

BANDON DEVELOPMENT PLAN



Cork County Council

1973

INTRODUCTION

The Cork County Development Plan was formally adopted by the Council at its meeting on the 20th day of November, 1967. Under Section 20 of the 1963 Act, the Council as Planning Authority shall review its development plan at least once in five years from the making of the original plan. Bandon is one of the nine scheduled towns in Cork County for which the Planning Authority is statutorily obliged to include detailed development plans as part of the overall County Plan. This review town plan incorporates appropriate changes where necessary based on available up-to-date information and any altered circumstances obtaining since the initial plan was prepared in 1967. It includes a revised format in which the basic survey information is included in Part I of the written statement and the development plan proper embodying the development policy, zoning and specific objectives with map, and feasibility in Part II. This gives the statement a logical sequence in which the problems and prospects of the town are analysed in Part I prior to the formulation of a development policy and specific objectives in Part II.

The zoning provisions of the present plan have been modified to include a system of primary or sole use zoning which is fully explained in Part II of the statement. It does not represent any radical change in policy but is purely a refinement of the present method of zoning which should permit of greater flexibility in the control of development while at the same time facilitating the emergence of a community structure and environment of high quality.

Part II, C (ii), Specific Objectives, corresponds to Part III, Development Objectives of the 1967 Development Plan for the town. The necessary changes in the objectives are explained in Part II, C (iii), Specific Objectives, 17 inclusive. These changes are necessitated by the achievement of specific objectives or by the addition of further specific objectives, the inclusion of which is considered desirable.

**Planning Department
Cork County Council**

JULY 1973

I N T R O D U C T I O N

The Cork County Development Plan was formally adopted by the Council at its meeting on the 20th day of November, 1967. Under Section 20 of the 1963 Act, the Council as Planning Authority is bound to review its development plan at least once in every five years from the making of the original plan. It is for this reason that this town plan has been prepared as part of the review of the County Development Plan. The contents of the town plan are based on information available at June, 1972. This plan was formally adopted by the Council at its meeting on the 16th day of July, 1973.

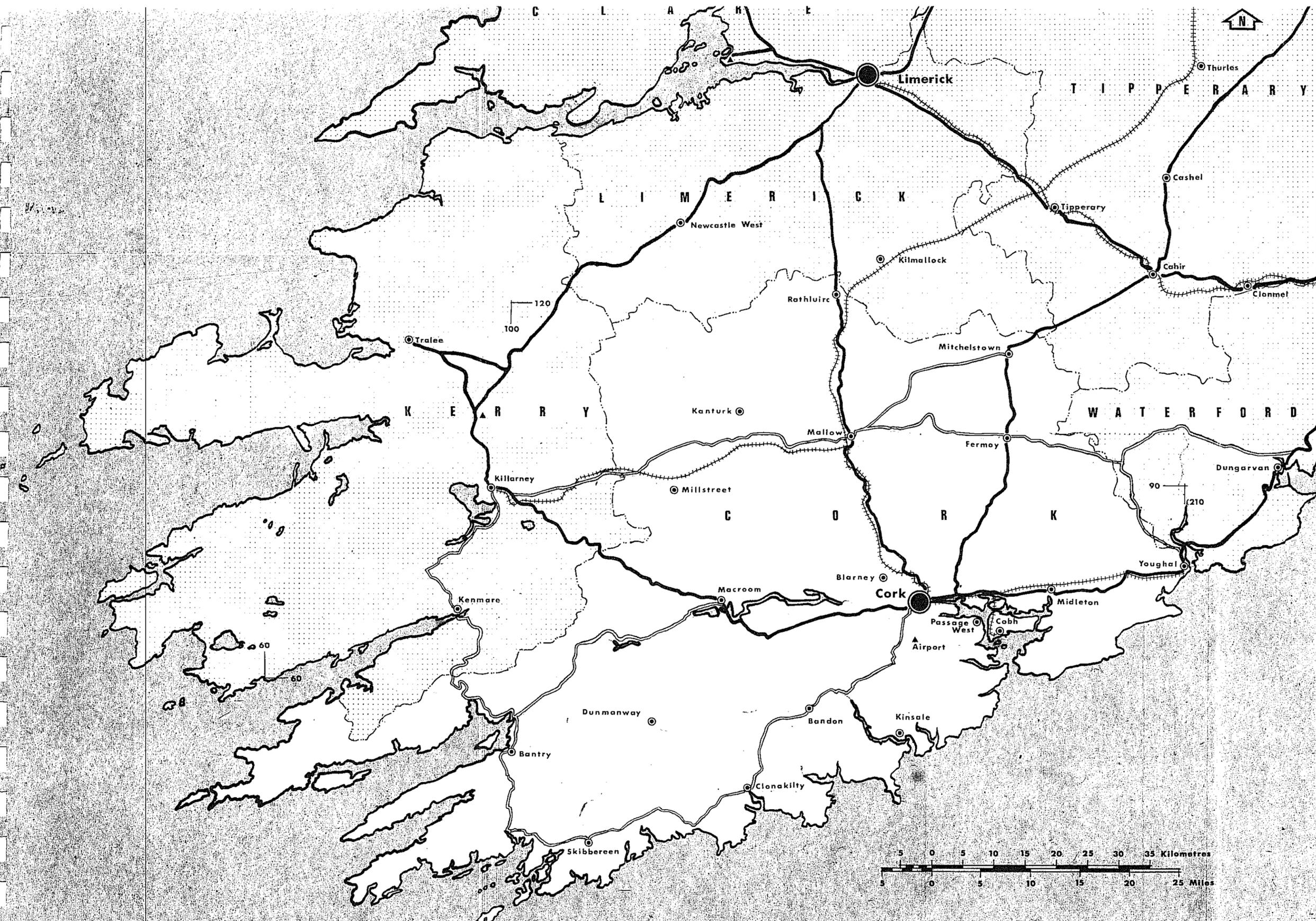
Section 20 (I) of the Local Government (Planning and Development) Act, 1963, gives a Planning Authority the right to make any variation (whether by way of alteration, addition or deletion) which they consider proper, in the making of any review of the plan. Bandon is one of the nine scheduled towns in Cork County for which the Planning Authority is statutorily obliged to include detailed development plans as part of the overall County Plan. This review town plan incorporates appropriate changes where necessary based on available up-to-date information and any altered circumstances obtained since the initial plan was prepared in 1967. It includes a revised format in which the basic survey information is included in Part I of the written statement and the development plan proper embodying the development policy, zoning and specific objectives with map, and feasibility in Part II. This gives the statement a logical sequence in which the problems and prospects of the town are analysed in Part I prior to the formulation of a development policy and specific objectives in Part II.

