

BLARNEY DEVELOPMENT PLAN



Cork County Council

1973

**BLARNEY
DEVELOPMENT PLAN**

Planning Department

Cork County Council

MARCH 1973

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

The 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.

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. Blarney 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 original 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 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.

The 1967 County Development Plan's housing policy stated in general that the Council "will seek to gather new houses into existing settlements" and that in particular in relation to the environs of Cork City, "the policy will be to induce new developments away from the environs of the City into the villages and towns capable of growth in their own right".

The implementation of this policy has led to the development and growth of the "Satellite Towns" in the city environs such as Ballincollig, Carrigaline, Glanmire and Blarney (see Map I) and to the containment of suburban overspill outside the County Borough. The pace and scale of major speculative housing developments attracted to these towns has, however, created planning problems of its own in relation to the shaping of an efficient and pleasant overall physical environment to cater for the increasing population's social and economic needs. These problems have been accentuated by the absence to-date of an overall development plan for each of the satellite towns with the exception of Passage West, Midleton and Blarney.

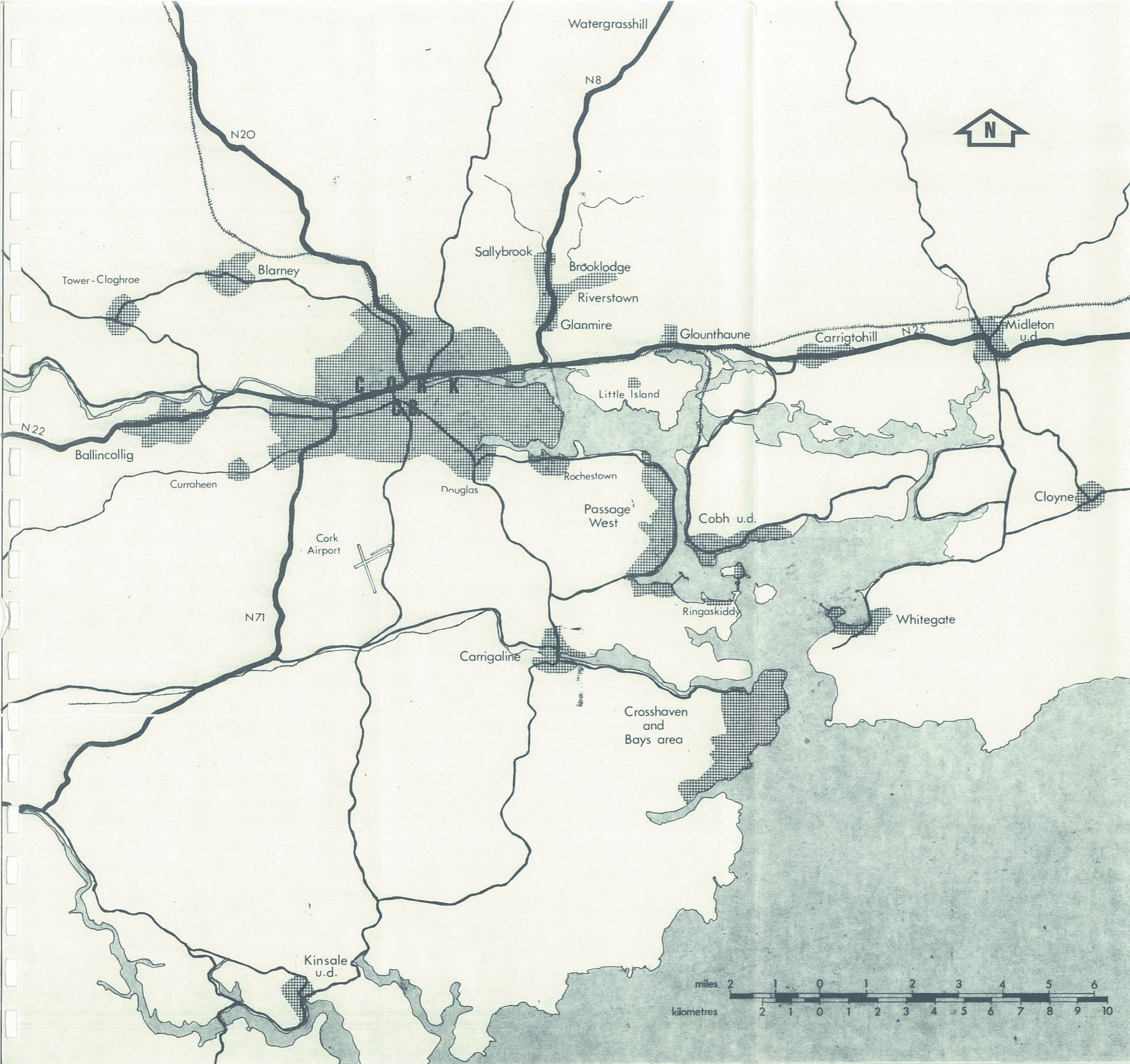
In addition, the complex inter-relationships for these towns with the City together with the implications of industrial expansion in the city environs and harbour area, calls for a better understanding of the inter-relatedness of different land uses and activities and of the varying infrastructural demands which operate particularly in regard to transportation, water and sewerage and social facilities. It is becoming increasingly clear that there is an urgent need for an overall land use - transportation strategy for the City and Harbour development area (see Map I), in which future population growth, associated economic activity and land use are incorporated in an appropriate planning policy related to a comprehensive transportation system which is based on consequent travel demand.

