

BANDON DEVELOPMENT PLAN



Cork County Council

1979

**Planning Department
Cork County Council**

**BANDON
DEVELOPMENT PLAN**

July 1979

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

Bandon is primarily a service centre for a wide rural area. It is one of the nine scheduled towns in the County. This town plan for Bandon has been prepared by the Council to meet its' obligations under the 1963 Local Government (Planning and Development) Act to review the development plan once every five years.

Section 20 (1) 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.

The format of the previous 1973 Plan has been revised and there are now three separate sections, Survey, Analysis, and Policy which form part of a coherent plan. The Policy section in addition to the Zoning and Objectives map, includes 'Specific Objectives' most of which should be accomplished during the 5 - year term of the Plan.

This review incorporates appropriate changes where necessary, based on available information in February 1978 and any altered circumstances obtaining since the last plan was prepared in 1973.

This Plan was adopted by Cork County Council on 30th July, 1979.

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Part	11	ANALYSIS
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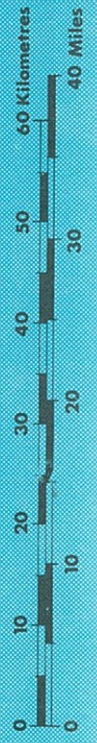
M A P S

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2.	PHYSICAL FEATURES
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LOCATIONAL CONTEXT

- City
- Town
- Airport
- National primary route
- Other main route
- Railway
- County boundary
- Development Plan Section
- Planning Department
- Cork County Council



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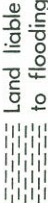


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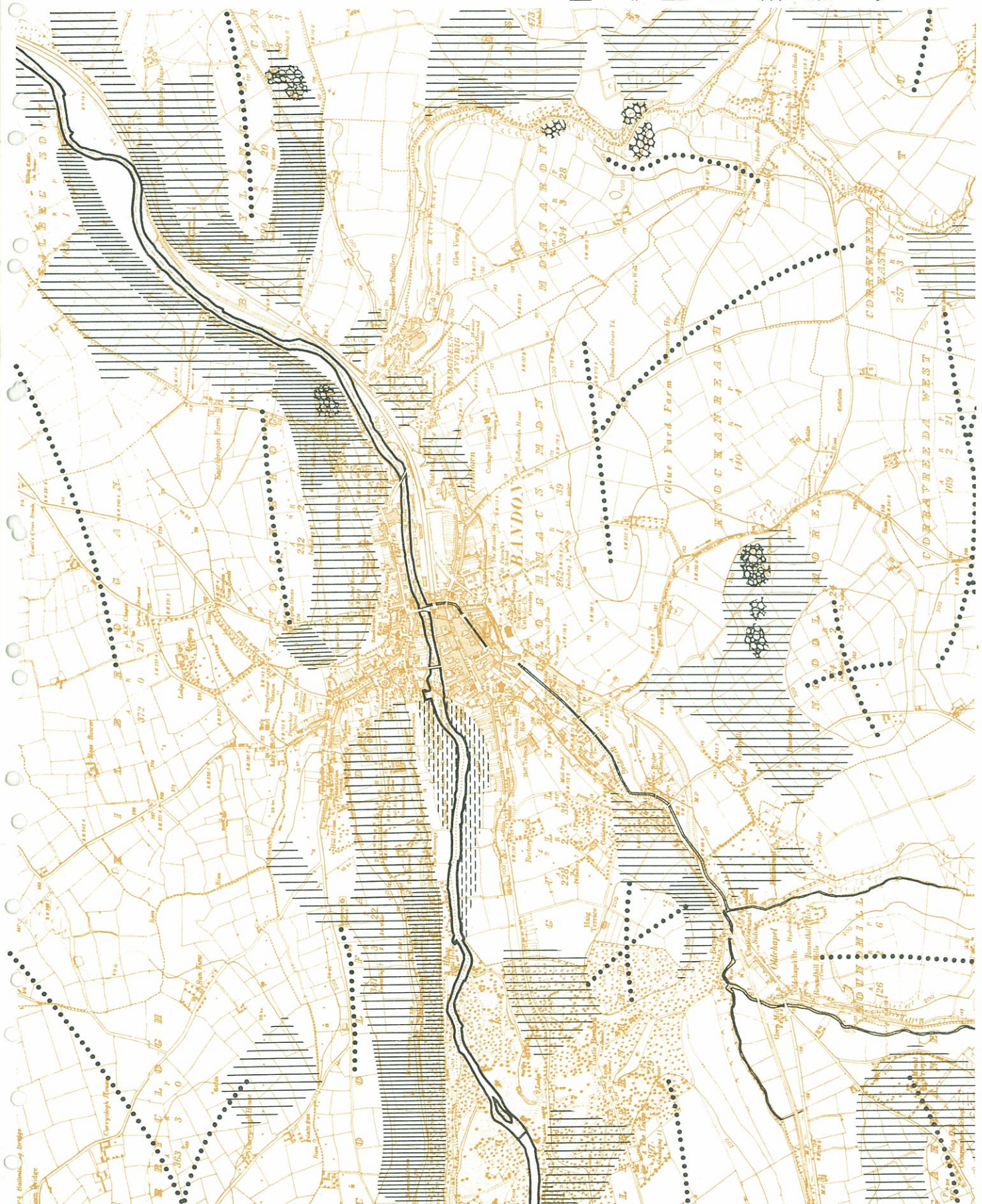
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Bandon
Development Plan
Jan. 1978

PHYSICAL FEATURES

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



SURVEY

LOCATIONAL CONTEXT:

- 1.01 Bandon is a market town situated 19 miles to the south west of Cork City. It is a town that has grown at the bridging point of the Bandon River and is a modal point in the road network in the locality.
- 1.02 The area encompasses Bandon town and part of the District Electoral Divisions, Ballymodan, Innishannon and Kilbrogan.