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Part II, C (ii), Specific Objectives, corresponds to Part III, Development Objectives of the 1967 Development Plan for the town. The necessary changes in the objectives are explained in paragraphs 2.14 to 2.17 inclusive. These changes are necessitated by the achievement of specific objectives or by the addition of further specific objectives, the inclusion of which is now considered desirable.

(ii)

Development Plan policy and zoning objectives are indicated in relation to the development area within the Scheduled Town Boundary as specified in Part I of the First Schedule of the Local Government (Planning and Development) Act, 1963, and which is coterminous with the administrative area of the Bandon Town Commissioners, and are also shown in accordance with Section 19 (3) of the Act for the area without and contiguous with the aforesaid administrative area.



LOCATIONAL CONTEXT

- County Boundary
- National Primary Route
- ==== Other Main Route
- + + + + + Railway
- River
- County Borough
- Town
- ▲ Airport

MAP 1

T A B L E O F C O N T E N T S

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PART I. SURVEY AND ANALYSIS.

A / GENERAL BACKGROUND

GENERAL

I.1 Situated 19 miles to the south west of Cork City, Bandon is a town that has grown at the bridging point of the Bandon River and is a nodal point in the road network in the locality. Bandon originated as a Puritan colony, founded by Richard Boyle in 1608 and developed as an industrial town in the 17th, 18th and 19th centuries. The absence of any major manufacturing industry for the greater part of the 20th century hindered further growth and the town functioned mainly as a service centre for the surrounding agricultural area which comprises some of the most fertile land in the country. The town had a catchment population in 1966 of approximately 11,000 including Bandon and the census towns of Innishannon (160), Crookstown (134), Oldchapel (90) and Kilbrittain (117). In recent years a number of new industries have established in the area. These, together with a limited expansion in tourist activities, have contributed to a revival in the town's economy.

I.2 The population in 1966 was 3,825 (including environs) while the 1971 population has been estimated at 4,100 approximately. While the town is a statutory authority with Town Commissioners, most of its functions are carried out by the County Council. In addition, the statutory boundary for the town embraces less than half of the present developed area.

I.3 Bandon is one of an outer ring of towns surrounding Cork City and Harbour area and within a 20 mile radial distance of the latter. In discussing possible development strategies for a Cork growth area, The Cork Sub-Regional Study (Gillie Report of 1971) included Bandon in an "outer ring" development strategy. On this basis, the town would be likely to develop as an important industrial and service centre. Improved communications with the City would be essential for this latter development but would also facilitate an increased rate of commuting.

I.4 In addition, its convenient location in relation to the Bandon River Valley and West Cork together with the availability of local amenities, offers some scope for tourist development.

HISTORICAL
BACKGROUND

I.5 Bandon was founded by Richard Boyle, 1st and 'Great' Earl of Cork in 1608. The town was quickly colonised by Puritans, mainly from Somerset and in 1625 the town walls were built, the ruins of which some still remain. The first bridge over the Bandon River was erected in 1594, restored in 1773 and enlarged and improved in 1838. The town got its first Charter from James I in 1613 and since then numerous Parliamentary Acts have affected its administrative role. The Town Commissioners were appointed in 1842. Bandon was once a large town with a population of 14,000 and with woollen, cotton, brewing, distilling and tanning industries. The West Cork Railway linking Bandon to Cork and the towns to the west was opened in 1851 and closed in 1961. The closing of the railway link contributed to the decline of the town as a distribution centre but continued improvements in road communications in recent years have compensated for this closure.

PHYSICAL
FEATURES

I.6 Located in the valley of the River Bandon, the town of Bandon is protected to the north and south by the east-west Armorican ridges which are part of the very distinctive ridge and valley formation of southwest Ireland. This valley, together with those of the Lee and Blackwater, form the main east-west communication lines of County Cork, the Bandon valley leading on through Dunmanway, to Bantry and the south-western coastal zone of the County. The river flows eastward from its origins on the watershed between the minor river valleys of the Mealagh, Ouvane and Coomhola which flow into Bantry Bay and the major river valleys of east Cork, and then southwards to Kinsale from Innishannon.

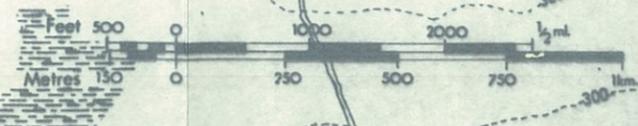
I.7 The area is basically composed of old red sandstone, overlain almost entirely by lower Devonian shales and sandstones, carboniferous slate series and carboniferous sandstone series. The soils of the area (which could be described as rolling lowland) are mainly Brown Podzolics with acid brown earths to a lesser extent. The parent materials are old red sandstone, lower Devonian shale and Rhyolite glacial till. These soils in terms of use range and suitability are some of the most productive soils in the country. The scenery, both along the valley between Bandon and Innishannon, and on the ridges to the north and south, is very pleasant and unspoilt.

I.8 The Physical Features Map shows the location of local ridge lines, land liable to flood, marsh, rock outcrop, contours, etc. Such features act as constraining or determining forces on the location and scale of future development and are important considerations when formulating a future structure for the town.



PHYSICAL FEATURES

-  Rock outcrop
-  Land liable to flooding
-  Marsh
-  Slope 1:10
-  Slope 1:5
-  Ridge line



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EXISTING
TOWN
STRUCTURE

I.9 As a consequence of its location in the Bandon Valley, the physical limitations imposed by the River have exerted a significant influence on the town's pattern of growth and on its street network which converges at a single river crossing, Bandon Bridge. It has also created a certain imbalance in the distribution of community facilities such as the concentration of certain educational facilities at the northern end of the town and the principal shopping and commercial outlets on the south bank of the River where the main part of the central area, with its narrow and intimate street network, is located.

