches, basketball court, tennis court, golf course and pitch and putt club. The nearby Charleville Show Grounds also provide a large open area for mainly agricultural events. The town park is also a very important resource. Cultural activities are catered for through the town library and theatre and local radio station. The Plaza in front of the town library provides functional civic amenity space and plans are in place for its renewal and upgrade and improved connection to the town park.

- 2.5.25 A growth in population is likely to increase demands for such facilities and this will need to be considered as Charleville continues to grow. Facilities that may be required include a cultural area for exhibitions/events that may require considerable space. A large centrally located multi use community building may best facilitate such needs.
- 2.5.26 Charleville is also served by both a Garda Station and Fire Station and has access to a recently developed primary healthcare centre and several smaller medical and social services. Future population growth will likely require the expansion of some of these important facilities with proximity and connectivity to the town centre being an important consideration in any future proposal.
- 2.5.27 The town has access to high speed broadband through a Metropolitan Area Network. This in turn connects into the broadband network which runs alongside the Cork-Dublin railway. However full access to this vital utility is dependent on establishing strong commercial and domestic demand. Charleville has access to basic recycling facilities and a civic amenity site is present in nearby Kilmallock.

Green Infrastructure

- 2.5.28 The Town Park and adjoining Glen river corridor represent the most important publicly accessible green infrastructure assets within the town. Over the last number of years, a more multifunctional range of uses have been provided for within the park which is a positive for the town. The part 8 development proposed at Bruce Place/the library will enhance connectivity from the park to the heart of Charleville. The scheme proposed incorporates a green link connecting Main Street to the town park while introducing more soft landscape features such as trees and planting into the town core. It aims to enhance the connection between the built and the natural environment and bring life back into the town increasing the use and enjoyment of its amenities. Funding for improved crossing facilities for pedestrians across the L-1315 link road to better connect the Town Park and the Main Street has recently been secured from the NTA. The town park has a particularly important wildlife/biodiversity function.
- 2.5.29 The habitat mapping carried out for Charleville in 2018 identified 4 particular locations for their important biodiversity value within the town. These are listed as:
- Deerpark woodland
 - Ballhuboo Wetlands
 - Ballysallagh Wood
 - Ballysallagh and Charleville Streams (Glen River)
- 2.5.30 In general these local biodiversity areas are small scale and dispersed in comparison to other towns in Cork however all (with the exception of Ballysallagh Woods) include habitats identified to be of special conservation importance in the County. The local biodiversity areas have informed the land use zoning approach set out in the plan with the general approach being to retain/strengthen these areas where it is practical to do so.
- 2.5.31 Green infrastructure and biodiversity generally have considerable potential to be strengthened in Charleville over the lifetime of the plan and the overall network considerably enhanced. There is a general need to establish a well-connected network of green spaces through the town. New development areas in particular will need to demonstrate how best they can achieve this as part of future development proposals. In the first instance this should be focused on strengthening connectivity to existing green infrastructure and other amenities within the town.
- 2.5.32 There are opportunities to enhance the multifunctionality of many green infrastructure sites across town particularly in strengthening their contribution in terms of biodiversity and connectivity with adjoining natural elements such as trees, hedgerows, scrubland, etc. See **Chapter 14 Green Infrastructure and Recreation**
- 2.5.33 The town would benefit from additional parkland/passive open space. North east of the town centre is a former demesne (Moatville House and Capard Lodge). Although now falling into disrepair resources such as this represent potentially important heritage and green infrastructure assets (landscape/tree value) to the town with the potential to connect adjoining areas via future recreational and/or ecological links. In this plan these lands are located within the Existing Built Up Area residential zone category. The opportunity to develop this facility as a tourist/recreational amenity should be further considered over the lifetime of the plan.
- 2.5.34 A diagram is included which highlights some of the existing important green infrastructure within the town and has been used to inform the zoning approach.

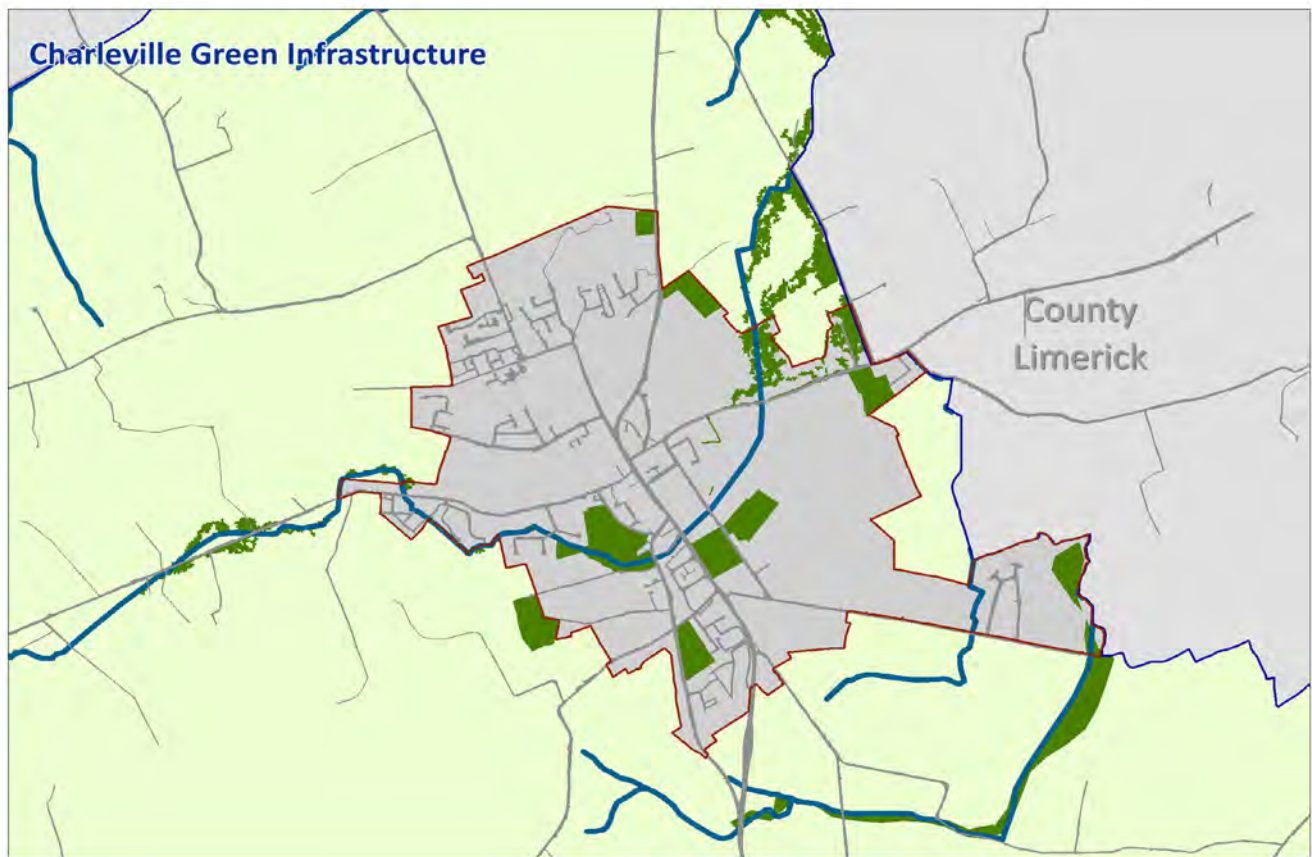


Figure 3.2.4 – Charleville Green Infrastructure Diagram

Landscape

2.5.35 Charleville is located on a broad and undulating plain containing high quality agricultural land and which is crossed by several small rivers that drain to the River Maigue to the north or the Awbeg to the south. The eastern part of the town forms part of a larger area identified in the Plan as 'High Value Landscape'.

Economy and Employment

2.5.36 As set out in the Regional Spatial and Economic Strategy for the Southern Region, Charleville plays an important role in the North Cork Agri-Food Network along with Fermoy, Mitchelstown and the key town of Mallow, leveraging significant potential from food and beverage and agri-tech assets. According to Census 2016 POWSCAR data (Local Area Plan Boundary) the total number of jobs in Charleville was 2,466 (excluding working from home). Charleville has one of the highest ratios of jobs to resident workers in the County with more jobs within the town than workers living in the town to fill them. It therefore draws workers in from a wider catchment area, either just outside the town or further afield.

2.5.37 A key challenge for this plan is to improve housing delivery, achieve more sustainable commuting patterns and particularly an increase in walking and cycling around the town itself. A large amount of employment land in Charleville is zoned within walking distance of the train station which offers the potential to maximise the rail opportunity in the town.

2.5.38 Charleville has a strong services sector serving a large hinterland with a significant base in food processing along with numerous small and medium sized industrial enterprises. The town's strong educational / training sector is also a significant employer. Charleville has an opportunity to leverage its strengths in the food and agri business sectors by utilising the resources and capabilities that have been developed in the town for example through establishing a 'Food Innovation Hub'.

2.5.39 Industrial activity is concentrated to the east of the town centre along the Kilmallock road, Station Road and at the Ballysallagh Industrial Estate to the south east. A number of leading companies in the engineering sector have also established themselves in the town. In addition to meeting the employment and service needs of the town itself, Charleville serves a wide rural hinterland that stretches into County Limerick.

2.5.40 Previous development plans have made provision for a strong supply of industrial/ business land within the town. In this plan approximately 79 ha of business/industrial land remains available (27 ha of industrial land and 52 ha of business land).

- 2.5.41 This includes a “stand alone” site comprising 27ha along the Kilmallock road and an extensive area of land extending to Station road to the south. A key priority for previous plans was to improve access from this land bank to a previously proposed N/M20 junction to the south of the town and to broaden the range of industrial / business uses that may locate there, so as to optimise the towns ability to attract investment and capture the full potential of its location within the Atlantic Corridor. The previous plan highlighted that the delivery of the N/M20 project may create the opportunity for the town to develop a key role in the logistics and distribution sector based on its location mid way between the Cork and Limerick Gateways and this remains a consideration. This plan retains provision of a route through lands zoned CV-I-01, CV-B-03 and CV-B-04, linking the Kilmallock road to Station road and onwards to a possible future N/M20 junction to the south of the town. In Charleville there is also potential for a rail/freight connection in the future.

Tourism

- 2.5.42 There is an opportunity to enhance the overall tourism product of the town, through rejuvenation and sensitive heritage led regeneration of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate. The Charleville Heritage Society have ambitions to create a heritage and tourist amenity attraction on the grounds of Moatville house which it is hoped would eventually lead to the restoration of Moatville House itself. This and other tourism opportunities for Charleville can be further considered over the lifetime of this plan.
- 2.5.43 Charleville is an historic town founded in 1661 and opportunities exist to further take advantage of its heritage tourism potential as well as capitalising on the network of other tourism attractions in this area including the Ballyhoura Cycle Trail which is located in close proximity.
- 2.5.44 Charleville sits within Fáilte Irelands Ireland’s Ancient East tourism region as well as the Munster Vales tourism branding area. The opportunity for a museum/tourist interpretive centre within the town centre should also be considered. Opportunities to develop a particular branding and identity which is appropriate to the heritage and amenities of Charleville and its wider hinterland need to be given consideration. **Chapter 10 Tourism**

Town Centre and Retail

- 2.5.45 The town has a good supply of convenience retail floor space and a good range of comparison shops. In Charleville, the main street is very much the primary street in relation to retail with secondary streets having a much reduced retail role and accordingly higher level of vacancies. The main street in the town whilst periodically congested with traffic continues to remain the main draw for commercial activity including a wide range of comparison shops, restaurants, financial services and civic uses. The town retains a good mix of strong independent retailers indicative of a reasonably healthy retailing environment. There are some very attractive old shopfronts in the town and a collection of historic buildings (particularly civic, religious and existing/former banking institutions) many of which are listed on the record of protected structures and/or located in the designated Architectural Conservation Area for Charleville.
- 2.5.46 A 2013 town centre survey identified that retail vacancy on Main street was approximately 14% which was a little higher than the average across other towns of the county. There remain some ongoing vacancy issues particularly on the main street that need to be addressed however in general occupation/reoccupation of units appears to be good. The overall physical appearance of Main Street is primarily positive however upgrade and renewal are required in some instances. Vacancy is a particular issue in the town on secondary streets. Surplus retail/commercial vacancy on such streets should be reconsidered for residential purposes.
- 2.5.47 A shopping centre developed in the core of the town in 2008 includes an occupied anchor supermarket some retail units and a large multi storey car park. This centre benefits from good connectivity with the main street. The main street itself includes a second large supermarket. The town has two discount retail supermarkets located to the north east of the town on the N20 and to the south east of the town centre.
- 2.5.48 This Plan identifies Charleville as a ‘larger county town’ for which its objective is to support its vitality and viability to ensure provision of an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. See **Chapter 9 Town Centres and Retail**
- 2.5.49 Charleville serves a very wide retail catchment area and it is important to safeguard this spending in the future by ensuring that there is scope for further growth as the population of the town grows. There are some redevelopment opportunities within the heart of the town centre for new retail development or other town centre uses through utilising existing vacant units or through the sympathetic refurbishment or redevelopment / amalgamation of existing premises. Additional lands have been zoned for town centre/mixed uses to the north of the town centre whilst possible regeneration sites have been highlighted in previous sections. Opposing ends of the town are catered for with service station forecourts providing services to passing trade and local customers alike. It remains important that such locations should not impact on the overall vibrancy of the town centre.
- 2.5.50 Charleville’s potential growth will likely give rise to demands for additional retail warehousing and a suitable location (CV-B-04) has been identified that maximises accessibility to the town centre whilst bearing in mind access to the N/M20 and other main roads serving the area. Retail warehousing proposals will be assessed in accordance with the provisions of Chapter 9 Town Centres and Retail of the Plan and the Retail Planning Guidelines.

- 2.5.51 The completion of the N/M20 project will offer opportunities to implement the recommendations of the Charleville Traffic Study and provide environmental improvements along the Main Street in particular.
- 2.5.52 The Town Centre strategy in this Plan aims to:
- Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations;
 - Make Charleville town centre a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and remodelling to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off-street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
 - Prioritise opportunity sites/regeneration areas which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses. Prioritise opportunity sites/regeneration areas which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
 - Seek to protect existing housing adjacent to the retail core and encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
 - Promote the heritage and tourism assets of the town.
 - Deliver a higher quality streetscape and town centre retail environment.

Retail Core

- 2.5.53 This plan has rationalised the town centre zonings, to identify the principal town centre/retail core area as well as additional town centre zonings (expansion areas). The retail core is largely focused on Main Street and located within the CV-T-01 zoning. This is the part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public.
- 2.5.54 Charleville has a broad range of uses within the retail core reflecting its importance as a service town to its catchment as well as to the wider footfall generated via passing trade.

Movement

- 2.5.55 The N20 Cork Limerick route passes through Charleville town centre and whilst it provides direct access to Cork and Limerick it also gives rise to substantial congestion. The proposed N/M20 project (currently in the process of an ongoing option selection process) would greatly ease congestion, improve the amenities and public realm of the town, and reduce travel times to both Limerick and Cork city. Charleville is also served by several regional roads which provide access to the main villages in its hinterland. Proposals for a link road on the eastern side of Charleville are outlined on the zoning objectives map.
- 2.5.56 Direct access to Dublin and Cork is available through the rail line running to the east of the town which currently offers 6 trains a day to Dublin and 5 trains a day to Cork. A feeder bus provides connectivity to the railway station. There is a Local Link service which runs from Newcastle West to Charleville 6 times a day. Improving pedestrian/cyclist connectivity to the station as well as increasing frequency of service is desirable if modal shift is to be delivered over the lifetime of the plan. Regular Bus Eireann and City Link services are also available to and from the town. The station buildings and their surrounding public interface would benefit from upgrading as this represents an important entry point to those visiting the town.
- 2.5.57 Pedestrian access around Charleville is generally good however demand exists for improved facilities within the town for pedestrians and the mobility impaired. Particular issues include accessibility improvements to footpaths and junction crossings. There is also a need to provide cycling infrastructure within the town if active travel is to be encouraged and a reduction in traffic congestion may enable specific routes to be designed. Improving the experience for cyclists can help alleviate traffic, address transport sustainability, benefit locals and enhance tourism. Of note is the Charleville Traffic Study, prepared in 2008, which made numerous recommendations including improved junction areas, pedestrian crossings and footpath improvements, better lane delineation and enforcement of parking regulations. Funding has already been secured from the NTA for reconstruction/renewal of defective footpaths along Railway Road while design in respect of the provision of a possible cycle lane/shared space is also being progressed. Further consideration can be given to the need for public realm, traffic calming, parking, and other such infrastructural requirements over the lifetime of the plan.
- 2.5.58 There exist numerous opportunities to enhance permeability across the town. A direct pedestrian/cycle connection northwards towards St. Anne's school educational campus and on towards Love Lane would considerably enhance permeability for park users, school children and residential areas and should be considered over the lifetime of the plan.

Water Management

- 2.5.59 Charleville receives its drinking water from the Charleville Water Supply. There are significant watermain network leakage issues within the Charleville Water Supply and further investment and water conservation is required in order to provide an adequate drinking water supply to service zoned lands in Charleville. Water conservation measures are presently being pursued.
- 2.5.60 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. There are assimilative capacity issues in relation to the waters receiving the treated effluent.
- 2.5.61 The sewers are combined sewers and are at capacity in some areas at times of heavy rainfall. Separation of storm and foul sewers is required in parts of the town. All new development will be required to address surface water disposal via sustainable urban drainage systems in line with surface water management policy.
- 2.5.62 Charleville has been identified as being at risk of flooding. The areas at risk occur along the path of the Glen River through the town and are illustrated on the settlement map. Parts of the built up area are affected comprising lands at Smiths Road and lands along and to the north of regional road R515. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development. **Chapter 11 Water Management**

Built Heritage

- 2.5.63 Charleville's architectural heritage is reflected in the 55 buildings or other structures entered in the Record of Protected Structures. It is considered that the continued town centre primacy of this area is vital in terms of ensuring the ongoing use and maintenance of these key historic structures. As noted earlier much of the town centre is incorporated within an Architectural Conservation Area.
- 2.5.64 The town was founded in the 17th century by Roger Boyle adjacent to Charleville House which no longer survives. However, some of the earlier features associated with the house (including fish ponds; demesne lands, features and earthworks; and structures) remain. Today this is the site of Moatville House. The streetscape today is lined with mainly 18th/19th century buildings with much of the earlier archaeology removed or buried in the ground as subsurface archaeology or incorporated into later buildings. Archaeological sites are afforded protection under national legislation and policies contained in this plan.
- 2.5.65 Some of the zoned land contains archaeological monuments (CO002-059 and CO003-005) which need to be preserved in their greenfield settings in an appropriate and sensitive manner. Any large scale development in the area of CO003-005 will require an Archaeological Assessment. See **Chapter 16 Built and Cultural Heritage**.

Biodiversity

- 2.5.66 There are no natural heritage sites within the town or its environs. The habitat mapping carried out for Charleville in 2018 identified a number of locations for their important biodiversity value. Some of these now lie outside the development boundary in the greenbelt.
- 2.5.67 These local biodiversity areas have informed the land use zoning approach set out in the plan with the general approach being to retain/strengthen these areas where it is practical to do so. More detail is provided in the earlier Green Infrastructure section.

County Development Plan Objective General Objectives for Charleville	
CV-GO-01	Plan for development to enable Charleville to achieve its population target of 5,112 persons by 2028. To encourage the expansion and diversification of its employment and service base aiming to make it a more balanced and sustainable live/work destination while further capitalising on its strategic position and connectivity between Cork and Limerick Metropolitan Areas along the Atlantic Economic Corridor.
CV-GO-02	In order to secure the sustainable population growth and supporting development proposed in CV-GO-01, appropriate and sustainable water and waste-water infrastructure that will secure the objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.

CV-GO-03	The green infrastructure, biodiversity and landscape assets of Charleville include its river corridors, mature trees, wetlands, woodlands, etc. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u>
CV-GO-04	Support and promote Charleville town centre as the primary and most appropriate location for the expansion of retail development.
CV-GO-05	All new town centre development should demonstrate an understanding of the principles of good urban design and contribute to improved public realm through provision of active frontage to all public spaces and routes. Town centre development shall deliver a good mix of uses and adaptability of buildings.
CV-GO-06	All development shall contribute to improved, safe pedestrian and cyclist connectivity and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists, as appropriate.
MW-GO-07	Promote the enhancement of the overall tourism product of the town by supporting appropriate heritage led town centre renewal and ongoing improvement of amenities. Seek to capitalise on the potential of Charleville to connect with other tourism offers in the region.
CV-GO-08	Support the implementation of the N/M20 Cork to Limerick Project.
CV-GO-09	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
CV-GO-10	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that such provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.
CV-GO-11	All proposals for development within the areas identified as being at risk of flooding will need to comply with objectives in Chapter 11 of this Plan.
CV-GO-12	In accordance with Chapter 11 of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water management and disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

County Development Plan Objective Specific Development Objectives for Charleville			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential/Residential Additional Provision			
CV-RAP-01	Medium A density residential development. Proposals should provide for pedestrian permeability through the site.		2.1
CV-R-02	Medium A density residential development. Layout and design of development will need to have regard to the road reservation affecting the site. Any proposals should be considered as part of an overall framework in tandem with lands to the south and provide for pedestrian connectivity through the site to this area.		5.8
CV-R-03	Medium A density residential development. Proposals should provide for pedestrian permeability through the site.		5.5
Residential Reserve			
CV-RR-01	Residential Reserve. See objective ZU 18-12 Residential Reserve of the Plan. Proposals on these lands should set out to deliver an overall co-ordinated and phased development of the area including link road access to the south and connectivity to the north. Proposals should provide for pedestrian permeability through the site.		8
CV-RR-02	Residential Reserve. See objective ZU 18-12 Residential Reserve of the Plan. Proposals on these lands should set out an orderly framework/masterplan for the overall co-ordinated and phased development of the area. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. In particular the woodland/biodiversity area to the north east of the site should be retained and incorporated sensitively within the overall development. Development proposals should provide for a generous amenity area/ community facilities to be conveniently located within the scheme and serving the north side of Charleville. There may be scope to link this to any future redevelopment proposals on lands directly to the south of the site which include Charleville Park (Country House) and its associated grounds.		12.5
Business			
CV-B-01	Business Estate development adjoining Ballysallagh Business Park. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. ^*		10.8
CV-B-02	Business Estate development. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. ^		9.9
CV-B-03	Business Estate development. Pedestrian links should be provided to Bakers Road. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Should additional lands be required for the expansion of recreational facilities these may be considered within this zoning. Watercourses or riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO003-005, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment. ^		22.06

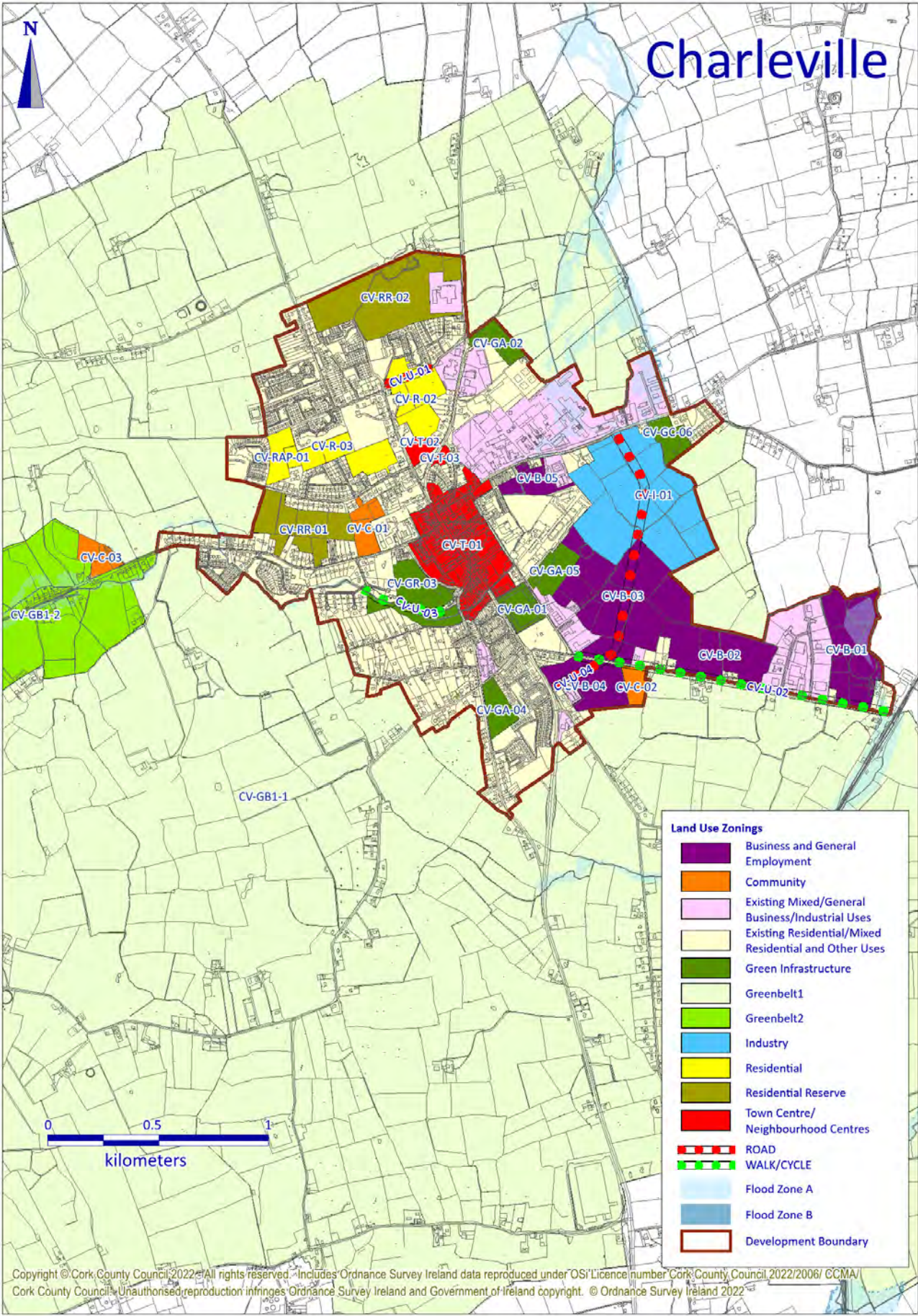
**County Development Plan Objective
Specific Development Objectives for Charleville**

Objective No.		Site area (Ha)
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.
CV-B-04	<p>Business and General Employment Uses which may include consideration for retail warehousing. Uses should be compatible with the nature of uses on adjoining lands. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible.</p> <p>Layout of the site should make provision for an access road. Individual access points onto this access road should be avoided in favour of a shared entrance. Access proposals and any junction enhancements that may be required should not compromise the strategic role of the national road network pending delivery of the N/M20 project. ^</p>	6.09
CV-B-05	<p>To provide for business or light industrial uses. Watercourses or riparian habitats on site shall be retained and protected. Future development proposals should provide for a well-defined edge and appropriate treatment of the streetscape given the proximity of the location to nearby Architectural Conservation Areas and other heritage buildings.</p> <p>*</p>	2.72
Industry		
CV-I-01	<p>Industrial estate development.</p> <p>Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity need to be included as part of any development proposals. Watercourses/riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. *^</p>	27.19
Town Centre		
CV-T-01	<p>Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take appropriate consideration of the Architectural Conservation Area designation. *</p>	17.8
CV-T-02	<p>Provide for Town Centre expansion, to include a mix of town centre uses. Important landmark site on arrival into the town from the north. Any proposals should be considered as part of an overall framework in tandem with lands to the north and provide for pedestrian connectivity through the site to this area. Mature trees on site should be retained where possible and development proposals should be of high quality of design in recognition of Charleville's important built heritage and taking into account adjoining protected structures and the Charleville Architectural Conservation Area.</p>	1.3
CV-T-03	<p>Important landmark site on arrival into the town from the north. Proposals should have a high quality of design in recognition of Charleville's important built heritage and to integrate appropriately with the nearby adjoining protected structure.</p>	0.5
Community Facilities/Utilities		
CV-C-01	<p>To provide for the expansion of education facilities and ancillary uses.</p>	2.66
CV-C-02	<p>Nursing Home provision.</p>	1.7
CV-C-03	<p>Provision of a Nursing Home *</p>	2.27

**County Development Plan Objective
Specific Development Objectives for Charleville**

Objective No.		Site area (Ha)
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.
Utilities / Infrastructure Objectives		
CV-U-01	Local access / relief road.	-
CV-U-02	Railway Road. To provide for enhanced pedestrian/cycle connectivity from train station to town. *	
CV-U-03	Pedestrian walk through town park to town centre. *	-
CV-U-04	Local Access/relief road connecting the Kilmallock road to Station Road. Route shown is indicative.	-
Green Infrastructure		
CV-GA-01	Active Open Space. Dr. Mannix Sports field (Charleville GAA).	2.82
CV-GA-02	Active Open Space. Tim Fitzgerald Park (Charleville AFC).	2.29
CV-GR-03	Open Space/Park. Town Park and associated recreational facilities. Site includes the Glen River an important local biodiversity area within the town *	6.76
CV-GA-04	Active Open Space. Sports Pitch.	2.46
CV-GA-05	Active Open Space. GAA Sports and Pitch Facilities.	2.95
CV-GC-06	Landscape Amenity/Conservation – Protect and strengthen biodiversity value of woodland habitat.	2.38

Charleville



2.6 Kanturk

Vision and Context

- 2.6.1 Develop Kanturk's role as an important local centre whilst establishing strong links with Millstreet and Newmarket so as to form a strategic growth and development focus for North West Cork. Priorities include the enhancement of the town centre and amenities to enhance liveability, diversification and expansion of the employment and service base of the town, regeneration of brownfield sites and completion of the southern river crossing to ease traffic congestion.

Local Context

- 2.6.2 Kanturk is a small town with a population under 2,500, located 20km north west of Mallow. It is a busy market town serving a wide rural hinterland. Over recent years the town has consolidated its role as an important residential and service centre, seeing the development of new housing, retail and employment uses. Its role as a rural service centre is evidenced by the continued operation of the creamery and livestock mart within the town. The town's main industrial areas, including the Dromalour Industrial Estate, lie to the south and are concentrated along the Banteer road. There is also a small industrial estate along the Mallow road.
- 2.6.3 The town is sited within the Allow and Dalua river valleys, close to where these tributaries flow into the Blackwater. To the south of the town, the Brogeen River also forms an attractive, broad floodplain. The town exhibits its long history through many fine examples of traditional Irish town architecture and structures of particular historic importance including Kanturk Bridge and the fine terrace of housing along Egmont Place.
- 2.6.4 Key challenges facing the town include strengthening its employment base, reviving its housing market and consolidating its retail role in serving the wider hinterland. A number of brownfield sites are also awaiting regeneration, and completion of the southern river crossing is desirable to ease traffic congestion.

Population and Housing

- 2.6.5 The 2016 Census recorded a population for Kanturk of 2,350 representing growth of 87 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply, in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope by the allocation of 30% of the core strategy target to provide a range of house types and sizes and this results in a reduced need for housing on greenfield sites in the periphery of the town.
- 2.6.6 Kanturk has been allocated a population target of 2,937 in the County Development Plan to 2028 representing growth of approximately 587 people on Census 2016 figures. In order to accommodate this level of population growth, an additional 224 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.
- 2.6.7 As part of the Council's commitment to deliver compact growth within the town a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and identification of regeneration and infill opportunities that can contribute positively to Kanturk's housing stock and 30% target of 67 units.
- 2.6.8 Close to the town centre a number of sites are identified as targeted regeneration areas (see later section) and much of this capacity could be accommodated on these in their own right. Any remaining capacity can be accommodated via addressing vacancy within the existing building stock (including through Living Over the Shop) and via opportunities within the Existing Built Up Area of the town. There is capacity within the existing building stock and urban fabric of the town to deliver additional residential uses which can reinforce the delivery of a compact town centre.
- 2.6.9 To fulfil the remaining housing land requirement additional lands have been included as residential zones. These include the KK-R-01 directly north of the town centre and the KK-R-02 and KK-RAP-03 to the south. All these sites are within walking distance of the town centre.
- 2.6.10 Outside the development boundary of the town the land forms part of the Kanturk Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. The extent of the greenbelt can be seen on the Council's map browser. [See Chapter 5 Rural](#)

Table 3.2.11 - Kanturk Population, Housing Supply and Residential Land Area

	Population and Housing Requirement			Housing Supply Units	
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites
Kanturk	2,350	2,937	224	224	29

Table 3.2.12 - Kanturk Population 2006-2028

	Census 2006	Census 2011	Census 2016	Population Target to 2028
Kanturk	1,915	2,263	2,350	2,937

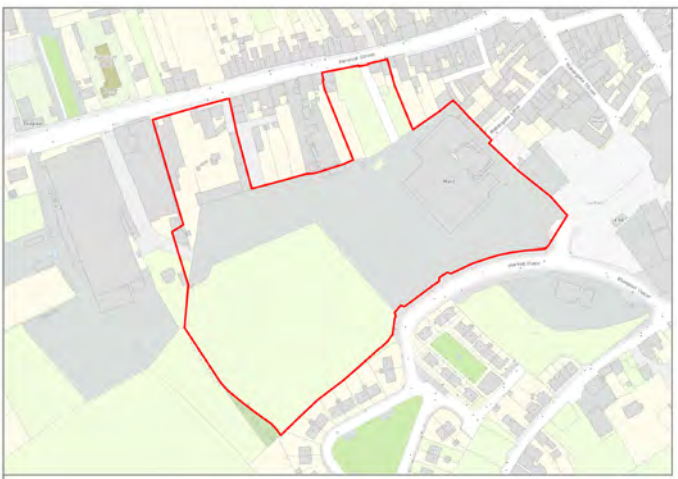


Placemaking and Public Realm

- 2.6.11 Kanturk is typical of many Irish towns in that it has inherited fine qualities of traditional urban fabric, attractive buildings, strong heritage, wonderful amenities and a relationship with its working agricultural hinterland. The river Dalua is a very attractive amenity feature running through the town. Further development within the town should seek to address and maximise its aspect onto the river in a sensitive manner.
- 2.6.12 Kanturk also faces many familiar challenges in how to deal with through-traffic and a degraded public realm, economic pressures and maintaining the social infrastructure that goes hand in hand with sustainable small towns.
- 2.6.13 In terms of the public realm, Kanturk has huge potential, with some interesting structures within the town, however, there are several buildings falling into disrepair and there is a high vacancy rate. On some streets, the pedestrian environment is problematic, with the town dominated by the private car. Developing the pedestrian environment further by adding street furniture and renovating some of the more important structures could offer the town a means through which it could boost its overall appearance. Addressing the dereliction, vacancy, and creating a safer pedestrian environment would be very positive for the town.
- 2.6.14 The Kanturk Town Framework Plan prepared in 2018 has identified a number of placemaking initiatives/projects that can be pursued to support the sustainable development of the town into the future. Enhancing the public realm and improving amenities such as the town parks in particular are highlighted.
- 2.6.15 Relatively low-cost measures such as a shop fronting improvement scheme and a planting scheme can contribute to transforming the public realm and creating a more vibrant and welcoming environment for residents, businesses and visitors to the town as highlighted in the Framework Plan. **See Chapter 3 Settlements and Placemaking.**

Regeneration Areas

- 2.6.16 This plan identifies three particular locations some of which are zoned for Town Centre use or as Existing Built Up Area Residential, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

Table 3.2.13 - Regeneration Areas: Kanturk

Regeneration Area	Number and Description
	<p>KK-RA-01: Mart Site and Adjoining Lands</p> <p>Lands include frontage onto Percival Street and adjoining backlands. A significant portion of these lands are presently in use as a livestock mart. Site may be considered for redevelopment in clearly identified and logical phases. Local access road/link road to be provided to the south of the site. In general a strong frontage should be retained onto Percival Street. Lands are suited to a range of town centre type uses including primary health care centre. Maintaining residential uses within the town is also important and should form a component of any proposals on these lands. Proposals should provide for a strong and well connected public realm including new public space. An urban design framework to guide development of this area and its adjoining site is considered appropriate.</p>
	<p>KK-RA-02 – Riverside location on Main Street</p> <p>This is the site of the former public library and an adjoining building located riverside on Main Street. This is a prominent site with opportunity for refurbishment / demolition of existing buildings and opportunity for new sensitive infill including retail, residential or other appropriate uses. Site is located within an Architectural Conservation Area.</p>
	<p>KK-RA-03 – Riverside adjacent to Egmont House</p> <p>This site is located adjacent to Egmont House where Greenane St Lower meets with O'Brien Street. This is a prominent site with opportunity for a new sensitive infill high quality architecturally designed riverside residential development. Other uses may also be considered. Any proposals will need to consider archaeological sensitivities as well as the sites location in a prominent position between two Architectural Conservation Area.</p>

Social and Community Facilities

- 2.6.17 Kanturk currently has two secondary schools and two national schools. A new 16 classroom primary school has been completed at the Mill Road. The provision of further community childcare facilities with close synergy to schools has been identified as being necessary within the town.
- 2.6.18 Kanturk is served by a Garda Station and hospital with a new fire station due for completion shortly. As the population grows some of these facilities may require expansion and the provision of a Primary Healthcare Centre may be required. It is considered that the first choice location for any such facility should be in or adjoining the town centre or in the vicinity of the existing hospital.
- 2.6.19 Fixed line broadband is available throughout the town centre as part of the Metropolitan Area Network initiative. A Civic Amenity site is available at Greenane.