PHYSICAL FEATURES:

- 1.03 Bandon, which is located in the valley of the River Bandon is protected to the north and south by the east-west Armorican ridges. This valley, together with those of the Lee and Blackwater, form the main east-west communication lines to County Cork; The Bandon valley leads on through Dunmanway to Bantry and the south western coastal zone of the county. The physical features map shows the location of local ridge lines, land liable to flood, marsh, rock outcrop, contours. Such features act as constraining or determining forces on the location and scale of future development.
- 1.04 The area is basically composed of old red sandstone, overlain almost entirely by lower Devonian shales and sandstones, carboniferous sandstone series. The soils of the area are mainly brown podzolics with acid brown earths to a lesser extent. These soils in terms of use range and suitability are some of the most productive soils in the county.

AGRICULTURAL ACTIVITIES:

- 1.05 Dairying and ancillary operations is the main agricultural activity. There are a number of creameries in the area. Bandon Mart to the east of the town, which operates five days per week, serves a hinterland of about 20 miles radius. Tillage farming is also carried out fairly extensively, sugar beet, wheat, barley and oats being the main crops. Bandon is one of the most progressive agricultural regions in the country.

SAND AND GRAVEL DEPOSITS:

- 1.06 Sand and gravel extraction takes place on a small scale on the western side of the town.

NATURAL AMENITIES:

- 1.07 The main features of interest are the Bandon river, the ridges surrounding the town and the deciduous woodlands in the grounds of Castle Bernard. The river together with the local forestry plantations offer good amenity potential. 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. A strip of woodland to the south east of Bandon Distillery, offers potential as a local woodland walk.

AREAS OF
SCIENTIFIC
INTEREST:

1.08 Castle Bernard Park is of botanical interest. It is of local importance and its County Plan Listing is D74, Table IV.

FEATURES OF
HISTORICAL,
ARCHITECTURAL
INTEREST:

1.09 Bandon is well endowed with features of historical and architectural interest.

TABLE 1 - FEATURES OF HISTORICAL AND ARCHITECTURAL INTEREST.

<u>ITEM & LOCATION</u>	<u>INTEREST TYPE</u>	<u>IMPORTANCE</u>	<u>COUNTY PLAN LISTING</u>
Catholic Church at end of Market Street.	Architect- ural.	Regional	-
Church of Ireland Church, Bally- modan.	Architect- ural.	National	F477 Table vi (c)
Church of Ireland Church, Kilbrogan.	Historical & Architectural	National	F418 Table vi(c)
Methodist Church Bridge Street.	Architectural	National	F477 Table vi(c)
Riverside Hall at north-eastern corner of Bandon Bridge.	Architectural	Regional	-
Bandon Bridge	Architectural	National	F477 Table vi(c)
Courthouse	Architectural	Regional	F418 Table vi(c)
Town Hall	Architectural	Regional	-
Shambles	Arch. & Hist.	National	-
Town Wall	Historical	Local	F418 Table vi(c)
Castle Bernard	Arch.& Hist.	National	-
Woolstore south of Ballymodan Church.	Architectural	Regional	-
Row of Estate Cottages in Gully.	Arch.& Hist.	Local	F605 Table vi (c).

In addition to these individually listed buildings, Bandon has a number of streetscapes of Architectural value. North Main Street has a good miscellany of eighteenth century houses with their backs to the river. On South Main Street, the town's main shopping street, and on Market Street, there are a number of houses and shop fronts of architectural value. The south bank of a small stream parallel to South Main Street, contains a good row of six three-storey eighteenth century houses with uniform pediment doorcases. Bandon is conspicuous for the large number of segment-headed windows in otherwise ordinary buildings which suggests that many if not all of them are in fact of the early eighteenth century.

RECREATIONAL FACILITIES:

- 1.10 Local outdoor recreational amenities consist of an 18 hole golf course, tennis courts, G.A.A., soccer and rugby pitches. A new G.A.A. pavillion, to the south-west of the town, is nearing completion. There are active angling and gun clubs in the town. The Carbery Foxhounds has its kennels there, and excellent hunting is enjoyed in the surrounding countryside. The Bandon Recreational Centre Committee has recently developed the Town Park as a public recreational area. The facilities provided include an athletic track, hockey-cum-camogie pitch, playing fields, an 18 hole pitch and putt course and a children's playground. Bandon Youth Club has, since 1977, adopted the Town Hall for indoor recreational activities. These activities now include basketball, badminton and indoor football. The Allen Institute provides badminton and table tennis facilities.

TOWN STRUCTURE:

- 1.11 A number of factors has influenced the structural development of Bandon town. The bisection of the town by the River Bandon; the one central river crossing at Bandon Bridge; the radial road system focusing on this crossing; the liability of land to flooding on the north and south-western banks of the river; the slope of the land in the area north of Bandon Bridge. (See Land Use Map).
- 1.12 The dwellings in the central and adjoining areas generally consist of rows of terrace houses. There has been a change, in recent years, in the dual use of these dwellings - residential accommodation over ground floor business premises. The residential use is gradually giving way to use as storage space. Ribbon development has been occurring in the environs of the town and particularly along the radial roads bordering the riverside area, along the Dunmanway and Castle Roads and to a lesser extent the Clonakilty Road towards Oldchapel. Over the past few years there has been a shift from individual to estate-type developments, both county council and private.