I.10 The extensive and radial network of roads has also had a pronounced effect on the development of the town structure in that it facilitated the frontage development which tended to occur along the radial routes from the central area. Industries are widely dispersed throughout the built-up area ranging from the town centre to the Council Estate at Parnell Street, to Ballylangley, and to a new factory located over one mile to the north-east of the town on Kilbrogan Hill. The Land Use Map shows the location of existing and proposed (i.e. presently committed by way of planning permissions) areas for residential, commercial and industrial use as well as community facilities, open space and the basic road network in the vicinity of the town. The concentric circles show that most of the existing development is within $\frac{1}{2}$ mile radius of the well defined central area while the more recent ribboning along some of the approach routes is tending to create an imbalance in an otherwise compact town structure.

I.11 Since 1966, nearly all of the new development has been principally of individual house construction along the frontages of the radial routes. No private comprehensive estate type development has taken place. It is, however, apparent that future development will require to be properly integrated within the proposed structure with particular regard to the road network, services, social facilities and amenities. A well planned compact type structure offers opportunities for securing economic, social and environmental benefits.

B / POPULATION

POPULATION
CHANGE

I.12 The 1966 population of the town was 3,825 (including environs). Over the past 30 years the population of the town and surrounding area has remained relatively stable



LAND USE

- existing proposed
- Residential
- Commercial
- Industrial
- Community facilities
- Public open space
- Transportation
- Public utility
- National secondary route
- Main road
- County road
- Scheduled town boundary



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with no major fluctuations. Between 1961 and 1966, the population increased by 2.3% and this trend appears to have continued in the 1966 - 71 intercensal period. The 1971 population has been estimated at 4,100 approximately while present residential commitments (by way of outstanding planning permissions and proposed Council housing) account for a further estimated potential increase of 500. It is evident that future growth needs to be carefully controlled and directed in a systematic manner. The timely provision of facilities and services to cater for the needs of the expanding population is the major problem to be overcome in this regard.

POPULATION
STRUCTURE

I.13 Of the 1966 population, 47.5% were males and 52.5% females. The figures relate closely with the corresponding percentages for the aggregate town areas in Cork County (including the County Borough) of 47.9% males and 52.1% females. The employable sector in Bandon (15 - 65) in 1966 constituted 57.9% of the total population and compares with 57.9% for the County, 57.4% for Munster and 57.8% for the State. The breakdown of the child-bearing group (15 - 44) was 36.3% in the town, 35.0% in the County, 35.6% in Munster and 36.7% in the State.

C / EMPLOYMENT AND INDUSTRY

OVERALL
EMPLOYMENT
STRUCTURE

I.14 The 1966 Census of Population recorded that of a total of 1,297 people at work in various locations but living in Bandon, 885 were males and 412 females. Of the total, 67 were engaged in extractive industry (including agriculture, forestry and fishing), 232 in manufacturing while the remaining 998 were engaged in service employment. These figures represent percentages of 5.2%, 17.9% and 76.9% of the gainfully occupied population respectively and compare with the Sub-Regional (i.e. Cork City and County) figures of 29.3%, 21.8% and 48.9%.

I.15 The numbers on the live register over the year 1971 varied from a maximum of 105 in December to a minimum of 54 in June. The figures are generally representative of the unemployment pattern over the past number of years, with the highest unemployment rate occurring during the winter months.

MANUFACTURING
INDUSTRY

I.16 Table I shows the main employment outlets as at June, 1972. Since 1966 five new industries have established in the town giving additional employment of 170 approximately.

TABLE I : MAIN EMPLOYMENT OUTLETS

NAME OF FIRM	ADDRESS	PRODUCT	WHERE SOLD	NO. OF EMPLOYEES	
				MALE	FEMALE
Sunbeam Wolsey Limited.	Bandon	Knitwear	26 Cos. & Great Britain	5	96
Kire Manufacturing Limited.	Bandon	Ladies Clothing	Great Britain	1	34
Furbor International Ltd.	Ballylangley	Synthetic fur lining	Great Britain	9	1
Reliance Precision Engineering Co.	Parnell Street	Engineering Products	World Wide	8	1
Ireland Fastners Limited.	Kilbrogan	Nuts.	Europe	27	1
West Cork Bottling Company.	Bandon	Mineral Waters	Local	37	2
Bandon Co-op Dairy Society Limited.	Bandon	Butter	26 Cos.	12	3
Cork Marts Limited.	Bandon	Livestock sale	Local	36	11
Harte Industries Limited.	Bandon	Builders Suppliers	Local	20	1
Brennans Bakery.	Bandon	Bread and confectionery.	Local	38	4
T O T A L				193	154

347

I.17 The Kire and Sunbeam factories located close to the town centre employ mainly female labour, and produce clothing products for the export and home markets. Furber International Limited, sited at Ballylangley on the old Bandon - Innishannon road, manufactures artificial fur fabrics for the British market. The Reliance Precision Manufacturing Company Limited, located on County Council's Industrial Estate at Parnell Street, manufactures precision engineering equipment for world wide sale. Ireland Fastners is located on a 25 acre site to the north of the town and manufactures nuts, bolts, etc.

I.18 Generally in relation to the above mentioned industries, it is significant that all are grant aided, and export orientated. Bandon is within the Designated Area for maximum grants for new industries from the Industrial Development Authority and has been actively promoted as an industrial centre by the West Cork Development Team over the past number of years. The establishment of these industries in the town over the past five years has shown the potential Bandon has for light industrial growth which can capitalise on its land and labour availability, favourable grant aids, services and communication facilities. In a recent survey by the West Cork Development Team on the work-journey patterns of the five recently established industries, it was observed that of a total of 172 employees, 77% lived within 5 miles from their place of work while only 6% were more than 15 miles distant.

SERVICE
EMPLOYMENT

I.19 From the limited information on service employment collected in the survey, it is difficult to estimate the percentage of the working population employed in that sector. The 1966 Census figure of 76.9% refers only to those living in the town itself and does not include others who may commute into Bandon to work. Service employment tends to grow naturally in association with industrial development and population growth. The Cork Sub-Regional Study has estimated that one manufacturing job creates 1.35 service jobs and this appears a realistic assessment of the impact which new industry would have in the Bandon area.