In pursuance of the policy stated above in relation to the city environs, it has been deemed necessary to include in the review plan for Blarney the associated villages in the immediate area, in the belief that the town and villages of this area constitute a satisfactory development unit for planning purposes. With this in mind, the Council has, in accordance with Section 19 (3) of the Act indicated policy and objectives for particular areas without the Blarney town boundary as adopted by the Council under Section 2 (6) of the Act by resolution dated 18th day of October, 1965. Two villages not included are Cloghroe and Waterloo. These are considered suitable for development as individual village units for which special planning studies will be carried out at a later stage. It is not envisaged, however, that these villages should coalesce with the Blarney development area

and consequently they have not been included in this review of the Blarney Development Plan.

The Review Plan together with the development plans for the other satellite towns is based on an assessment of the capacity for growth of the individual towns and as such will form an essential input into the evaluation stage of an overall development strategy for the city environs. The absence of an overall strategy at this point in time does not, therefore, invalidate these plans.

CORK CITY & HARBOUR DEVELOPMENT AREA



MAP 1
LOCATIONAL CONTEXT

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

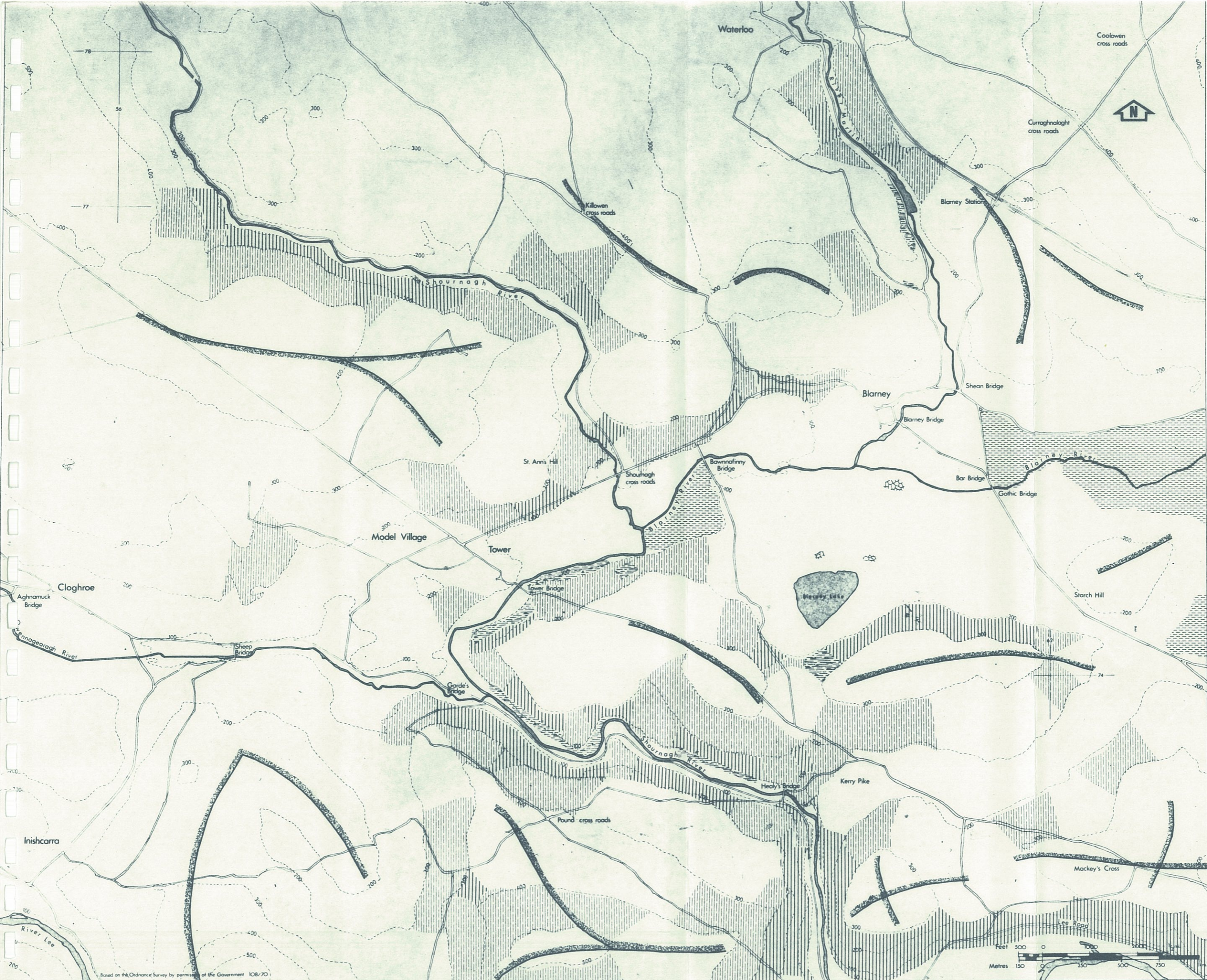