Green Infrastructure and Recreation

- 2.6.20 Kanturk is quite well provided for in terms of recreational facilities and currently accommodates a GAA ground and a soccer pitch. A golf course and rugby ground are located in the rural area near the town. The town park is centrally located and is very attractive given its riverside location. The Edel Quinn Hall and the Temperance Hall are the 2 primary buildings available for public use. Cultural activities are catered for through the town library. An all-weather sports pitch was recently granted permission at Greenane. The provision of a hotel and leisure centre would also be a welcome addition to the town.
- 2.6.21 The Allow River forms the main spine of green infrastructure within the town and provides for the majority of amenity functions. The Allow is connected from the north and west by the Dalua and the Brogeen Rivers which have a more passive amenity role. These river corridors are important local biodiversity areas and together form the substantive part of the ecological network in Kanturk.
- 2.6.22 The linear park along the Allow and Dalua (including the Town Park, O' Brien Park, Greenane Park, etc) provides a mix of multifunctional uses including walking, recreation, biodiversity and floodplain. Such uses can be further enhanced and strengthened over the lifetime of the plan for the benefit of inhabitants and visitors to the town.
- 2.6.23 The opportunity exists to enhance connectivity through the town along these blue-green corridors. An off road amenity link/connection toward Kanturk Castle and the Brogeen River in particular would be attractive for the town and could take a route along the old rail line or other similarly suitable route.
- 2.6.24 New developments within the town should seek to connect/provide for future connectivity to the green infrastructure elements outlined above. An additional and well connected smaller public square/green space should also be provided within any redevelopment proposals for the large Mart site within the town. The Kanturk Town Framework Plan includes proposals for the upgrading and enhancement of connections between and to the existing parks within the town. Further strengthening of green infrastructure should be continued over the lifetime of the plan with a focus on strengthening and connecting to existing riverside amenity. See **Chapter 14 Green Infrastructure and Recreation**
- 2.6.25 A diagram is included which highlights some of the existing important green infrastructure within the town and has been used to inform the zoning approach. **Chapter 11 Water Management**

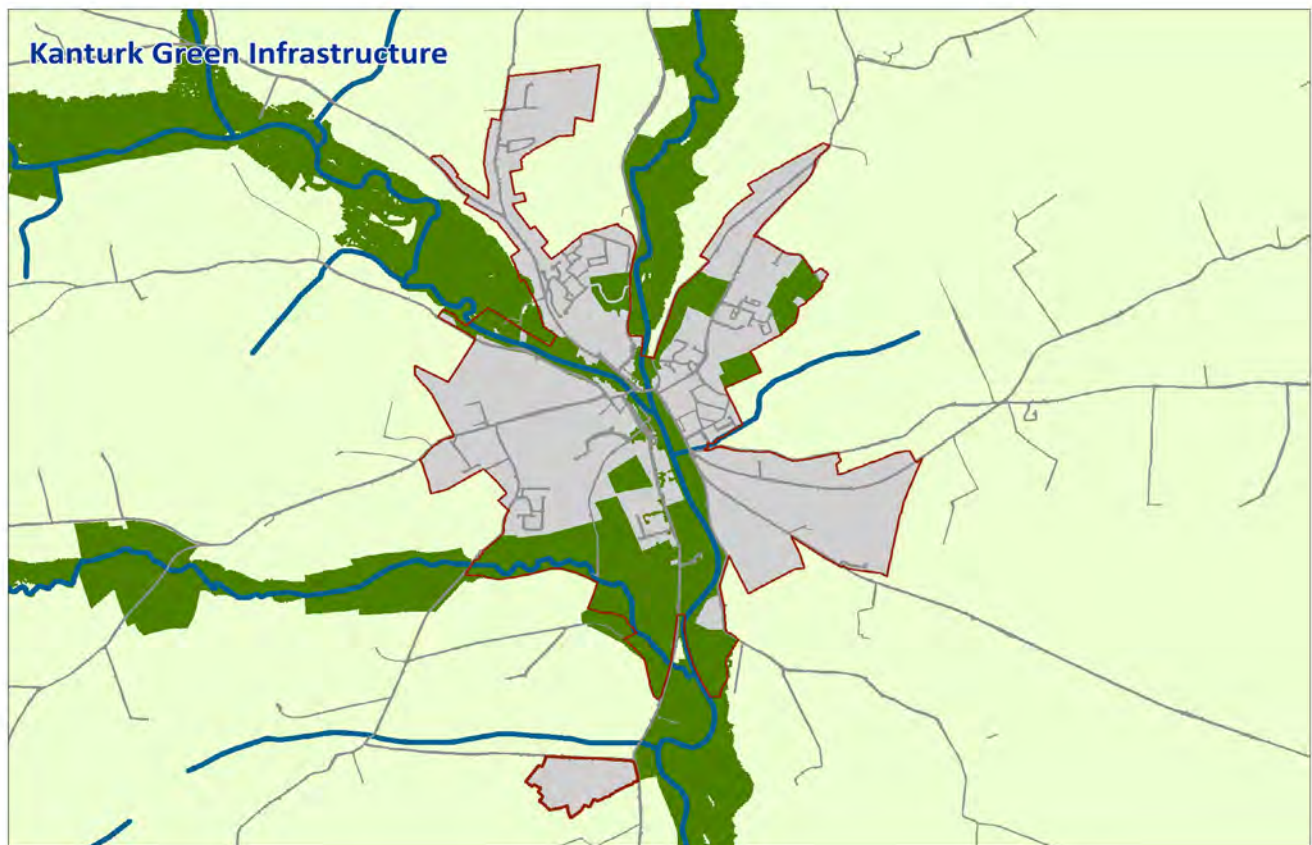


Figure 3.2.5 – Kanturk Green Infrastructure Diagram

Landscape

- 2.6.26 Kanturk is located along a valley drained by the Allow and Dalua River. In turn it is bordered by small hills and upland areas to the north with lower lying lands to the south that are bisected by the Brogeen and Blackwater Rivers. The agricultural quality of surrounding lands is generally good and largely consists of medium sized fields that are punctuated by mixed hedgerows. The landscape in general has a picturesque quality.
- 2.6.27 Kanturk's particular attractiveness and heritage needs to be maintained especially in the context of the development potential of key sites. Due care of the integrity of the existing development needs to be maintained where new development is proposed.

Economy and Employment

- 2.6.28 Kanturk serves as an important service centre for its rural hinterland. The Plan's employment hierarchy identifies Kanturk as a self-sustaining small town and recommends a focus on support for existing employment uses and the development of local catchment employment. According to Census 2016 POWSCAR data (Local Area Plan Boundary) the total number of jobs in Kanturk was 802 (excluding working from home).
- 2.6.29 Employment in Kanturk is mainly concentrated in the retail, service, and food manufacturing and educational sectors. There is some additional employment associated with the dairying sector located south of the town at Dromalour.
- 2.6.30 This plan makes provision for 35ha of land for business use. Part of the KK-B-01 site has been developed by the IDA but remains unoccupied. Take up of business land within the town has been low, possibly due to the availability of lands at Dromalour where there is a concentration of industrial activity. Dromalour is located approximately 1km to the south of the town and is designated as an "Other Location" in this Plan.
- 2.6.31 A key priority of this plan is to support existing employment in the town and facilitate the development of new business / employment uses within the town itself in order to maximise its benefit across all sectors. In addition, the current trend of commuting to other areas for work, can only be addressed through the provision of local employment. The Kanturk Town Framework Plan identifies the potential to develop a co-working hub to be located within the town centre.

- 2.6.32 Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Kanturk to compete with other locations. The primary business zonings are located to the south east of the town. The lands have frontage on to the R580 serving Buttevant, the R576 serving Mallow and the N72, and will have a connection to the R579 serving Banteer and the N72 when the new southern river crossing is completed. Locating business uses at this end of the town may help reduce the potential for traffic needing to traverse the town centre but the location is close enough to the town for ready access by employees and for other business within the town to benefit from such development.
- 2.6.33 Additional lands have also been zoned for business use on a site to the north of the town centre. The development of these lands is to include the provision of a new link road connecting Percival Street to the Greenfield Road.
- 2.6.34 There is an opportunity to enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.

Town Centre and Retail

- 2.6.35 Kanturk town centre is focused on Strand Street, Main Street and Percival Street on the western side of the River Dalua, with some additional development at the southern ends of Church Street and O' Brien Street. In terms of convenience shopping, the town is served by a large modern Supervalu store located on Strand street and a Lidl store to the south of the town centre at Bluepool. Generally there is a diverse retail offer. Kanturk also has a range of independent comparison shops providing clothing, footwear, hardware and electrical goods and services. There are several vacant shop premises within the town centre which are available to cater for new retail uses within the core of the town. Retail functions are supported by cafes and restaurants and some cultural, religious and civic uses.
- 2.6.36 The KK-T-01 site is where the retail core is located. The plan has also identified an area for town centre activities which is capable of accommodating some retail expansion in the future, including the adjoining built up area. The site of Kanturk Livestock mart in the centre of the town has been zoned for town centre uses since the 2005 Local Area Plan. While the mart continues to operate on the site, and is an attraction in its own right in terms of drawing footfall to the town on market day, it remains one of the best available sites for town centre expansion given its central location should the need / demand arise (see previous section on regeneration areas). This site occupies a significant area of land and it is important that it is developed in a cohesive rather than fragmented way and provides for good connectivity and accessibility. Any proposal should include a range of uses, including residential, to ensure the area gets an injection of new vitality and can build on the positive impact of other new development including the new school to the west.
- 2.6.37 The town's location alongside the river needs careful consideration especially given the potential for attractive developments overlooking the water and for the provision of new civic spaces and public access to the water front. Flood risk is also a key consideration in the development of such sites and will require assessment in line with Government Guidelines at the project stage.
- 2.6.38 The town centre is considered to be the appropriate location for a variety of uses including hotels, shops, food supermarkets, retail warehousing, housing, civic buildings, offices and banks. As previously outlined this Plan zones a large area in the centre of the town for new town centre uses. A town centre health check study in 2019 as part of the Kanturk Town Framework Plan identified a commercial vacancy rate of 18% within the town core. A 2013 town centre survey by the Planning Policy Unit showed overall vacancy was approximately 20%. Percival Street in particular was noted for its high vacancy rates. The vacant buildings present opportunities for new commercial, cultural and community uses to establish in the town centre. Several derelict and decaying buildings detract from quality of streetscapes and need to be targeted for refurbishment/regeneration. See **Chapter 9 Town Centres and Retail**

Movement

- 2.6.39 Kanturk has access to the wider region through the N72 national route which leads directly to Mallow and Killarney. Direct road access to Cork City is also possible via the Regional Road network. Traffic congestion/traffic management is currently an issue at peak times at certain junctions. The construction of a new river crossing should greatly alleviate this issue and provide a new route for trucks and larger commercial vehicles but no funding has been made available to date to complete the work.
- 2.6.40 Bus Eireann provides regular public transport access throughout the day and there is a railway station at nearby Banteer which is served by the Tralee / Mallow / Cork / Dublin route. Pedestrian access around the town is generally good however the town could benefit from better connectivity with regard to the pedestrian and cyclist environment. There is a need to make the town centre a more accessible and inviting space for pedestrians and address congestion issues. Proposals to address this have been outlined in the Kanturk Town Framework Plan. Some funding for reconstruction/renewal of defective footpaths and improved pedestrian crossing facilities has recently been secured from the NTA.

Water Management

- 2.6.41 Drinking Water is abstracted from a spring source, as part of a supply scheme that also serves the town of Newmarket, and there is little spare capacity at times of peak demand. However, water conservation measures are likely to improve this situation in the short to medium term.
- 2.6.42 The wastewater treatment plant was upgraded a number of years ago and has adequate capacity to cater for future development. Water quality impacts and/or licence compliance issues associated with waste-water infrastructure serving the town must be addressed to accommodate further growth.
- 2.6.43 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with the general objectives of this plan, all new development proposals need to make provision for Sustainable Urban Drainage Systems (SuDS).
- 2.6.44 Parts of Kanturk have been identified as being at risk of flooding. The areas at risk follow the path of the Allow, Dalua and Brogeen Rivers through the town and its hinterlands and are illustrated on the settlement map. Parts of the built up area are also affected including a portion of the town centre, lands alongside the river path and particularly the flood plain to the south of the town.
- 2.6.45 Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development. See **Chapter 11 Water Management**.

Built Heritage

- 2.6.46 The majority of the town centre has been designated an Architectural Conservation Area given the prevalence of vernacular building stock. Throughout the town as a whole, there are also 32 buildings or other structures entered in the Record of Protected Structures. Kanturk Bridge is one of the most attractive features of the town and still bears the inscription by the 14th century poet, Godfradh Fionn O'Dalaigh. Kanturk castle to the south of the town is also an important feature and its setting should be protected. Kanturk is surrounded by numerous archaeological features.
- 2.6.47 The town contains a number of archaeological monuments which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in this County Development Plan. Any development proposals in the vicinity of such sites / areas may require an archaeological/architectural assessment. See **Chapter 16 Built and Cultural Heritage**.

Biodiversity

- 2.6.48 The Allow, Dalua and Brogeen rivers form part of the Blackwater River Special Area of Conservation. These rivers flow into the Blackwater which is an important habitat for a number of protected species including the Freshwater Pearl Mussel and Salmon. Ensuring the protection of water quality while managing the continued development of the town, is an important consideration.

General Objectives

- 2.6.49 The following General Objectives shall apply to all development within the development boundary of Kanturk.

County Development Plan Objective General Objectives for Kanturk	
KK - GO-01	Plan for development to enable Kanturk to achieve its target population of 2,937 persons by 2028.
KK - GO-02	In order to secure the sustainable population growth and supporting development proposed in KK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.

County Development Plan Objective General Objectives for Kanturk	
KK - GO-03	The green infrastructure, biodiversity and landscape assets of Kanturk include the river corridors of the Allow, Dalua and the Brogeen, all of which form part of the Blackwater River SAC, and associated riparian habitats including woodland and meadows. It also includes mature trees and other open spaces within the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
KK - GO-04	Where development adjoins the river appropriate setbacks will be required and for large scale proposals the opportunity to provide public access to the river bank and provide new civic spaces should be considered where appropriate.
KK - GO-05	In accordance with the objectives as set out in Volume One, Chapter 11 Water all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
KK - GO-06	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, historic features such as walls and street furniture, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.
KK - GO-07	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
KK - GO-08	Enhance the overall tourism product of the town, through protection of its attractive setting and heritage building stock, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.
KK - GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value. Continue to advance and strengthen the green infrastructure network within the town over the lifetime of the plan in particular capitalising on the extensive riverside amenity which is present.
KK - GO-10	All proposals for development within the areas identified as being at risk of flooding will need to comply with Volume One, Chapter 11 of this Plan.

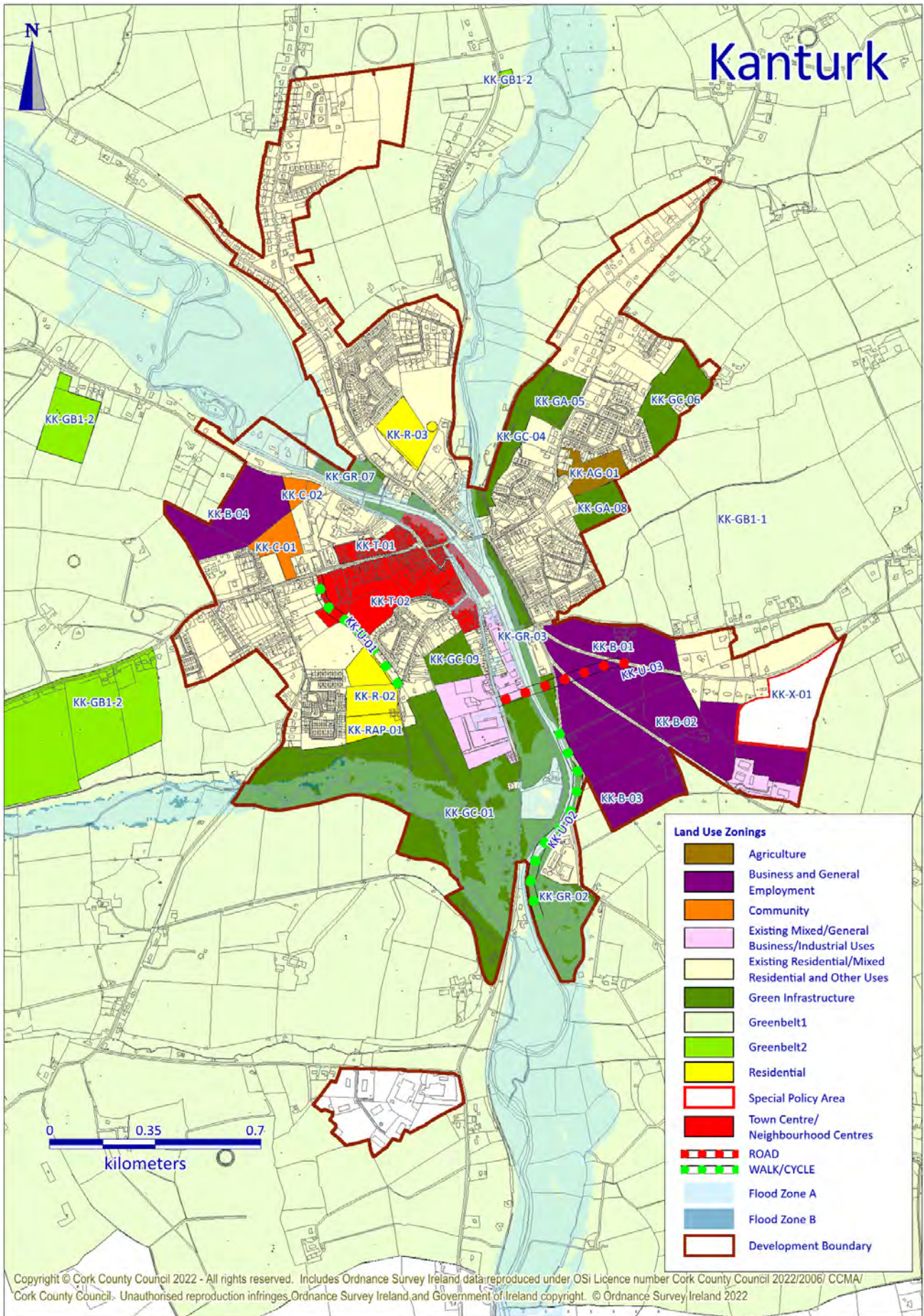
County Development Plan Objective Specific Development Objectives for Kanturk			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential/Residential Additional Provision			
KK-RAP-01	Medium B Density Residential Development. Layout to ensure connectivity with town centre to the north and provision for amenity walk to east. This area is close to the Blackwater River Special Area of Conservation.		1.45
KK-R-02	Medium B Density Residential Development. Layout to ensure connectivity with town centre to the north and provision for amenity walk to east. This area is close to the Blackwater River Special Area of Conservation.		2.95

County Development Plan Objective Specific Development Objectives for Kanturk			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
KK-R-03	Medium B Density Residential Development. Proposals will give appropriate consideration to archaeology on the site including provision of a buffer zone and shall provide for the suitable protection/retention of mature trees and hedgerows where appropriate. Any proposals on this site should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. Proposals should make provision for a pedestrian link which would facilitate ease of access to the town park/town centre to the south western of the site.		2.3
Business			
KK-B-01	Business. These lands are considered suitable for light industry, retail showrooms (where the retailing function is ancillary to the principle manufacturing function), wholesaling trade showrooms, incubator units and car showrooms.		4.4
KK-B-02	Business. Layout will make provision for completion of KK-U-03 (river crossing). Adequate pedestrian access should be provided that connects with the town footpath network regardless of whether the subject lands are developed as a whole or in parts. ^		13.3
KK-B-03	Business. Proposals should set out a framework for the overall co-ordinated and phased development of these lands. Development should include a strong landscaped edge using native species along the western part of the zoning proximate to the Allow river. Watercourses, woodland and riparian habitats on site should be retained and protected. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075.* ^		11
KK-B-04	Business uses with new link road connecting Percival Street to the Greenfield Road. A buffer zone is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage.		6.4
Town Centre			
KK-T-01	Town centre uses. Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. Take appropriate consideration of the Architectural Conservation Area designation.*		5.8
KK-T-02	Town centre expansion. Provide new road to Percival Street connecting with existing relief road serving Strand Street and high quality pedestrian linkages to residential / school lands and amenity walk to the west. Proposals should provide for a strong and well connected public realm including new public space. (See also regeneration site objective)*		6.3
Community			
KK-C-01	To provide for expansion of educational facilities and provision of a new road connecting Percival Street to the Greenfield Road.		1.89
KK-C-02	To provide for expansion of educational facilities		0.8
Special Development Objective			
KK-X-01	Provision of a Nursing Home and ancillary assisted housing units.		6.46
Utilities			
KK-U-01	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area.		

County Development Plan Objective
Specific Development Objectives for Kanturk

* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
KK-U-02	Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill. Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation. *		
KK-U-03	Provide new downstream river crossing. *		
Green Infrastructure			
KK-GC-01	<p>Landscape Amenity/Conservation. River Brogeen/Allow green corridor and Kanturk Castle. This is an important area of biodiversity/amenity to the south of the settlement of Kanturk. It has the potential over time to provide both formal and informal walking routes along the old rail line as well as in close proximity to waterside amenity and to connect with the historic site of Kanturk Castle. Any proposals must take into account its location within and adjoining the Special Area of Conservation.</p> <p>Encourage the active use of Kanturk Castle and attendant grounds to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle. *</p>		36
KK-GR-02	Open Space/Park. Multifunctional sporting/recreational area along the banks of the Allow River. *		5.7
KK-GR-03	Open Space/Park. Allow Riverside Amenity Area . Greenane Park. To further strengthen pedestrian linkages to this area in particular to recreational areas further south. *		2.7
KK-GC-04	Landscape Amenity/Conservation. To protect the amenities of the Allow river valley and its contribution to the character of Kanturk.		3
KK-GA-05	Active Open Space. Kanturk GAA.		2.11
KK-GC-06	Landscape Amenity/Conservation. Generally to be reserved for agriculture and related/compatible uses. This prominent slope makes a significant contribution to the rural character of Kanturk		4.05
KK-GR-07	Open Space/Park. Dalua Riverside Amenity Area. Town Park/O Brien Park. Continue to strengthen the multifunctional role and connectivity to these important green infrastructure assets. *		2.2
KK-GA-08	Active Open Space		1.9
KK-GC-09	Landscape Amenity/Conservation. Generally to be reserved for agriculture and related/compatible uses based on its risk of flooding. Other recreational uses may be considered.		2.13
Agriculture			
KK-AG-01	Agriculture		2.0

Kanturk



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

2.7 Buttevant

Vision and Context

- 2.7.1 The vision for Buttevant over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities having regard to the town's proximity to the proposed N/M20 project and along the Atlantic Economic Corridor; and ensure new development continues to enhance the public realm and attractiveness of the settlement and respects the significant historic and architectural fabric of the town.

Local Context

- 2.7.2 Buttevant is a small town of less than a thousand population, located on the main Cork – Limerick road (N20), 12km north of Mallow and 15km south of Charleville. The town stands on the banks of the River Awbeg, a tributary of the Blackwater. The area has a gently undulating topography and fertile soil that continues to support a strong agricultural sector in the hinterland of the town. The town has an interesting military, ecclesiastical and social history and many features of architectural, archaeological and historic interest remain today including Buttevant Castle and Mill, Ballybeg Abbey, the Franciscan Friary and buildings along the main street including the Court House and Market House. Buttevant is known as the venue for the annual Cahirmee Horse fair which is held on the Main Street of the town each July.
- 2.7.3 Buttevant has seen a very modest level of residential development in recent years while there has been no significant commercial / retail development.
- 2.7.4 Key challenges facing the town include the need to reverse the trend of falling population and the contraction of its economic base, and to secure new sources of employment within the town as a platform for population growth. The town's location on the Atlantic Economic Corridor, with direct access to the proposed N/M20 project and its proximity to Mallow and Charleville offer it some unique opportunities for growth in the future if it can establish some niche identity for itself and offer competitive and attractive development opportunities. The town has a wealth of heritage and an attractive intimate town centre on which to focus future marketing and investment.

Planning Considerations and Proposals

Population and Housing

- 2.7.5 The 2016 Census recorded a population for Buttevant of 970 representing growth of 25 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope by the allocation of 30% of the core strategy target to provide a range of house types and sizes and this results in a reduced need for housing on greenfield sites in the periphery of the town.
- 2.7.6 Buttevant has been allocated a population target of 1,292 in the County Development Plan to 2028 representing growth of approximately 322 people on Census 2016 figures. In order to accommodate this level of population growth, an additional 123 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.
- 2.7.7 As part of the Council's commitment to deliver compact growth within the town a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and infill opportunities that can contribute positively to Buttevant's housing stock and 30% target of 37 units. It is considered that this capacity can be accommodated via addressing vacancy within the existing building stock (including through Living Over the Shop) and via opportunities within the Existing Built Up Area of the town.
- 2.7.8 The BV-R-01 zoning is a large site west of the town centre while to the south of this the BV-RAP-02 zoning represents a former development site which has lain idle for a number of years. Both these sites are considered suitable for future residential development over the lifetime of the plan.
- 2.7.9 Outside the development boundary of the town the land forms part of the Buttevant Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses.

	Population and Housing Requirement			Housing Supply Units	
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites	Housing Supply from Residential Additional Provision Sites
Buttevant	970	1,292	123	123	38

	Census 2006	Census 2011	Census 2016	Population Target to 2028
Buttevant	914	945	970	1,292


Placemaking and Public Realm

- 2.7.10 When travelling through Buttevant today, the first impression is of an early nineteenth-century market town, with a broad main street and fine civic buildings similar to those constructed by wealthy landlords all around the country. However, the medieval remains of the friary and Lombard's Castle confirm that this place was first settled much longer ago. Buttevant was founded by the Anglo-Normans in the early thirteenth century, and the town defences were first recorded in the fourteenth century. The regular grid of streets and plots date from the thirteenth century, creating a distinctive pattern that resembles settlements in France and Wales known as bastides.
- 2.7.11 The historic layout was typical of a medieval settlement with linear burgage plots extending back from either side of Main Street. There is a greater concentration of burgage plots in the central area of the town between Ball Alley and Lombard's Castle. The burgage plots are long narrow plots with the main house located on the street frontage.
- 2.7.12 The medieval street pattern has largely been retained, however the lanes have been blocked off over time, and the burgage plots sold off for housing or merged to form larger fields. There are only three main stretches of wall visible above ground, other sections may be buried underground, or have been partially rebuilt along property boundaries. The built footprint today is dominated by the Main Street and those lanes and streets which extend from it.
- 2.7.13 The town's built fabric and recent public realm enhancements provide an attractive backdrop to the town. Further opportunities to sensitively enhance and regenerate other parts of the medieval core should continue to be pursued over the next decade in order to realise the full potential of Buttevant. The approaches to the town particularly from the north could be further enhanced to provide a more attractive entrance to the town. The construction of the N/M20 project in the medium to longer term can relieve the town of congestion and has the potential to be a catalyst for regeneration and investment.
- 2.7.14 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment. See **Chapter 3 Settlements and Placemaking** and **Chapter 16 Built and Cultural Heritage**.

Opportunity Sites

2.7.15 An opportunity site has been identified to the north of the town.

Table 3.2.16 - Opportunity site: Buttevant

Opportunity Site	Number and Description
	<p>BV-SP-01 - Existing Co-op site and adjoining buildings/yards</p> <p>Low intensity uses in a prominent location to the north of the Main Street. This site has the potential for a landmark proposal in a prominent location should the opportunity present itself.</p>

Social and Community Facilities

- 2.7.16 The primary school educational needs of the town are met by Scoil Mhuire na Trocaire National School at Castleorchard. There is scope for expansion of school facilities. A community playgroup also operates from the site of the national school and a Montessori school operates from a premises at Cregane on the Kanturk Road.
- 2.7.17 Coláiste Mhuire is the post-primary school in Buttevant and is a co-educational provider. The school recently relocated to a new school building at the northern end of the town. The site of the old school is centrally located and suitable for sensitive redevelopment considering its location within the Architectural Conservation Area.
- 2.7.18 The town has a Garda station, two churches and two community halls. The Health Service Executive also runs a day care centre in Buttevant. The town lacks a primary health care facility but one is available in Mallow. In the future there may be demand for a modern nursing home facility or a primary health care type facility within the town and the first choice of location for any future facilities of this nature should be within or adjoining the town centre.

Green Infrastructure and Recreation

- 2.7.19 The Habitat Mapping exercise carried out in 2018 identified the Awbeg River Corridor as a Local Biodiversity Area. Much of this has been zoned as a multifunctional green infrastructure corridor within this plan. These lands also have the benefit of three existing lanes connecting the site to the Main Street, thus providing access and good connectivity with the town and residential areas to the west. This zoning runs north south along the eastern boundary of the settlement and in time may have the potential to connect the town to Ballybeg Priory to the south through the development of an amenity route. Connectivity into the Awbeg corridor should be enhanced. Permission was secured in 2017 to create an amenity area including wetland and raised walkway east of the town centre and on the banks of the Awbeg River but no development has taken place to date.
- 2.7.20 The town has a GAA pitch and a soccer club and a children's playground has been provided adjacent to the community centre to the south of the town centre. Areas in use as playing fields/sports grounds have been designated in this plan to safeguard the facilities for the benefit of the town.
- 2.7.21 New developments within the town should seek to connect/provide for future connectivity to the green infrastructure elements outlined. Further strengthening of green infrastructure should be continued over the lifetime of the plan with a focus on strengthening and connecting to existing riverside amenity as well as the town centre. See **Chapter 14 Green Infrastructure and Recreation**
- 2.7.22 A diagram is included which highlights some of the existing important green infrastructure within the town and has been used to inform the zoning approach.

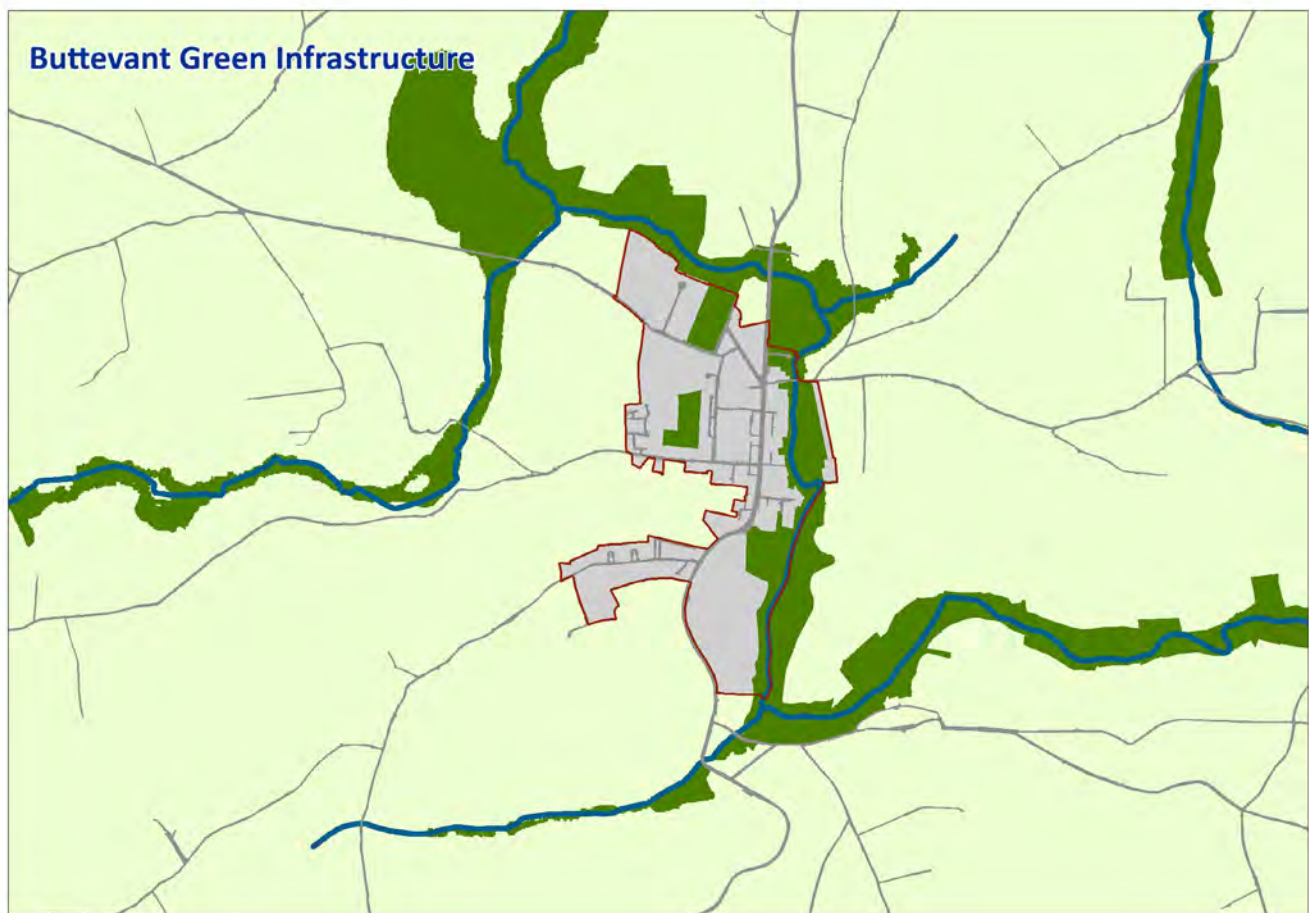


Figure 3.2.6 – Buttevant Green Infrastructure Diagram

Landscape

2.7.23 The eastern side of the main street of the town of Buttevant is located within an area determined as being of high landscape value. It is on this side of the town and particularly adjoining the River Awbeg that many of the most attractive landscape and historical features are located. The attractive character of this area should continue to be retained.