D / SERVICES

WATER

I.20 The existing serviced areas are shown on the Services Map. The town's water supply is at present derived from the Bandon River and a filtration gallery at Coolfadda, approximately $\frac{1}{2}$ mile to the west of the town. The raw water



SERVICES

-  Existing water supply
-  Existing water installation
-  Existing sewerage area
-  Proposed extension to sewerage area
-  Existing sewerage installation
-  Existing sewerage outfall
-  Electrical power lines
-  Electrical installation



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is treated with chlorine and pumped to a service reservoir approximately $\frac{1}{4}$ mile to the west of the Presentation Convent. The capacity of this reservoir is 120,000 gallons and its top water level is 290 feet O.D. The present average daily consumption is approximately 220,000 gallons. The system suffers from inadequate service reservoir storage capacity, obsolete sections of mains and high mains' pressures particularly in the low lying parts of the town. These factors render the supply position very sensitive to leakage and wastage in the distribution network. The latter is divided into high level and low level systems which are interconnected at various points.

I.21 At present a new water supply scheme is being provided for the town as part of the Bandon Regional Scheme. It is expected that this will be in operation by the end of 1972, and will provide up to 1.2 m.g.d. for the region. The scheme involves the construction of :

- (a) a river intake and retaining wall on the Bandon River adjacent to Baxter's Bridge in the townland of Carhoon East;
- (b) a raw water pump-house together with raw water sump also at Baxter's Bridge;
- (c) a new rapid gravity filtration plant on Carhoon Hill which is also in the townland of Carhoon East, together with settling tanks, desludging bed etc. to serve as the treatment works;
- (d) a new 250,000 gallon storage reservoir adjacent to the filtration plant;
- (e) a new 750,000 gallon urban reservoir adjacent to the existing town service reservoir, to the north-west of the town in the townland of Coolfadda and with a T.W.L. of 310 ft. O.D.

I.22 The new distribution network includes a 14" rising main leading from the point of raw water intake and pump-house to the filter-house and 250,000 gallon reservoir, and a 12" A.C. trunk main leading from the filter-house to the 750,000 gallon reservoir at Coolfadda. The revised town network incorporates where appropriate new sections of main to replace existing defective sections and where necessary to enlarge the service area of the existing distribution system.

SEWERAGE

I.23 The present sewerage system was completed in 1961 and includes a new treatment works discharging into the River Bandon about $\frac{3}{4}$ mile to the east of the town. The capacity of the treatment works is 500,000 gallons / day which allows generous spare capacity for future development. Full treatment of the effluent is provided.

I.24 It was necessary to interpose a pumping station on the outfall sewer at Irishtown to convey the sewage to the treatment works. The Bandon River is tidal to within 4 miles downstream from the town.

REFUSE
DISPOSAL

I.25 The collection of refuse in Bandon is operated on a weekly basis by a private contractor and deposited in Clancool quarry to the south of the town. The system appears adequate to cater for present demand.

ELECTRICITY

I.26 The electricity supply is at present obtained via a substation to the north of the town in the grounds of the Town Park which transforms a 38KV supply into a 10KV single or three-phase supply for domestic and other requirements. The present 10KV tie line connection is capable of carrying a load of 4 megawatts and is now almost at full capacity. While the generation capacity is adequate to meet present and future needs, the capacity of the existing distribution network will have to be augmented, and for this reason there is a proposal to construct a new 38KV station to the south of the town.

I.27 In 1969 the public lighting system was greatly improved when 365 new street lights were provided in the town. Lights now remain on throughout the night.

TELECOMMUNICATIONS

I.28 The Bandon area is served by an automatic exchange situated in the town centre which has a capacity of 700 lines of which approximately 600 are now in use. The present building can accommodate additional exchange equipment to cater for 2,000 lines approximately. It is anticipated that the capacity will be increased to 1,200 lines within the next year to cater for future demand.

E / COMMUNICATIONS

GENERAL

I.29 Bandon is strategically located on the major road routes connecting Cork City to the western parts of the County. The main volume of traffic flow is on the Bandon - Cork main route T.65 which connects the town via Dunmanway with Bantry and Glengarriff while heavy volumes are also carried on L.63, the main western route to Clonakilty and Skibbereen. The town has main route connections also to Crookstown and Macroom (L.41), Killbrittain (L.65), and Timoleague (L.64). The problem of through traffic reaches significant proportions particularly during the Summer months and with increasing traffic growth, the need for a long term relief route to the south of the town is now recognised and forms an essential consideration in the formulation of a future structure for the town.

I.30 The closing of the West Cork railway link to Bandon in 1961 reduced the accessibility of Bandon to Cork but this has been compensated for by improvements which have, and are continuing to be made, on main route T.65.

LOCAL

I.31 As shown on the Land Use Map, Bandon is surrounded by a network of numerous county radial roads leading into the town. Apart from some steep gradients and sharp bends, their condition is generally adequate to cater for anticipated future needs. Due to the bisection of the town by the river and the lack of peripheral connections on most of the radial roads, both through and circulating traffic is concentrated on the central area and severe congestion occurs frequently. The main problem points are : -

- (i) at the junction of Pearse Street and McSweeney Quay;
- (ii) South Main Street and Market Street;
- (iii) the south eastern end of North Main Street;
- (iv) Oliver Plunkett Street and Connolly Street.

I.32 The accessibility of the central area from the Cork side has been considerably improved by the construction of a new link main route between Bandon Bridge and trunk

main route T.65 at a point in the vicinity of the Mart, $\frac{3}{4}$ mile to the east of the town. It is evident that the introduction of traffic regulations including provision for a one way circulation system, together with minor realignments, would, in the short term at least, relieve congestion in the town centre.

PARKING

I.33 There is an obvious lack of off-street car parking facilities in the central area. The Council have recently provided parking space for forty cars in the vicinity of the old railway station but much more extensive facilities are needed if circulating traffic is not to be seriously inhibited by excessive kerbside and other disorganised on-street parking.