I.1 Blarney is a woollen manufacturing centre five miles north west of Cork City. Situated on the banks of the Martin River, the town is set amidst charming scenery. It has one major industry (Mahonys of Blarney). The population was 932 in 1966 and since then the town has experienced expansion as a dormitory residential settlement for the City and environs. It is not an administrative unit in itself, all its Local Government undertakings being the direct responsibility of Cork County Council. Included in the development area are the neighbouring villages of Tower and Kerry Pike (see Land Use Map) which avail of the community facilities in Blarney and which have also experienced significant residential growth in the past five years.

I.2 Proximity to Cork City is perhaps the most significant factor to be considered when analysing future prospects for the development of Blarney. In addition, its latent and largely untapped potential as a major tourist attraction is an important factor. Accessibility to the city and environs area make it an attractive location for continued residential, recreational and possibly light industrial expansion. The future growth of the area will depend largely on the part it is designated to play in the overall development of the Greater Cork Area* and to a lesser extent on the internal problems associated with formulating a viable physical, economic and social structure for the area.







HISTORICAL
BACKGROUND

I.3 The town is the site of Blarney Castle, one of the country's major tourist attractions, which stands in its own demense to the south. In the year 1446, Cormac Laidir McCarthy built the great Castle whose 85 ft. keep still stands on a rock over the Croomaun. Beneath it are three caves, partly artificial. About $3\frac{3}{4}$ miles to the west in Cloghroe, are traces of another McCarthy stronghold built inside a Ringfort.

* including the City, its Environs and Harbour Area.