LAND USE:

- 1.13 The main land use features are a compact central commercial district. This is concentrated on the south of the river and surrounded by the older residential area. Industrial development and recent residential developments are scattered. The most recent commercial developments are tending to concentrate along the Cork-Bandon Road.

VISUAL CHARACTER:

1.14 There are a number of aspects which give the town its particular visual character, the riverside setting; the surrounding hills and woodlands; a number of fine public buildings; street gradients; the quality of some street scapes; a number of good terminal features. The overall good visual character is in places marred by the aspect of building blight and derelict land.

POPULATION:

1.15 The estimated population for the area at the end of 1977 was 4671. This was based on the number of new housing units completed and occupied between the period 1971 and 1977. The population of the area in 1971 was 4071, based on the Census of Population 1971 being an increase of 14.5% from 1966. This gives an increase of 600 persons between 1971 and 1977 or a percentage increase of 14.8%.

1.16 Table 2 demonstrates that the population structure for Bandon town and its environs is very similar to that for the Aggregate Town Areas, Co. Cork.

TABLE 2 POPULATION STRUCTURE 1971.

	% of total population aged			% of total population	
	0-14	15-64	65+	Male	Female
Bandon & Environs	30.8	57.2	12.0	48.2	51.8
Aggregate town areas, Co. Cork	29.8	57.8	12.4	48.5	51.5

(Source: C.S.O).

EMPLOYMENT:

1.17 Between 1966 and 1971 the number at work in Bandon town and environs (as recorded in the Census) increased by 3.8% due mainly to expansion in the building and construction industry. Table 3 shows the 1971 employment structures of Bandon town and environs and the County Town Areas. The percentage employed in Industry was lower in Bandon and Environs but higher in Autonomons and induced services. This demonstrates the importance of the Bandon area as a service centre.

TABLE 3 - EMPLOYMENT STRUCTURE OF BANDON + ENVIRONS AND AGGREGATE TOWNS
IN CO. CORK 1971.

	<u>Bandon + Environs</u>		<u>Aggregate Towns</u>	
	Absolute	%		%
Agriculture + Fishing.	60	4.44		3.80
Manufacturing + Mining.	257	19.02		30.20
Construction + Electricity + Transport + Public Administration + Recreation.	355	26.28		23.48
Commerce + Professions + Personal Service + Finance.	679	50.26		42.52
Total			1351	

- 1.18 Total employment in manufacturing industry fell from 285 in 1973 to 257 in 1978, giving a percentage decrease of 9.8. Since 1973 two firms closed down. There were increases and decreases in the total employment of other firms. Two small light industrial firms were established in the Bandon area during this period. Total employment in agriculturally related industries increased from 62 in 1973 to 83 in 1978 giving a percentage increase of 33.4.

EDUCATION:

- 1.19 Bandon is well endowed with educational facilities, which comprise 4 primary schools, 3 secondary and 1 vocational school. St. Fintan's primary school caters for junior boys and is to be closed in the near future. The boys will be catered for by the new 12 classroom school which is proposed to replace the old 5 room St. Patrick's School at Casement Road. The Presentation Convent has a new 12 room school for primary education for girls as well as a secondary school, while Hamilton High is a boys' secondary school. The Bandon Grammar Secondary at Richmond caters for boys and girls as well as for boarding students. The V.E.C. has acquired a site, just north of the Town Park for a new 500 pupil vocational school. It is expected that the school will be operational by 1979.

COMMUNITY FACILITIES:

- 1.20 The town's social facilities are inadequate in relation to its population and that of its extensive hinterland. There is a need for a single community centre with adequate capacity to cater for the full range of social facilities for the area's requirements. There is one cinema in the town. The Junior Chamber of Commerce has adopted Christ Church on North Main Street as a venue for concerts, drama productions and meetings. There is one hotel, The Munster Arms Hotel, catering for the town. The County Markets Club has a premises on South Main Street, where home produce is sold once weekly. There is a small public library beside Bandon Bridge on the Old Cork Road. A plan to open Avenue House, beside the Poultry Market, as a public library, is almost finalised. The environs are served by a mobile public library.
- 1.21 There are four Churches in use in Bandon, one Roman Catholic, one 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.

HOUSING:

- 1.22 Since 1971 an estimated 179 dwellings have been constructed in the area. 48 of these were provided by the County Council in estate developments.

The remainder are private developments, 44 of which are north of the river, 37 to the south and 50 in the environs. Present commitments to residential development, by way of outstanding planning permissions, account for a further 182 private and 20 county council dwelling units.

OBSOLETE
AREAS:

- 1.23 74% of Bandon town's housing units were built before 1900. (1971 Census). A high rate of obsolescence can be expected in these buildings unless there is continuous maintenance and renewal. The main areas of housing blight are at Kilbrogan Street and Barretts Hill where there are a considerable number of ruinous and delapidated houses. The southern end of the Old Cork Road contains derelict land and a number of derelict buildings. Minor blighted areas occur at Parnell Street and Watergate Street. The eastern side of the Shambles Fair Green is in poor condition. There are also a number of derelict and semi-derelict buildings scattered throughout the town.
- 1.24 The commercial areas behind the shopping frontages of South Main Street are badly blighted with many obsolete properties. Many of the properties are inefficiently laid out in terms of buildings and space, leading to considerable under-utilisation of valuable town space.