PUBLIC
TRANSPORT

I.34 C.I.E. has an average through town service of sixteen buses each way to and from Cork City while an each way freight service operates on all weekdays except Saturday and otherwise as required.

F / HOUSING

HOUSING
CONSTRUCTION
(1966 - 1971)

I.35 The Census of 1966 recorded 996 private dwellings in Bandon town and environs, an increase of 29 over the 1961 figure (967). Since 1966, 60 new dwellings have been constructed and are now occupied in the town and environs while a further 10 are at present under construction. Of the 60 dwellings constructed, 12 were erected by the County Council, at Cloughmacsimon, while 4 flats are at present under construction. The Council has tenders approved for the erection of 18 houses and 4 flats at Parnell Street and the construction of these is likely to begin in 1972. In addition, $5\frac{1}{2}$ acres has been acquired by the Council for further housing development at Clancool. Present residential commitments by way of outstanding planning permissions and proposed Council housing account for a further estimated 125 dwellings giving a potential population commitment of 500 approximately (at 4 persons per dwelling).

I.36 The greater number of the Council houses are situated on two sites on the southern side of the town viz. Cloughmacsimon and Clancoolmore and are thus rather remotely situated from the main educational establishments which are fairly compactly grouped on the northern side.

HOUSE
TYPES
AND
LAYOUT

I.37 The dwellings in the central and adjoining areas generally consist of rows of terrace houses many of which are in dual use with residential accommodation over ground floor business premises. In recent years, individual dwellings have been constructed in the environs of the town and particularly along the radial roads bordering the riverside area. This has taken the form of ribbon development along the Dunmanway and Castle Roads in particular and to a lesser extent along the Clonakilty Road towards Oldchapel. It is desirable that better integration of single house developments within an overall town structure should be achieved and development policy will be directed to securing, where possible, properly planned development in depth with more economic utilisation of existing services.

I.38 A limited amount of estate type development has occurred, but has generally been confined to local authority housing developments. Recent private commitments, however, are tending towards a more comprehensive form.

SOLETE AREAS,
RENEWAL AND
DEVELOPMENT

I.39 The town has a high proportion (65%) of pre-1900 dwellings in which a high rate of obsolescence is to be expected if appropriate redevelopment and renewal is not carried out. The main areas of housing blight are at Kilbrogan Street and Barretts Hill where there are an appreciable number of ruinous and delapidated houses. Minor areas occur at Parnell Street, Watergate Street and Old Cork Road. Apart from this, there are a number of derelict and semi-derelict buildings scattered throughout the town. It is recommended that the clearance of derelict sites should be co-ordinated with future housing development as far as possible.

I.40 The commercial areas behind the shopping frontages of South Main Street are badly blighted with many obsolete properties. In contrast with the apparent prosperity of the commercial frontages, these are inefficiently laid out in terms of buildings and space. The present under-utilisation of such valuable town space belies its strategic location in relation to the town's main shopping area. This inefficiency in usage is all the more serious when considered in the light of the severe shortage of space to accommodate expanding commercial activities and related traffic growth in the town centre, space which must of necessity be made available if the town centre is to provide a level of service appropriate to its future size and role. It is intended that the detailed planning of these areas should be the subject of an overall action area plan for the central area to be carried out at a later stage.

G / SOCIAL FACILITIES

GENERAL

I.41 The town generally has an adequate range of social facilities in relation to its population and appropriate to the strong service role which it plays in relation to its extensive hinterland. In addition, many of Cork City's specialist services and cultural facilities are within 35 - 40 minutes travel time.

EXTENT
AND
ADEQUACY

I.42 The location of the main facilities are shown on the Amenities and Social Facilities Map. In Bandon, there are four Primary Schools, three Secondary Schools and a Technical School. Five Churches cater for the religious needs of the community including one Roman Catholic, two Church of Ireland, one Methodist and one for the Christian Brethern Community. Two Hospitals provide an adequate service for general medical needs including maternity and limited surgical cases. The local dispensary is situated at St. Patrick's Quay. The locational imbalance in the distribution of these basic facilities is a natural consequence of the town's river valley setting.

I.43 The Town Hall, Boys Club and C.Y.M.S. Hall, Allin Institute, Cinema, Orchid Ballroom and Munster Arms Hotel are the main social and indoor recreational venues. These outlets are widely dispersed throughout the existing built-up area and their range of facilities, level of accommodation and general appointment vary widely. A need exists for a single community centre with adequate capacity to cater for the full range of social facilities commensurate with the town's future requirements in this regard. The possibility of adapting the Town Hall to fulfill this need is at present being investigated. It is evident that additional facilities will need to be more conveniently located in relation to existing and future residential areas.

I.44 In general, the bisection of the town by the river renders this a difficult task, but some attempt must be made to achieve a more balanced distribution of facilities with particular regard to future development areas.

H / AMENITY

GENERAL

I.45 The main features of interest are the Bandon River, the ridges surrounding the town and the deciduous woodlands



AMENITIES AND SOCIAL FACILITIES

-  Public open space
-  Playing field
-  Golf course
-  Area of landscape & recreational value
-  Shrubs, trees, woodland of scenic value
-  Scenic route
-  Visual barrier
-  Scenic viewpoint
-  Ridge line
-  Building of historic / architectural interest
-  Church (r.c.)
-  Church (protestant)
-  Primary school
-  Secondary school
-  Technical school
-  Hall
-  Dispensary
-  Hospital
-  Court house
-  Garda station
-  Fire station
-  Post office
-  Cinema
-  Hotel
-  Caravan park
-  Main shopping area



in the grounds of Castle Bernard. The river and its riparian lands, together with local forestry plantations offer the greatest amenity potential and consideration should be given to their development as part of an overall policy for the development of a Bandon River Valley Park. The significance of the latter would extend to a wider population than that of Bandon alone, in that the area could, with appropriate development and management, form a major element in an overall inland amenity and recreational resource network for the County at large. The detailed planning of this area will be the subject of an action area study to be carried out at a later stage.

I.46 There are a number of beaches within a radius of 10 - 12 miles and the central location of the town is an advantage for its development as a touring base for the surrounding areas. Registered accommodation locally is limited to one Hotel and a small number of guesthouses. Generally, the potential for significant tourist development is somewhat limited and it is unlikely to be of importance in the growth of the town's economy.