PHYSICAL FEATURES

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

Based on the Ordnance Survey by permission of the Government 108/70

PHYSICAL
FEATURES

I.4 The main features are outlined on the Physical Features Map. The town is set in a longitudinal valley surrounded by old red sandstone armorican ridges which are heavily dissected by the rivers Shournagh, Martin, Owengearagh and Blarney. As a result, Blarney is a focal point for many minor routes as well as the L.69, main route westwards from Cork City. The valley is a broad alluvial flat, 400 to 500 yards in width. Coarse river gravels are overlain by a foot or two of earthy loam. Bare limestone crags rise irregularly above the alluvial flat, on one of which stands the Castle. Blarney Lake is located to the south of the Castle, within the demense.

EXISTING
SETTLEMENT
PATTERN
AND
STRUCTURE

I.5 The town has a picturesque square with a fine green in the centre. This is an attractive feature which gives cohesion and character to the town and is the focal point of community and tourist activity. The structure is well ordered at present but is beginning to feel the pressure of overspill suburban development from the City. The Castle is on the south side while most of the present residential development is on the north, situated on the slopes overlooking the Martin Valley and the town centre. A residential estate of 90 dwellings is at present under construction to the east, beyond the woollen factory, which up to recently formed the eastern development boundary. The new Hotel Blarney is located to the west of the Square while the commercial centre is grouped around the Square.

I.6 Blarney, then, is a fairly compact settlement, grouped around the village Square, with the Castle and estate to the south. It appears to have excellent potential for development as a prosperous "Satellite" settlement. Its proximity to the City, its pleasant environmental qualities, the existence of a main line railway and three road routes to the City further validates this point of view.

I.7 Within the Blarney district, other small and unrelated settlements are also experiencing pressure for residential development. These are Kerry Pike, Tower and Lanes Cross Roads, near Starch Hill. Development in these centres is also considered in the formulation of a development plan for Blarney and district in order to ensure that future land use disposition and communications are such that they will fit properly into an integrated structure for the overall district.

I.8 The basic structure of the area at present is that of a fragmented group of settlements encircling a large stretch of open space which contains Blarney Castle and Lake. Other major areas (or wedges) of open space include the attractive and wooded valleys of the Shournagh and Martin Rivers and the Muskerry Golf Club.

B / POPULATION

I.9 The 1966 population of 932 shows a 20% increase from 778 in 1911. On the basis of newly completed and occupied development since 1966, the 1971 population has been estimated at 1,100 approximately. The present residential commitment to an equivalent additional population of 800 is reflected in outstanding planning permissions and proposed public housing development. This potential increase indicates the dramatic expansion which is likely to take place in the near future.

I.10 Throughout the study area as a whole, the increase in population due to newly completed residential development amounts to 650 approximately while total commitment by way of outstanding planning permissions amounts to a further 1750. From a planning viewpoint, such expansion illustrates the need to control and direct this development in a co-ordinated and 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.

I.11 Of the 1966 population of 932 in Blarney, 445 were males and 487 females, giving a percentage distribution of 47.75% of males and 52.25% females. The corresponding distribution in 1961 was 46.65% males and 53.35% females. The preponderance of females, while falling, is far above the national average as given by a distribution of 50.2% males and 49.8% females. It does, however, relate closely to the distribution for the aggregate town areas in Cork County of 47.9% males and 52.1% females.

C / EMPLOYMENT AND INDUSTRY

Table I overleaf shows the main employment outlets in the town as at October, 1971. The Land Use Map shows the location of the most prominent of these together with that of any proposed new development.