Economy and Employment

2.7.24 Buttevant is a small employment base in North Cork. According to Census 2016 POWSCAR data (Local Area Plan Boundary) the total number of jobs in Buttevant was 203 (excluding working from home).

2.7.25 Employment in Buttevant is mainly concentrated in the retail, services and educational sectors. Dairygold operates a Co-op superstore within the town. The car sales & service sector is also a significant employer. There are two industrial estates to the north west of the town but most of the sites within it remain undeveloped.

2.7.26 Strengthening the economic and employment capacity of Buttevant is essential if it is to fulfil its role as a county town, compete with other county towns for investment and maximise the potential offered by its location on the Atlantic Economic Corridor. In this regard it is important that the town retains a strong supply of employment lands. Two sites are zoned for Business use in Buttevant in this plan. Lands zoned BV-B-01 comprise an existing Council owned business park and adjoining business unit located North west of the town on the Liscarroll road. The site, whilst close to the town centre and the N20, contains a number of undeveloped plots and some vacancy in the developed units. The second site comprises a greenfield site at the southern end of the town which fronts the N20 at Castlelands.

2.7.27 The BV-X-01 site to the north west of the town is subject to a special policy zoning objective which makes provision for community facilities and employment uses.

2.7.28 Buttevant is a historic medieval town. Opportunities exist to take advantage of its heritage tourism potential including the addition of tourism and recreational infrastructure where appropriate as well as capitalising on the network of other tourism attractions in this area. Buttevant sits within Fáilte Ireland's Ireland's Ancient East tourism region. See **Chapter 10 Tourism**

Town Centre and Retail

- 2.7.29 Buttevant has a limited retail function at present which is reflective of its small population and relative proximity to the larger retail centres of Charleville and Mallow. Nonetheless the town has a small range of convenience and comparison shops, a co-op superstore, public houses, financial services, restaurants etc.
- 2.7.30 This plan has identified an area for town centre activities which is capable of accommodating some retail expansion in the future and which will be the focal point for any future convenience and comparison retail in Buttevant. The town centre has recently benefitted from an upgrade of the Main Street and overall improvement to the public realm.

Movement

- 2.7.31 The Cork – Limerick national route (N20) travels through the centre of Buttevant, bringing high volumes of traffic through the town's main street on a daily basis with the associated congestion and negative impacts on the environmental amenities of the town. The route does however afford easy access to the large towns of Charleville and Mallow and cities of Cork and Limerick. The proposed N/M20 project, which would bypass the town would be of significant benefit in improving the overall town centre environment by addressing the significant adverse impacts of the high levels of traffic along the main street.
- 2.7.32 The Cork – Dublin rail line passes to the west of the town but Buttevant station has been closed since the 1970's. It would be a considerable advantage to the town were it to reopen at some stage in the future. Rail services are available at Mallow and Charleville.
- 2.7.33 Bus Eireann operates a public bus service, which passes through the town southbound to Cork City and northbound to Charleville and Limerick. The frequency of the services is limited at present. A private City Link bus service linking Cork and Galway also serves the town with regular daily services.
- 2.7.34 Footpath provision is generally good throughout the town as is public lighting. Permeability can be enhanced. There are currently limited facilities for cyclists.

Water Management

- 2.7.35 The wastewater treatment plant in Buttevant has recently been upgraded, provides tertiary treatment and has adequate treatment capacity to cater for additional development. The plant discharges to the Awbeg River which forms part of the Blackwater River Catchment and is a protected area – Special Area of Conservation. Protection of water quality is therefore a priority for the future.
- 2.7.36 Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the town must be addressed to accommodate further growth.
- 2.7.37 Limited capacity is available in the water supply of the town to serve future development. Buttevant is supplied with water from the Charleville Water Supply Scheme and this scheme is currently operating at capacity. However proposed district metering and leak detection / repair works in the future should result in increased available capacity. A new surface water main has been installed and presently serves the Main Street.
- 2.7.38 Parts of Buttevant have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the town and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. The approach to Flood Risk Management is set out in Chapter 11 Water Management in Volume One of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development See **Chapter 11 Water Management**

Built Heritage

- 2.7.39 Buttevant has a wealth of structures and monuments of architectural and historical interest and there are twenty-nine structures within the town that are entered in the Record of Protected Structures, such as the Franciscan Friary (in ruins), Buttevant Court and Market House and Buttevant Castle.
- 2.7.40 The core of the town is also identified as an Architectural Conservation Area (ACA) in this Plan. The ACA extends from the Protestant Church to the south of the town northwards along both sides of the Main Street as far as the Co-op Store and eastwards to the river. The area also extends to the northwest as far as Barrack Place. This designation recognises the historic, architectural and cultural importance of the area and aims to protect the special townscape value of the area and ensure that the historic fabric and character is secured under the continuing development pressures of the changing urban environment. Dereliction is a problem especially on the backlands at the western side of Main Street and appropriate refurbishment and regeneration should be encouraged.

- 2.7.41 Buttevant has a wealth of history and heritage that has the potential to attract additional tourists to the town if properly packaged and marketed, particularly in conjunction with an overall expansion of the population and economic base of the town itself and in tandem with a wider tourism strategy for North Cork as a whole.
- 2.7.42 There are 17 archaeological sites within the development boundary of Buttevant which mainly reflect the historic development of the town since its foundation in the early 13th century by the Anglo Normans. These are awarded protection under national legislation and policies contained in Volume One of this Plan. Buttevant is designated an historic walled town in the Record of Monuments and Places with a Zone of Archaeological Potential outlined in the Urban Archaeological survey. The town has a valuable collection of medieval buildings surviving including the castle, friary, bridge, tower and remains of the town walls. However, much of the archaeology is subsurface as highlighted by the recent archaeological discoveries along the main street or potentially incorporated into later buildings. Any development proposals in the Zone of Archaeological Potential will require an archaeological/architectural assessment and comply with the National policy on Town Defences. See **Chapter 16 Built and Cultural Heritage**

Biodiversity

- 2.7.43 The Awbeg river corridor is the main feature of biodiversity value in the town. Habitats within this area include the river, woodland, scrub and unimproved wet and dry grassland. The Awbeg forms part of the Blackwater River Special Area of Conservation. It supports a number of the qualifying interest species of the SAC, including the Freshwater Crayfish whose population is concentrated in this river.

General Objectives

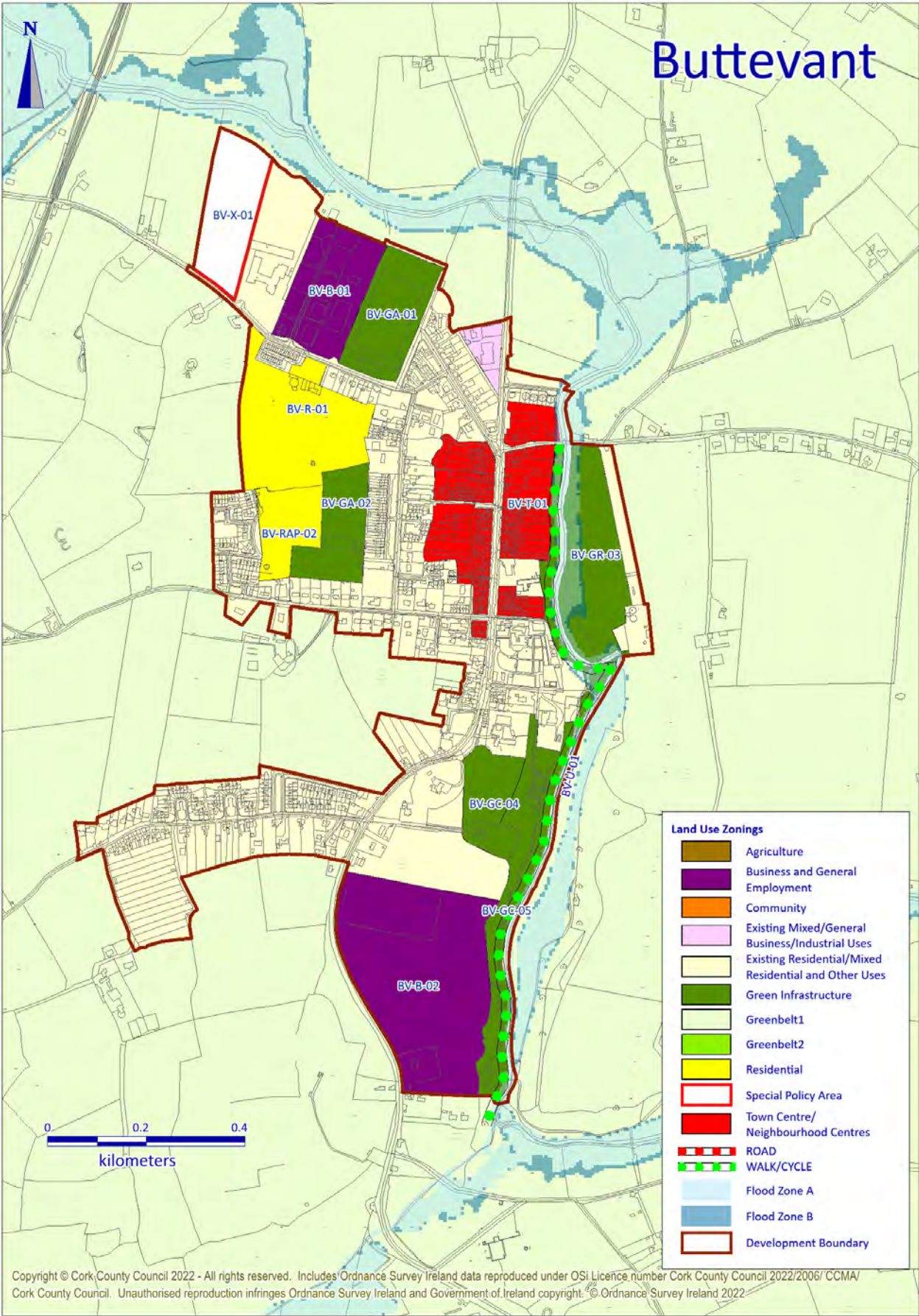
- 2.7.50 The following General Objectives shall apply to all development within the development boundary of Buttevant.

County Development Plan Objective General Objectives for Buttevant	
BV-GO-01	Plan for development to enable Buttevant achieve its population growth target of the 1,292 persons by 2028.
BV-GO-02	In order to secure the sustainable population growth and supporting development proposed in BV-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
BV-GO-03	The green infrastructure, biodiversity and landscape assets of Buttevant include the Awbeg River and associated woodland and wetland areas. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity .
BV-GO-04	Secure the delivery of a bypass (N/M20) for the town to address the significant adverse impacts of the high levels of through traffic along the main street.
BV-GO-05	Expand the economic base of the town in terms of employment, retail and other services to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Buttevant to compete with other locations.
BV-GO-06	Enhance the overall tourism product of the town, through protection of its built and natural heritage, rejuvenation of the town centre and public realm and provision of additional tourism and recreational infrastructure where appropriate.
BV-GO-07	Preserve and enhance the character of the historic town centre by protecting historic buildings, groups of buildings, the existing street pattern, plot sizes and scale and historic features such as stone walls and street furnishings that add to the character of the town.
BV-GO-08	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives in this Plan.
BV-GO-09	All new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure.
	Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

County Development Plan Objective Specific Development Objectives for Buttevant			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential/Residential Additional Provision			
BV-R-01	Medium B Density Residential Development. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development. Pedestrian connectivity into zoned lands to the south to be provided.		5.7
BV-RAP-02	Medium B Density Residential Development. Pedestrian connectivity into zoned lands to the north to be provided.		1.9
Business			
BV-B-01	These lands are suitable for small to medium scale industrial uses, light industry and incubator units and small to medium scale warehousing and distribution uses. This area is immediately adjacent to the Blackwater River SAC.		3.8
BV-B-02	Business lands subject to suitable access from the adjoining National Primary Route. A walkway is planned along the Awbeg river to the east and any future proposals should seek to make a connection into this amenity link. An appropriate buffer shall be provided adjoining the ringfort to the south of the site. ^		10.5
Town Centre			
BV-T-01	Town centre uses. Appropriate consideration of the Architectural Conservation Area designation is required.*		7.1
Utilities			
BV-U-01	Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC. A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level. Proposals should be designed sensitively to ensure that their development and use will not cause damage to sensitive habitats or disturbance to freshwater fauna within the Special Area of Conservation.		
Green Infrastructure			
BV-GA-01	Active Open Space. Buttevant GAA. This area is immediately adjacent to the Blackwater River SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.		3.2
BV-GA-02	Active Open Space. Buttevant AFC.		2.5
BV-GR-03	Open Space/Park. Develop a town park linking with pedestrian route on west side of river. The proposed park is located within the Blackwater River SAC and is suitable only for uses that are compatible with the conservation objectives of the SAC. *		5.7
BV-GC-04	Landscape Amenity/Conservation. Open space to protect the amenity and setting of the Castle and Church. Encourage the active use of this area to provide for and accommodate tourism/recreational and cultural related uses which are sympathetic to the historic character and landscape setting of the Castle. *		2.1

County Development Plan Objective Specific Development Objectives for Buttevant			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
BV-GC-05	Landscape Amenity/Conservation. Protect the amenities and historic setting of the Castle and of this wooded and open area along the river and provide for a pedestrian route. *		4.1
Special Policy Area			
BV-X-01	Community facilities and/or employment uses.		3.2

Buttevant



2.8 Newmarket

Vision and Context

- 2.8.1 The vision for Newmarket over the lifetime of the plan is to continue Newmarket's role as an important local centre through encouraging further population growth and expansion of its employment and service functions. To continue to establish strong links between its neighbouring town Kanturk to form a strategic growth and development focus for North West Cork.

Local Context

- 2.8.2 Newmarket is a small market town located in an undulating landscape at the foothills of the Mullaghareirk Mountains. It is concentrated around a long and relatively narrow main street with an abundance of traditional style buildings. Town centre activity is mainly concentrated on residential and retail usage although there are also some civic uses present including a Garda Station and library. In terms of other uses there is an existing centrally located creamery with two small industrial estates on the Scarteen and Kanturk roads. The James O'Keefe Institute to the south of the town represents an important social enterprise and training hub facility.
- 2.8.3 Key challenges facing the town include the need to reverse the trend of stagnating or falling population and the contraction of its economic base, and to secure new sources of employment within the town as a platform for population growth.
- 2.8.4 Newmarket has failed to see any significant population growth over the last number of years. This may be partly due to its location which makes long distance commuting for work less attractive than from other towns in this Municipal District. It is essential that this overall trend of population decline is reversed in order to secure the existing services and facilities within the town and attract further investment. There is a need to ensure that employment creation continues so as to support the retention and growth of population. The town has its own particular charm and character on which to focus future marketing and investment.

Population and Housing

- 2.8.5 The 2016 Census recorded a population for Newmarket of 976 representing a decline in population of 12 persons since Census 2011. The Plan takes a departure from a primarily greenfield, edge of town expansion response to housing land supply in order to respond to National Planning Framework policy changes in the way we plan and deliver housing across the State. This change of direction has created a new focus on the consolidation of the existing built envelope.
- 2.8.6 Newmarket has been allocated a population target of 1,206 in the County Development Plan to 2028 representing growth of approximately 230 people on Census 2016 figures. In order to accommodate this level of population growth, an additional 88 housing units will be required for the period 2020-2028. Based on the National Planning Framework's requirement to deliver 30% of the core strategy requirement within the built envelope of the town and the Plan's commitment to deliver higher densities, a lower land requirement is now required than in previous plans.
- 2.8.7 As part of the Council's commitment to deliver compact growth within the town a new focus is placed on the better utilisation of the existing building stock, prioritisation of brownfield and under-utilised land and identification infill opportunities that can contribute positively to Newmarket's housing stock and 30% target of 26 units.
- 2.8.8 It is considered that this requirement can be delivered within the opportunity sites identified in this plan. Additional capacity can be accommodated via addressing vacancy within the existing building stock (including through Living Over the Shop) and via opportunities within the Existing Built Up Area of the town.
- 2.8.9 To fulfil the housing land requirement the NK-R-01 and the NK-R-02 lands have been included as residential zones.
- 2.8.10 Outside the development boundary of the town the land forms part of the Newmarket Greenbelt. This is shown on the County Development Plan Map Browser accessible through www.corkcoco.ie. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. **See Chapter 5 Rural**

	Population and Housing Requirement			Housing Supply Units
	Population Census 2016	Population Target (to 2028)	New Units Required (to 2028)	Housing Supply from Residential and Mixed-Use Zoning including Compact Growth Sites
Newmarket	976	1,206	88	88

	Census 2006	Census 2011	Census 2016	Population Target to 2028
Newmarket	949	988	976	1,206

Placemaking

- 2.8.11 Although small, the town has an attractive charm with its traditional and colourful streetscape and varied topography. Over the lifetime of the plan additional opportunities should be explored to make the town centre more pedestrian friendly. There exists a number of centrally located sites within the town centre which if developed have the potential to add additional life and vibrancy to the town.
- 2.8.12 In terms of the public realm the town like many others is dominated by the private car. The town centre is prone to episodic traffic congestion mainly caused by haphazard parking near junctions and there is a need to provide additional off street parking and enhance the overall pedestrian environment. Opportunities for public realm improvements should be explored. Addressing the dereliction, vacancy, and creating a safer pedestrian environment would be very positive for the town.

Opportunity sites

- 2.8.13 This plan identifies three opportunity sites which are either zoned as town centre or are within the built up area of the town, but need to be highlighted in the event that the opportunity to redevelop them emerges during the life time of the plan.

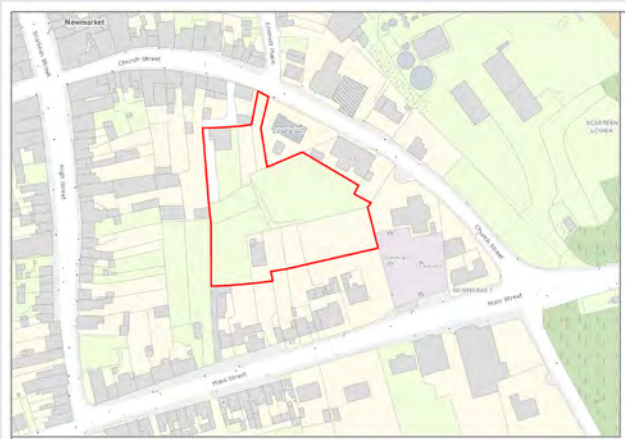
Opportunity Site	Number and Description
	<p>NK-SP-01 – Lands to rear of Garda Station</p> <p>This is an underutilised backland area close to the centre of the town. The site could be considered suitable for an appropriately scaled infill residential town house type development</p>

Table 3.2.19 - Opportunity sites: Newmarket

Opportunity Site	Number and Description
	<p>NK-SP-02 – Greenfield Site North West of Town Centre</p> <p>This is a greenfield site north west of the town centre. It is suitable for expansion of the town centre and/or compact infill residential development.</p>
	<p>NK-SP-03 – Greenfield Site South West of Town Centre</p> <p>This is a greenfield backland site south west of the town centre. It is suitable for expansion of the town centre and/or compact infill residential development.</p>

Social and Community Facilities

- 2.8.14 Education facilities are currently focused on two sites at opposite ends of the town, the boys national school is located on the Eastern periphery of the town, whilst the girls school is located at the West End close to the town centre. There is greenfield land available adjacent to both sites to cater for future expansion.
- 2.8.15 Newmarket is served by a Garda station and library and has access to several smaller medical and social services. Future population growth may require the expansion of some of these important facilities. Newmarket has recently benefitted from the construction of a modern Primary Health Care facility to the west of the town. The recent renovation of the Trinity Christ Church for use as a cultural heritage centre is a welcome addition to arts and culture for the community and visitors to the town.
- 2.8.16 Fixed line broadband access is available throughout the town. Newmarket has access to basic recycling facilities and is served by waste collection companies.

Green Infrastructure and Recreation

- 2.8.17 The primary green infrastructure feature in Newmarket is the Rampart Stream corridor. It represents a substantial piece of green infrastructure to the east of the town and includes recreational amenities, mixed conifer/broadleaved woodland and other habitat. The Rampart stream is connected by a millrace converging from the west of the town which is largely culverted as it runs through the centre of the town. Collectively the habitat around the Rampart stream provides an important ecological corridor in the town that can be further strengthened to promote biodiversity.
- 2.8.18 These lands incorporate part of a larger wooded area much of which is now removed which was known as the Black Meadow Woods (to the south). They include the route of the former rail line (Newmarket to Banteer) which closed in 1963 and had a terminus just south of Stoneville Bridge. The future tourist potential of this former route should be considered.

- 2.8.19 A Coillte owned amenity (Island Wood) is also accessible to residents in close proximity to Newmarket and runs along the Glenlara River.
- 2.8.20 The town has a small supply of active and passive open space, including Newmarket GAA facilities, and the towns pitch and putt, tennis courts and children's playground. A large centrally located community building would also be desirable especially with regard to the staging of civic events.
- 2.8.21 The future development of the town presents opportunities to develop an integrated approach to green infrastructure which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town. See **Chapter 14 Green Infrastructure and Recreation**
- 2.8.22 New developments within the town should seek to connect or provide for future connectivity to the green infrastructure elements outlined in the town in particular the Rampart stream area. A diagram is included which highlights some of the existing important green infrastructure within the town and has been used to inform the zoning approach.

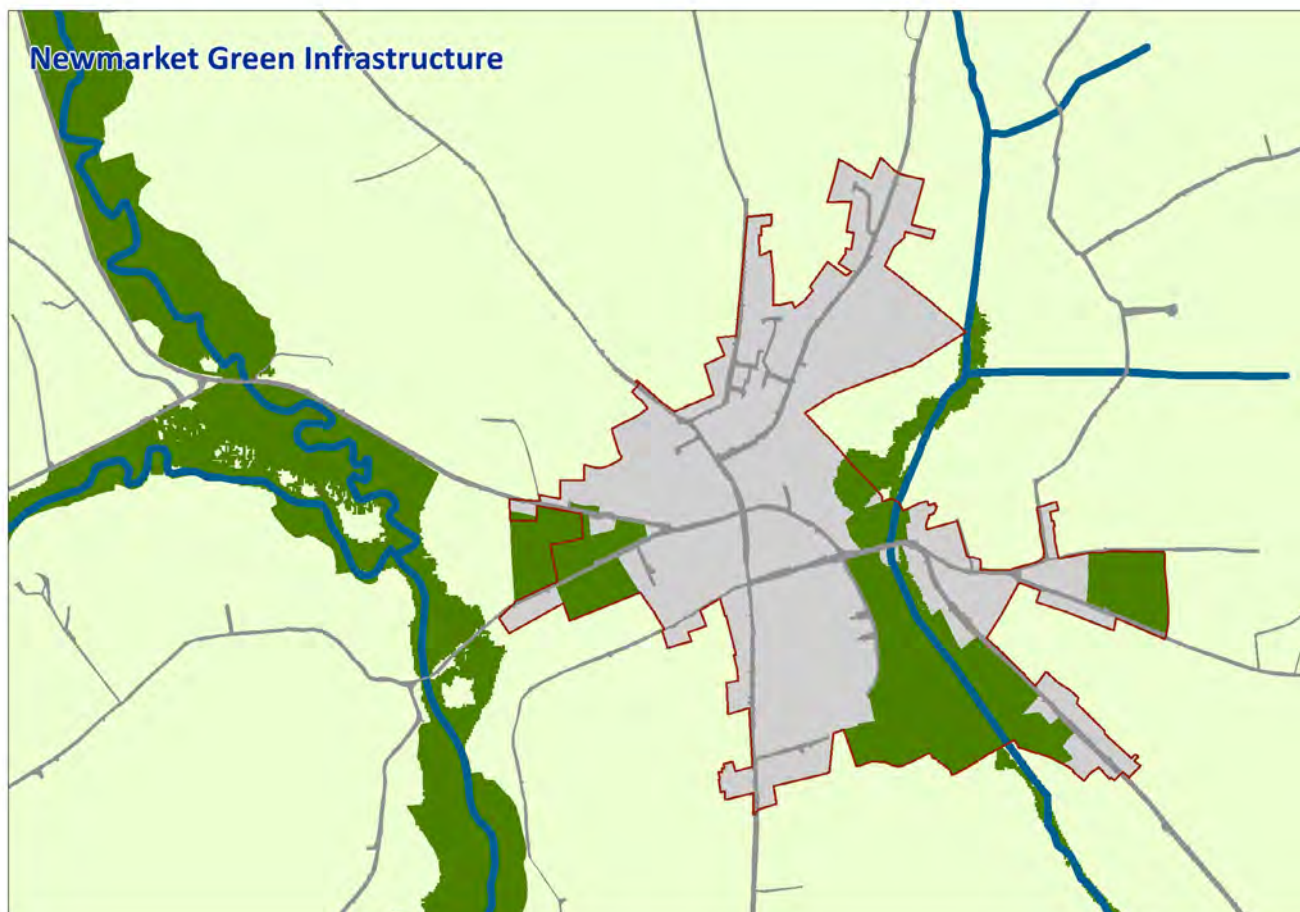


Figure 3.2.7 – Newmarket Green Infrastructure Diagram

Landscape

- 2.8.23 The town is located on the upper reaches of the Dalua River and is bordered by several hills leading down to this valley. The town is constrained to some degree to the south by the James O Keefe Memorial Institute and demesne and the scenic ravine containing the old rail line. To the southwest, the land rises but is somewhat constrained by a narrow access road. To the north the land rises to another elevated plateau overlooking the town before falling to the east. From the east and south east there are fine elevated lands that command stunning vistas of this picturesque town and the impressive Memorial Institute and landscaped gardens. These characteristics should be taken into account in visual impact assessments particularly in assessing large scale development proposals.

Economy and Employment

- 2.8.24 Newmarket is a small but important employment base in North Cork. Strengthening the economic and employment capacity of Newmarket is essential if it is to fulfil its role as a county town and compete with other county towns for investment.
- 2.8.25 According to Census 2016 POWSCAR data (Local Area Plan Boundary) the total number of jobs in Newmarket was 427 (excluding working from home). Newmarket has one of the highest ratio of jobs to resident workers in the County with more jobs within the town than workers living in the town to fill them. It therefore draws workers in from a wider catchment area, either just outside the town or further afield.
- 2.8.26 Newmarket Creamery, where cheese is manufactured, is one of the main employers in the town but there are several other small industries spread throughout the town and at the Scarteen Industrial Estate. It would be desirable to see a greater uptake of space within this development before other sites are developed. The retail and services sector, including car sales is also significant. Teagasc and IRD Duhallow also have offices in the town.
- 2.8.27 Of particular note is the James O’Keeffe Institute, located in an early Georgian Manor house dating from 1725, which stands on an elevated site overlooking the town. A range of social economy enterprises already occur in the complex which is of substantial benefit to this wider region.
- 2.8.28 There is a need to ensure that employment creation continues so as to support the retention and growth of population. This plan continues to make provision for a strong supply of business land, capable of accommodating a range of uses. In addition to the greenfield lands which are zoned there are a number of brownfield development opportunities available within the development boundary.
- 2.8.29 There is an opportunity to enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.

Town Centre and Retail

- 2.8.30 The retail hierarchy set out in the Plan recognises the function of smaller towns such as Newmarket in providing an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas whilst retaining their vitality and viability.
- 2.8.31 Newmarket has a relatively modest town centre in comparison with other main towns in the region. This is most likely a reflection of its lower population both in terms of the immediate settlement and its hinterland. The centre currently accommodates a supermarket and numerous smaller retail shops and there is scope for expansion. Wolfe Tone Square forms the main centre of the town. Some vacancy is evident in the town and it is important that retail development is generally consolidated within the town centre zoning. The retail core is largely located within the NK-T-01 area while two other sites are also identified for town centre expansion.
- 2.8.32 Given Newmarket’s location in close proximity to Kanturk and its easy driving distance to larger towns in the neighbouring county such as Killarney, Tralee and Castleisland, there is potentially little demand for large retail developments. Opportunities do exist though within the core of the town where new small scale retail and professional services facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises. Residential uses remain within the centre of Newmarket and the plan supports the retention and expansion of the residential population within the town centre to support its vitality.
- 2.8.33 Expansion of the economic base of the town in terms of retail and other services is required to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Newmarket to compete with other locations.

Movement

- 2.8.34 Newmarket has reasonable access to the region through the Regional road network. However, its access to Cork and Limerick is relatively limited in comparison to other main settlements in the Municipal District. The town is also served by a limited bus service which serves nearby settlements such as Newmarket, Mallow and Cork.
- 2.8.35 Pedestrian access around Newmarket is generally good. There is potential for upgrading and widening of pavements especially when it comes to accessing zoned lands. Some funding for reconstruction/renewal of defective footpaths has recently been secured from the NTA. Cycling facilities in the town are currently minimal and could be enhanced.

Water Management

- 2.8.36 In terms of wastewater treatment, the Newmarket plant is currently at capacity and upgrading is required. There are also sewer network issues including infiltration. Upgrading of the wastewater treatment infrastructure will be required to accommodate proposed growth in Newmarket.
- 2.8.37 Newmarket is located within the River Blackwater Special Area of Conservation Catchment and future development is affected by water quality issues in the wider Catchment. Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the town must be addressed to accommodate further growth.
- 2.8.38 The water source (Ballinatona) serving Newmarket has limited spare capacity and upgrading will be required to cater for the development of all the lands zoned in Newmarket. Upgrading of the water network will also be needed.
- 2.8.39 Provision for surface water disposal from new development is particularly important for settlements within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards. In accordance with the general objectives of this plan, all new development proposals need to make provisions for Sustainable Urban Drainage Systems (SuDS).
- 2.8.40 Parts of Newmarket, along the route of the River Duala and Rampart Stream, are at risk of flooding. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding regardless of the presence of flood defences. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 2.8.41 Throughout the town as a whole, there are 9 buildings or other structures entered in the Record of Protected Structures, including the James O Keefe Memorial Institute to the south of the town.
- 2.8.42 The town contains a number of archaeological monuments which reflect the historic significance of the area including a number of prehistoric sites and the site of a castle. The town itself was founded in the early 17th century and is designated a historic town in the Archaeological Sites and Monuments Record. Much of the archaeology remains subsurface or potentially incorporated into later buildings. Any development proposals in the core of the town may require an archaeological and or/architectural assessment. See **Chapter 16 Built and Cultural Heritage**

Biodiversity

- 2.8.43 The Rampart Stream and associated woodland habitat are the main features of biodiversity value within the town. The Rampart Stream flows through the town to meet the Dalua River to the south. The Dalua River forms part of the Blackwater River Special Area of Conservation.