LOCAL

I.47 As in many Irish towns, the amenity and recreational potential of the riverside area has been neglected. The buildings along and close to the river are facing away from it while some indiscriminate dumping is apparent in the latter.

I.48 The section of the river in the vicinity of the town has a very pleasant blend of river valley and woodland scenery and is suitable for development as a riverside park with walks, seating accommodation etc. The periodic flooding of the low lying areas is a problem to be resolved before embarking on this latter project. The Council is at present preparing an amenity scheme for the area in the vicinity of the old railway station and this will be the first step in the overall development of the riverside area.

I.49 Local outdoor recreational amenities consist of a 9 hole Golf Course, Tennis Courts, G.A.A., Soccer and Rugby pitches. It is proposed to extend the Golf Course to 18 holes over the next 2 - 3 years. There are active angling and gun clubs in the town while the Carbery Foxhounds, one of the oldest packs in Ireland, has its kennels there, and excellent hunting is enjoyed in the surrounding countryside.

I.50 The Bandon Recreational Centre Committee is actively engaged in promoting the development of the town park as a public recreational area to include an athletic

track, playing fields and pitch and putt course. Plans have now been finalised and it is anticipated that the project will get under way shortly.

1.51 The most notable building of historic interest in Bandon is Kilbrogan Church at North Main Street. Erected in 1610, it was the first Protestant Church to be established in Ireland. Other structures of interest in the town are the ruins of the Shambles (old market area) and the town walls. There are many other items and places of archaeological and historical interest within easy reach of the town.

I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS.

1.52 From the preceeding analysis, certain factors emerge which will clearly act as constraints and determinants in the formation of a viable structure for the town. The more important of these are :

- (1) Physical Features i.e. constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, marsh, land liable to flood etc). In Bandon, the riverside area is subject to periodic flooding while the ridges to the north and south form a natural barrier to further development where their steep slopes are a constraint on comprehensive development. (See Physical Features Map).
- (2) Areas already developed and committed to development i.e. the existing built-up area and areas likely to develop in the future by way of outstanding planning permissions. These do not inhibit the development of a future well-planned and compact urban structure for the town.
- (3) The present level and location of services frequently has a decisive role to play in determining the extent and pattern of future growth. The economic provision of services in otherwise suitable and conveniently servicable areas constitutes a major determinant in attracting development to these areas. From a drainage viewpoint, the

natural valley of the Bandon facilitates gravity drainage while an adequate water supply will be available within the development area and approximately below the 250 ft. contour on completion of the regional augmentation scheme. (See Services Map).

(4) The heavy volume of through traffic, paralleled by a substantial growth in local traffic, presents major circulation and environmental problems in the central area. The situation is further aggravated by a lack of adequate off-street parking space. In the short term, the introduction of a one way system, coupled with minor alterations in the existing internal street network and the systematic provision of parking facilities, would do much to relieve congestion. In the long term, the latter can only be resolved by the provision of a relief road to the south of the town and by a corresponding development of an internal distribution system to cater for local traffic.

(5) Numerous other factors will play varied parts in dictating the extent and pattern of future growth in the town. The attractiveness of the area itself, the availability of land, housing, community facilities, and the extent of public and private investment will all function as factors which will ultimately determine the Bandon of the future.

PART II. DEVELOPMENT POLICY, ZONING AND SPECIFIC
OBJECTIVES, FEASIBILITY.

A / DEVELOPMENT POLICY

GENERAL

2.1 The basic aim of this development plan is to provide a framework for the guidance of future development so as to produce a living, working and recreating environment of high quality and to ensure a future urban structure in which all its various parts will play their roles as interrelated elements of a single system.

ELEMENTS

2.2 It is the policy of the Council -

- (i) to promote the growth of the town as a service and industrial centre with commensurate residential and community functions and consistent with its role in the overall development of its rural hinterland;
- (ii) to settle the pattern of future internal growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas;
- (iii) to make proposals for dealing with future traffic, taking into account the need to secure a high standard of accessibility for those using motor vehicles, and a pleasant, safe and convenient system for those on foot and using bicycles;
- (iv) to generally improve the physical character and environment of the town with particular regard to the renewal and redevelopment of obsolete central areas and the preservation of its riverside amenities.

B / DEVELOPMENT AREA

GENERAL

2.3 In determining the proposed development area, physical features, present development, commitments, serviced and economically servicable areas as well as general planning principles were taken into account. The constraints and determinants imposed by these features have been outlined in Part I.

2.4 The development area mainly includes land within a $\frac{1}{2}$ mile radius of the town centre. Its outline has been primarily influenced by the complicated topography obtaining in the area and the need to contain further expansion within the natural configuration of existing land forms with the objective of producing a compact type structure offering opportunities for minimizing development costs, particularly in relation to the provision of infrastructure, while also producing other social, economic and environmental benefits. The provisions of the plan try to ensure that the land use disposition and communications are such that they will integrate properly into an overall well related and unified structure. The overall development area is shown on Map No. 6. It includes the area within the administrative boundary of the Bandon Town Commissioners together with an area without and contiguous with the aforesaid boundary.

C / ZONING AND SPECIFIC OBJECTIVES

GENERAL

2.5 The statutory map of the Development Plan (Map No. 6) for Bandon is self-explanatory and illustrates the Council's objectives relating to zoning, utility services, roads, amenities, renewal and other matters. The clauses relating to general policy (as provided for in the Local Government (Planning and Development) Act, 1963) and objectives set out in the written statement of the Development Plan for the County, shall have application to the Development Plan for Bandon.

2.6 Map No. 6 indicates policy rather than detail and should not, therefore, be used to take measurements. Approximate geographical location is indicated rather than site detail. If any conflict should exist between the written statement and the plan, the written statement shall prevail.

(1) ZONING OBJECTIVES

LAND
USE

2.7 The use zoning states the purpose for which particular areas of land may be used. Development applications will be considered having regard to the proper planning and development of the area as prescribed in the general provisions of Section 26 of the 1963 Act.