WATER
SUPPLY:

- 1.25 A new water supply scheme has been provided recently for the town as part of the Bandon Regional Scheme. The water is derived from the Bandon River adjacent to Baxter's Bridge, from where it is pumped via a gravity filtration plant at Carhoon Hill to an adjacent 250,000 gallon storage reservoir. This reservoir is linked to a new 750,000 gallon urban reservoir, with a T.W.L. of 310 ft. O.D. at Coolfadda.
- 1.26 The new scheme provides 1.0 million gallons/day which will be able to cater for future demand as the present consumption is only 0.3 m.g.p.d. At the same time the existing town network has been improved by the replacement of older sections of main and by extending the network where necessary.

SEWERAGE:

- 1.27 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.
- 1.28 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.

TELE-
COMMUNIC-
ATIONS.

- 1.29 The Bandon area is served by an automatic exchange situated in the town centre which has a capacity of 1,100 lines, 873 of which were in use in December 1977. The construction of a new exchange,

located at the back of the existing one, has begun. This exchange should be in operation in the next couple of years and it is expected to cater for the demand up to the year 2,000.

REFUSE
DISPOSAL:

1.30 Cork County Council operates a weekly domestic refuse disposal service for Bandon town. Refuse is collected by compression loader and deposited in Clancool quarry to the south of the town for controlled tipping. The Council is presently looking for an alternative dumping site.

ELECTR-
ICITY:

1.31 The electricity supply is at present obtained via a sub-station to the north of the town in the grounds of the Town Park. This sub-station transforms a 38 KV supply into a 10KV single or three-phase supply for domestic and other requirements. The capacity of the sub-station has been recently increased to 10 megawatts of which 5 megawatts are in use presently.

ROADS:

1.32 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 Cork-Bandon main route (T.65) which connects the town via Dunmanway with Bantry and Glengarriff. Heavy traffic volumes are also carried on L.63, the main western route to Clonakilty and Skibbereen.

1.33 The problem of through traffic reaches significant proportions particularly during the summer months. This present situation together with increasing traffic growth means a further worsening of congestion problems in the town centre. To alleviate this problem definite consideration is being given to a route and alternatives for a relief road to the south of the town. The introduction of traffic regulations including provision for a one-way circulation system is also being considered. This should, in the short term, relieve town centre traffic congestion.

PARKING:








1.34 There is a definite lack of off-street parking in the central area, especially in South Main Street. Circulating traffic is seriously inhibited by excessive kerbside parking. This, together with loading lorries, can block traffic flow. There is one public car park, with space for 40 cars in the vicinity of the old railway station, and a small car-park on Bridge Lane. The County Council has drawn up plans for off-street car parking, with space for about 15 cars, at the Poultry Market.

PUBLIC
TRANSPORT:

1.35 C.I.E. operates a service of 14 buses each week-day to and from Cork City. There are four services on week-days from Bandon to Dunmanway and Skibbereen return and three to Bantry, Glengarriff and Clonakilty. Sunday services are half, or less, of the week-day services. There is one daily freight service (for sundry goods) from Cork City to Bandon, from Monday to Friday, with the exception of Wednesday.