General Objectives

2.8.44 The following General Objectives shall apply to all development within the development boundary of Newmarket.

County Development Plan Objective General Objectives for Newmarket	
NK-GO-01	Plan for development to enable Newmarket achieve its population growth target of the 1,206 persons by 2028.
NK-GO-02	In order to secure the sustainable population growth and supporting development proposed in NK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Wastewater infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
NK- GO-03	The green infrastructure, biodiversity and landscape assets of Newmarket include the Rampart Stream and its associated riparian habitats and areas of woodland adjoining the stream as well as other open spaces in the town. The Dalua River which forms part of the Blackwater River SAC is located to the west of the town. New development should be sensitively designed and planned to provide for the protection of these features and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u>
NK- GO-04	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, by protecting historic buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.
NK - GO-05	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
NK - GO-06	Enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.
NK - GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply with objectives as set out in <u>Chapter 11 Water Management</u> of this Plan.
NK - GO-08	In accordance with Objectives of the Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDS) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

Specific Objectives

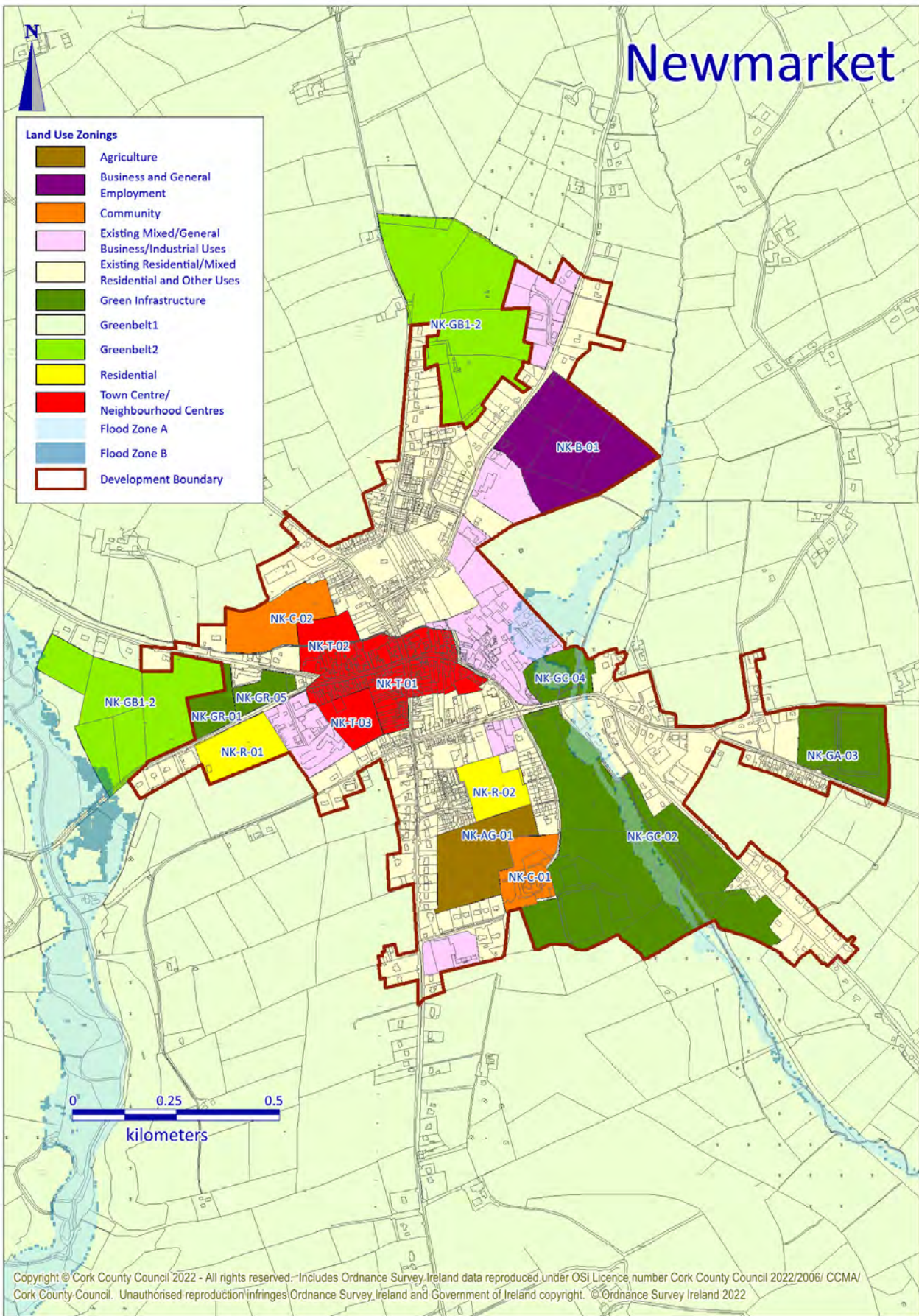
County Development Plan Objective Specific Development Objectives for Newmarket			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
Residential			
NK-R-01	Medium B Density Residential Development.		2.1
NK-R-02	Medium B Density Residential Development. The potential for future pedestrian connectivity to the adjoining community and recreation facilities to the south east should be considered as part of any proposal.		1.7
Business			
NK-B-01	Business Uses. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible.		7.2
Town Centre			
NK-T-01	Town Centre uses.		5.8
NK-T-02	Town Centre expansion. Any development proposals on these lands shall provide for appropriate retention and protection of watercourses running through the site.		1.3
NK-T-03	Town Centre Expansion.		1.4
Community			
NK-C-01	IRD Duhallow: Education and training uses, and the provision of economic, social and community services, of a scale and nature that will not detract from, or compete with, the role and function of the town centre, or the town itself. Development will be subject to an agreed masterplan and a conservation strategy for the site.		1.93
NK-C-02	Community use – with potential for sheltered housing or similar facilities. Any development proposals on these lands shall provide for appropriate retention and protection of watercourses running through the site.		2.77
Green Infrastructure			
NK-GR-01	Open Space/Park. Town Park expansion and associated recreational facilities. This site supports unimproved grassland habitat which is of biodiversity value. Where possible, this habitat should be retained and integrated into new development.		1.11
NK-GC-02	Landscape Amenity/Conservation. Rampart Stream Corridor - This site provides an important visual, natural and recreational amenity for the town. This zoning contains a range of different types of habitats including the Rampart stream riparian zone, mixed conifer broadleaved woodland, etc. To the south the zoning includes the setting and curtilage of the James O'Keefe building, a protected structure. There is a general presumption against the development of these lands however appropriate uses, ancillary to the adjoining NK-C-03 objective, may be considered on their merits where they would not impede the achievement of the overall objective for the site. Connectivity of these lands to adjoining residential areas should be enhanced. *		18.3
NK-GA-03	Active Open Space. GAA Sports and Pitch Facilities.		3.96
NK-GC-04	Landscape Amenity/Conservation. Rampart Stream Corridor - This site provides an important visual, natural and recreational amenity for the town. *		1.7

County Development Plan Objective Specific Development Objectives for Newmarket			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Site area (Ha)
NK-GR-05	Open Space/Park. Town Park and associated recreational facilities.		1.1
Agriculture			
NK-AG-01	To provide for Agriculture and other appropriate uses		3.7

Newmarket

Land Use Zonings

- Agriculture
- Business and General Employment
- Community
- Existing Mixed/General Business/Industrial Uses
- Existing Residential/Mixed Residential and Other Uses
- Green Infrastructure
- Greenbelt1
- Greenbelt2
- Residential
- Town Centre/Neighbourhood Centres
- Flood Zone A
- Flood Zone B
- Development Boundary



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey, Ireland data reproduced under OSi Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey, Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

2.9 Key Villages

Key Villages in the Kanturk Mallow MD

- 2.9.1 There are 10 Key Villages in the Kanturk Mallow Municipal District as follows; Ballydesmond, Banteer, Boherbue, Churchtown, Dromahane, Dromina, Grenagh, Knocknagree, Milford and Newtownshandrum.
- 2.9.2 The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.
- 2.9.3 Given the challenges facing some key villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan, the Council will consider the reallocation of the overall level of units for a specific Key Village from Key Villages with infrastructure constraints that are taking longer than expected to be resolved to a Key Village or Key Villages within the same Municipal District which has no such constraints subject to adequate capacity being shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations.
- 2.9.4 The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as set out in the table below.
- 2.9.5 Further guidance on the development of villages is given in Volume One of this Plan, particularly **Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.**

3.2.20: Key Villages Overall Scale of New Development

Settlement Name	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q1 2015 (Geodirectory)	Existing Number of Houses Q1 2020 (Geodirectory)	Overall Scale of New Development to 2028 (No. of houses)
Ballydesmond	109	107	109	10
Banteer	162	167	170	25
Boherbue	223	196	229	10
Churchtown	222	252	252	10
Dromahane	346	343	349	10
Dromina	111	124	123	10
Grenagh	217	224	224	13
Knocknagree	88	94	94	20
Milford	130	124	122	28
Newtownshandrum	139	137	137	30
Total Key Villages	1747	1768	1592	166

2.10 Ballydesmond

Vision and Context

- 2.10.1 The vision for Ballydesmond is to continue its role as an important service provider in the context of its hinterland as well as secure both an increase in village population and a greater take up of development opportunities within its boundary.

Local Context

- 2.10.2 Ballydesmond is located to the extreme west of the Municipal District at the foothills of the Mullaghareirk Mountains, 17km south east of Newmarket and adjacent to the border with County Kerry. The village is served by the R577, R582 and R578 Regional roads.
- 2.10.3 The village is situated on the banks of the River Blackwater which forms a natural village boundary to the west and south. The village was originally developed as a model village in the early 19th Century and was known as Kingwilliamstown until the 1930's when it was changed to Ballydesmond. At the core of the village the Main Street forms a strong streetscape and is overlooked by a prominent Church on an elevated site to the north. Recent development has been relatively minor in scale comprising some small housing estates, individual new houses and some redevelopment of properties along the Main Street.

Population and Housing

- 2.10.4 Census 2016 recorded a total of 210 people in Ballydesmond an increase of 4 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Ballydesmond had no net increase in units in the period between 2010 and 2020.

Table 3.2.21: Housing Growth Ballydesmond 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	109	107	109	0

Source – Geo Directory

- 2.10.5 In contrast to more centrally located villages of the Municipal District, Ballydesmond has experienced little residential growth in the last few years. Subject to additional investment in water services, the village has the capacity to support additional residential / commercial development and the challenge for this plan is to secure more development in Ballydesmond. It is likely that future growth will be mostly based on small scale developments. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of development. This is likely to be most attractive in terms of increasing population and offering a real alternative to those who would otherwise consider housing in the open countryside.
- 2.10.6 Over the lifetime of this Plan it is envisaged that the village will grow on an organic basis, supported by the availability of employment opportunities in the locality and the continued provision of local services. The development boundary for Ballydesmond continues to contain significant areas of land the majority of which remains undeveloped.
- 2.10.7 Having regard to the key village status of Ballydesmond and its location at the western edge of the county, serving a wide hinterland, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 10 additional dwellings in the village over the plan period.

Placemaking

- 2.10.8 The Main street is the heart of the village and presents itself as a well-defined attractive 2 storey streetscape. Public realm improvements on this street over time have seen the addition of street trees, footpath widening, etc and this should be encouraged into the future and extended to the periphery of the village. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.

Economy and Employment

- 2.10.9 Manufacturing, agriculture and retail / service provision are the main economic activities of the village and are mainly located in the village core around the supermarket. Munster Joinery, located at Lacka Cross, is a major employer for the region. There are a number of vacant / disused commercial premises in the village which would benefit from redevelopment / new uses. Securing growth in the population of the village would help underpin the existing services within the village and enable further business to develop. Ballydesmond also has potential for niche tourist development given its scenic location and its status as a centre for the Sliabh Luachra music tradition. In this context development of small scale holiday accommodation and tourist facilities would be encouraged.
- 2.10.10 Opportunities for some infill development and refurbishment exist within the village, particularly within the Main Street subject to normal proper planning and sustainable development criteria. A specific site has been designated for business use to the east of the village on the basis of its relative size, lower scale residential impacts and access to the Regional road network. Such development needs to respect the vernacular character of the village. The presence of agricultural and forestry resources in the village hinterland may also offer opportunities for industrial or business development.

Social and Community Facilities

- 2.10.11 The village has a reasonable level of facilities including a Garda Station, church, primary school, community hall, child care facility, GAA pitch and clubhouse and children's playground. Proposals are in place to provide a pocket park in the centre of the village which it is intended will connect with the GAA facility and complement other recreational infrastructure.
- 2.10.12 Ballydesmond is served by a Regional road network which provides direct access to Newmarket, Rathmore, Castleisland and the N72 National route. Access to Cork City is possible via the N72 and N20. Footpath provision is generally good throughout the village as is public lighting.

Water Management

- 2.10.13 Ballydesmond has an available water supply. The wastewater treatment plant has some albeit limited capacity to facilitate additional development. There will be a need to ensure that discharges remain at a level which is compatible with the protection of the water quality of the Blackwater River, which is a Drinking Water Protected Area, a Designated Freshwater Pearl Mussel Area and a nutrient sensitive area.
- 2.10.14 The surface water drainage infrastructure of the village needs improvement with better storm water storage facilities provided. The Flood Risk assessment indicates that the village is at risk of flooding from the River Blackwater, particularly the lands to the south and west of the Main Street. These lands are currently used for open space purposes. There is also potential for some localised flooding along the banks of the tributary flowing into the Blackwater from the North. These areas are designated on the attached settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 2.10.15 There are a number of sites of historical interest around the village including ring forts and standing stones. Other features include the church on its prominent location above the village as well as the scale and general appearance of the older sections of the Main Street.
- 2.10.16 The village was established in the early 19th century as a model village and is laid out in a formal plan lined with 19th century two storey houses.

Biodiversity

- 2.10.17 The River Blackwater runs along the southern boundary of the village. The Blackwater is designated for protection under the Habitats Directive due for the protection of a range of habitat and species associated with freshwater and woodland habitats as well as the estuarine portion of the site. The upland areas immediately to the north and west of the village are designated as a Special Protection Area for the protection of Hen Harrier.
- 2.10.18 The attractive landscape around Ballydesmond and its riverside setting can perform a key role in terms of attracting future residents. This can be leveraged further through the provision of riverside amenities and walks and by ensuring that the village setting is protected from inappropriate development.
- 2.10.19 The area to the south of the Main Street is important with regard to the preservation of the setting of the village, and the Blackwater Special Area of Conservation, as well as the avoidance of flood damage. However, there may also be some potential for the provision of amenity space for recreational purposes.
- 2.10.20 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See Chapter 5 Rural

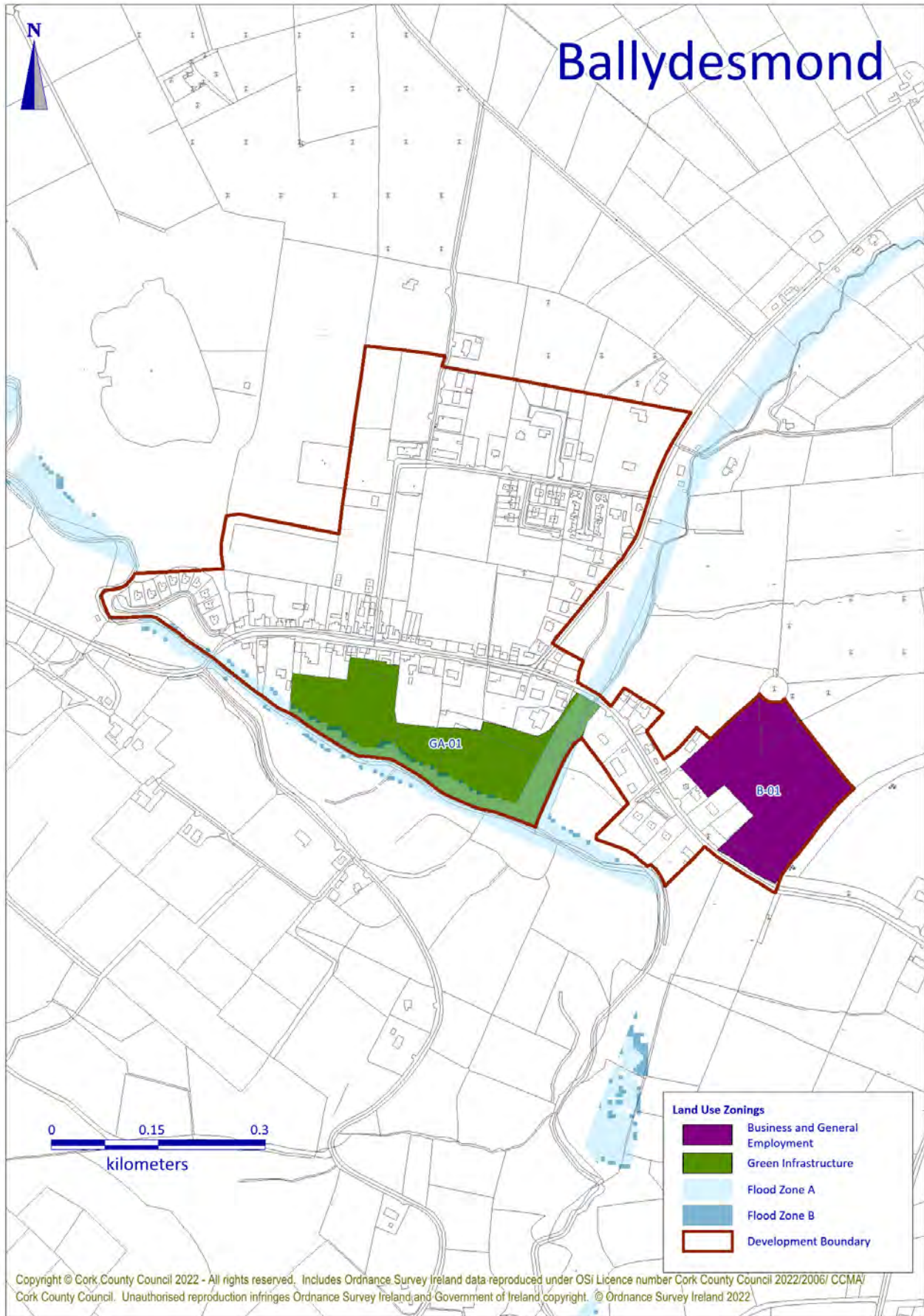
Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Ballydesmond	
Objective No.	
DB-01	Within the development boundary of Ballydesmond encourage the development of up to 10 houses during the plan period.
DB-02	<p>a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.'</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Ballydesmond			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Business			
B-01	Light industry, small scale industry, incubator units, wholesale trade showrooms, retail showrooms (where the retailing function is ancillary to the principle manufacturing function) and car showrooms.		3.26
Green Infrastructure			
GA-01	Active open space with provision for playing pitches park and public recreation subject to flood management constraints. Areas within this zone which lie within the Blackwater River SAC are not suitable for development. *		4.1

Ballydesmond



2.11 Banteer

Vision and Context

- 2.11.1 The vision for Banteer is to encourage the sustainable growth of the village over the lifetime of this plan, building on its notable social and recreational infrastructure and attractive location and setting. It also plays a vital role in terms of supporting its rural hinterland.

Local Context

- 2.11.2 Banteer is situated on the regional route R579, approximately 5km to the south of Kanturk. The village is situated near the confluence of the Blackwater and Glen rivers. Along with its neat and well maintained village core, the wide range of recreational and social infrastructure that has been secured within the village exemplifies the strength of its community.
- 2.11.3 To the immediate south the railway line forms a natural boundary to the village so Banteer has expanded on an east west axis. There are several examples of small scale older housing estates which have been successfully integrated as part of the village. Commercial / retail development in the village is limited.

Population and Housing

- 2.11.4 The 2016 census recorded a population of 355 persons, up from 323 in 2011 with the population now surpassing 2002 levels. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Banteer had an increase of 8 units in the period between 2010 and 2020.

Table 3.2.22: Housing Growth Banteer 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	162	167	170	8

Source – Geo Directory

- 2.11.5 Banteer has experienced sustained residential growth in recent years most likely due to its proximity to Kanturk, Mallow and a rail link. Having regard to its location, accessibility and good community infrastructure, it is considered that the village also has excellent potential for additional growth. In contrast growth in housing within the village, commercial / business development has lagged behind, possibly due to local demand being displaced to Kanturk. Further growth in population may be required so as to create the critical mass necessary to encourage such development. In particular it would be desirable to see the development of additional convenience shopping facilities and small scale business start ups in the village. In order to encourage and facilitate additional residential development in the village it is important to ensure demand for the lower density housing options is catered for in the form of detached units and serviced sites. Availability of this form of housing in a rural village setting is often key in terms of attracting new inhabitants.
- 2.11.6 There are some disused buildings within the core of the village which are in need of new uses / redevelopment and also some infill sites. The sensitive development of these sites will be encouraged during the lifetime of this plan.
- 2.11.7 Ample land is available within the development boundary to cater for future residential growth and facilitate some choice of location within the village. It is also clear that not all of the land within the boundary will be required for development over the lifetime of this plan. This plan envisages development in the range of 25 additional dwellings in the village over the plan period.

Placemaking

- 2.11.8 The village core is formed by a traditional streetscape concentrated around the church and busy crossroads. The village generally presents itself as an attractive place however it would benefit from additional public realm improvements over the lifetime of the plan including footpath enhancement and extension to connect various parts of the village, as well as traffic calming and other amenity improvement measures such as lighting. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.

Economy and Employment

- 2.11.9 Agriculture, retail/service provision and small scale industry comprise the main economic activities of the village and hinterland. Access to the main towns of Mallow, Kanturk and Millstreet provides wider employment opportunities although perhaps also leading to a tendency to displace some services that may otherwise occur in Banteer. It is envisaged that population growth will lead to a demand related increase in village services with a particular emphasis on convenience retail.
- 2.11.10 As a key village Banteer has a role in the provision of small-scale employment uses which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The scenic area around Banteer and its angling resource in particular provides potential for rural tourism development including river walks, angling, sites of historical interest and tourist accommodation.
- 2.11.11 Scope for employment uses is available within the development boundary. A site has been specifically zoned for business use to the west of the village and smaller infill proposals can be accommodated on other appropriate sites within the development boundary subject to normal proper planning and sustainable development considerations.
- 2.11.12 The site of the former Duhallow Park Hotel is located approximately 2km from Banteer. The hotel was a valuable asset to the community and the wider area in terms of the facilities it provided and its economic benefit to the area. The hotel closed a number of years ago and the site has now been cleared and awaits redevelopment for a new use. The County Development Plan recognises the potential of brownfield sites in urban and rural areas and their potential contribution to a more sustainable pattern of development. The Council will give favourable consideration to appropriate proposals which seek to promote the redevelopment of the site of the former Duhallow Park Hotel.

Social and Community Facilities

- 2.11.13 Access to Cork City and the Key towns of Mallow and Killarney is provided through the R579 and nearby N72. Banteer railway station allows for access to Tralee, Killarney and Mallow with onward access to Dublin and Cork. RPO19 of the RSES seeks to strengthen investment in infrastructure and services between Mallow and settlements such as Banteer to support modal shift in North Cork. This aim is also supported in this plan.
- 2.11.14 The village has undergone significant recent improvements including the completion of the R579 Bridge and road realignment, improvements to the village footpaths and public lighting, landscaping of the village and provision of a car park. Further upgrading of footpaths, roads and other infrastructural improvements will be required over the plan period.
- 2.11.15 Banteer is well provided for in terms of social infrastructure and has a church, primary school, community hall and large childcare facility. A community sports field with stands, indoor sports hall, 4G AstroTurf and well laid out amenity walk around a large pond provide recreational activities along with the nearby Glen Theatre. A significant increase in population would help underpin the provision of additional facilities such as small healthcare clinics or niche sports facilities.

Water Management

- 2.11.16 There are capacity constraints in both wastewater and water supply infrastructure and so new development in Banteer of the scale outlined above can only proceed on the basis of the implementation of plans to upgrade the water supply and the provision of satisfactory sewage disposal arrangements. The waste water treatment plant serving the village provides secondary treatment and discharges to the Blackwater SAC. Upgrade of waste water infrastructure in Banteer is included on the Irish Water Investment Programme. If the planned investment cannot be delivered, the development potential of Banteer will be limited to a notably smaller number of houses directly correlated to existing infrastructural capacity. Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.
- 2.11.17 The Flood Risk assessment indicates that the village is at risk of flooding from the Rivers Blackwater and Glen. The areas at risk are shown on the settlement map. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 2.11.18 There are currently no buildings on the Record of Protected Structures in the village. However, the church is designated as a recorded monument and the well established terraced housing in the village core represents a coherent architectural feature. In terms of archaeology there are also a number of prehistoric and historic sites (3 fulacht fiadha and a ringfort) within the development boundary.

Biodiversity

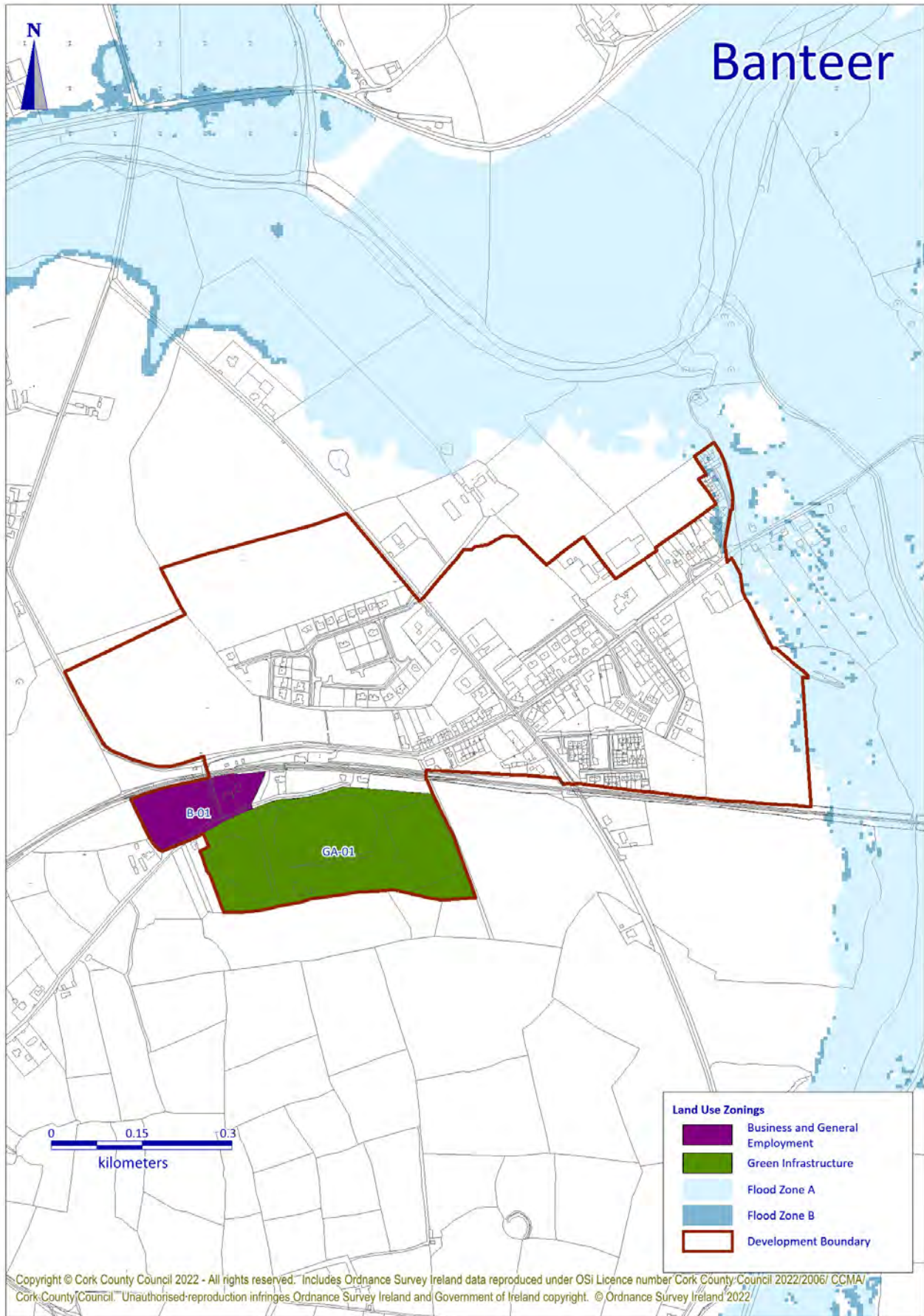
- 2.11.19 The Blackwater and Glen Rivers flowing to the north and east respectively form part of the Blackwater Special Area of Conservation and are host to numerous examples of protected Fauna including Bottle Sedge and Royal Fern. The nearby Banteer Ponds also form part of the Special Area of Conservation.
- 2.11.20 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See **Chapter 5 Rural**

Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Banteer	
Objective No.	
DB-01	Within the development boundary of Banteer encourage the development of up to 25 houses during the plan period.
DB-02	<p>a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Banteer			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Business			
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms.		1.64
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area including park and community sports field, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity and associated heritage features. *		6.93



2.12 Boherbue

Vision and Context

- 2.12.1 The vision for Boherbue is to support the growth of this key village as a service centre for its rural hinterland, building on the strengths of its social and commercial infrastructure.

Local Context

- 2.12.2 Located on the regional route R577, some 64kms from Cork City, Boherbue is one of the larger villages in the Municipal District. Boherbue is relatively centrally located within the District in the hilly landscape leading down from the Mullaghareirk Mountains to the Blackwater valley. The closest main settlements include Newmarket and Kanturk. The village itself is composed of a long and well preserved main street in mixed usage that culminates at a crossroads encircled by numerous traditional style buildings. The roads leading into the village accommodate a mix of one off housing and commercial and industrial development with particular emphasis on the food processing industry. Development in recent years has been mainly concentrated at the eastern end of the village with a nursing home to the west.

Population and Housing

- 2.12.3 Census 2016 recorded a total of 334 people in Boherbue with little evidence of any significant population growth. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Ballydesmond had a net increase of 6 units in the period between 2010 and 2020.
- 2.12.4 In population terms Boherbue is the largest of the key villages of the Municipal District. Census data indicates a notable decline in the population of this key village in the ten year period to 2006 with a further decline in the period from 2006 to 2011. The development of new housing in the village in recent years does not appear to have helped in reversing population decline.

Table 3.2.23: Housing Growth Boherbue 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	223	196	229	6

Source – Geo Directory

- 2.12.5 As is evident from the scale of the existing village and the level of services and facilities it supports, Boherbue is well positioned relative to the larger towns of the Municipal District to capture additional growth on its own terms by building on its existing infrastructure and providing services to its hinterland. The planned upgrade of wastewater infrastructure will be of considerable benefit in realising additional growth for the village.
- 2.12.6 In order to encourage and facilitate additional residential development in the village it is important to ensure demand is catered for in terms of lower density housing options particularly in the form of detached units and serviced sites. The availability of this form of housing in a rural village setting is often one of the key locational attractions. Lands to the south west, fronting the Knocknagree road are in smaller plots and are considered more suited to smaller residential schemes.
- 2.12.7 The village's development boundary contains significant areas of both developed and undeveloped land. Capacity exists for significant additional development. With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. It is considered that the village would benefit from the development of up to 10 dwellings over the plan period, subject to the provision of the necessary waste water treatment infrastructure.

Placemaking

- 2.12.8 Boherbue village is composed of a long and well preserved main street that culminates at a crossroads encircled by numerous traditional style buildings. It has an attractive modest streetscape and would benefit from additional public realm improvements over the lifetime of the plan particularly around the centre of the village. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of it's locality. Some funding for reconstruction/renewal of defective footpaths in the village has

recently been secured from the NTA.

Economy and Employment

- 2.12.9 The village has a strong employment base which includes Boherbue Co-Op, a large Supervalu supermarket, post office, garages, car and tyre sales, building material suppliers, credit union, financial services, pharmacy, restaurants and public houses and other businesses. Much of this activity is based in the village core and around the supermarket to the west of the village with some small food related industry also present.
- 2.12.10 There is scope to expand the economic base of Boherbue and there are a number of opportunities available within the village which could facilitate such uses through redevelopment/refurbishment. In addition, there are infill and green field sites available within the development boundary which would be suitable for small scale business development, possibly leveraging the success of the existing food related manufacturing sector in the village. In particular the village needs sensitive redevelopment of key buildings and sites along and near the Main Street so as to ensure that its existing character is reinforced.
- 2.12.11 There is an established concentration of commercial and industrial development in the north-west corner of the village, adjacent to the existing supermarket. There are also lands designated suitable for business uses.

Social and Community Facilities

- 2.12.12 Boherbue has access to a good range of community facilities including a church, primary school, secondary school, community hall, childcare facility and Garda Station. Recreational facilities include GAA grounds, a handball alley and a playground near the schools. Given the potential future population growth it is considered that a park or amenity area would be of benefit to the village.
- 2.12.13 Boherbue enjoys reasonable road access through the R577 which connects with Ballydesmond to the west and the N72 to the east. The village is also roughly equidistant between the hub towns of Tralee, Killarney and Mallow with Cork City being approximately 40 miles to the south east. Footpath provision is generally good throughout the village as is public lighting.

Water Management

- 2.12.14 There are capacity constraints in the village, particularly in terms of wastewater infrastructure, and so substantial new development in Boherbue of the scale outlined above can only proceed on the basis of the implementation of plans to provide satisfactory sewage disposal arrangements. Boherbue is however include on the Irish Water Investment Programme with project due for completion in 2023. Discharge is to the Brogeen River which is in a protected area and a designated Special Area of Conservation (River Blackwater).
- 2.12.15 Water quality impacts and/or licence compliance issues associated with waste water infrastructure serving the village must be addressed to accommodate further growth.
- 2.12.16 Further development of this key village is dependent on the sewage treatment infrastructure being upgraded to provide additional capacity and an appropriate level of treatment having regard to the need to protect water quality in the receiving water.

Built Heritage

- 2.12.17 There are two thatched houses along the Main Street which are designated on the Record of Protected Structures (00166 and 00185). These buildings in particular give an insight into the development of Boherbue over the years. Other particular features include the long and architecturally coherent Main Street as well as the pleasant arrangement of buildings around the cross roads in the middle of the village. There are also numerous sites of historical interest around the village including ring forts and other features.

Biodiversity

- 2.12.18 The Brogeen River flows to the north of the village and this watercourse forms part of the Blackwater Special Area of Conservation.
- 2.12.19 Both wind farms and forestry have increased in profile in the general area and it is important that these activities do not directly encroach on the village or interfere with its immediate setting.

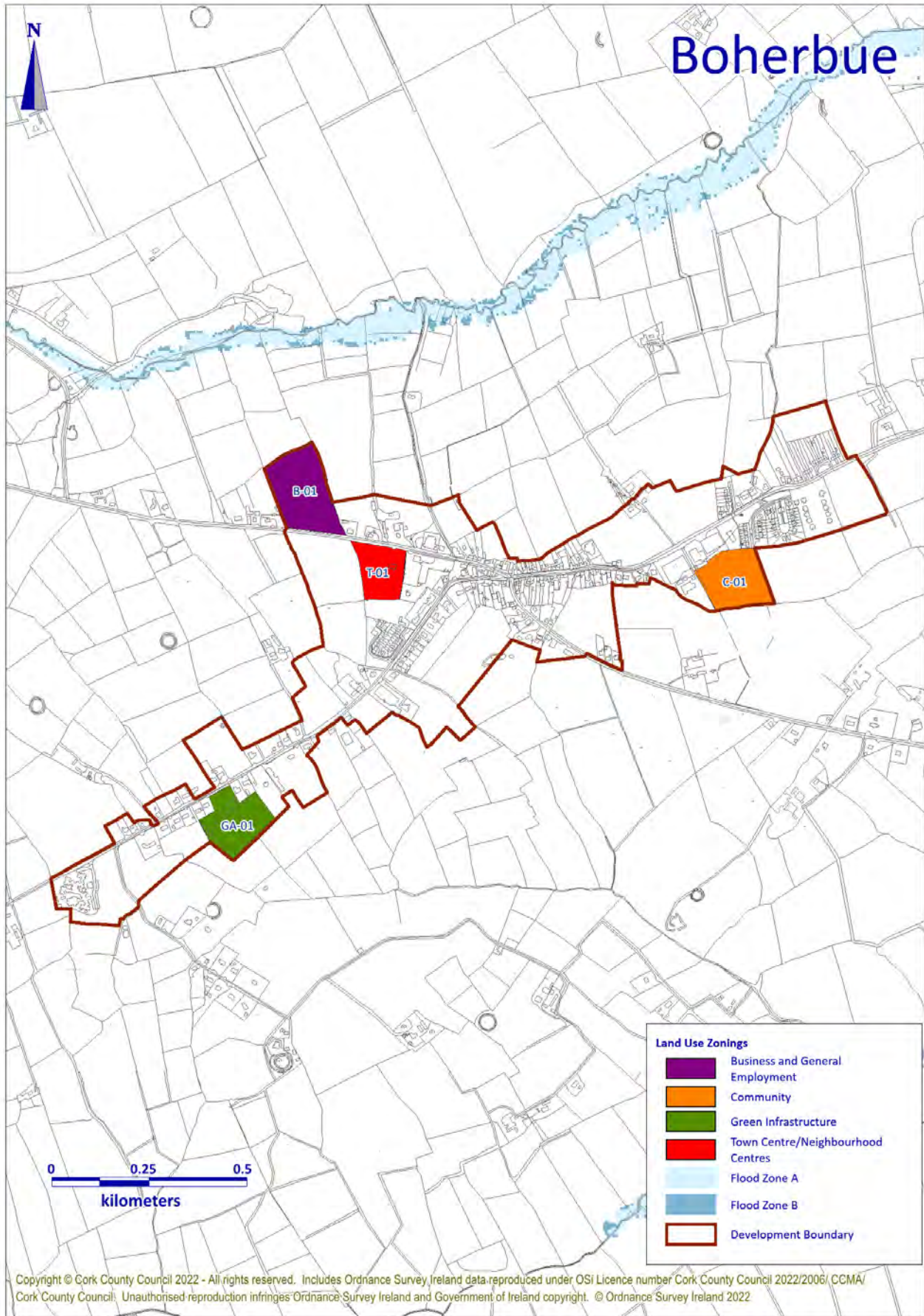
2.12.20 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See [Chapter 5 Rural](#)

Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Boherbue	
Objective No.	
DB-01	Within the development boundary of Boherbue encourage the provision of up to 10 houses during the life of this plan.
DB-02	<p>a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>
DB-03	Retail, office and most social infrastructure development should be accommodated within the village core or on the T-01 site and should make adequate provision for parking.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Boherbue			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Business			
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. All development in this zone shall provide for adequate storm water attenuation and SuDS.		2.94
Town Centre /Neighbourhood Centre			
T-01	Mixed retail, service, civic and residential uses to facilitate village centre expansion		1.55
Community			
C-01	Use for school expansion or for the provision of village amenity space.		2.24
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.13



2.13 Churchtown

Vision and Context

- 2.13.1 The vision for Churchtown over the lifetime of the Plan is to seek to retain and respect its historic Georgian character, adequately protect the Architectural Conservation Area and encourage small scale sympathetic residential development in line with the provision of employment and services.