PRIMARY
OR
SOLE
USE

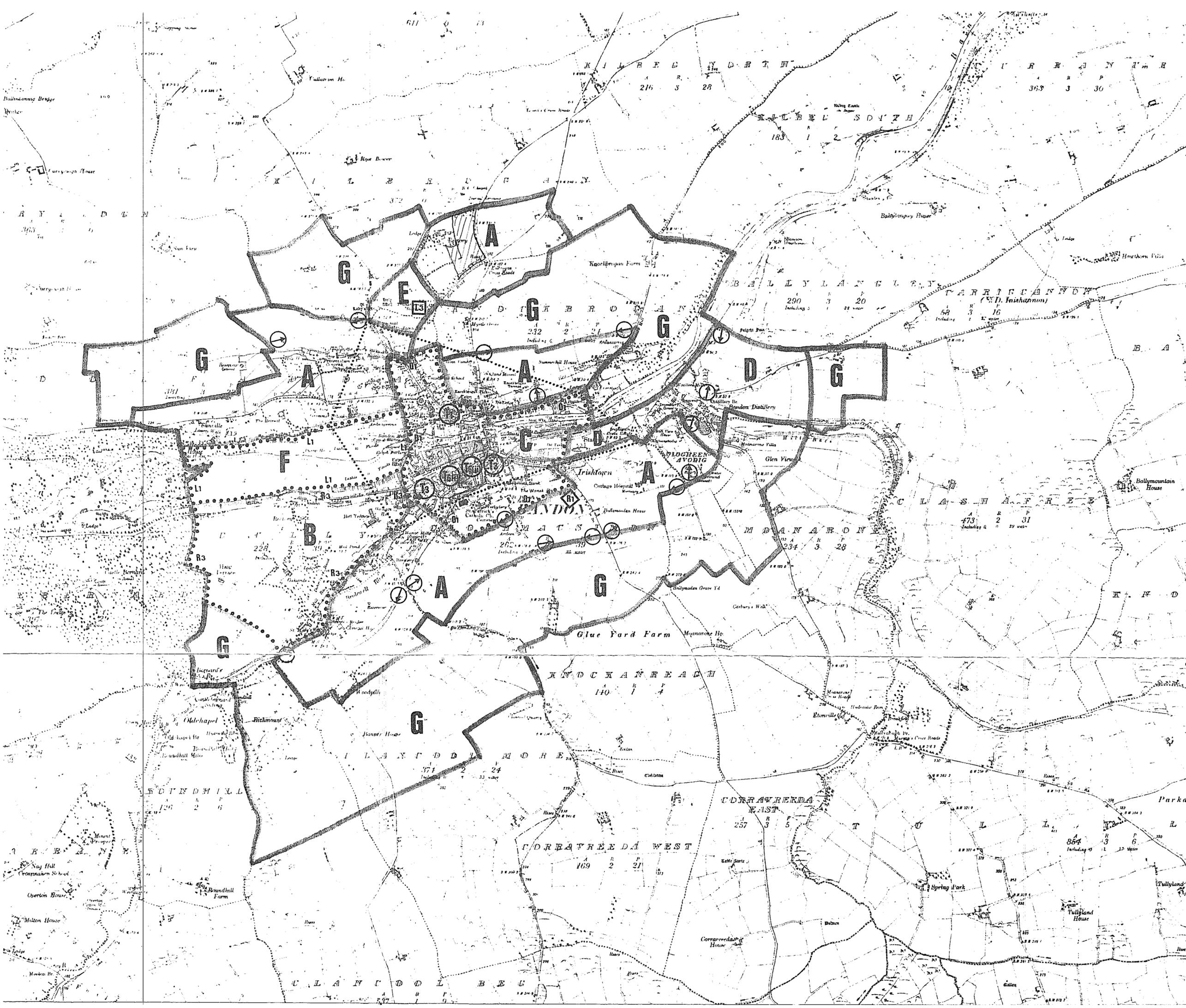
2.8 Where a primary use for an area is stated, this use will be the principal land use within that area. Where a sole use for an area is stated such use will be strictly limited in order to provide essential supporting uses for the primary use areas. The sole use area must be protected from intrusion of uses which could lead to an under-provision of supporting uses. Unless land use in a particular area is stated to be solely one use, applications for use which would not inhibit the primary use may be considered. Such permissions may be granted if the planning authority considers that the proposed use or development would not be detrimental to the primary use objective for the area and that it would conform with proper planning and development. In planning primary use objectives in this way, it is hoped to encourage and facilitate development in a positive manner.

PURPOSES
OF
ZONING

2.9 The purpose of each use zoning is denoted on the Zoning and Specific Objectives Map No. 6. The primary or sole use for which use zones are reserved are set out in the schedule of use zoning (Table 2) overleaf.

2.10 Indicated on Map No. 6 are the development areas where it is an objective of the Council to make drainage available in order to promote the proper planning and development of the area. The provision of such services will necessarily take some considerable time depending on the demand for building land etc. and it should not be assumed that because an area is indicated as a development area and indicated for a use purpose, that development applications will receive immediate permission because they appear to comply with the various requirements of the plan. Until such time as drainage is available in any area, the Council will normally refuse permission for development.

2.11 Where lands have been or are in the future made capable of development through the provision of drainage and other infrastructure by the Council and are not being so developed, it will be the policy of the Council to secure the initiation of such development by agreement and if considered desirable compulsorily to acquire such lands and develop or make arrangements for their development, under Section 72 of the Act.



ZONING OBJECTIVES

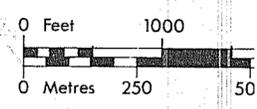
- | symbol | purpose of zone |
|----------|--------------------------------------------------------------------|
| A | To provide for residential and to preserve and residential amenity |
| B | To provide for the development of a residential community |
| C | To provide for shopping and community development |
| D | To provide for commercial, industrial and related development |
| E | To provide for recreational and ancillary development |
| F | To preserve an area of natural beauty |
| G | To preserve open spaces |

SPECIFIC OBJECTIVES

- Zone boundary
- O1, L1, R3 Action areas
- T1, T2, T3, T6 Road improvements
- T7 Access points
- Public housing
- Amenities

..... Scheduled Town boundary

BANDON DEVELOPMENT



JULY 1973

TABLE 2 : SCHEDULE OF USE ZONING.