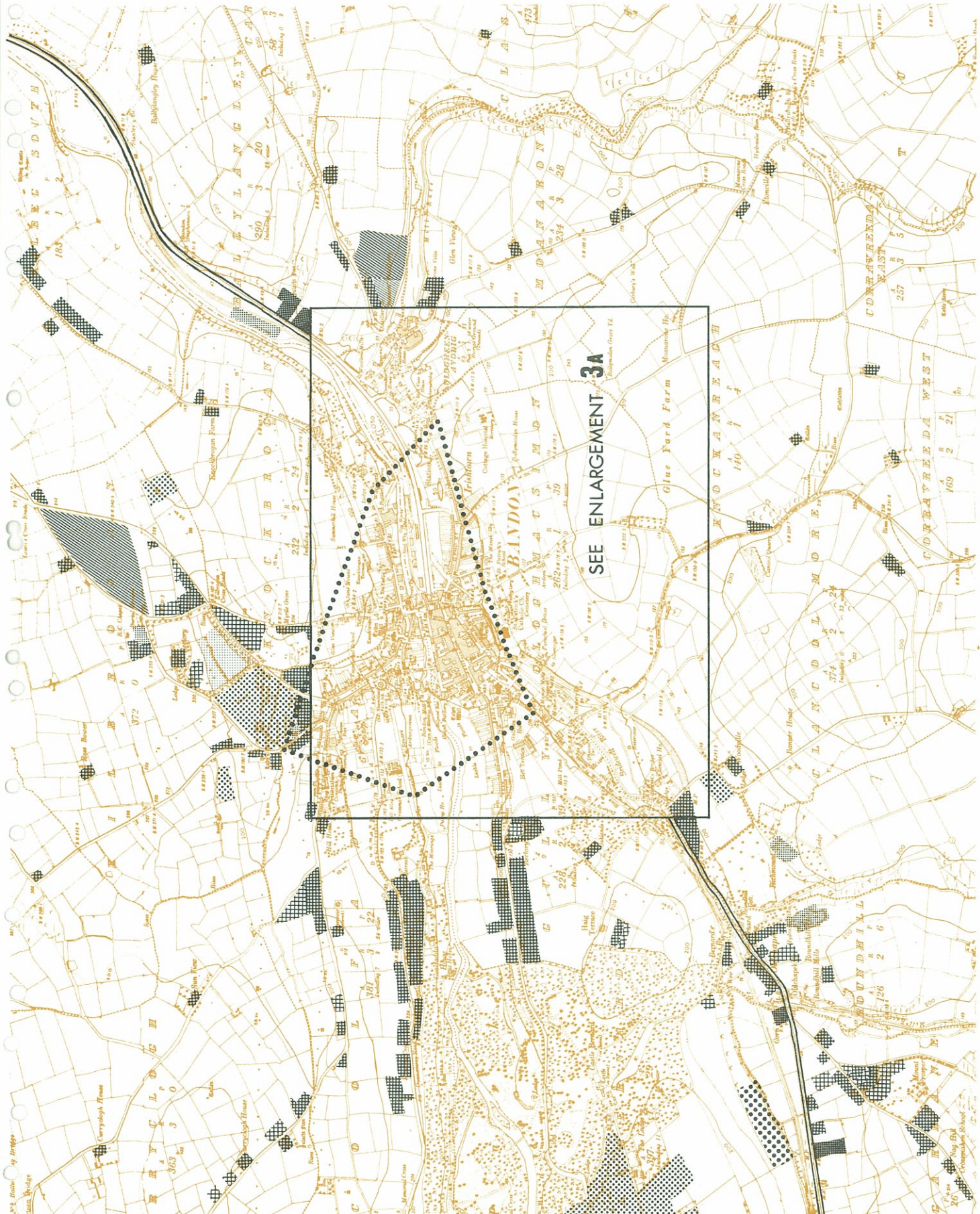


LAND USE

-  existing proposed Residential
-  Commercial
-  Industrial
-  Community facilities
-  Open space
-  National secondary route
-  Scheduled town boundary

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LAND USE

- existing
- proposed
- Residential
- Commercial
- Industrial
- Community facilities
- Open space
- National secondary route
- Scheduled town boundary



ANALYSIS:

SUB- REGIONAL ROLE:

2.01 Bandon town and environs experienced a considerable population increase since 1973. Total industrial employment showed a slight decrease, due mainly to the recession. Bandon town incorporates a rich agricultural hinterland. The main function of the town is that of an important service centre for the surrounding area. Bandon is designated by the I.D.A. (I.D.A. Industrial Plans 1977 - '80) as one of the seven Cork Ring Towns. This means that it is considered to have locational advantages for new industry:- proximity to Cork City; good infrastructure; access to national road network; availability of local labour force.

TOWN CENTRE:

2.02 There is considerable scope for building renovation and reconstruction in the town centre. Where development has taken place it has generally been in character with the visual quantity of the town. Infill development should be in harmony with its neighbours and the street facade. The visual quality of Bandon is based mainly on the way individual buildings are grouped to form terraces, streets and squares. They conform in the basic design elements while differing in colour and detail. Traditional shop fronts and sign writing are particularly important. They should be retained where possible and any replacements should respect traditional standards in design, scale and use of materials.

RESIDENT- IAL DEVELOP- MENT:

2.03 Over the past number of years most private house construction has taken the form of ribbon development along approach roads to the west of the town, though latterly some private estate developments have been constructed. Ribbon development is generally visually obtrusive and involves an uneconomic use of land and services with multiple access onto busy roads. To counteract this trend the Council will seek to acquire and service sites, for sale to private individuals.

SERVICES:

2.04 The water supply has been recently augmented and extended and has sufficient capacity to cater for the projected growth in demand. The sewerage system also has generous spare capacity for future developments.

TRAFFIC:

2.05 The present congestion of town centre streets is one of the most serious problems of Bandon town. However, a new one-way system of streets has been agreed with the Gardai. Details of this will be included in the Objectives Section of this Plan. It is envisaged that kerbside parking will be controlled in the near future to further improve circulation. The Council has acquired an additional site for off-street car parking. There is a long-term plan for an inner relief road to the north of the town.

AMENITIES
AND OPEN
SPACE:

2.06 On the outskirts of the town along the river, there are a number of areas of landscape and recreational value. The woodland strip to the south-east of the town has recreational potential. A number of facilities have been recently developed in the Town Park but the park could be greatly improved by proper landscaping. In general natural and man-made features which contribute to the visual character of the town should be preserved. One such example is the grounds and castle ruins of Castle Bernard, which gives a rather unique amenity resource to the town.

SUMMARY
OF
DEVELOP-
MENT
CONSTR-
AINTS
AND DETER-
MINANTS:

2.07 A number of factors will act as constraints and determinants as the town develops:-

- (i) Physical features, i.e. steep slopes, rock outcrops and land liable to flooding.
- (ii) Areas already developed or committed to development, i.e. the existing town structure and planning permissions which have not yet been taken-up.
- (iii) Infrastructure - there may be threshold costs to providing infrastructure in certain areas, due to locational, topographical or financial factors.
- (iv) Many other factors will affect the pattern and extent of the town's growth including the actual growth of population and employment, the rate of public and private investment and the availability of land.

SERVICES

- Water supply
- Water supply installation
- Sewered area
- Sewerage installation
- ▼ Sewer outlet
- ++++ Electrical supply line
- ✕ Electrical installation



AMENITIES and COMMUNITY FACILITIES

 Amenity recreation open space

 Shrubs, trees, woodland of scenic value

 Area of landscape/recreational value

 Primary school

 Secondary school

 Technical school


 Church - R. C.