Local Context

- 2.13.2 Churchtown is located approximately 8km to the north west of Buttevant and 4 km west of the N20. Charleville is located approx.13 miles to the north-east. The village is located within the North Strategic Planning Area.
- 2.13.3 Churchtown is a small attractive Georgian village in a primarily rural setting. Churchtown is formed around four main access roads, meeting at two connecting junctions, and is a service centre for the surrounding hinterland. The surrounding land has a gently undulating topography that is ideal for both dairy and tillage farming.
- 2.13.4 Recent years has seen some significant development of the settlement with a number of new housing estates completed within the village.

Population and Housing

- 2.13.5 Census 2016 recorded a total of 598 people in Churchtown an increase of 89 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Churchtown had an increase of 30 units in the period between 2010 and 2020.

Table 3.2.24: Housing Growth Churchtown 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	222	252	252	30

- 2.13.6 Most of the housing development in the village in recent decades has been in the form of suburban style housing estates comprising a mixture of detached, semi-detached and terraced 2-storey units. The individual and cumulative scale of these developments is at odds with the original village form.
- 2.13.7 Opportunities for some infill development and refurbishment exist within the village, particularly within the Main Street towards the north of the settlement. Such development needs to respect the vernacular character of the village. Development along the Main Street and within the core of the village particularly within the designated Architectural Conservation Area should be designed to be of a high standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.
- 2.13.8 In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of development. This is likely to be most attractive in terms of increasing population and offering a real alternative to those who would otherwise consider housing in the open countryside.
- 2.13.9 The development boundary closely reflects the existing pattern of development although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 10 additional dwellings in the village over the plan period.

Placemaking

- 2.13.10 Churchtown village is centred around a village square where George Street and Kerry Lane intersect. This historic part of the village is particularly attractive with a close knit streetscape and many stone buildings giving the village a particularly unique sense of place.
- 2.13.11 This area already has a heritage status provided by its designation as an Architectural Conservation Area and any proposals within this area should be designed with sensitivity to its historic setting.

- 2.13.12 The village would benefit from additional public realm improvements over the lifetime of the plan particularly around the centre of the village. Improving accessibility around the village by enhancing and upgrading footpaths is desirable. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.

Economy and Employment

- 2.13.13 Churchtown offers a limited range of services and employment opportunities to local residents including some convenience shops, guest accommodation, takeaway/restaurant and 2 public houses. A number of former previously commercial premises in the heart of the village remain vacant for a number of years.
- 2.13.14 There are also two nursing homes in the village as well as the Sli Eile Farm to the east of the village at Burton Park which represents an important facility in the promotion of mental health recovery within the south west region.
- 2.13.15 The village has potential to develop its tourist function. Its proximity to the Blackwater allows for a wide range of activities, which include salmon and trout fishing and canoeing. The surrounding landscape is ideal for orienteering and walking and has many places of historical and literary interest. The village is also located in close proximity to several golf clubs.
- 2.13.16 The provision of additional tourist related facilities/services within the village would help strengthen the attractiveness of the village as a tourist destination.
- 2.13.17 Tourism offers considerable potential as a mechanism to diversify the economic base of the area. Given its proximity to the scenic Blackwater Valley and the Ballyhoura Way, Churchtown has adequate natural resources to market itself as a viable tourist destination and should be packaged as part of a wider North Cork Tourism Trail.

Social and Community Facilities

- 2.13.18 The village has a number of community facilities including a primary school, pre-school, church, community hall, a GAA facility and playground.
- 2.13.19 The village also includes some guest accommodation and 2 public houses which are important facilities in accommodating visitors within the area.

Water Management

- 2.13.20 Churchtown is served by a public water supply via the Charleville Water Supply Scheme. The wastewater treatment plant in Churchtown was installed in 2007 however it is in need of upgrading as it is currently non-compliant with its discharge licence. Its upgrading had been included on the Draft Irish Water Investment Plan 2020-2024. In the absence of any upgrading no significant new development in the village is likely to be considered over the plan period.
- 2.13.21 Watercourses within the area form part of the Blackwater Catchment and the Blackwater Special Area of Conservation is located a short distance to the north of the village. The village is located within the area covered by the Blackwater Awbeg Water Management Unit Action Plan.
- 2.13.22 Parts of Churchtown have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse to the east of the village and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 2.13.23 Churchtown is a Georgian village at its core. The village was rebuilt between 1835 and 1849 and much of what was created at that time remains intact. The village is centred around a village square and this area and adjoining streets (including lands to the north) are designated as an Architectural Conservation Area. A second area Burton Park Conservation Area is located adjacent to the village to the east.
- 2.13.24 There are two structures within the village that are entered in the Record of Protected Structures, namely RPS No. 00036 Burton Park Country House and Lodge and RPS No. 00037 St. Nicholas' Roman Catholic Church. In addition, there are a number of other buildings (approximately 10) within the Churchtown Architectural Conservation Area which are listed on the National Inventory of Architectural Heritage. This includes several dwelling houses and civic buildings exhibiting

fine stone workmanship and other Georgian features including the former Market House, former schoolhouse and the former Parson's House. The opportunity to further protect these buildings by including them on the Record of Protected Structures should be considered. The NIAH considers all of the structures identified to be of regional importance.

- 2.13.25 In terms of archaeology the village contains the existing ruins of Bruhenny parish church and graveyard located just off George Street also within the ACA. Directly south of the GAA grounds is another historic graveyard also of archaeological significance.

Biodiversity

- 2.13.26 There are no recorded sites of environmental or ecological importance in the vicinity of the village.
- 2.13.27 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Plan prevail which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. See Chapter 5 Rural

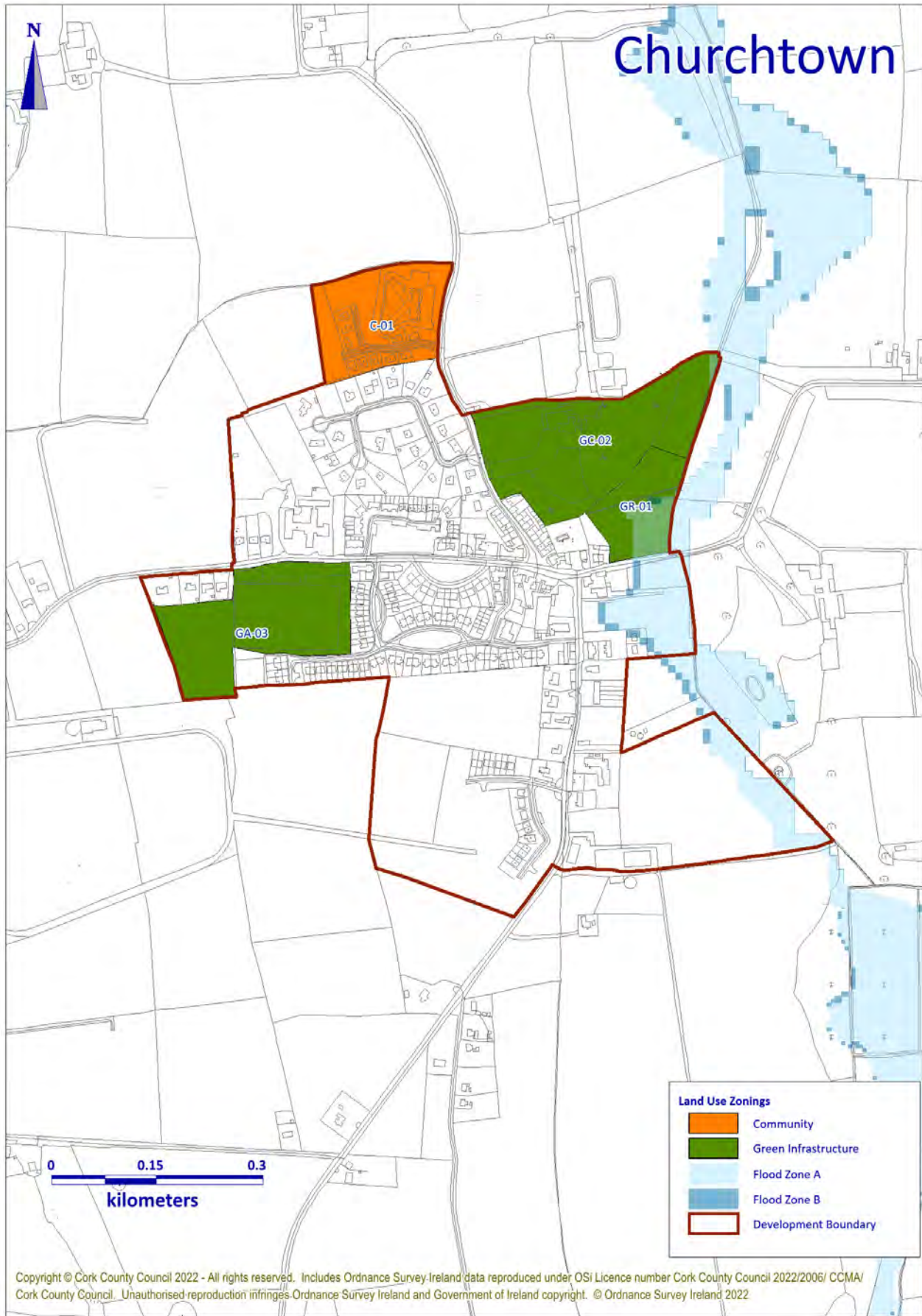
Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Churchtown	
Objective No.	
DB-01	a) Within the development boundary of Churchtown encourage the development of up to 10 houses during the plan period.
	b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.
	c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.
	d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Churchtown			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GR-01	Open Space (with provision for village park). *		1.4
GC-02	Open space. This prominent site makes a significant contribution to the rural character of the village and the setting of Churchtown House in particular. *		4.3
GA-03	GAA Playing Pitches including other recreational infrastructure		3.36

County Development Plan Objective Specific Development Objectives for Churchtown			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Community/Utilities			
C-01	Nursing Home with provision for sheltered housing.		2.5



2.14 Dromahane

Vision and Context

- 2.14.1 The vision for Dromahane over the lifetime of the Plan is to strengthen the range of community services and employment opportunities within the village and ensure that new development within the development boundary is in keeping with the scale and character of the village

Local Context

- 2.14.2 Dromahane is located approximately 6km to the south west of Mallow and is located within the CASP Ring Strategic Planning Area. Its accessibility and proximity to the town of Mallow have contributed to the substantial growth of new housing development in the village in recent years.
- 2.14.3 Dromahane has extended in all directions from the crossroads at the village core. The traditional building stock is centred on the crossroads with a linear format of individual residential plots having developed in all directions from the crossroads in the past.
- 2.14.4 Housing growth in Dromahane will need to be more modest than in the past in order to support the role of the nearby Ring Town of Mallow as well as reflect the lack of available water services infrastructure within the village.

Population and Housing

- 2.14.5 Census 2016 recorded a total of 959 people in Dromahane an increase of 87 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Dromahane had an increase of 3 units in the period between 2010 and 2020.

Table 3.2.25: Housing Growth Dromahane 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	346	343	349	3

Source – Geo Directory

- 2.14.6 In the absence of wastewater infrastructure upgrades it is likely that future growth will be mostly based on small scale developments. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of development. This is likely to be most attractive in terms of increasing population and offering a real alternative to those who would otherwise consider housing in the open countryside.
- 2.14.7 Over the lifetime of this Plan it is envisaged that the village will grow on an organic basis, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 2.14.8 It is clear that all the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 10 additional dwellings in the village over the plan period.

Placemaking

- 2.14.9 The heart of the village is centred on cross-roads around which a number of community facilities are located or are within a short walking distance.
- 2.14.10 Opportunities exist to further enhance this area both physically and aesthetically through traffic calming measures, footpath widening, seating, tree planting, etc and to increase connectivity to nearby amenities including the local park, church and residential areas.
- 2.14.11 New development should be designed to maximise connectivity to the centre, provide for a range of house types and

sizes and be designed in the architectural language of its locality. Some funding for reconstruction/renewal of defective footpaths in the village has recently been secured from the NTA.

Economy and Employment

- 2.14.12 Dromahane acts as a service provider for its immediate hinterland. The village has a number of commercial facilities, which include a convenience shop, two public houses, off-licence and a takeaway. Nazareth House Nursing Home is located to the east of the village on substantial grounds and provides some employment in the area. Employment opportunities of an appropriate scale can be considered within the development boundary.

Social and Community Facilities

- 2.14.13 Dromahane has a reasonable range of community facilities including a primary school, church, public park, community centre and tennis club. The public park and playground have been a particularly positive addition to the village in recent years and was particularly desirable given the significant population increases that had occurred in the village over recent decades. The village also has a general practice and is accessible to the nearby nursing home.

Water Management

- 2.14.14 Dromahane has a public water supply. The village is supplied with water from three different sources, two bored wells in the village and a natural spring located at Kilcolman. Any additional development in the village will require increased pumping capacity and a new reservoir may be required in the long term as part of Banteer/Dromahane Regional Scheme.
- 2.14.15 The Wastewater Treatment Plant provides secondary treatment and has very limited available capacity. The plant discharges to the Clyda River which is a tributary of the Blackwater, a protected area, with no assimilative capacity issues affecting the river which is also a drinking water protected area.
- 2.14.16 The waste water treatment system will need to be upgraded to provide additional capacity and an appropriate level of treatment. At present Irish Water have no plans for upgrading.

Built Heritage

- 2.14.17 None of the structures within the village are listed in the Record of Protected Structures. However, Nazareth House Nursing Home (formerly Newberry House) to the east of the village is listed in the Record of Protected Structures. One house is listed on the National Inventory of Architectural Heritage as being of Regional significance. In terms of archaeology remains of a ringfort and souterrain are also located within the settlement boundary.

Biodiversity

- 2.14.18 There are no nature conservation designations (cSAC, pNHA and SPA) within or in the vicinity of the village.
- 2.14.19 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Plan prevail which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside. See [**Chapter 5 Rural**](#)

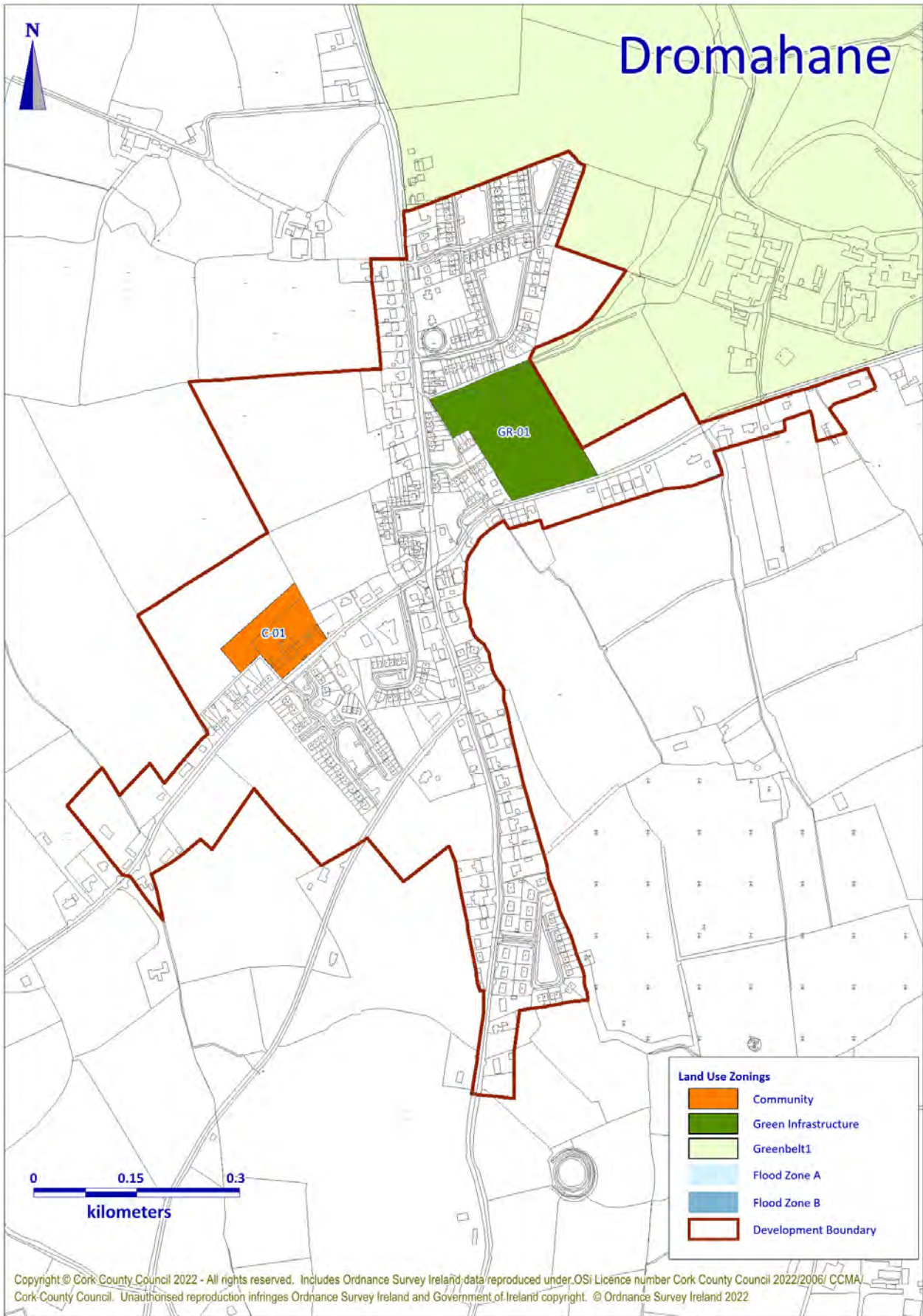
Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Dromahane	
Objective No.	
DB-01	<p>a) Within the development boundary of Dromahane encourage the development of up to 10 houses during the plan period.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Dromahane			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GR-01	Dromahane Community Park. To be protected for its local recreational amenity.		2.58
Community/Utilities			
C-01	Educational and ancillary uses including recreational facilities		1.06

Dromahane



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA / Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

2.15 Dromina

Vision and Context

- 2.15.1 The vision for Dromina over the lifetime of this plan is to accommodate a moderate level of additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Local Context

- 2.15.2 Dromina is a small village situated close to the border with County Limerick and approximately 5 miles to the west of Charleville, on the regional route linking Charleville and Newmarket. Dromina is situated close to the villages of Milford and Newtownshandrum, with the three villages forming a triangular cluster at approximately three mile intervals. In relative terms the village is quite small with an informal core and a number of small well established housing schemes which are generally in keeping with the scale of the village.

Population and Housing

- 2.15.3 Census 2016 recorded a total of 275 people in Dromina an increase of 6 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Ballydesmond had an increase of 12 in the period between 2010 and 2020.

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	111	124	123	12

Source – Geo Directory

- 2.15.4 A modest amount of development has occurred in the village in recent years and in general has generally been in keeping with the overall scale of the village. The village is considered most suited to the development of lower density housing options including small schemes of serviced sites and sites for individual self build options. The exception would be where infill development is proposed within the core of the village where terraced structures may be more appropriate so as to provide a focus to the streetscape.
- 2.15.5 It is considered that the village could support the development of up to 10 dwellings over the plan period.

Placemaking

- 2.15.6 Dromina is a village that has evolved organically in a linear pattern over a number of decades and this has generally occurred at a small scale. Further consolidation and enhancement of the existing built footprint is necessary. The village generally presents itself as an attractive place however it would benefit from additional public realm improvements over the lifetime of the plan. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.

Economy and Employment

- 2.15.7 Agriculture remains the primary employer for the area with economic activity in the village remaining largely static over recent years. A number of basic local services exist in the village. In terms of small scale commercial or employment uses, opportunities remain for further consolidation and redevelopment of a number of sites along the Main Street. In addition, a site has been identified to the south of the village for business uses. Such development could help improve the identity of Dromina and thus increase its attractiveness to potential inhabitants.

Social and Community Facilities

- 2.15.8 The village is served by the R578 regional road which provides easy access to Charleville to the east, Newmarket to the south west and Dromcollogher to the north-west via the R522. Access to Cork and Limerick City is relatively easy via the N20. Footpath and lighting provision is generally good throughout the village.
- 2.15.9 Dromina has a reasonable level of facilities including a church, GAA pitch, national school, childcare facility and several small public open space areas.

Water Management

- 2.15.10 There are capacity constraints present particularly in terms of water supply and wastewater infrastructure and so new development in Dromina of the scale outlined can only proceed on the basis of upgrade to the water supply and satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential of Dromina will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.
- 2.15.11 The wastewater treatment plant system discharges to the River Deel, part of the Shannon Estuary Catchment and water quality is an issue. The wastewater treatment system will need to be upgraded to provide additional capacity and an appropriate level of treatment having regard to water quality concerns. At present Irish Water have no plans for upgrading.

Built Heritage

- 2.15.12 There are three buildings in the village that are on the record of protected structures; RPS 00518 - Thatch House, RPS 00514 - Thatch House Dromina and RPS 00022 - Dromina Catholic Church. There are also several archaeological features around the immediate hinterland of the village.

Biodiversity

- 2.15.13 The location of the village in the "Golden Vale" is characterised by high quality agricultural lands present especially to the north of the village.
- 2.15.14 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See [Chapter 5 Rural](#)

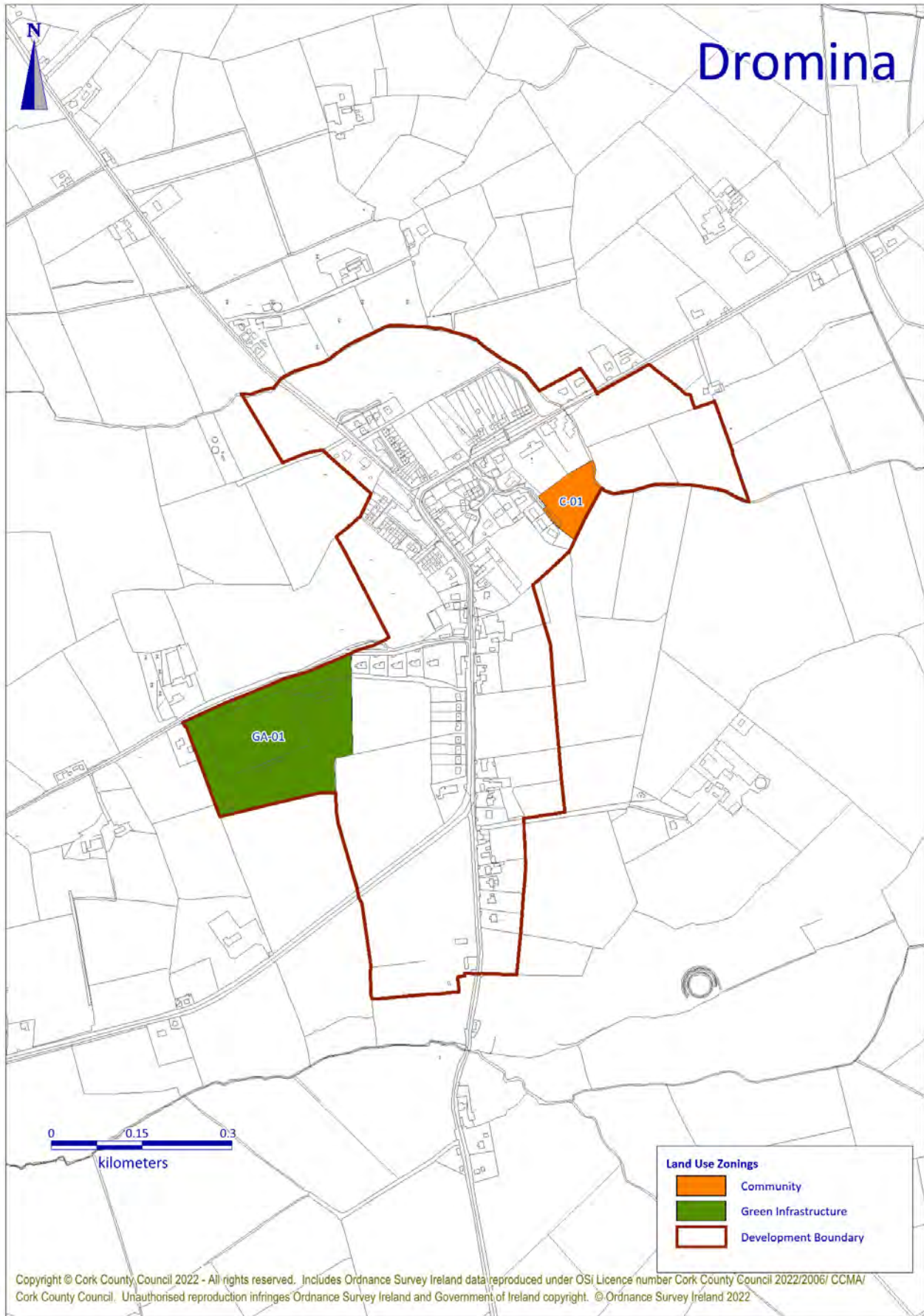
Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Dromina	
Objective No.	
DB-01	Within the development boundary of Dromina encourage the development of up to 10 houses during the plan period.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Dromina			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Community			
C-01	Use for school expansion or for the provision of village amenity space.		0.73
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		4.84

Dromina



2.16 Grenagh

Vision and Context

- 2.16.1 The vision for the village is to promote sympathetic development in tandem with the provision of services and to retain and improve local services and facilities.

Local Context

- 2.16.2 Grenagh, a substantial village with a large residential element consisting mainly of estate housing around a small original core, is located approximately 16 km north of Cork City and west of the N20 Cork-Mallow road and railway line. There is a disused railway line in Rathduff to the south east of the village.
- 2.16.3 The village itself lies in an elevated position to the west of the N20 National Primary Road, and west of the River Martin, which is a tributary of the River Lee and flows between Grenagh and Rathduff. In the vicinity of the village the land rises from the valley of the River Martin, west towards Grenagh and east towards Rathduff.

Population and Housing

- 2.16.4 The population of Grenagh in the 2011 Census was approximately 562 people. The 2016 Census population is recorded as 579 persons an increase of 17. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Grenagh had an increase of 7 units in the period between 2015 and 2020.

Table 3.2.27: Housing Growth Grenagh 2015 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	217	224	229	12

Source – Geo Directory

- 2.16.5 The village saw considerable growth in the number of dwelling units within the development boundary in the 2000's however this growth has slowed somewhat during recent years. Between 2001 and 2010, 186 units were constructed in Grenagh. This development has primarily been residential estates focused around a modern village centre development.
- 2.16.6 Over the lifetime of this plan, it is envisaged that the key village of Grenagh will develop in a sustainable manner with the provision of additional residential units accompanied with the provision of an appropriate range of community and recreational facilities.
- 2.16.7 The development boundary that has been identified reflects the existing development within the village and the extent to which the village will grow over the lifetime of this plan. This Plan makes provision for the development of an additional 13 dwelling units within the village. There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste-water treatment facilities.
- 2.16.8 It is considered that the most suitable lands for future residential development in Grenagh are to the south of the established residential estates in the village centre. Access to these lands should generally be taken from the Blarney Road and should encourage the redevelopment of this part of the settlement. There may also be opportunities for infill development within the village.
- 2.16.9 The village contains a number of derelict properties. Facilitating the redevelopment and re-use of these would assist in consolidation of the village.

Placemaking

- 2.16.10 The village core is centred around a neighbourhood centre. New development should be designed to maximise connectivity to the centre and other amenities within the village as they continue to be provided. It should provide for a range of house types and sizes and be designed in the architectural language of it's locality.

Economy and Employment

- 2.16.11 Employment in Grenagh is predominately in the service sector with a number of retail units completed as part of the recent village centre development, which includes a petrol station and a small convenience retailer. Given the planned population growth in Grenagh it is envisaged that there will be a need to extend the retail and business offer available in the village centre. Any future retail or business related development should be centred on the old village centre, in order to facilitate the renewal of the derelict buildings in this part of the settlement.

Social and Community Facilities

- 2.16.12 Over the life of previous plans, the traditional village centre has relocated to the lands zoned T-01 in that plan. The village has a number of services and facilities including a church, post office, a public health clinic, a petrol station, and some retailing. There are also a number of sport and recreation facilities in close proximity to the village centre, including GAA playing fields. New sporting facilities including a playground to the north of the village are a welcome attraction to residents and other visitors to Grenagh.
- 2.16.13 While the village has experienced significant growth in the number of dwellings over the lifetime of the last plan, this growth was not accompanied with an appropriate range of community and recreational facilities. The provision of such facilities on an ongoing basis will be critical to meeting the recreational needs of both the existing and the future population.
- 2.16.14 An opportunity exists to improve the pedestrian and cycling connectivity between Grenagh and Rathduff National School. This would provide parents and pupils with an alternative access to the school. Pedestrian crossings linking areas of planned population growth with services centres would enhance pedestrian safety and accessibility within the area. The village would also benefit from improvement to hard surfacing at the village junction. Some funding for reconstruction/renewal of defective footpaths in the village has recently been secured from the NTA.

Water Management

- 2.16.15 Work was recently undertaken to increase water storage capacity in the area by adding another reservoir. However Grenagh Water Supply is limited at present.
- 2.16.16 The wastewater treatment plant in Grenagh has limited spare capacity and upgrading of Grenagh WWTP as well as the foul sewer network will be required to accommodate any new developments.

Built Heritage

- 2.16.17 There are a number of sites of historical importance in and around Grenagh, which include stone circles, standing stones and Fulacht Fia. Ballyvaloon House to the south of the village in the townland of Grenagh is entered in the Record of Protected Structures.

Biodiversity

- 2.16.18 A Blarney Electoral Area District Habitat Survey (Dec, 2008) highlighted the importance of protecting the River Martin Woodlands that extend north from Blarney and west of the N20, towards Grenagh. The River Martin is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area.

Special Policy Area

- 2.16.19 An opportunity exists to the south of the existing established residential area of Grenagh for a mixed use type development. Any development within this area should include for the provision of a car park, and appropriate community/recreation facilities. Limited business related uses could also be accommodated as part of a wider mixed use type development. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.

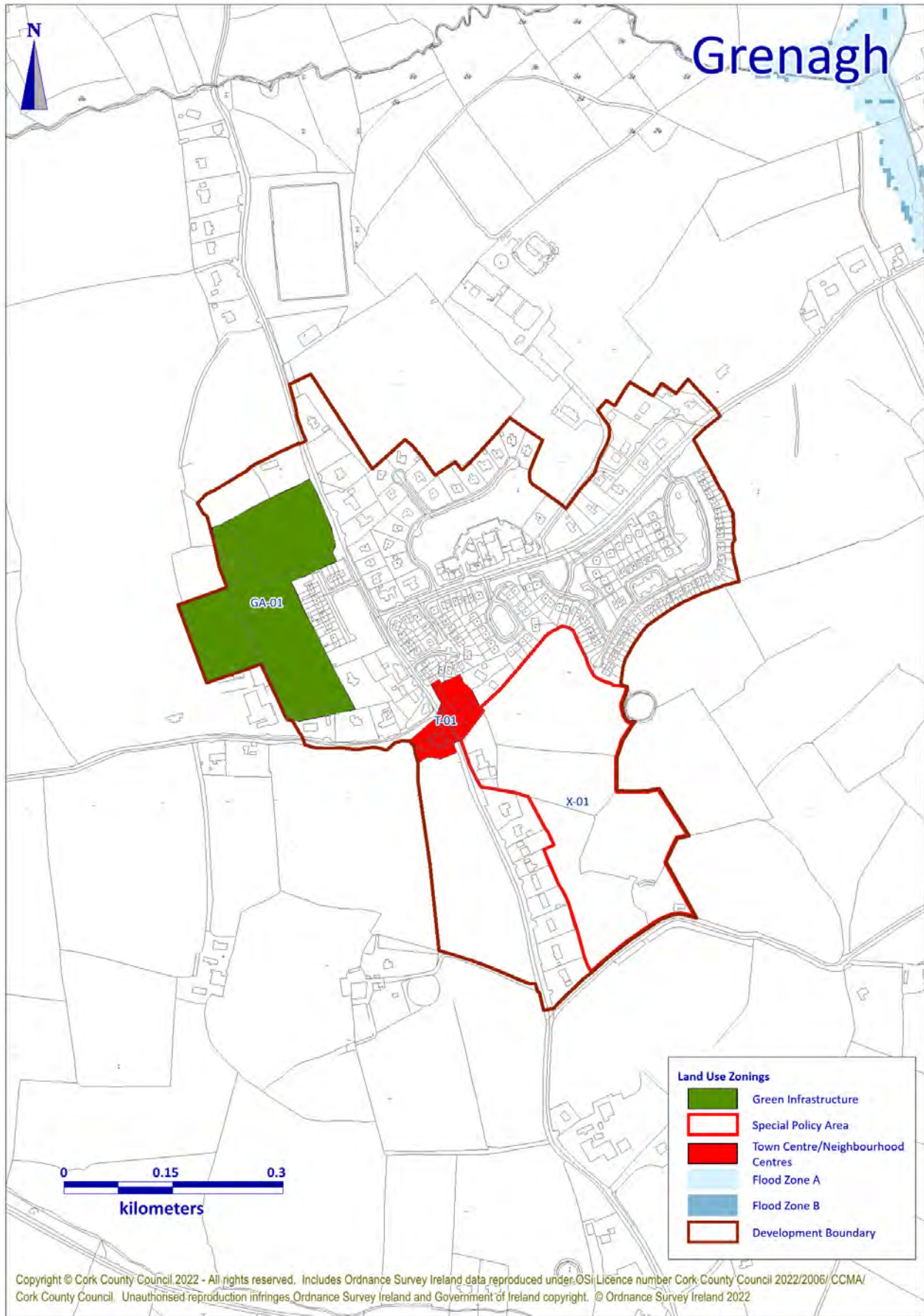
2.16.20 The existing school serving Grenagh is located on a substandard road at Rathduff and generates large volumes of traffic therefore it may be appropriate to re-locate the existing school or to provide a second school at Grenagh. The development of Special Policy Area X-01 includes provision for a new national school.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Grenagh	
Objective No.	
DB-01	Within the development boundary of Grenagh encourage the development of up to 13 additional dwelling units during the plan period.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Grenagh			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Town Centre			
T-01	Town Centre. Village Centre Development- including business, retail, community, and residential facilities.		0.6
Green Infrastructure			
GA-01	Open Space. Protect this area of open space for sporting and recreational uses.		4.3
Special Policy Area			
X-01	Special Policy Area. Mixed use development - Any proposals for development must include for the provision of a car park, community/recreational facilities social housing and a site for a new school. Limited business related development could be incorporated into a wider mixed use scheme. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.		6.5



2.17 Knocknagree

Vision and Context

- 2.17.1 The vision for Knocknagree over the lifetime of this plan is to accommodate some moderate additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Local Context

- 2.17.2 Knocknagree is situated adjacent to the County Kerry border. The village is approximately 15km to the northwest of Millstreet and 4km north of Rathmore. The village exhibits a formal layout with the strong streetscape of two storey dwellings around the Fair Green area providing a strong focus for the village centre. This Fair Green runs on an east-west axis and is a particularly prominent and unique feature in the area. The R582 Regional route runs through the village in a north south direction and borders the Fair Green to the west. The building stock is generally well maintained although there is some vacancy. In general the village has seen little new development in recent years with the exception of some one off dwellings at the margins and on the approach roads.