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for residential development and to preserve and improve residential amenity.	Primarily Residential	A
Residential	To provide for the development of a residential community.	Primarily Residential	B
Central Area	To provide for shopping, commercial and community development.	Primarily Central Area Uses	C
Industrial	To provide for commercial, industrial and related uses.	Primarily light industrial and related uses	D
Open Space	To provide for recreational open space and ancillary development.	Primarily Recreational	E
Open Space	To preserve an area of high amenity.	Primarily Agricultural	F
Open Space	To preserve open space amenity.	Primarily Agricultural	G

LAND NOT
INDICATED
FOR ANY USE

2.12 Where an area of land is not indicated for any purpose on the Zoning and Specific Objectives Map No. 6 the use of such land shall be deemed to be primarily agricultural.

NON-
CONFORMING
USES

2.13 All uses established before 1st October, 1964, conflicting with the use zoning provisions of the Development Plan, shall be non-conforming uses. While the continuation of such uses will be generally discouraged, it is appreciated that continuity of use may from time to time require minor building extensions on or in land on which the uses existed on 1st October, 1964. Such works may be permitted provided the continued use does not prejudice the proper planning and development of the area and the preservation and improvement of the amenities thereof.

(ii) SPECIFIC OBJECTIVES

2.14 Specific development objectives for the town are shown on Map No. 6 and are listed hereunder. In the absence of any statement to the contrary the period of these objectives should be taken as five years from the making of the plan.

2.15 Where specific development objectives were listed under Part Three - Development Objectives in the Development Plan for Bandon, pages I02 - I03, Cork County Development Plan 1967, and do not reappear in this review plan, it can be taken that these objectives have been realised.

2.16 Where a double asterisk appears before a specific objective hereunder, it signifies that this objective represents an additional specific development objective not contained in the 1967 Development Plan for Bandon, the inclusion of which is now considered desirable. All the objectives represent a continuation and / or an extension of the original development plan policy.

2.17 A single asterisk denotes objectives not shown on Zoning and Specific Objectives Map No. 6.

UTILITY
SERVICES

- ** U.I Proceed with the implementation of the proposed
* Regional Water Supply Scheme and provide extensions where necessary to cater for future development.

- * U.2 To provide extensions to the sewerage system to serve new development within the area of economic drainage as the need arises.

COMMUNICATIONS
AND TRAFFIC

- T.1 To seek the widening of the southern section of North Main Street.
- T.2 To examine the feasibility of roofing over the Bridewell River to form part of an inner central area ring route from McSweeney's Quay to St. Patrick's Quay.
- T.3 To investigate the possibility of providing a connecting link from the western end of South Main Street to the Clonakilty road via Church Street and Church Lane South.
- * T.4 To determine and preserve route for a long-term relief road to the south of the town.
- * T.5 To explore the possibility of introducing traffic regulations in order to improve traffic circulation in the central area.
- ** T.6 To improve alignment and vision at dangerous junctions and corners as the need and opportunity arises with particular regard to -
 - (i) junction of Market Street and South Main Street;
 - (ii) junction of Pearse Street and Bridge Lane.
- T.7 To preserve access to backlands in vicinity of points indicated on the Zoning and Objectives Map; including for sufficient land to allow carriageways, foot-paths and vision to standards ruling at time of development.
- * T.8 To seek to provide off-street car parking space wherever possible in the town centre as the opportunity arises.

HOUSING

- R.1 To proceed with the development of Council housing at Parnell Street and Clancool.

** R.2 To endeavour to acquire and service a site for
* private housing development within the development area.

** R.3 To provide for the preparation of an action
area study for at least one residential area.

OBSOLETE AREAS,
RENEWAL AND
REDEVELOPMENT

** O.1 To prepare an action area plan for the central
area providing for the renewal and, where necessary, re-
development of obsolete properties.

* O.2 To formulate and, where feasible, to implement
a systematic programme for the renewal or redevelopment
of obsolete areas.

INDUSTRY

* W.1 To seek to acquire and service a suitable area
for development as an industrial site.

SOCIAL
FACILITIES

* S.1 To reserve suitable sites for educational and
other necessary social facilities and to secure the pro-
vision of these facilities as required.

* S.2 To encourage and where feasible to assist local
community effort towards the provision of a community
centre to meet the town's expanding needs in this regard.

AMENITY

** L.1 To prepare an action area plan for the Bandon
riverside area and to endeavour to initiate its implem-
entation in the vicinity of the town; this plan to be
prepared in the context of an overall strategy for the
development of the amenity and recreational resources
of the Bandon River Valley.

* L.2 To acquire a suitable site for a swimming pool
and to examine the feasibility of constructing same.

L.3 To encourage and where feasible to assist in
the development of the Town Park as a public recreational
area with appropriate facilities.

** L.4 To provide for the preservation of trees and
* woodlands.

** L.5 To secure the proper landscaping of all new
* development in order to improve its visual appearance
and general environment.

L.6 To provide for the preservation of sites and
structures of Architectural or Historic value.

D / FEASIBILITY

FINANCE

2.15 The implementation of the development objectives mentioned above are based on the assumption that the necessary capital moneys, permissions and approvals will be forthcoming from central government sources. Should such money not be available, or should compulsory acquisition of lands, etc. not be confirmed by the responsible Minister Of Government, objectives so affected will be excluded from statutory implementation.

2.16 The Council, considering the capital expenditure necessary for the provision of infrastructure, in particular that for roads and sanitary services, to accommodate the estimated population growth, will require contributions towards expenditure as provided in the Local Government (Planning and Development) Act, 1963.

COST

2.17 Detailed cost estimates have not been included in this plan. Such costing is possible only at the stage where more detailed design for roads, services, housing layouts, social facilities, etc. have been drawn up. While no such study has been carried out, it is clear that a well planned compact type structure offers opportunities for minimising development costs particularly in relation to provision of infrastructure, while also producing other social, economic and environmental benefits. The alternative is to allow a sprawling and unrelated settlement to develop, thus producing an unplanned, unattractive and inefficient environment.