MAIN
EMPLOYMENT
OUTLETS

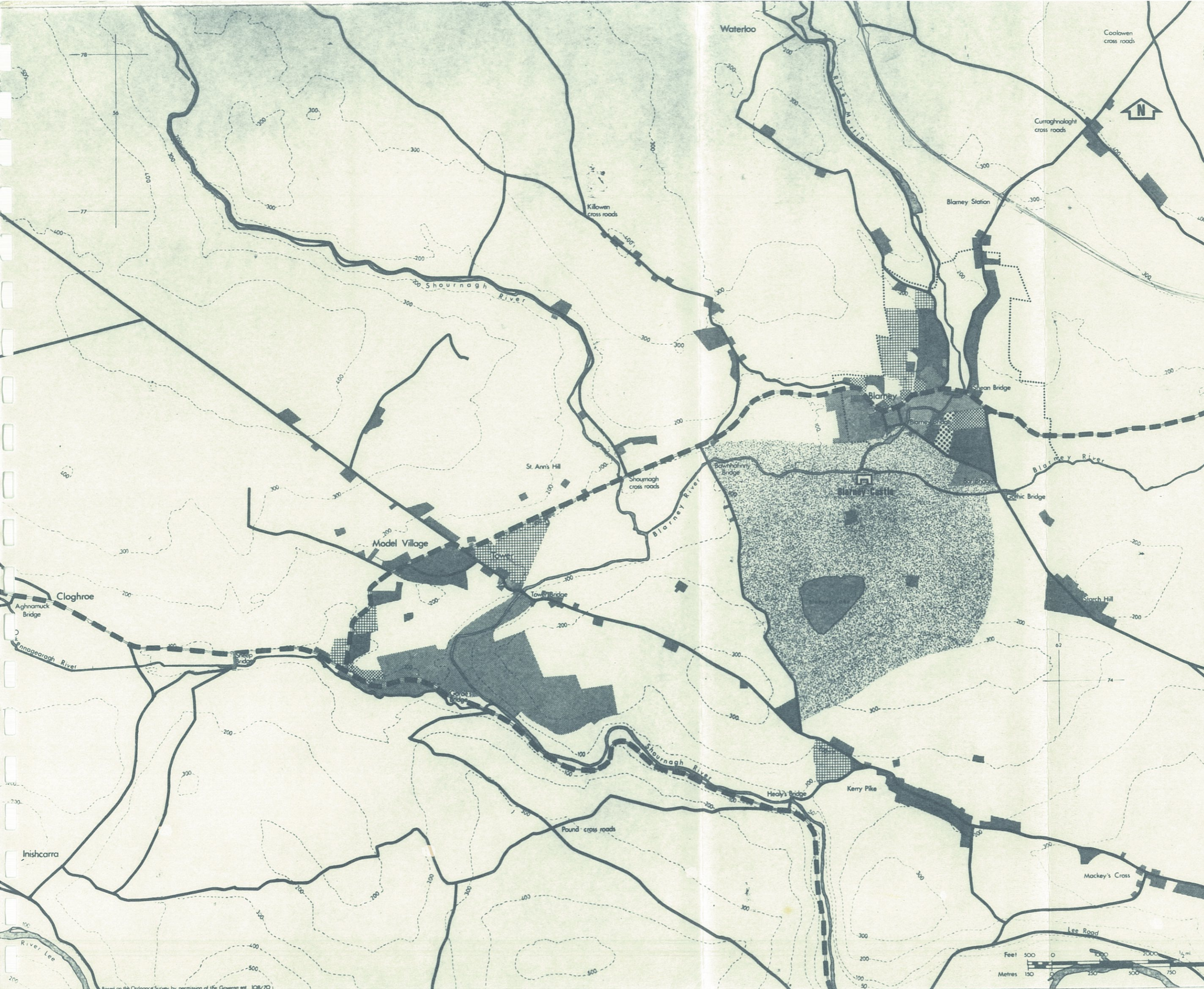
I.12 The main industrial employment outlet in Blarney is the woollen mills of Martin Mahony and Bros. Limited, situated in the centre of the town. The total number employed, while subject to periodic fluctuation, is in the

TABLE I : MAIN EMPLOYMENT OUTLETS

Name of Firm	Location	Products	No. of Employees	
			Male	Female
Martin Mahony & Brothers.	Blarney	Woollens	300	300
Blarney Handcrafts.	Blarney	Knitwear & Handcrafts	4	6
Bradleys Supermarket.	Blarney	Retail	3	9
Construction Industry.	Blarney & District	Houses	75	--
Hotel Blarney	Blarney	Hotel Service	35	40
TOTAL			417	355
			772	

region of 600, with almost equal complements of males and females. The existence of one main employment outlet does leave the town vulnerable to depressions in the textile trade. The universal uncertainty about the future of the textile industry pinpoints a need to broaden the existing industrial base of the town and thus create additional sources of income. Apart from the woollen industry, employment is provided by Blarney Handcrafts, which employs 10 people and provides extra income for up to 70 home knitting outworkers. Further potential appears to exist for industries based on traditional and native crafts and which could benefit from tourism in the area.