Population and Housing

- 2.17.3 Census 2016 recorded a total of 188 people in Knocknagree a reduction of 11 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Knocknagree had an increase of 6 units in the period between 2010 and 2020.

Table 3.2.28: Housing Growth Knocknagree 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	88	94	94	6

Source – Geo Directory

- 2.17.4 The population of Knocknagree had been in steady decline over recent decades although it has appeared to stabilize somewhat over recent census periods. Knocknagree has seen very little development in recent years by comparison to other villages. This is a reflection of the secondary position of the village, relative to the main centres of growth in the County and of its minor role as a service centre for its rural hinterland.
- 2.17.5 In view of the modest size of the existing village and the limited services available, the village is likely to be best placed, over the lifetime of this plan, to cater primarily for indigenous housing demand and to provide an alternative option to the open countryside for those seeking to build an individual house in a rural setting. The renovation and upgrade of existing vacant or underutilized buildings should be prioritised, particularly those located around the attractive Fair Green area. The provision of self-build opportunities, serviced sites and detached dwellings will also be supported.
- 2.17.6 It is considered that the development boundary provides sufficient capacity to cater for the future development needs of the village and that the village could support the development of up to 20 dwellings over the plan period.

Placemaking

- 2.17.7 The Fair Green area provides a strong and attractive focus for the village centre. The traditional style terrace housing and green have pleasant views out to the wider countryside and mountains to the south. The village can benefit from additional public realm improvements. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.
- 2.17.8 The local community have formed their own plan for Knocknagree and consideration can be given to various proposals over the lifetime of the plan. The plan proposes a number of public realm improvements that would benefit the village including ongoing upgrading of the Fair Green and additional amenity walkways.

Economy and Employment

- 2.17.9 Manufacturing, agriculture and retail/service provision are the main economic activities of the village and its hinterland. The existence of employment opportunities nearby (notably Munster Joinery to the north of the village) is also crucial to Knocknagree's development. The village is also an important part of the Sliabh Luacra musical tradition and this attracts some tourists to the area.

- 2.17.10 A choice of greenfield locations are available in addition to opportunities for smaller brownfield and infill redevelopments. There are a number of vacant premises within the village and it would be desirable to see these being taken up for new uses. Opportunities for sensitive redevelopment of existing underused buildings in and around the Fair Green are also available, however care will need to be taken in this sensitive area so that its existing character is reinforced.
- 2.17.11 Additional population growth is desirable in terms of maintaining and improving the services and facilities available in the village. In particular development of tourist facilities and resources will be encouraged as will development of a small business sector.
- 2.17.12 In terms of business uses, lands zoned for commercial development remain undeveloped and are being retained for business use in this plan. Opportunities for small sale business uses are also available elsewhere within the development boundary, subject to normal proper planning and sustainable development criteria. Additional business uses could help improve the identity of Knocknagree and thus increase its attractiveness to potential inhabitants.

Social and Community Facilities

- 2.17.13 Knocknagree has a basic level of facilities including a church, primary school, community hall and GAA pitch. The Fair Green has been renovated in recent years and now provides a very attractive open space area and parking area for the community.
- 2.17.14 Knocknagree is served by the R582 which provides direct access to both Rathmore and Ballydesmond. The relative distance of the village from Cork City is counter balanced by access to the Key towns of Killarney, Tralee and Mallow via the nearby N72. The local community have plans in place to develop a new multi purpose community hub to facilitate social and cultural activities and promote Knocknagree's rich heritage in Music and Dance which would be a positive addition to the village.

Water Management

- 2.17.15 The village is supplied with water from the Boherbue/Ballinatona Water Supply Scheme via a local reservoir and the supply is limited. The waste water treatment plant has some capacity for additional development.

Built Heritage

- 2.17.16 In terms of the built environment, the village itself is very attractive and a large proportion of its buildings are arranged around a large open Fair Green. Whilst each building is individually modest the cumulative impact of the arrangement is very striking. This open space has been recently successfully renovated and is also on the Record of Protected Structures. However, there is some under use of the buildings encircling the Fair Green and this detracts from the character of the village (see Population and Housing).

Biodiversity

- 2.17.17 The River Blackwater flows approximately 1km to the west of the village and is designated as a Special Area of Conservation.
- 2.17.18 The varied and attractive landscape of Knocknagree's hinterland is a key benefit for both existing and future residents. In this context it is important to ensure that the village's natural setting is maintained and protected from inappropriate development such as wind farms and forestry.
- 2.17.19 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See **Chapter 5 Rural**

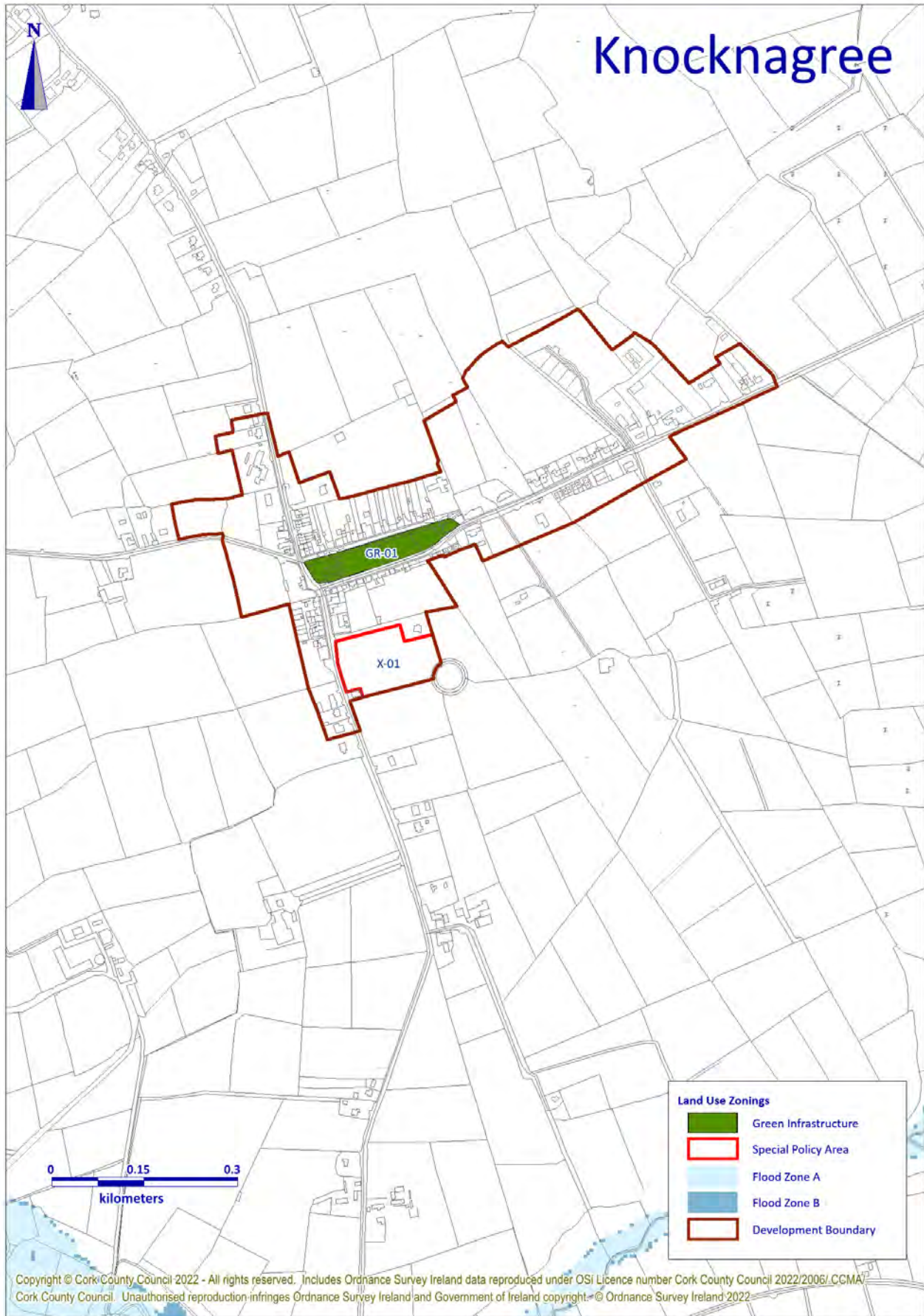
Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Knocknagree	
Objective No.	
DB-01	Within the development boundary of Knocknagree encourage development of up to 20 houses in the plan period.
DB-02	<p>a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. New development should be sensitively designed and planned to provide for the protection of green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in <u>Volume One Main Policy Material and Volume Two Heritage and Amenity.</u></p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Knocknagree			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GR-01	Fair Green: Passive Public Open Space with parking provision.		0.93
Special Policy Area			
X-01	Use for business / retail development including convenience retail, light industry, wholesaling trade showrooms, incubator units and car showrooms.		1.39

Knocknagree



2.18 Milford

Vision and Context

- 2.18.1 The vision for Milford over the lifetime of this plan is to accommodate moderate additional growth in the village and thus seek to attract and retain population. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Local Context

- 2.18.2 Milford is located to the north of the Municipal District, close to the border with County Limerick. As a Key Village Milford has an important role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that appropriate policies are put in place so as to enable the village to capitalise on its strengths and grow its population and services accordingly.
- 2.18.3 Milford forms a cluster of settlements in combination with Dromina and Newtownshandrum and is the smallest of the three villages. The village is also close to Dromcollogher in County Limerick. Agriculture remains the main employer in the area.
- 2.18.4 Milford is located along the banks of the River Deel. The village core is located around the crossroads at the eastern end where the church, school and main commercial premises are located. The historic Kilbolane Castle is just outside the boundary to the south east and its wooded and landscaped setting forms an attractive approach to the village. Residential development, including older public housing schemes extend along the regional road to the west of the village core, giving the village a very elongated form. There has also been some attractive infill housing development in the core of the village.

Population and Housing

- 2.18.5 Census 2016 recorded a total of 247 people in Milford a reduction of 4 on 2011 figures. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Milford had a reduction of 2 units in the period between 2015 and 2020.
- 2.18.6 In recent decades the population of Milford has in general been in decline but has seen somewhat of an uplift in recently recorded figures with the population having increased to 251 in 2011. The 2016 figures demonstrate that this growth has now plateaued.

Table 3.2.29: Housing Growth Milford 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	130	124	122	-8

Source – Geo Directory

- 2.18.7 The village has a coherent structure and quite an extensive built form, and there are opportunities to consolidate this and accommodate some additional development over the lifetime of this plan, subject to provision of all the necessary services. Such development, and associated population growth, may help secure existing retail services in the village and support the development of new businesses and employment opportunities. In order to attract population to Milford and thus improve services it will be vital to provide the type of housing that this population requires. In particular, it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential in order to attract those who would otherwise consider housing in rural areas.
- 2.18.8 Little development has taken place in the village within the last plan period. Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of local employment opportunities.
- 2.18.9 With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. Given the potential of the settlement it is envisaged that the development of 28 houses is a reasonable target for the village over the plan period.
- 2.18.10 Outside the development boundary, the land forms part of the open countryside where the policy is to prevent sprawl and to ensure a clear distinction between built up areas and the countryside. See **Chapter 5 Rural**

Placemaking

- 2.18.11 The village core is centred around the cross roads at the eastern end of the settlement and is pleasantly attractive. As the focal node within the village additional improvement of the public realm should be concentrated in this area extending outwards to connect to other amenities and attractions. The opportunity to provide additional access to the banks of the River Deel should be considered as well as the regeneration of key sites. New development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of it's locality.

Economy and Employment

- 2.18.12 The fertile landscape around Milford ensures that agriculture remains the primary employer for the area. The village has some notable economic activity including a farm store, a number of small convenience shops, a car sales garage/petrol station, a post office and number of public houses. Opportunities exist for some additional village core development.
- 2.18.13 Additional population growth may support the development of a broader retail sector and agriculture linked business base in the village. Additional business uses could help improve the identity of Milford and thus increase its attractiveness to potential inhabitants.

Social and Community Facilities

- 2.18.14 In terms of social, leisure and community facilities, Milford has access to a church, primary school, community hall, child care services and Garda Station as well as a GAA pitch and tennis courts. The village has also benefited from the development of a public park alongside the river and historic bridge.
- 2.18.15 Milford is served by the R515 which connects the village with Newtownshandrum and Charleville to the east and Dromcollogher to the west. Access to Cork City and Limerick City is via the nearby N20. Footpath and public lighting provision is generally good throughout the village.

Water Management

- 2.18.16 Milford has access to a good water supply from the Allow Water Supply Scheme and it is considered that the supply is adequate to meet the development needs of the village during the lifetime of this plan. The Milford sewerage treatment system provides secondary treatment and discharges to the River Deel and currently has some spare capacity. It should be noted that the biological quality of this section of the River Deel is a significant issue in the context of the overall catchment. Surface water drainage is not a problem for the village and can be dealt with adequately.
- 2.18.17 Parts of Milford have been identified as being at risk of flooding. The areas at risk follow the path of the River Deel through the village and are illustrated on the settlement map. Of particular concern is the potential impact on the village centre. The approach to Flood Risk Management is set out in **Chapter 11 Water Management in Volume One** of this Plan and in the updated Strategic Flood Risk Assessment (SFRA), October 2021. The updated SFRA should be consulted for any settlement specific comments and recommendations, including any site specific recommendations made as part of any Justification Tests carried out, prior to any application for development.

Built Heritage

- 2.18.18 In terms of the built environment, there are three buildings either in or close to the village that are on the record of protected structures; RPS 00001 Kilbolane House at Kilbolane, RPS 00002 Kilbolane Castle at Kilbolane (Tower House) and RPS 00003 Former Scart Schoolhouse at Scart.
- 2.18.19 There are several sites in the village which are currently derelict or disused and, if redeveloped, would greatly benefit the amenities of Milford. In particular sensitive redevelopment of key sites along the Main Street is required so as to ensure that its existing character is reinforced.

Biodiversity

- 2.18.20 As described in the 2007 Draft Landscape Strategy and set out in the Green Infrastructure Chapter of Volume One of the Plan, Milford is located within Landscape Character Type 5 - Fertile Plain with Moor land Ridge. In general the Landscape is deemed to be Very High Value (picturesque with scenic routes and natural and cultural heritage of county or national importance), very high sensitivity (extra vulnerable landscapes likely to be fragile and susceptible to change) and of County importance. This echoes the location of the village in the "Golden Vale" and Milford's hinterland is best characterised by the high quality agricultural lands and mature broadleaf hedgerows. The village's location on a broad plateau also provides wide views over the area to the north in particular.

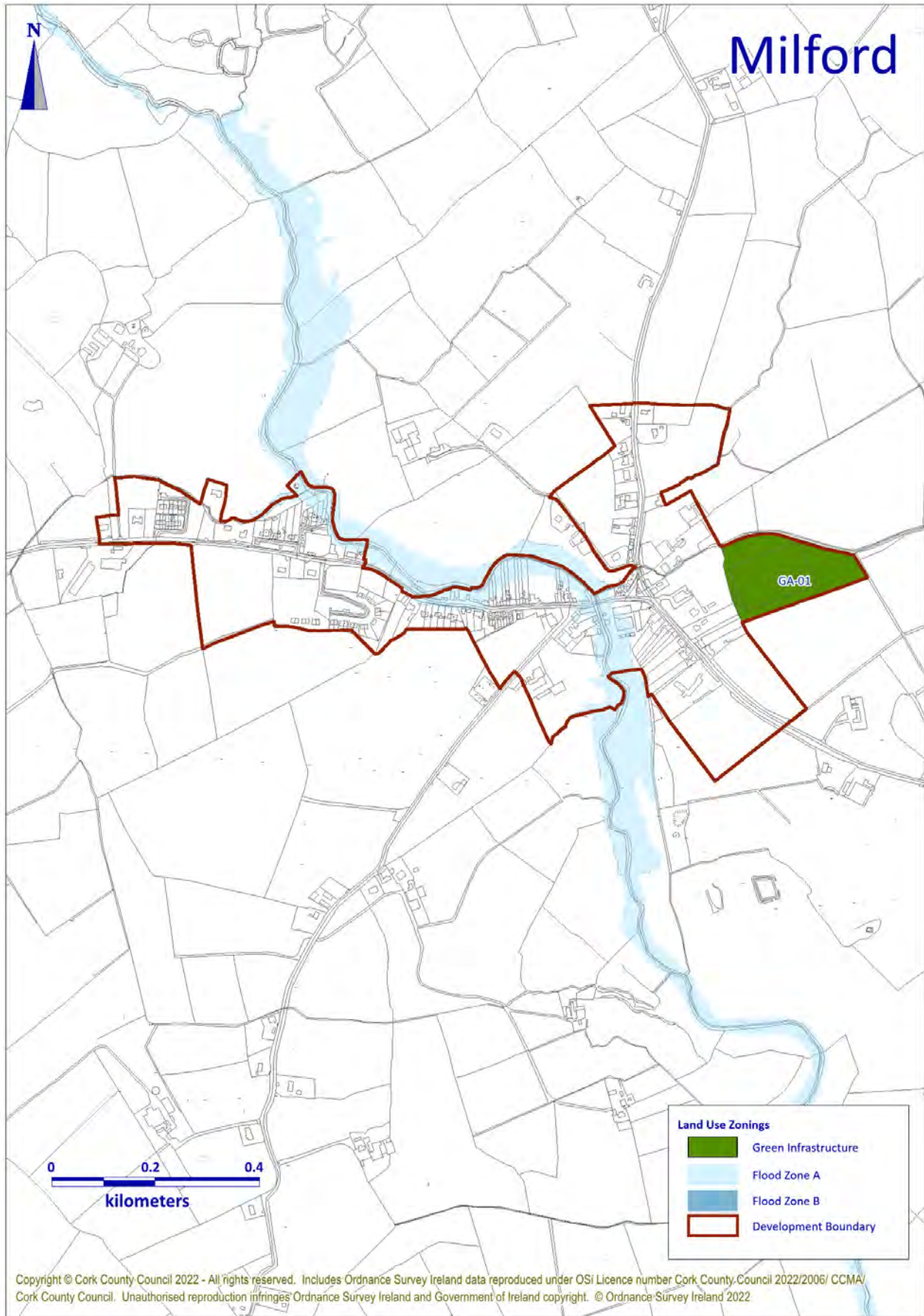
2.18.21 It is important to ensure that the village’s natural setting is maintained and this can be largely achieved if the surrounds of River Deel are protected from inappropriate development.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objectives for Milford	
Objective No.	
DB-01	Within the development boundary of Milford encourage development of up to 28 houses during the plan period.
DB-02	Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem.
DB-03	Part of the settlement is at risk of flooding. See Chapter 11 Water Management

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Milford			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.96



2.19 Newtownshandrum

Vision and Context

- 2.19.1 The vision for Newtownshandrum over the lifetime of this plan is to accommodate moderate additional growth in the village and thus seek to attract and retain population. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Local Context

- 2.19.2 Newtownshandrum is located to the north of the municipal district, close to the border with County Limerick and in close proximity to Charleville. It is located within the North Cork Strategic Planning Area. Newtownshandrum forms a cluster with the villages of Dromina and Milford with Newtownshandrum being the largest of the three villages.
- 2.19.3 Newtownshandrum's village core comprises an informal streetscape based on a loose arrangement of single and two storey dwellings and industrial/commercial buildings. The pattern of development elsewhere in the village comprises a mix of small housing estates interspersed with well established one off housing. Recent developments have concentrated to the east with little redevelopment of the village core.
- 2.19.4 This settlement is unusual as it is composed of a number of freestanding, vernacular, formerly thatched buildings. Many of these buildings now have corrugated iron roofs. This style of heritage settlement is unique and should be protected.

Population and Housing

- 2.19.5 Census 2016 recorded a population of 394 which was a reduction of 11 since 2011. Estimates from Geodirectory Data measuring postal addresses and occupied houses indicate that Newtownshandrum had little change in units in the period between 2010 and 2020. Significant housing construction occurred in the period of economic growth preceding the 2011 LAP but has not been matched since and growth has been stagnant.

Table 3.2.30: Housing Growth Newtownshandrum 2010 -2020

Year	2010	2015	2020	Growth 2010-2020
No of dwellings	139	137	137	-2

Source – Geo Directory

- 2.19.6 The village has the potential to accommodate some additional development over the lifetime of this plan, subject to provision of all the necessary services. Such development, and associated population growth, may help secure existing retail services in the village and support the development of new businesses and employment opportunities. In order to attract population to Newtownshandrum and thus improve services it will be vital to provide the type of housing that this population requires. In particular it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential in order to attract those who would otherwise consider housing in rural areas.
- 2.19.7 Little development has taken place in the village within the last plan period. Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this village and to facilitate further residential and business development. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base and the availability of local employment opportunities.
- 2.19.8 With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. Given the potential of the settlement it is envisaged that the development of 30 houses is a reasonable target for the village over the plan period.
- 2.19.9 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of Volume One, Chapter 5 of the Plan prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Placemaking

- 2.19.10 The village is laid out in an elongated form which stretches out primarily in an east west and southerly direction with single storey traditional vernacular and more recent modern buildings which front the main roads. The village generally presents itself as an attractive place however it would benefit from additional public realm improvements over the lifetime of the plan including footpath enhancement and extension. Any new development should be designed to maximise connectivity to the centre, provide for a range of house types and sizes and be designed in the architectural language of its locality.

Economy and Employment

- 2.19.11 Agriculture and some retail/service provision are the main economic activities in the village and its hinterland. However, the relative lack of commercial facilities in Newtownshandrum indicates some economic displacement to nearby Charleville. Nevertheless, the village core does include shops, post office and public house as well as several industrial buildings. It is considered that a substantial increase in population will lead to greater demand for these and other new services.
- 2.19.12 In particular it is considered that the village could accommodate some additional convenience floor space as well as some business units which could provide services to the surrounding hinterland.

Social and Community Facilities

- 2.19.13 Newtownshandrum is relatively well provided for in terms of social and leisure community facilities with access to a church, primary school, community hall and child care facilities as well as a GAA clubhouse and pitch.
- 2.19.14 The village is served by the R515 regional road which provides access to both Charleville and the N20 national route. It also serves Milford and Dromcollogher to the west. However public transport is very limited given the lack of a bus route. Footpath and public lighting provision is generally good throughout the village.

Water Management

- 2.19.15 There is no spare water supply capacity. Water supply to the village is from the Charleville Water Supply Scheme. The water mains leading to Newtownshandrum are in poor condition and there is significant leakage.
- 2.19.16 The treatment plant serving the village provides secondary treatment and discharges to the River Maigue. The percolation area serving the plant needs to be upgraded and the plant has only limited, if any, spare capacity.
- 2.19.17 There are no known significant flood hazards in this settlement. The village is quite elevated relative to the network of small rivers and streams in the general area.

Built Heritage

- 2.19.18 This settlement is unusual as it is composed of a number of freestanding, vernacular, formally thatched buildings. This style of heritage settlement is unique and should be protected.
- 2.19.19 There is a protected structure within the development boundary (RPS 00006 - Newtown Catholic Church) and another immediately outside the development boundary (RPS 00007 - Thatch House Newtown North) both of which are afforded protection by the Plan.

Biodiversity

- 2.19.20 The location of the village in the "Golden Vale" is characterised by the high quality agricultural lands delineated by mature broadleaf hedgerows. The village's location on a broad plateau also provides wide views over the area to the north in particular.

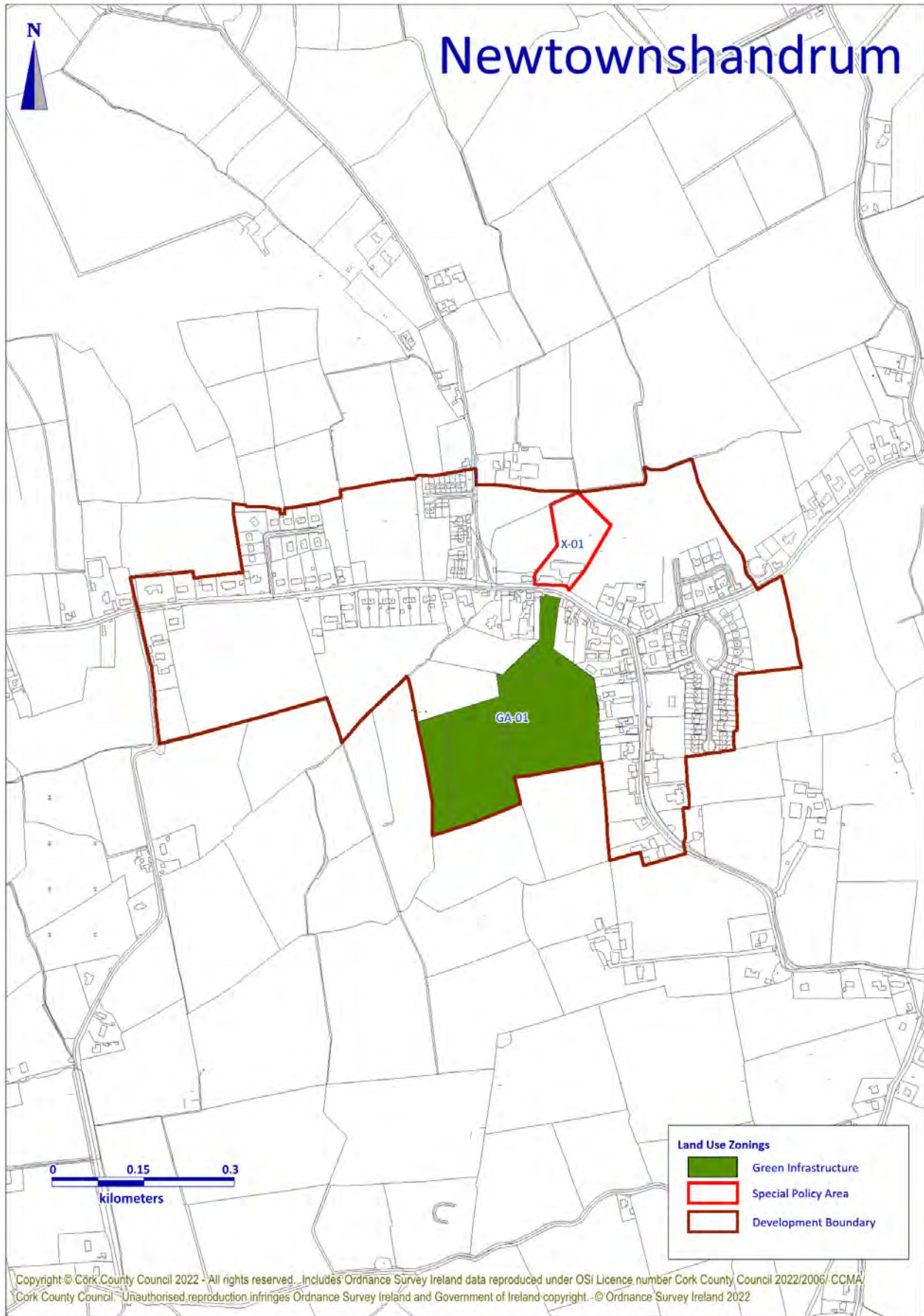
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Newtownshandrum	
Objective No.	
DB-01	Within the development boundary of Newtownshandrum it is an objective to encourage the development of up to 30 houses in the plan period.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Newtownshandrum			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Special Policy Area			
X-01	Mixed use development including primarily retail/offices and a small element of residential with on site provision for car parking.		1.07
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		5.18

Newtownshandrum



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA / Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

2.20 Villages

Villages of the Kanturk Mallow Municipal District

- 2.20.1 Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages. There are 18 villages in the Kanturk Mallow Municipal District as follows; Ballyclough, Ballyhea, Bweeng, Castlemagner, Cecilstown, Cullen, Freemount, Glantane, Kilbrin, Kiskeam, Liscarroll, Lismire, Lombardstown, Lyre, New Twopothouse, Rathcoole, Rockchapel and Tullylease.
- 2.20.2 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised, including the surrounding landscape, particularly any designated high value landscapes.
- 2.20.3 Given the challenges facing some villages in relation to infrastructure, in particular water services and whether any deficits can be overcome in the lifetime of the plan the Council will consider the reallocation of the overall level of units for a specific Village from Villages with current infrastructure constraints that are taking longer than expected to be resolved to a Village or Villages within the same Municipal District which has no such constraints subject to adequate capacity been shown to be available, in compliance with the requirements of Chapter 11 Water Management and any ecological considerations.
- 2.20.4 The transfer of housing units from a specific settlement cannot exceed 50% of that settlement's allocation as set out in the table below. Further guidance on the development of villages is given in Volume One of this Plan, particularly Chapter 2 Core Strategy, Chapter 3 Settlements and Placemaking, and Chapter 4 Housing.

Table 3.2.31 Scale of Development for Villages Kanturk Mallow Municipal District

Villages	Existing Number of Houses Q1 2010 (Geodirectory)	Existing Number of Houses Q2 2020 (Geodirectory)	Growth 2010 to 2020 (Geodirectory)	Overall Scale of Development (No. of houses)
Ballyclough	113	114	1	20
Ballyhea	53	43	-10	10
Bweeng	175	192	17	10
Castlemagner	113	120	7	10
Cecilstown	40	42	2	5
Cullen	48	48	0	10
Freemount	87	113	26	10
Glantane	38	59	21	10
Kilbrin	79	79	0	10
Kiskeam	42	69	27	10
Liscarroll	119	122	3	10
Lismire	33	30	-3	10
Lombardstown	64	67	3	10
Lyre	64	72	8	10
New Twopothouse	58	57	-1	5
Rathcoole	80	79	-1	10
Rockchapel	42	42	0	5
Tullylease	31	28	-3	5
Total Villages	1279	1376	97	170

2.21 Ballyclough

Vision

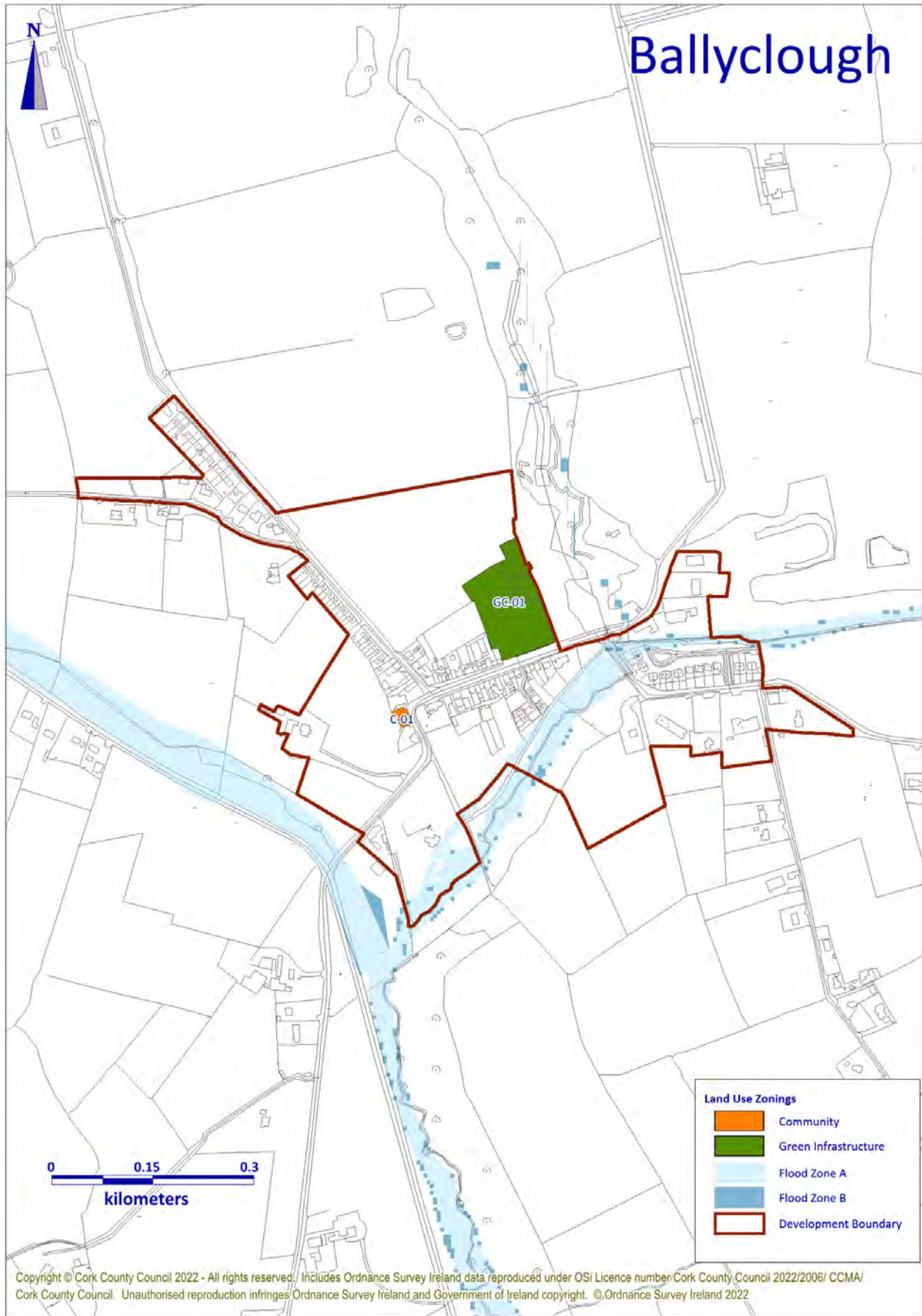
- 2.21.1 The vision for Ballyclough over the lifetime of the Plan is to facilitate a modest level of housing development within the village, while ensuring any new development is in keeping with the scale and character of the village particularly respecting the protected structures within the development boundary.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Ballyclough	
Objective No.	
DB-01	<p>a) Within the development boundary of Ballyclough encourage the development of up to 20 houses during the plan period.</p> <p>b) There are several archaeological sites/Recorded Monuments/Protected Structures within the development boundary of Ballyclough and account will need to be taken of these in the formulation of any proposals for development in this area.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Ballyclough			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GC-01	Preserve the setting of Ballyclough Castle and to maintain and protect the surrounding old estate stonewall.		1.3
Community/Utilities			
C-01	Public playground		0.54