 Church - C. of I.


 Church - Presbyterian

 Church - Methodist


 Feature of historic architectural interest

 Hospital

 Fire station

 Garda station

 Courthouse

 Post office

 Hall

 Hotel

 Playing field

 Caravan park

 Cinema



- GENERAL: 3.01 The aim of this document is to provide a framework for development so as to achieve a living, working and recreational environment of an acceptable standard in Bandon. The framework consists of zones stating the purposes for which particular lands may be used and detailed objectives listed for implementation during the five year period of the plan.
- OVERALL POLICY: 3.02 It is the policy of the Council:-
- (i) to promote the growth of the town as a service and employment centre with commensurate residential and community functions, consistent with its role in the overall development of its rural hinterland.
 - (ii) to settle the pattern of future growth by designating land for particular uses and providing the appropriate services.
 - (iii) to make provisions for dealing with present and future traffic towns by securing a reasonable standard of accessibility for motorists; to seek a pleasant, safe and convenient circulation system for pedestrians.
 - (iv) to improve the physical character and environment of the town by encouraging infill development which is in keeping with the existing streetscape; conserving the town's visual character; developing the amenity potential of the Town Park and the town's riverside areas.
- PRIMARY OR SOLE USE: 3.03 Land is zoned for primary and sole uses. Where a sole use is stated, land will be strictly limited to such use. Where a primary use is stated, other uses, which would not inhibit the primary use, may be considered.
- INTER-
PRETATION
ZONING: 3.04 Use-Zones are outlined on the Zoning and Objectives Map. This map should be interpreted by referring, through map reference numbers, to the relevant paragraph in the written statement (lightly printed numerals e.g. 3.04) and to the list of specific objectives (bold numerals e.g. 6.)
- SERVIC-
ING OF
DEVELOP-
MENT: 3.05 It is the intention of the County Council to provide sanitary services in unserviced areas zoned for development. As the provision of services may take some years to complete, it should not be assumed that planning applications received in the interim for these areas will receive immediate permission. Services will be provided on a phased basis and applications which appear to comply with the general requirements of this document may be refused permission on grounds of prematurity.

DEVELOP-
MENT
CHARGES:

- 3.06 Under Section 26, (2), of the 1963 Planning Act conditions may be attached to planning permission requiring contributions towards Council expenditure facilitating the proposed development.

LAND NOT
INDICATED
FOR ANY USE:

- 3.07 Where an area of land is not indicated for any purpose on the Zoning and Objectives Map, the use of such land shall be deemed to be primarily agricultural.

RESIDENTIAL
ZONES:

- 3.08 The areas zoned for residential use are primary use zones. Areas zoned residential are areas which are serviced or serviceable by extending the existing water supply and sewerage network. Applications may be refused on grounds of prematurity.
- 3.09 Shopping and community facilities may be permitted where their use would contribute to a proper level of services within the residential area.
- 3.10 It is the policy of the Council to seek the provision of adequately landscaped open spaces in residential areas, with specific use-functions attached to them. To this end the Council will secure the inclusion of proper open space provision at the planning permission stage. It will additionally see to the enforcement of open space conditions. - Section 25 of the 1976 Planning Act gives planning authorities effective powers in enforcing open space conditions in residential areas.
- 3.11 In all areas the design and layout of residential developments must be of a high standard. Developers are advised to contact the planning authority in advance of submitting plans. The purpose of this is to discuss with the planning authority, at this **early** stage, the most suitable form of residential layout.

COMMERCIAL
ZONES:

- 3.12 Areas zoned for commercial uses are primary use zones - residential development will also be considered. In general, infill development must be integrated with the scale and detail of the street facade. Where sufficient off-street car-parking cannot be provided, contributions may be required towards Council expenditure on public car-parks.

INDUSTRIAL
ZONES:

- 3.13 Areas zoned for industrial uses are primary use zones - commercial development will also be considered. Applications will be assessed in the context of the capacity of the traffic and sanitary services networks, acceptable standards of noise and duct emissions and the visual impact on the landscape.

AGRICUL-
TURAL
ZONES:

- 3.14 Agricultural zones include areas marked "A" on the Zoning and Objectives Map and areas not indicated for any use. While agriculture is the primary use, other **uses** may be considered under certain strict conditions.
- 3.15 Housing developments should serve the agricultural community. "Ribbon" developments and scattered-and-isolated dwellings in the countryside will be discouraged. These developments are difficult and costly to service, contribute to road traffic hazards and can be visually obtrusive. In the case of "ribboning", the proliferation of septic tanks and bored wells can constitute a health hazard. As a counter balance to residential developments in rural areas, it is the policy of the Council to provide serviced sites for private individuals.
- 3.16 In order to counter "ribboning", developments will generally not be permitted within 200 feet of the site of an existing house or planning permission.
- 3.17 Industrial development may be allowed in selected areas where problems of visual intrusion, effluent disposal and traffic safety can be resolved.

OPEN SPACE
AREAS:

- 3.18 Some areas are designated solely as open spaces. No development will be allowed unless it is necessary for recreational uses. Strict conditions of siting, layout and design will be imposed on any permitted development.
- 3.19 Educational, Community and Recreational development will be allowed in areas reserved primarily as open spaces.