I.13 The town is not a suitable location for heavy industrial development because of existing infrastructural limitations and its relatively poor accessibility to the Lower Harbour area.



LAND USE

existing	proposed	
		Residential
		Commercial
		Community facilities
		Industrial
		Public open space
		Blarney Castle Estate
		Main road
		County road
		Railway
		Scheduled town boundary



Its main potential lies with light industry with low water demand and consequently low effluent and pollution characteristics, which may be attracted by Blarney's proximity to the readily available work force and consumer market of the City.

SERVICE
EMPLOYMENT

1.14 Service employment will grow naturally in association with population and / or industrial growth. Increased tourism can also generate a service employment. This is forcibly illustrated by the construction in recent years of Hotel Blarney which employs a staff of 75 persons. 60% of which lives in the Hotel and therefore in the town. The Cork Sub-Regional Study has estimated that one manufacturing job creates 1.40 service jobs. Because of the dormitory nature of Blarney and the surrounding area, however, such factors are likely to indicate maximum assessment of potential employment in services. Service employment will, in fact, depend largely on population growth and the extent to which private commercial establishments will locate in the area.

D/ SERVICES









WATER
SUPPLY

1.15 The existing serviced areas are shown on the Services Map. The town and surrounding districts are serviced by the Ballincollig Regional Supply Scheme. This scheme serves an area of 25 square miles including Ballincollig and Blarney. A total quantity of 1,000,000 gallons per day can be made available without any extension to the existing treatment works. Such a supply is adequate to cater for a population of 25,000 assuming that industrial usage is minimal. In the case of Blarney the existing supply is adequate with the exception of the higher level areas, to cater for present and committed population growth within its serviced area. In the long term, the proposed City and Harbour Scheme for which proposals have been prepared should, when implemented, be capable of providing a water supply to ensure satisfactory provision for any future needs in the area.

1.16 Part of the Blarney area is at present serviced by the town's original piped network and service reservoir (capacity 20,000 gals., T.W L. 238 ft. O.D.) located to the north of the town centre in Monacnapa. A new 80,000 gallon reservoir (T.W.L. 248.5 ft. O.D.) and a 20,000 gallon water tower (T.W.L. 446 ft. O.D.) were constructed as part of the Ballincollig Regional Scheme to augment the supply situation. The reservoir is located to the northwest of Blarney close to Sunberry while the water tower is sited to the north at Killowen Cross Roads. In order to provide adequate pressure and supply in the high level area to the immediate north of



SERVICES

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



May 1972

Based on the Ordnance Survey by permission of the Government 108/70

the town, it is proposed to construct a new 50,000 gallon reservoir at Knockacorballly (T.W.L. 360 ft. O.D.) for which land acquisition and wayleaves are at present being negotiated.

SEWERAGE

1.17 The extent of the present scheme is indicated on the Services Map. Sewage is conveyed on a network of 6" stoneware and 9" and 12" concrete pipes to a disposal works prior to its discharge into the Martin River. The works comprises two septic tanks in series. The capacity of these tanks has now been fully taken up. It is for this reason that a new treatment works is proposed which will take all the present drainage from the town and also service the northern hillside. A new trunk sewer will convey sewage to an oxidation ditch to the west of the town at Bawnafinny. This system, when implemented, will service a population of 3,000 with room for expansion if necessary. Ministerial sanction for this augmentation scheme has been sought.