2.22 Ballyhea

Vision

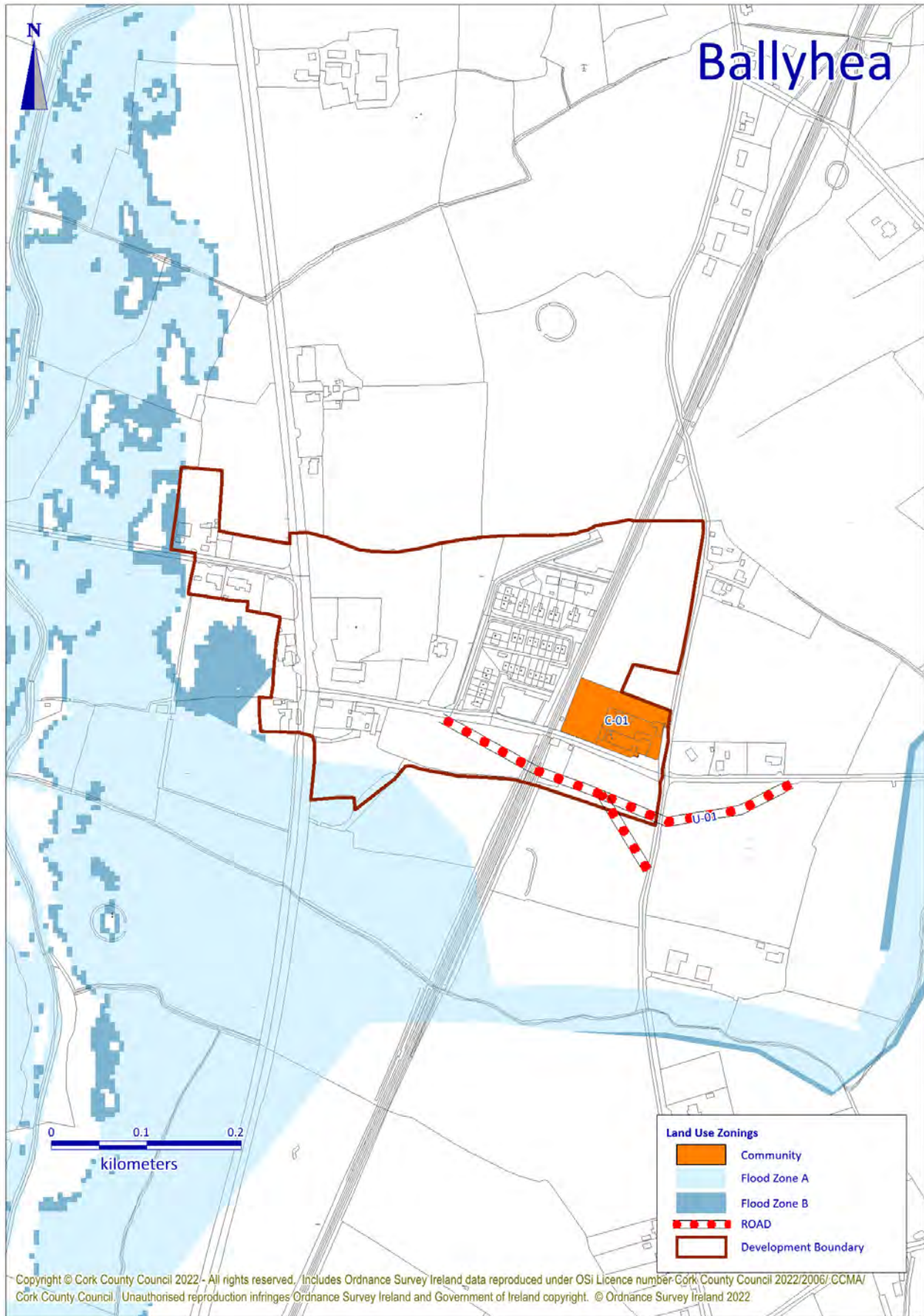
- 2.22.1 The vision for Ballyhea over the lifetime of the Plan is to cater for a modest level of development, proportionate to its existing size and sensitive to the high landscape value of the area. The village is most suited to the development of individual dwellings, subject to the provision of adequate services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Ballyhea	
Objective No.	
DB-01	Within the development boundary of Ballyhea it is an objective to encourage the development of up to 10 houses in the plan period.
DB-02	Appropriate and sustainable water and waste-water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater River Special Area of Conservation, must be available to accommodate development.
DB-03	Part of the settlement is at risk of flooding. See Chapter 11 Water Management

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Ballyhea			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Community			
C-01	Use for school expansion		0.62
Utilities			
U-01	Road realignment		-



2.23 Bweeng

Vision

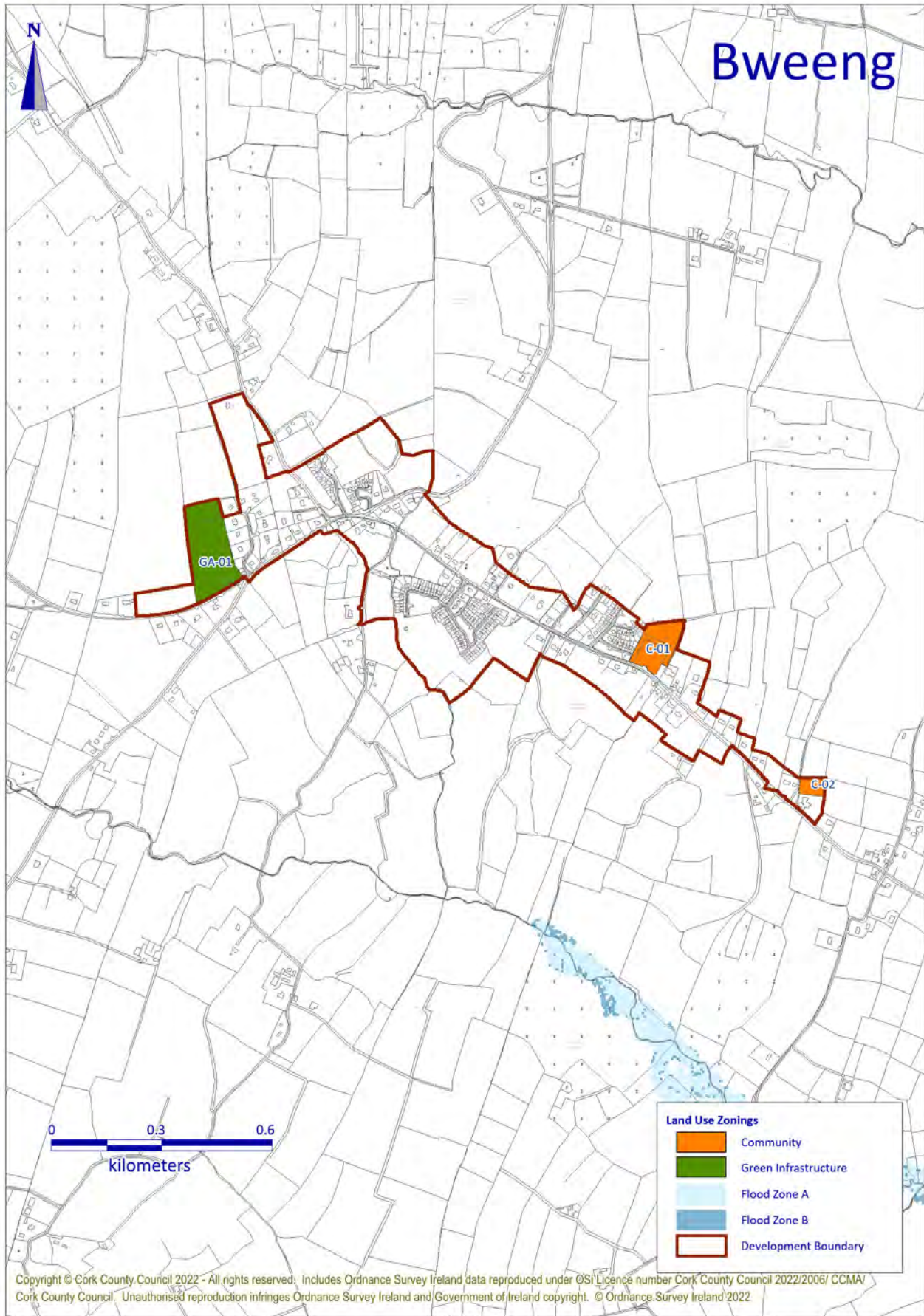
- 2.23.1 The vision for Bweeng over the lifetime of the Plan is to encourage a modest level of residential growth and to ensure development is consolidated so that it links both ends of the village and creates a strong focus and identity in tandem with provision of employment and services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Bweeng	
Objective No.	
DB-01	Within the development boundary of Bweeng encourage the development of up to 10 houses during the plan period. Water quality impacts and/or licence compliance issues associated with wastewater infrastructure serving the village must be addressed to accommodate further growth.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Bweeng			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Recreational amenity space.		3
Community/Utilities			
C-01	Expansion of Cemetery		1.36
C-02	Future school expansion		0.4



2.24 Castlemagner

Vision

- 2.24.1 The vision for Castlemagner over the lifetime of the Plan is to improve the range of services and facilities available within the village, consolidate the village core and to provide for a modest level of growth. Cork County Council was recently successful in securing funding for Castlemagner under Irish Water's Small Towns and Villages Growth Programme which will provide additional wastewater treatment capacity in the village in the period up to 2024.

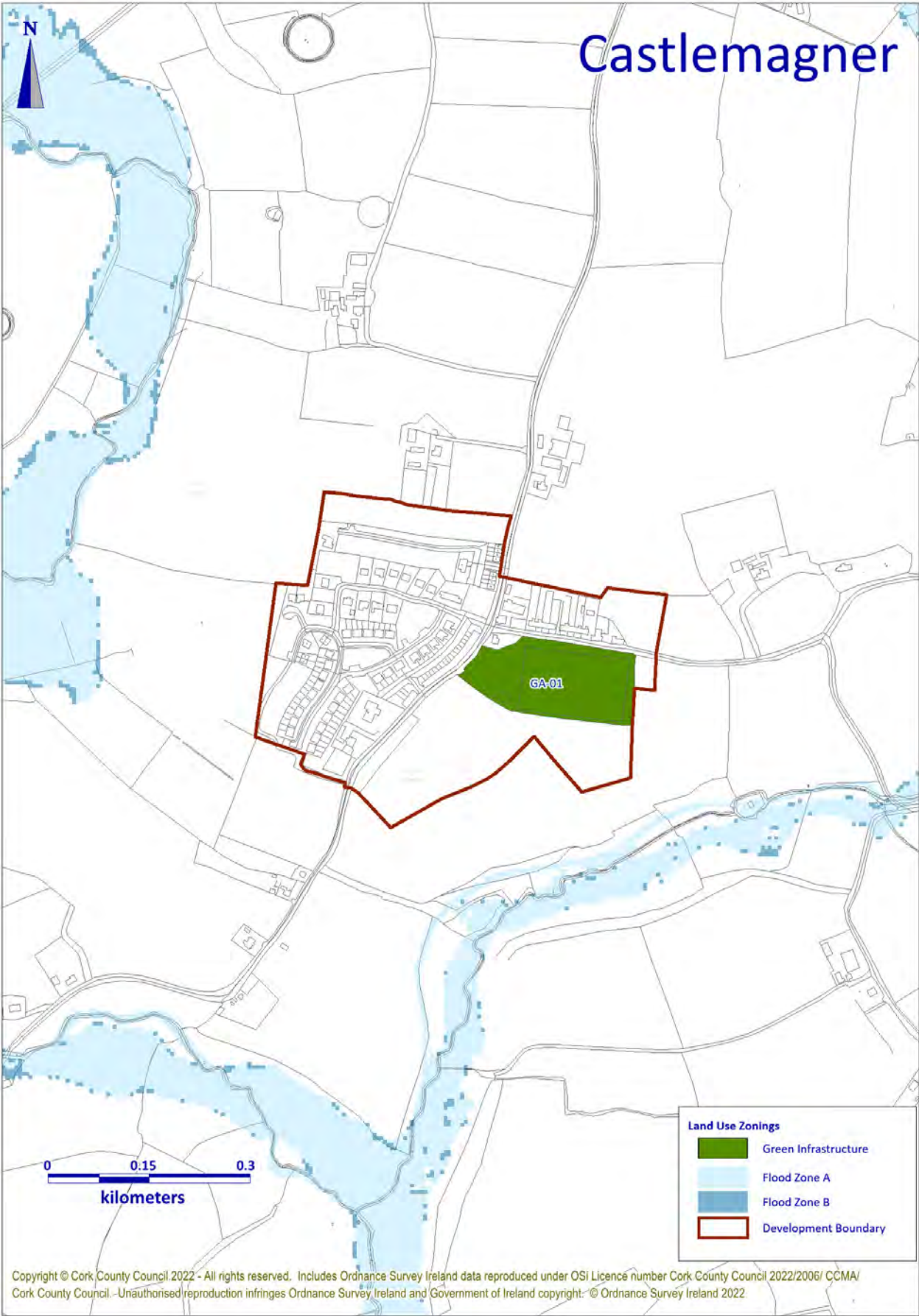
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Castlemagner	
Objective No.	
DB-01	<p>a) Within the development boundary of Castlemagner encourage the development of up to 10 houses during the plan period.</p> <p>b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Castlemagner			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.48

Castlemagner



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. -Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022.

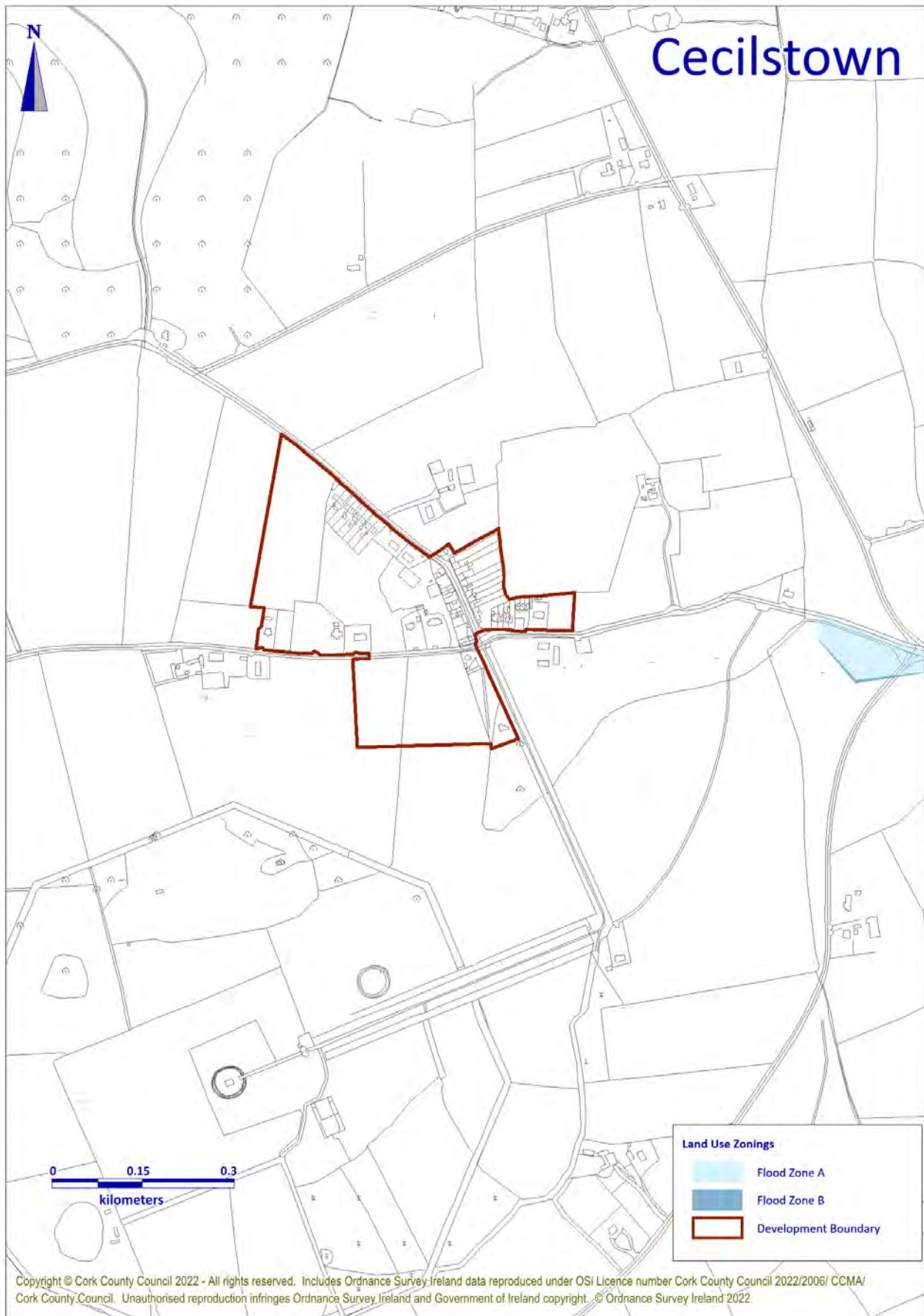
2.25 Cecilstown

Vision

- 2.25.1 The vision for Cecilstown over the lifetime of the Plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Cecilstown	
Objective No.	
DB-01	<ul style="list-style-type: none">a) Within the development boundary of Cecilstown encourage the development of up to 5 houses during the period.b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.



2.26 Cullen

Vision

- 2.26.1 The vision for Cullen over the lifetime of the Plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Cullen	
Objective No.	
DB-01	<p>a) Within the development boundary of Cullen encourage the development of up to 10 houses during the plan period.</p> <p>b) The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Cullen			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.1



2.27 Freemount

Vision

- 2.27.1 The vision for Freemount over the lifetime of the Plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services. In general development will not be encouraged within the Blackwater Special Area of Conservation.

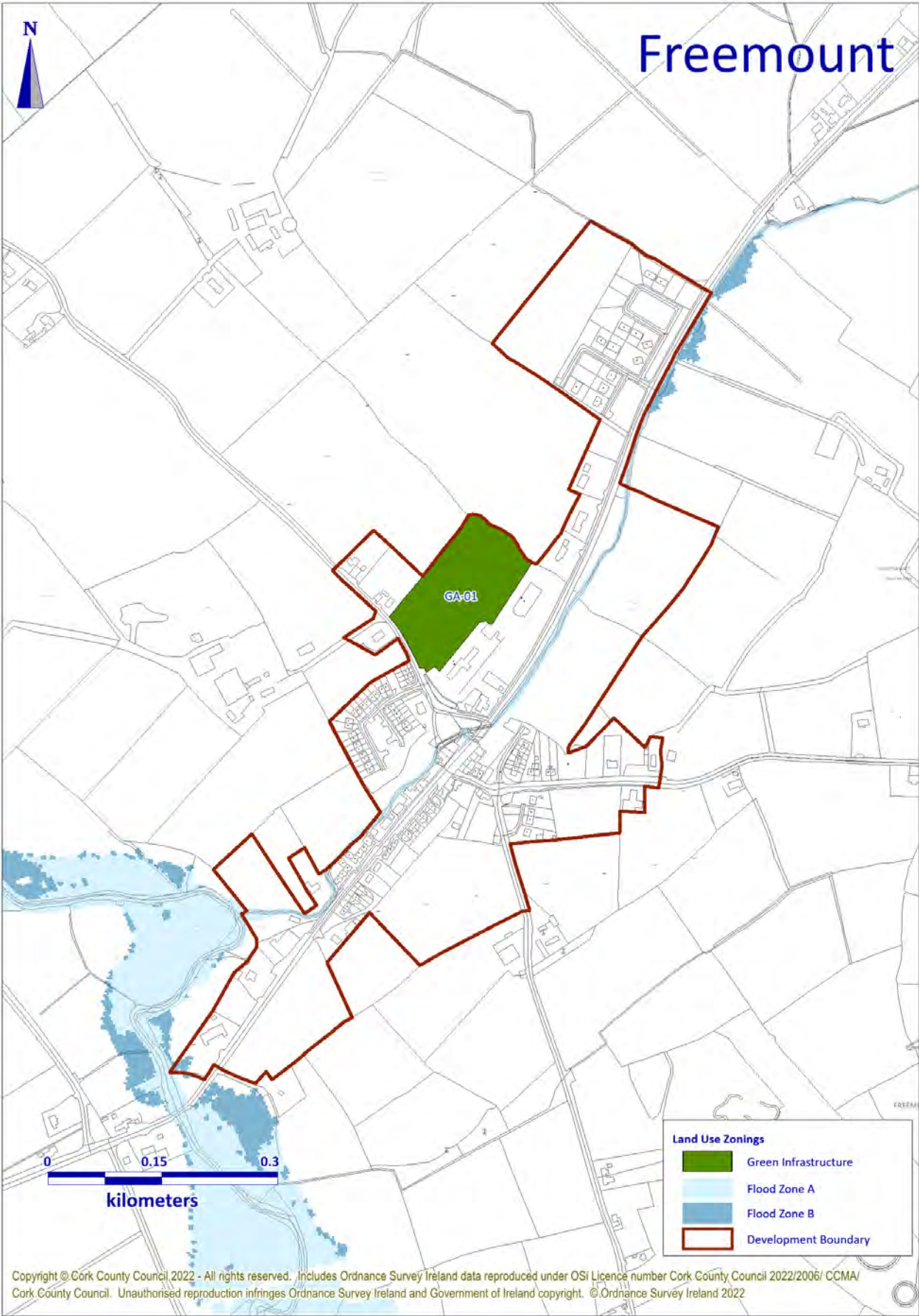
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Freemount	
Objective No.	
DB-01	<p>a) Within the development boundary of Freemount encourage the development of up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) A wastewater and storm water plan for Freemount will be produced during the lifetime of the plan to identify and implement the measures necessary to protect the Munster Blackwater and its dependent habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>e) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Freemount		
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.	^ TIA and RSA Required.	
Objective No.		Approx. Area (Ha)
Green Infrastructure		
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	1.95

Freemount



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022

2.28 Glantane

Vision

- 2.28.1 The vision for Glantane over the lifetime of the Plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services. In general development will not be encouraged within the Blackwater Special Area of Conservation. Glantane has some established community facilities including a church, cemetery and other recreational amenities.

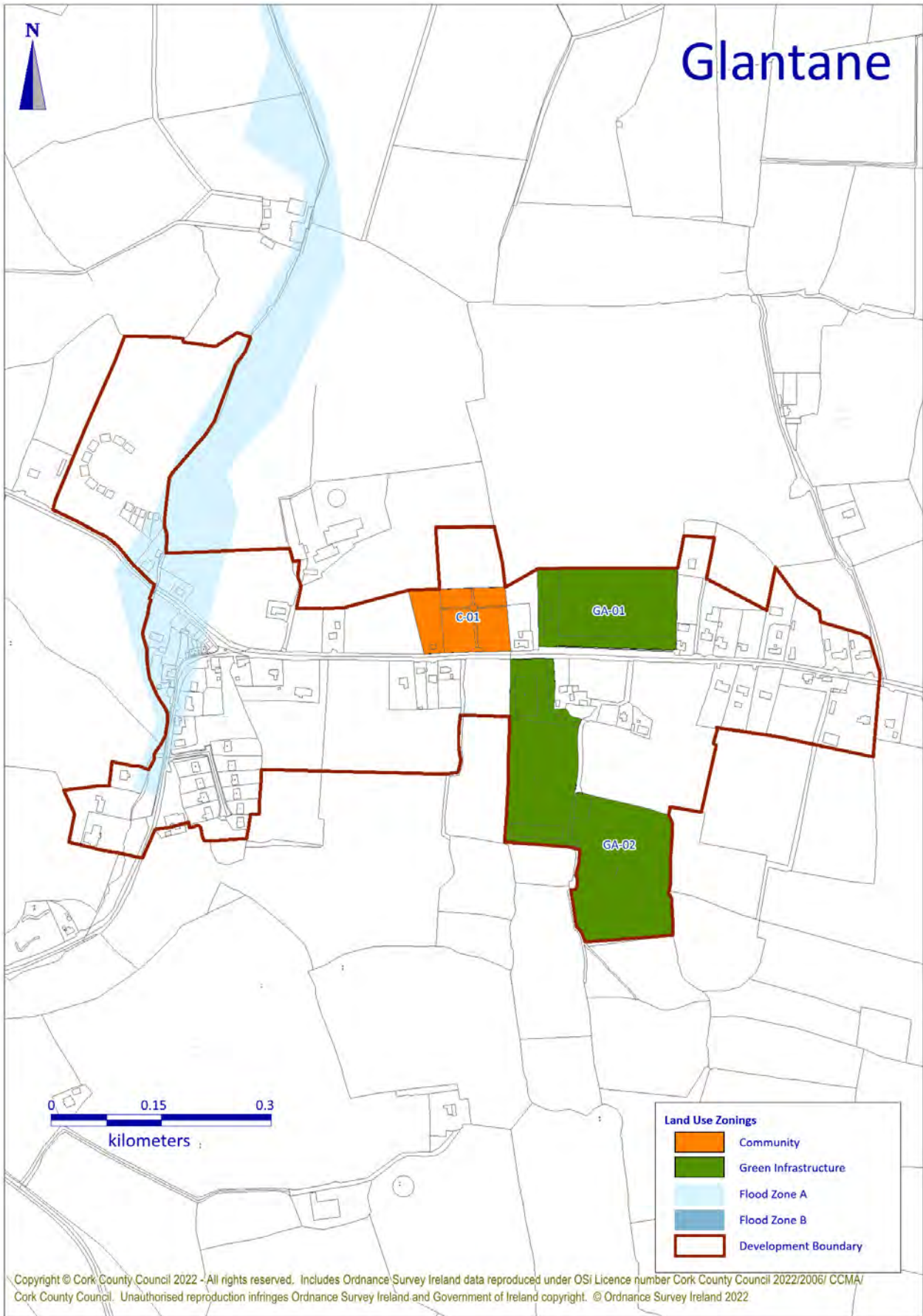
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Glantane	
Objective No.	
DB-01	<p>a) Within the development boundary of Glantane encourage the development of up to 10 dwellings during the period.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Glantane			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	GAA Playing Pitches		2.05
GA-02	Active recreational uses		4.55
Community & Utilities			
C-01	Expansion of Cemetery		1.5

Glantane



Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSI Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022.

2.29 Kilbrin

Vision

- 2.29.1 The vision for Kilbrin over the lifetime of the Plan is to encourage modest residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Kilbrin	
Objective No.	
DB-01	<p>a) Within the development boundary of Kilbrin encourage the development of up to 10 houses during the period.</p> <p>b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Kilbrin			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Community/Utilities			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.39



2.30 Kiskeam

Vision

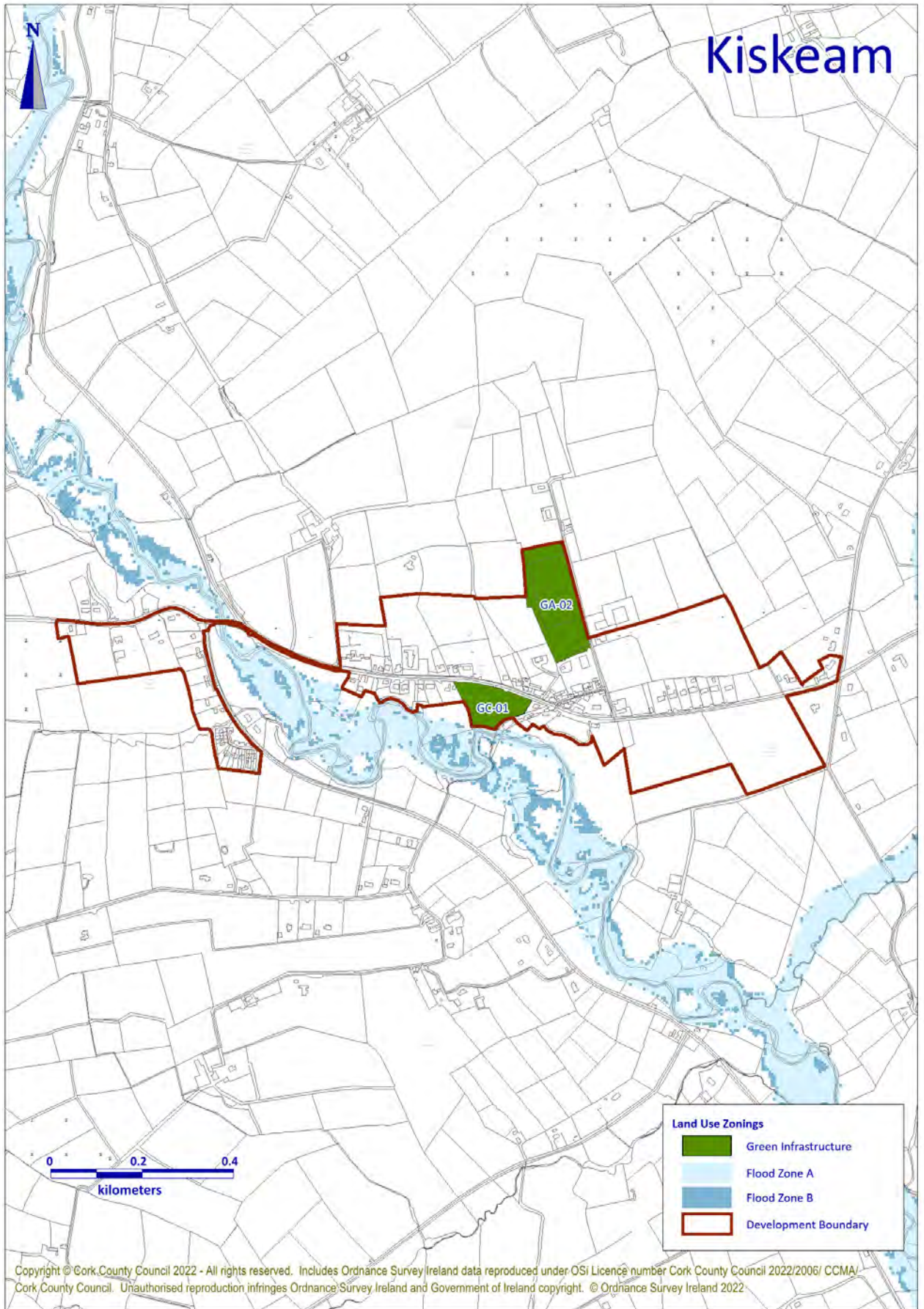
- 2.30.1 The vision for Kiskeam over the lifetime of the Plan is to accommodate a modest level of additional development whilst protecting the special character and setting of the village adjoining the Blackwater Special Area of Conservation. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Kiskeam	
Objective No.	
DB-01	<p>a) Within the development boundary of Kiskeam encourage the development of up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Kiskeam			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GC-01	Public Open Space and amenity. This site includes the Blackwater SAC. The ecological value of this habitat is to be retained and protected. *		1.04
GA-02	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.42



2.31 Liscarroll

Vision

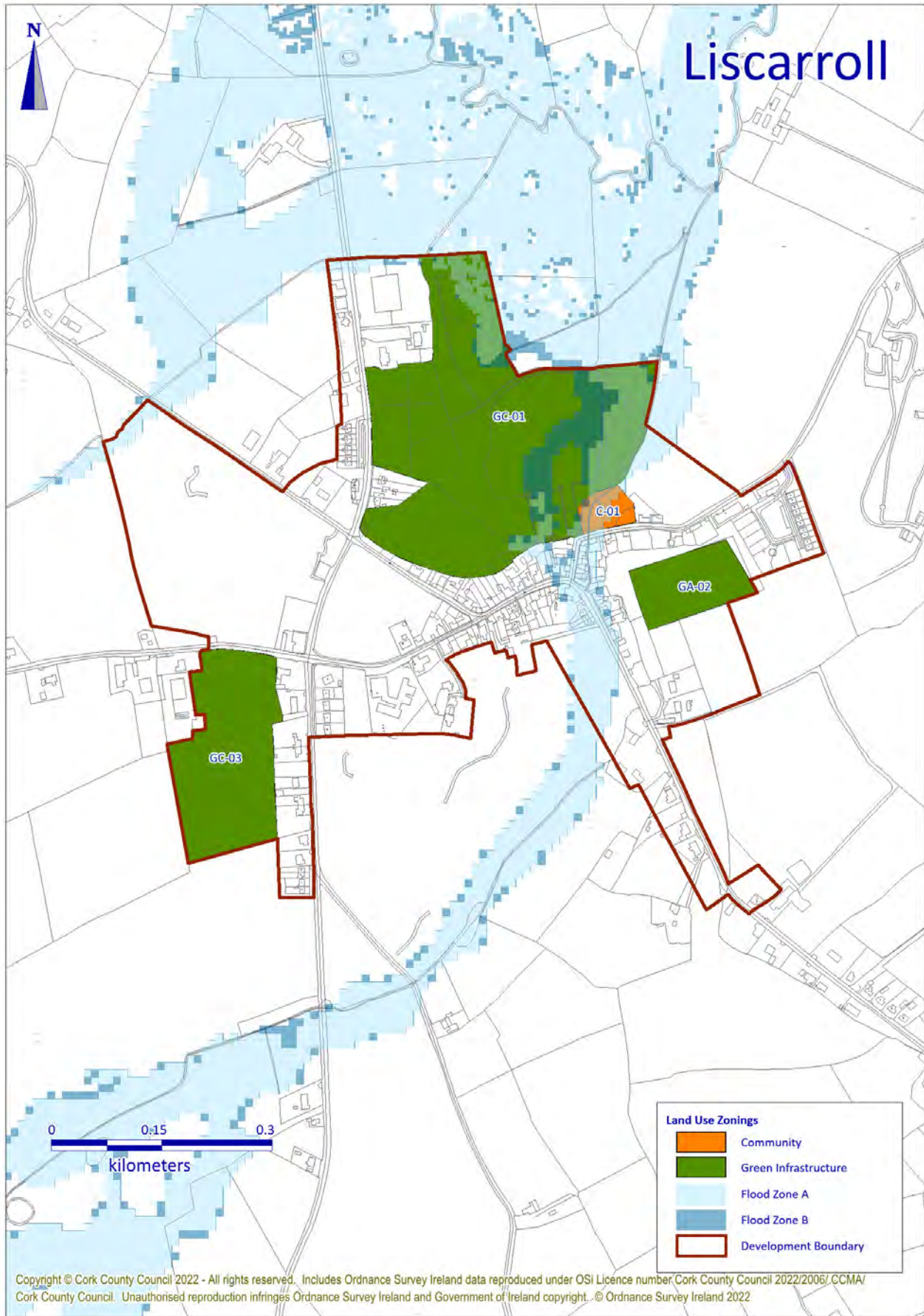
- 2.31.1 The vision for Liscarroll over the lifetime of the Plan is to encourage small scale residential development and regeneration, sympathetic to the history, character and setting of the village, in tandem with provision of employment and services. To promote and expand on the already established tourist functions of the village and further enhance its role within the North Cork area.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Liscarroll	
Objective No.	
DB-01	<p>a) Within the development boundary of Liscarroll encourage the development of up to 10 dwellings during the plan period.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Liscarroll			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GC-01	Open space. This prominent site makes a significant contribution to the rural character of the village and the setting of Liscarroll Castle in particular. *		9.58
GA-02	Open space within existing playing fields and scope for the provision of additional facilities.		1
GC-03	Lands to remain predominantly open in character. Any development on these lands should not interfere with the landscape setting of the village.		3.4
Community/Utilities			
C-01	Existing Playground. *		0.36