SCENIC
LANDSCAPE:

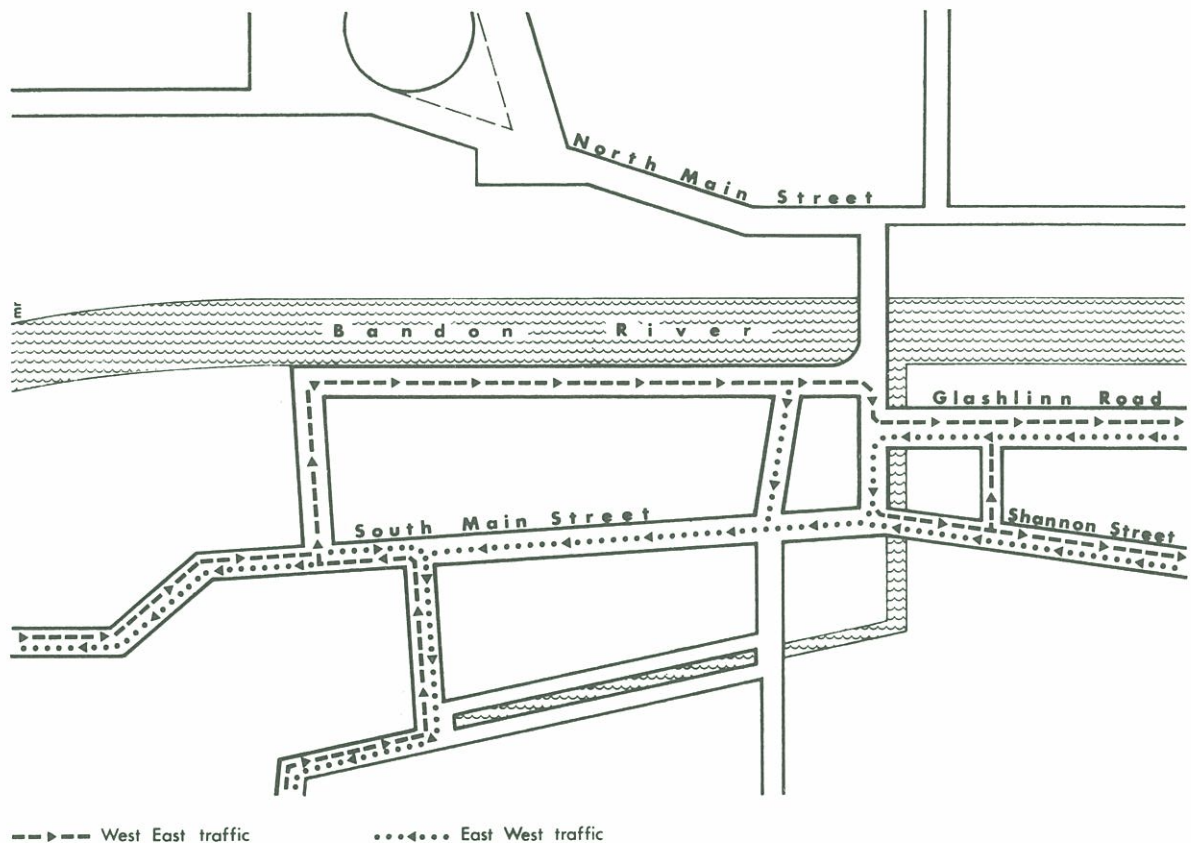
- 3.20 Scenic landscape is marked on the Zoning and Objectives Map by vertical hatching. Scenic areas zoned for agriculture will be used solely for that purpose while strict conditions of siting, design and landscaping will be imposed in areas zoned for development.

SPECIFIC
OBJECTIVES:

- 3.21 Specific Objectives, numbered in bold type on the Zoning and Objectives Map, are listed below. Some of these will be implemented by the Council, directly or indirectly. Others will depend on individual or collective action by local persons or organisations. In all cases these objectives **should** be partially or fully achieved within five years of the adoption of this document.

TRAFFIC
AND
COMMUNICATIONS:

1. To reserve a route corridor for the proposed Bandon Relief Road using McSweeney Quay.
2. To introduce a one-way system as illustrated on diagram below



Proposed One-way Traffic System

3. To alleviate traffic congestion at Distillery Bridge caused by the loading activities at Bandon Marts.
4. To improve the traffic flow between Castle Road and Clancool Road by stimulating the use of Church Street.
5. To link Casement Road to St. Patrick's Hill in order to improve access of St. Patrick's School.

6. To re-site existing bus shelter in an eastern direction.
7. To mark out parking bays at existing car park on Glashlinn Road.
8. To provide small parking area in front of Avenue House.
9. To seek to acquire suitable site for parking at McSweeney Quay.
10. Any further commercial development on South Main Street has to provide parking facilities preferably at back of these premises.
11. To introduce parking bye-laws in town centre.
12. To preserve access points with sufficient room for adequate sight-lines and footpaths.
13. Estate roads to be constructed according to standards laid down in Councils "Draft Guidelines for Housing Estates" April 1977.
14. Any new estate has to include adequate provision for open space and community facilities.
15. To construct second-phase of County Council estate at Clancool More.
16. Any infill development has to conform with existing Architectural design.
17. To assist with continuation of restoration of Town Hall for community purposes.
18. To stimulate the development of lands west of the Old Cork Road.
20. To reconstruct Avenue House into a new Library.