REFUSE DISPOSAL

1.18 Domestic refuse is collected and disposed of once weekly by the Council.

ELECTRICITY

1.19 The electricity supply is at present obtained via a number of sub-stations in the western suburbs which transform the 38KV supply from Kilbarry 110KV Station to a 10KV high tension single or three phase supply for domestic or other requirements. The generation and distribution capacities are at present ahead of requirements and no major difficulty is envisaged in catering for future population expansion and its concomitant industrial, commercial and residential requirements.

TELECOMMUNICATIONS

1.20 The Department of Posts and Telegraphs have a fully automatic exchange in Blarney. Existing equipment is being replaced in a new building which is scheduled for completion before the end of 1972. Initially the exchange is being provided with 500 lines but this will be capable of expansion to 1,000 lines as the demand grows.

E / COMMUNICATIONS

GENERAL

1.21 The main road serving Blarney is L.69. This branches off the Cork - Mallow national primary route N.20 within the City boundary, and joins the Cork - Kanturk road about two miles to the west of the town. It would appear that the normal daily traffic is largely composed of commuter

and tourist traffic, the latter being particularly heavy during the holiday season. A proposed realignment scheme for L.69 is scheduled to commence shortly on completion of the necessary land acquisition. The area is also served by a number of County Roads which link it to the urban area. These are (i) Co. Road 1255 via Lanes Cross Roads (ii) Co. Road 1263 and 1267 to Tower via Clogheen and Kerry Pike (iii) Co. Road 1261 joining Kerry Pike to Bawnafinny (iv) Co. Road 1208 to St. Sennans via Leemount Bridge and Muskerry Golf Club and (v) Co. Road 1207 linking St. Sennans to Tower and Bawnafinny. The overall road network for the area must take cognisance of tentative proposals for an internal road network for the City environs and all necessary route reservations should be maintained free of development pending the finalisation of definite alignments.

PARKING

I.22 Parking provision in Blarney is inadequate. This is especially so during the holiday season although the Hotel Blarney car park has helped the situation to some extent. The provision of an off-street car park in the vicinity of the Square would be desirable to serve commercial and tourist demands. Likewise, off-street car parking is necessary convenient to the R.C. Church. No apparent problems exist elsewhere in the town at present.

PUBLIC
TRANSPORT

I.23 C.I.E. has an average daily service each way to and from Cork City of 18 buses. Kerry Pike is served by two buses each way and Tower by twelve. The Blarney main line railway station is situated $\frac{1}{2}$ mile to the northeast.