2.32 Lismire

Vision

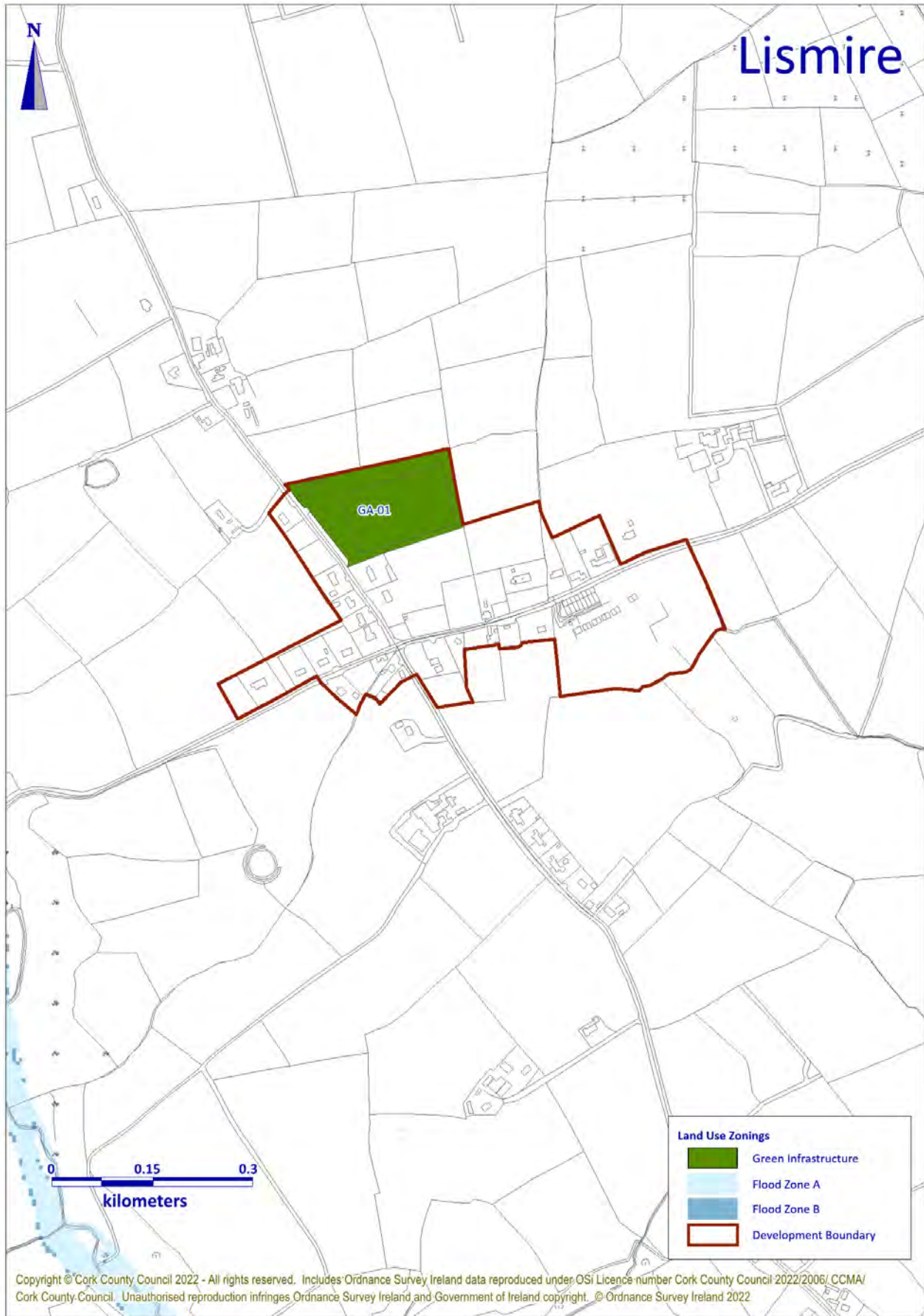
- 2.32.1 The vision for Lismire over the lifetime of the Plan is to accommodate a modest level of additional development whilst protecting the special character and setting of the village adjacent to Priory Wood.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Lismire	
Objective No.	
DB-01	<p>a) Within the development boundary of Lismire encourage the development of up to 10 dwellings during the plan period.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Lismire			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.7



2.33 Lombardstown

Vision

- 2.33.1 The vision for Lombardstown over the lifetime of the Plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

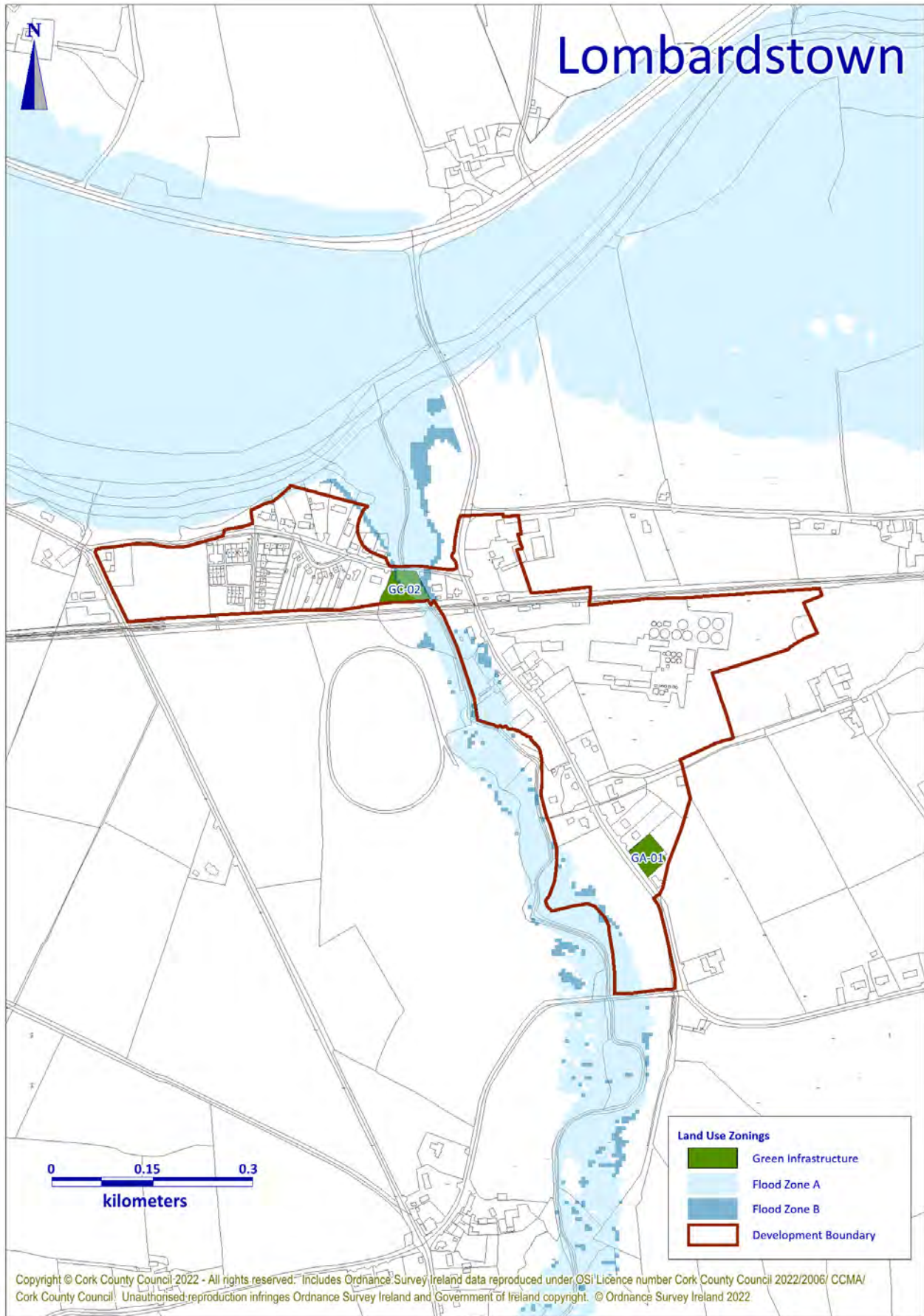
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Lombardstown	
Objective No.	
DB-01	<p>a) Within the development boundary of Lombardstown encourage the development of up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Lombardstown			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space. To be protected for its local recreational amenity.		0.2
GC-02	Open Space. Water compatible uses, where these are compatible with the maintenance and protection of the natural river systems which form part of the Blackwater River Special Area of Conservation, are appropriate. *		0.26

Lombardstown



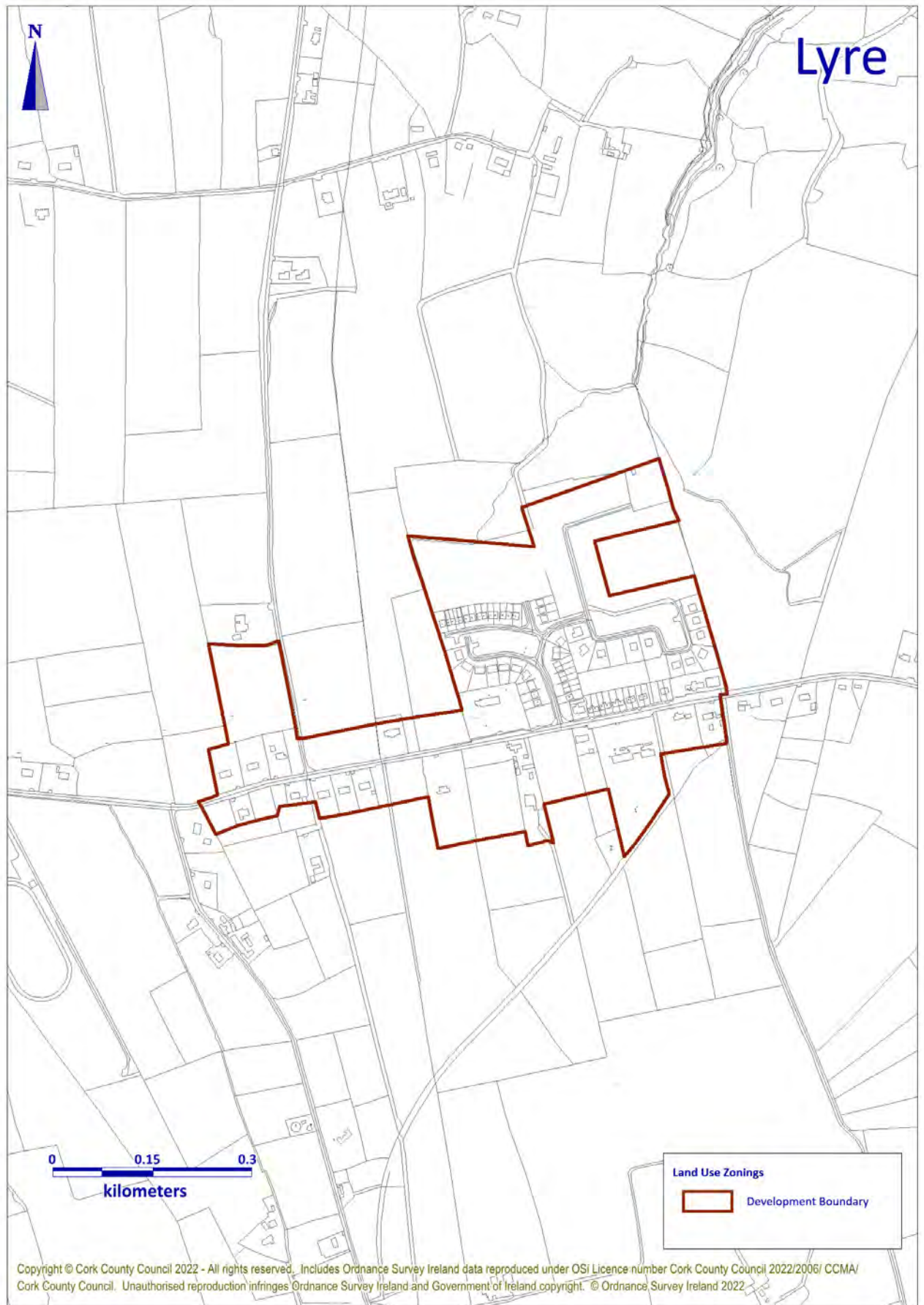
2.34 Lyre

Vision

- 2.34.1 The vision for Lyre over the lifetime of the Plan is to encourage consolidation and small scale residential development where appropriate, sympathetic to the character of the village, in tandem with the provision of employment and services.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Lyre	
Objective No.	
DB-01	<ul style="list-style-type: none">a) Within the development boundary of Lyre encourage the development of up to 10 dwellings during the plan period.b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.



2.35 New Twopothouse

Vision

- 2.35.1 The vision for New Twopothouse over the lifetime of the plan is to encourage small scale residential development where appropriate, sympathetic to the character of the village, in tandem with provision of employment and services.

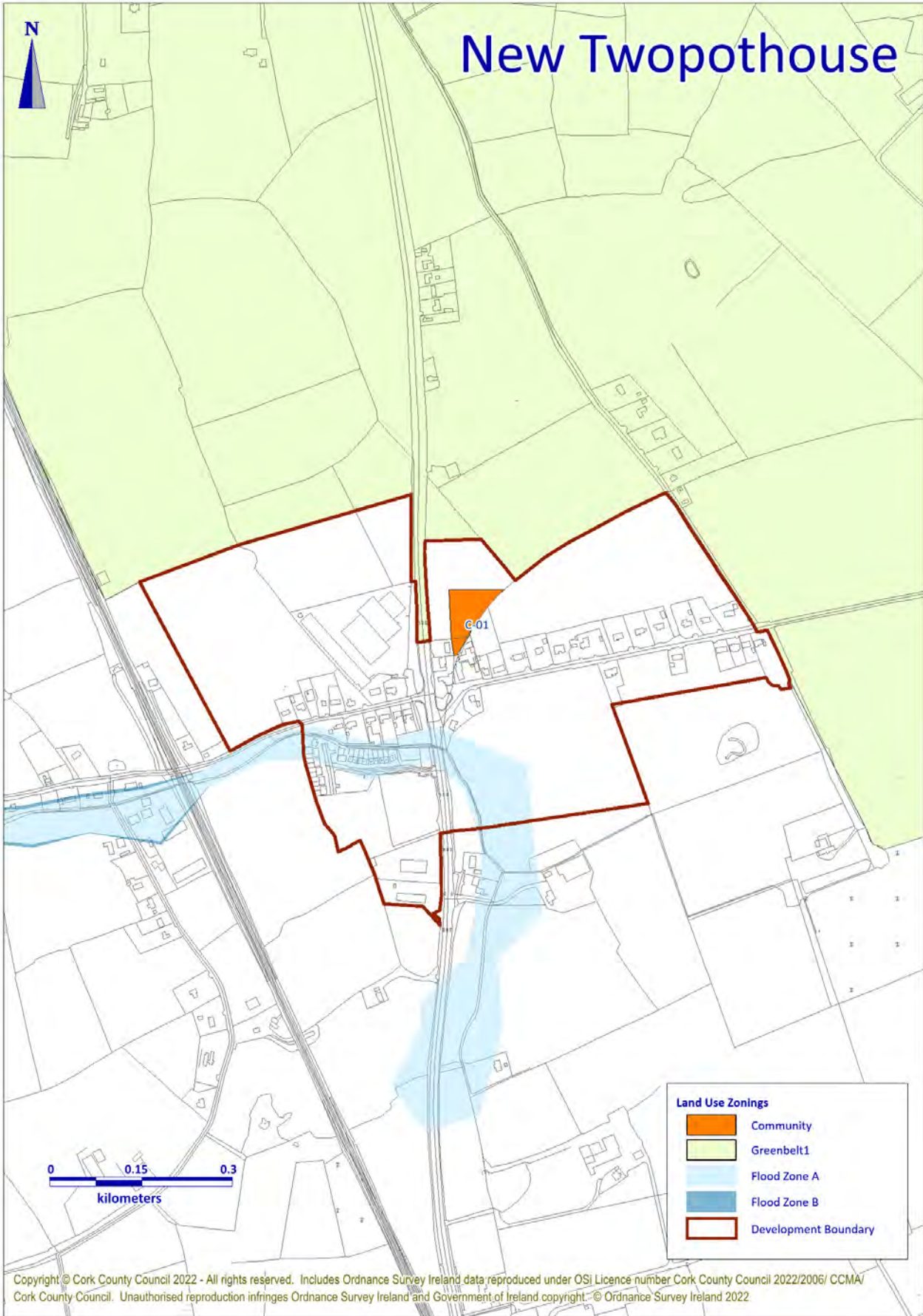
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for New Twopothouse	
Objective No.	
DB-01	<p>a) Within the development boundary of New Twopothouse encourage the development of up to 5 houses during the plan period.</p> <p>b) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>c) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for New Twopothouse			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Community/Utilities			
C-01	Educational Use		0.49

New Twopothouse



Land Use Zonings	
	Community
	Greenbelt1
	Flood Zone A
	Flood Zone B
	Development Boundary

Copyright © Cork County Council 2022 - All rights reserved. Includes Ordnance Survey Ireland data reproduced under OSj Licence number Cork County Council 2022/2006/ CCMA/ Cork County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. © Ordnance Survey Ireland 2022.

2.36 Rathcoole

Vision

- 2.36.1 The vision for Rathcoole over the lifetime of the plan is to encourage modest residential development in keeping with the scale of the village while protecting the amenities of its setting adjacent to the Blackwater SAC.

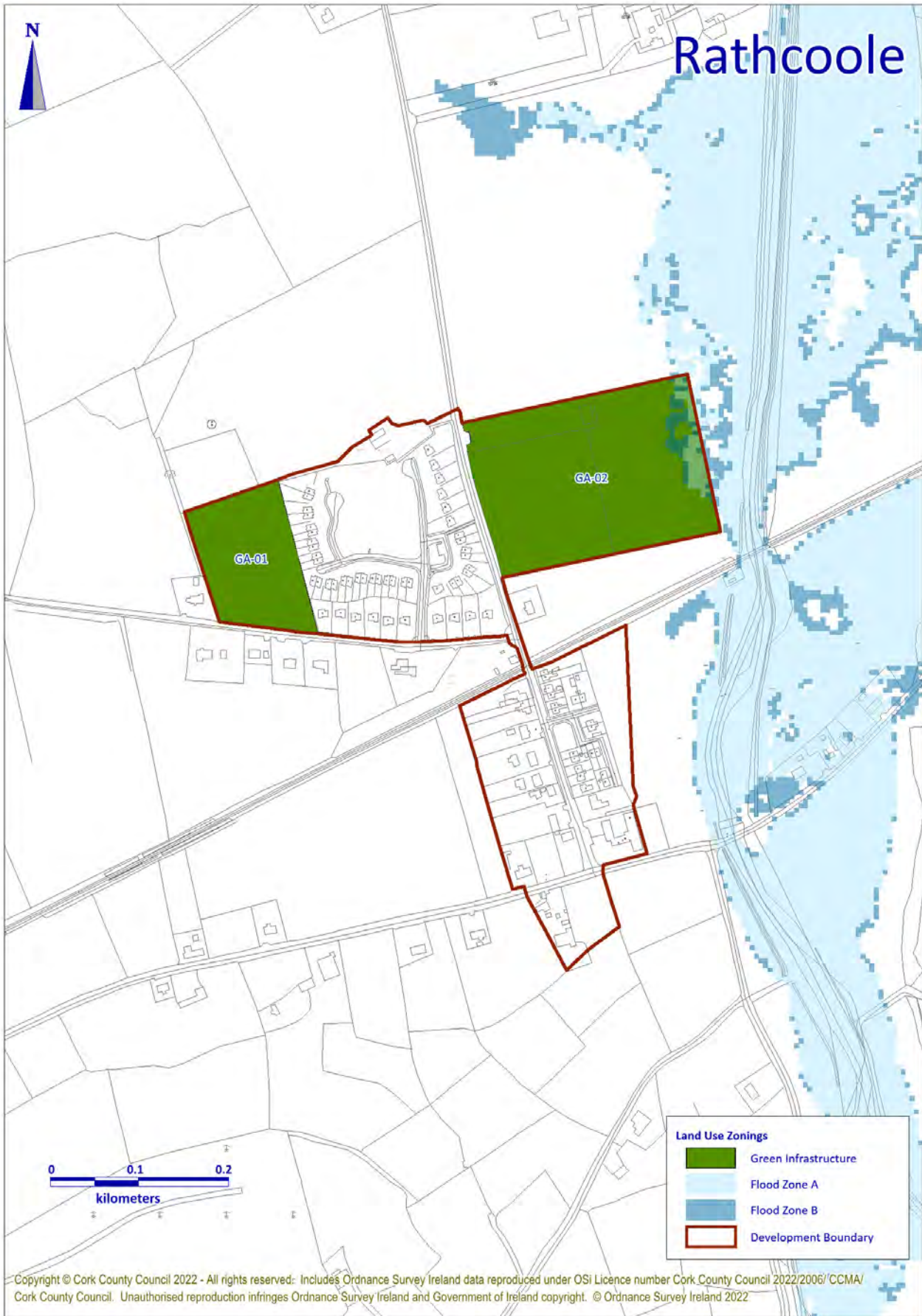
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Rathcoole	
Objective No.	
DB-01	<p>a) Within the development boundary of Rathcoole encourage the development of up to 10 dwellings during the plan period.</p> <p>b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Rathcoole			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity.		1.67
GA-02	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity. *		4.62

Rathcoole



2.37 Rockchapel

Vision

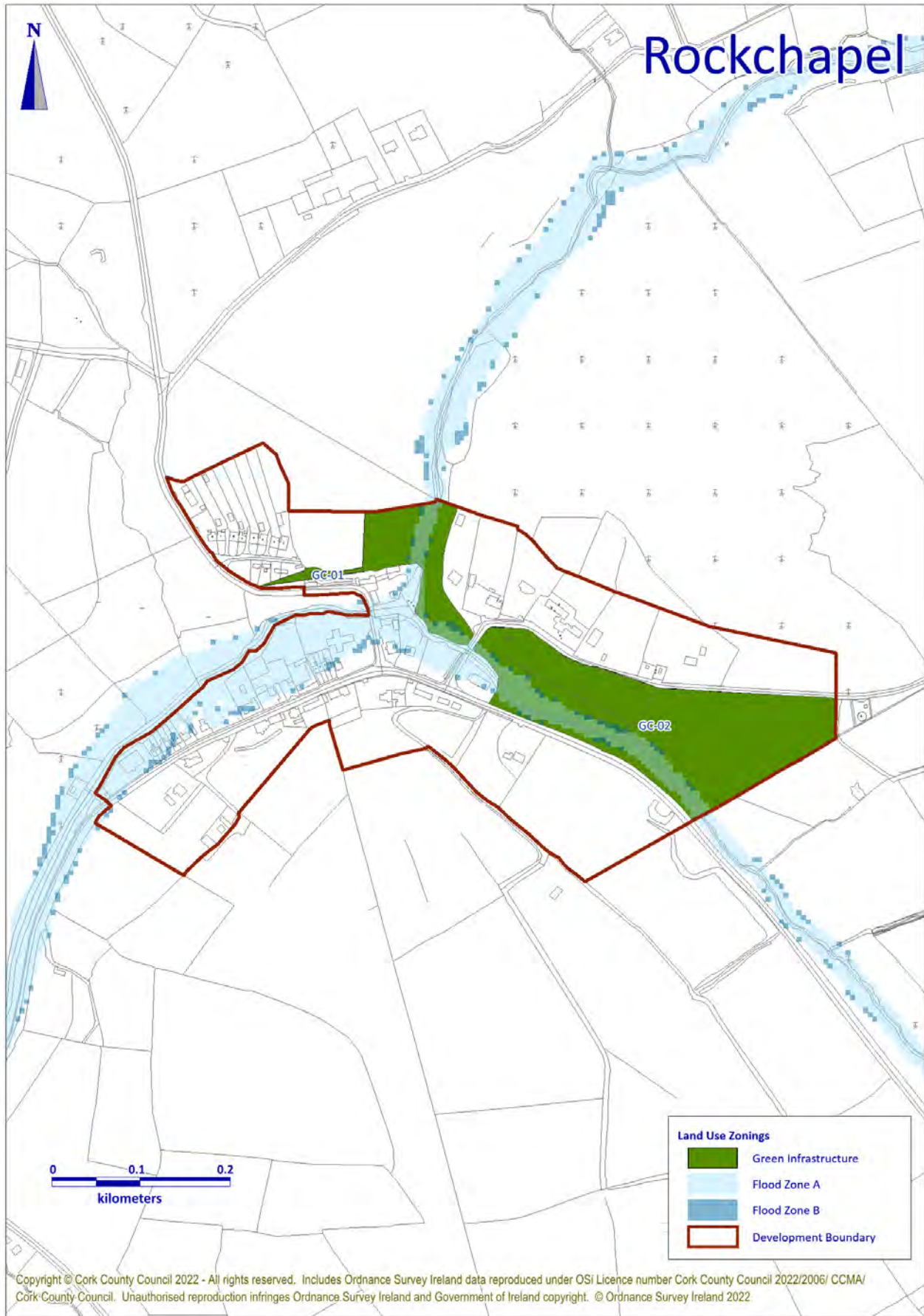
- 2.37.1 The vision for Rockchapel over the lifetime of the plan is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services, whilst promoting the tourism and cultural development of the area. The village is located on the River Feale which forms part of the Lower River Shannon SAC. Upland areas surrounding the village lie within the Stack's to Mullaghareirks, West Limerick Hills and Mount Eagle Special Protection Area.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Rockchapel	
Objective No.	
DB-01	<p>a) Within the development boundary of Rockchapel encourage the development of up to 5 dwellings during the plan period.</p> <p>b) The boundary of the village overlaps with the boundaries of the Lower River Shannon SAC and the Stack's to Mullaghareirks, West Limerick Hills and Mount Eagle Special Protection Area. New development should be sensitively designed and planned to provide for the protection of these sites and other green infrastructure assets of the village and will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.</p> <p>c) Appropriate and sustainable water and wastewater infrastructure, that secures the objectives of the Water Framework Directive must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. See Chapter 11 Water Management</p>

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Rockchapel			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GC-01	Open Space to protect the amenities of the village. *		1.03
GC-02	Open space with provision for flood management and unsuited to development. *		3.85



2.38 Tullylease

Vision

- 2.38.1 The vision for Tullylease over the lifetime of the plan is to encourage modest residential development, sympathetic to the scale of the village, in tandem with provision of employment and services. To respect and promote the significant archaeological heritage of the village in particular St Berriherth's monastic site as a heritage tourism destination.

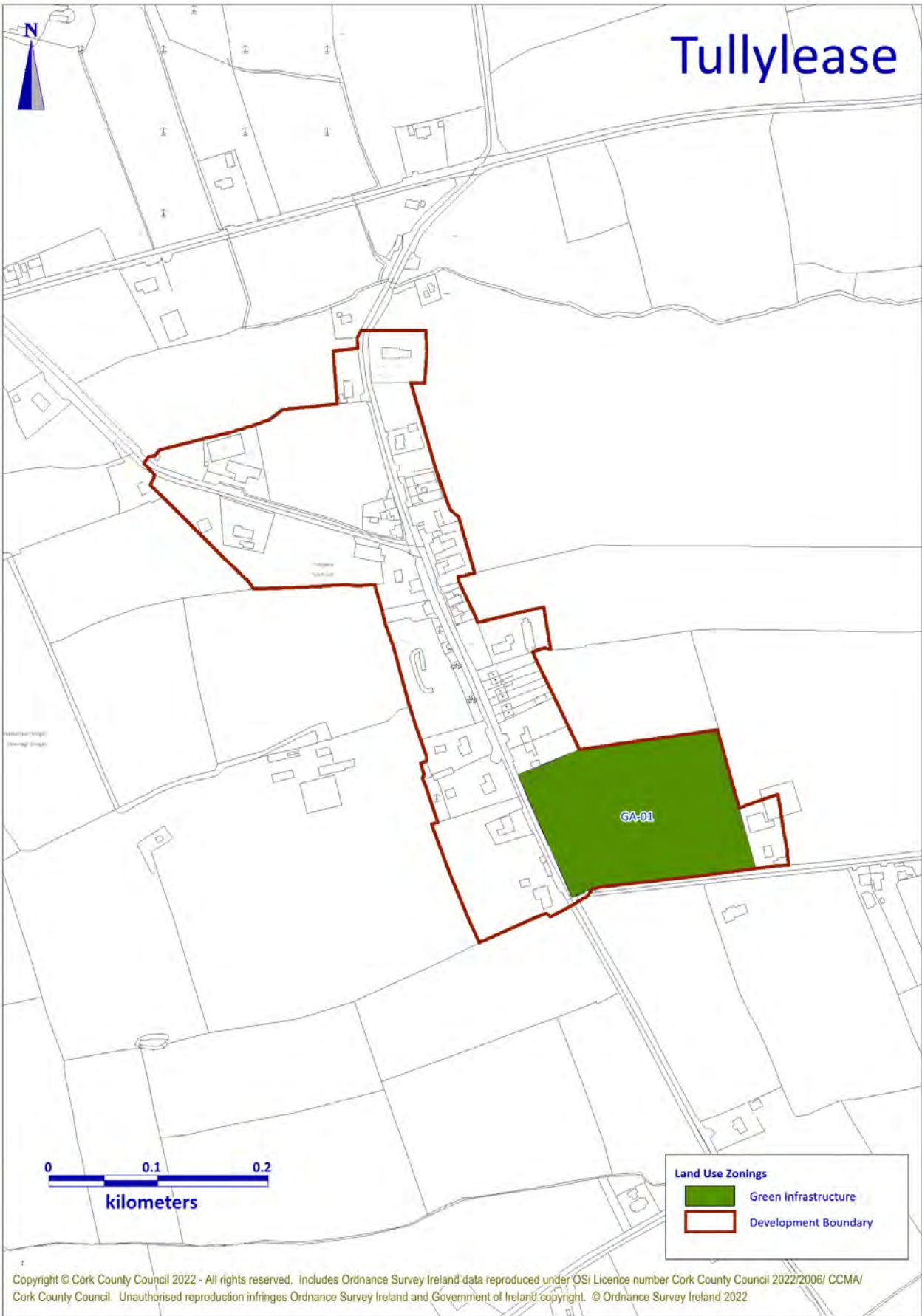
Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Tullylease	
Objective No.	
DB-01	Within the development boundary of Tullylease encourage the development of up to 5 dwellings during the plan period.

Specific Development Objectives

County Development Plan Objective Specific Development Objectives for Tullylease			
* Flood Risk. See Objectives in Volume One, Chapter 11 Water Management.		^ TIA and RSA Required.	
Objective No.			Approx. Area (Ha)
Green Infrastructure			
GA-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.		2.3

Tullylease



2.39 Other Locations

Introduction

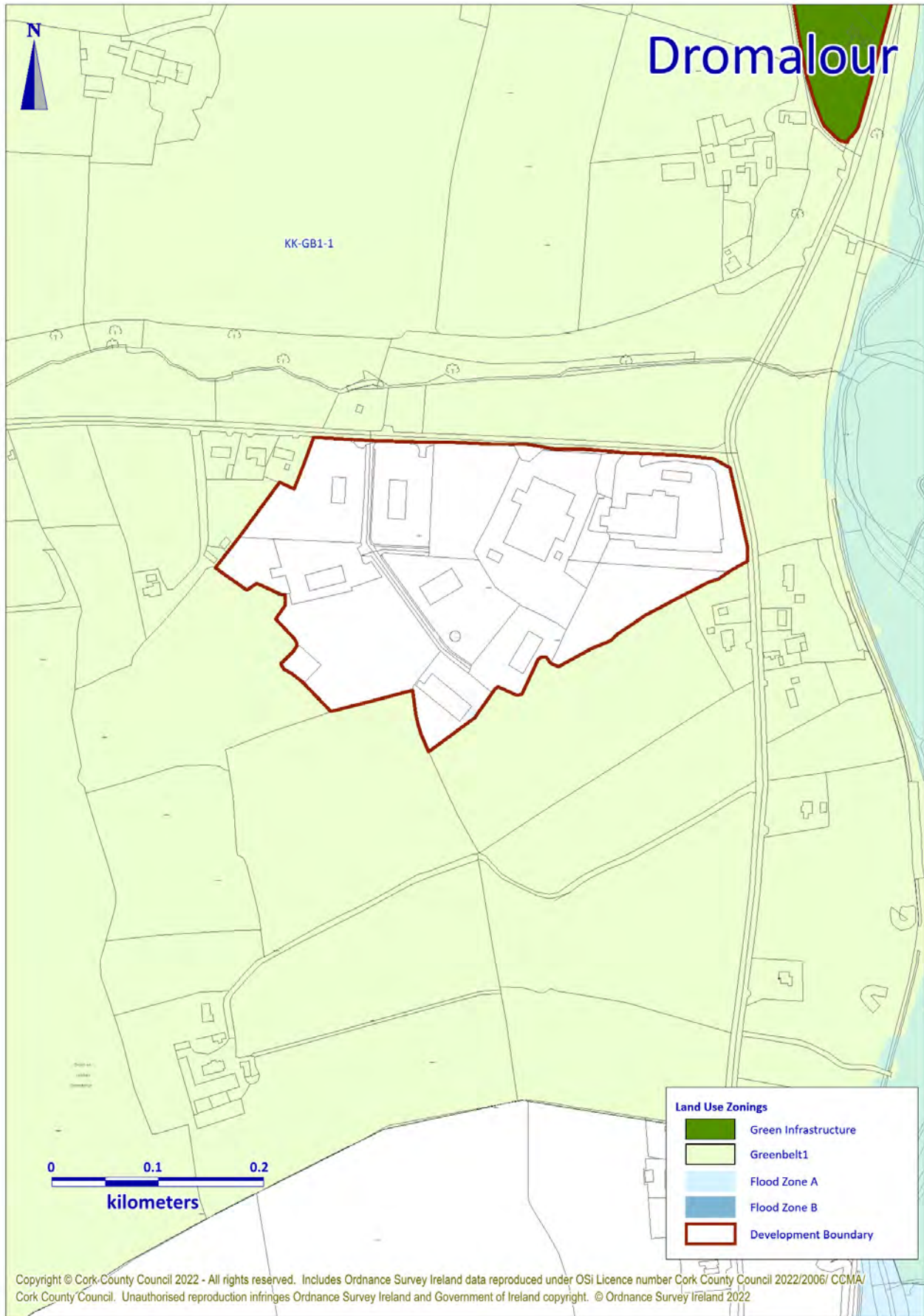
- 2.39.2 There is one 'Other Location' in the Kanturk Mallow Municipal District as set out in the following section.
- 2.39.3 Other Locations are places like holiday resorts, areas of individual houses in the Green Belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These "other" locations do not normally have the type or range of services that village nuclei, villages and key villages have.
- 2.39.4 Other Locations generally do not have development boundaries and therefore any proposals for dwellings must comply with the rural housing policies and objectives of the Cork County Development Plan.
- 2.39.5 General Objectives for other Locations are set out in Volume One, Chapter Two (Core Strategy) of this plan.

2.40 Dromalour

- 2.40.1 There are a number of established light industrial / distribution uses at Dromalour, located approximately 2 kilometres to the south of Kanturk.

Development Boundary Objectives

County Development Plan Objective Development Boundary Objective for Dromalour	
Objective No.	
DB-01	<ul style="list-style-type: none">a) Established area for primarily light industrial and distribution use. This area is located immediately adjacent to the Allow River which forms part of the Blackwater River SAC. Control of surface water run off and appropriate management of waste-water will be important considerations at this location. New development will only be permitted where it is shown that it is compatible with the requirements of nature conservation directives and with environmental, biodiversity and landscape protection policies as set out in Volume One Main Policy Material and Volume Two Heritage and Amenity.b) Proposals for the treatment of wastewater will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.





Comhairle Contae Chorcaí

Cork County Council