SOCIAL
FACILITIES:

AMENITY:

21. To restore basket-ball pitch behind the old Town Hall.
22. To continue the provision of facilities at the Town Park.
23. To construct a walk along the Bandon River east of the old Gas Works.
24. To investigate the possibility of a pedestrian walk along the Mill Race east of Distillery Bridge.
25. To provide small river-side walk.
26. To preserve trees in the following locations:-
 - Ard na Carrig House along the Bandon Road.
 - along the Dunmanway Road.
 - along the Old Shambles.
 - the woodlands adjacent to Clancool House.
 - along St. Patrics Quay.
 - woodlands along Mill Race to the south-east of Distillery Bridge.

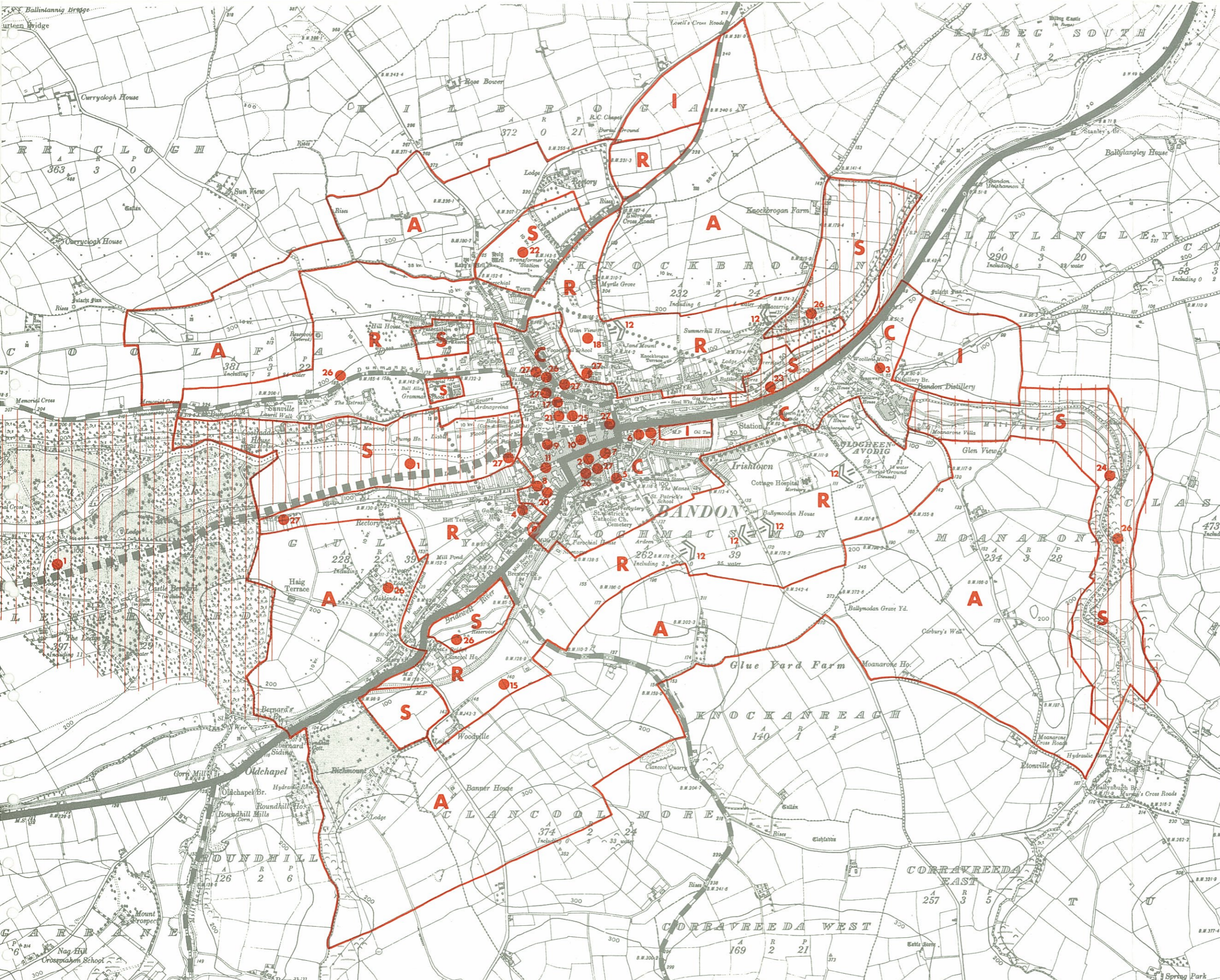
HOUSING:

27. To preserve the following items of Architectural and/or Historic interest.
 - (i) the estate cottages on Castle Road.
 - (ii) section of Town Wall at Weir Street.
 - (iii) Town Wall and Christ Church on North Main Street.
 - (iv) Methodist Church at McSweeney Quay.
 - (v) row of houses on North Main Street opposite Old Shambles.
 - (vi) row of houses on St. Patrick's Quay.

FEASIBILITY:

FINANCE:

- 3.22 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.
- 3.23. 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.
- 3.24 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.



ZONING and OBJECTIVES

LAND USE ZONES

- R** Residential - total 463 acs.
- C** Commercial - " 145 acs.
- I** Industrial - " 58 acs.
- S** Open space - " 282 acs.
- A** Agricultural - " 864 acs.

||||| Scenic landscape

OBJECTIVES

- Specific objective
- Proposed inner relief road
- ⌞ Access point

Reference number (e.g. 17) relates to list of objectives

EXISTING

- National secondary route
- Link road
- Scheduled town boundary



Bandon Development Plan