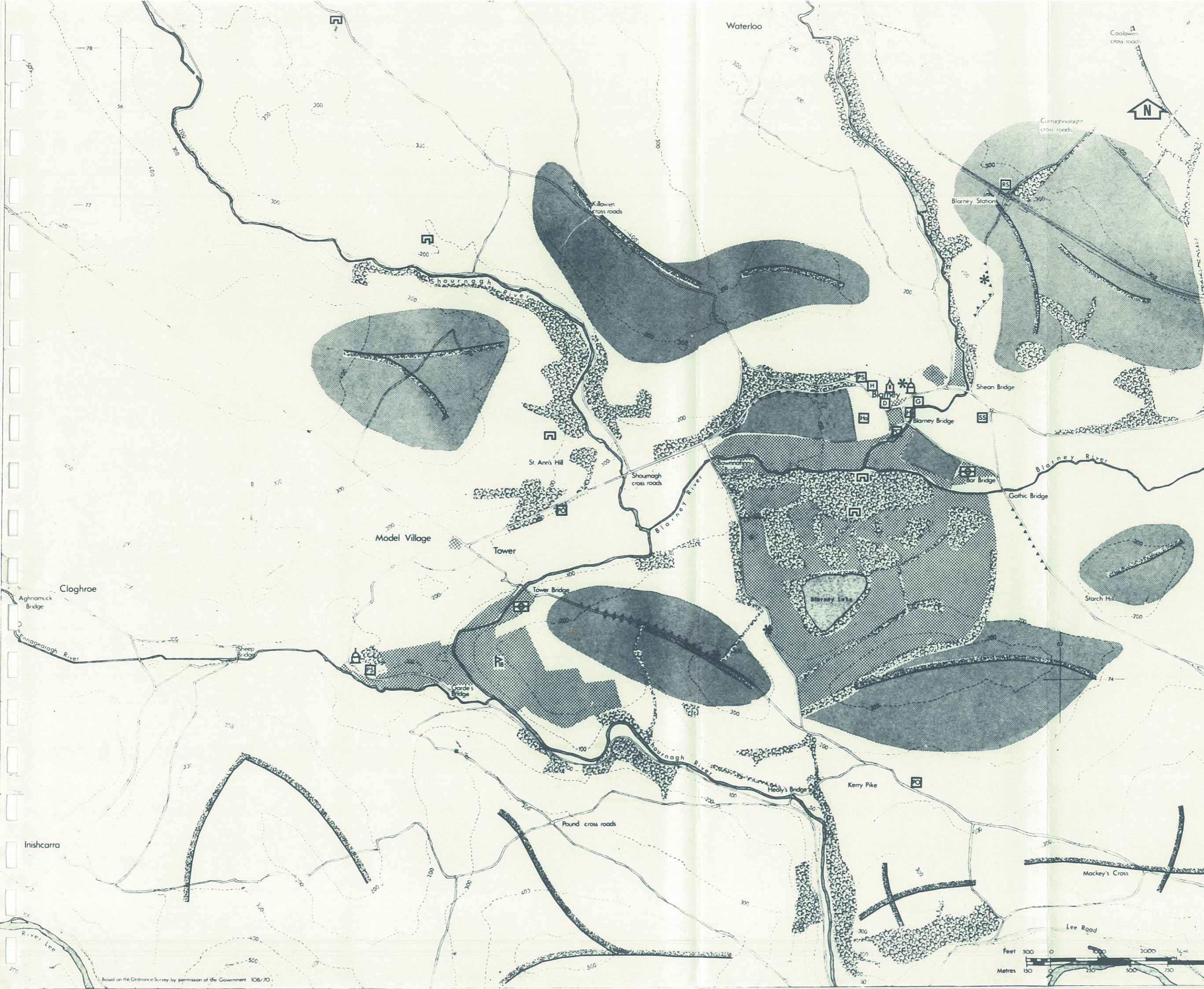
F / HOUSING

HOUSING
CONSTRUCTION
(1966 - 1971)




















I.24 Since 1966, an estimated 162 new dwelling units have been constructed in the Blarney area. Of these, two have been constructed by the Local Authority (in Blarney) and the remainder by private enterprise. In regard to the latter, the Council has made 58 fully serviced sites available for private development. The present commitment to private residential development by way of outstanding planning permissions accounts for a further estimated 430 dwelling units. Land in local authority ownership at Monacnapa can accommodate a further 12 dwelling units.

ESTATE
DEVELOPMENT

I.25 The development of estates is only now beginning to emerge in its traditional form but so far it has not presented any serious planning problems. The need for diversity in house types, layout of estates, etc. in order to reduce visual monotony and promote a more balanced social structure is evident while estate development will require to be properly integrated within the proposed structure with particular regard to road network, services, social facilities and amenities.



AMENITIES AND SOCIAL FACILITIES

-  Public open space
-  Areas of landscape & recreational value
-  Shrubs, trees, woodland of scenic value
-  Scenic viewpoint
-  Scenic route
-  Golf course
-  Ridge line
-  Buildings of historic/ architectural interest
-  Church (R.C.)
-  Church (C. of I.)
-  Shopping area
-  Primary school
-  Secondary school
-  Post office
-  Railway station
-  Dispensary
-  Hotel
-  Garda station
-  Playing field



Based on the Ordnance Survey by permission of the Government 10B/70

G / SOCIAL FACILITIES

GENERAL

1.26 Because of its proximity to Cork City, Blarney and district avails of, and is served by, many of the facilities of the urban centre. Hospitals, secondary and higher educational facilities are within 10 - 15 minutes travel time.

EXTENT

AND

ADEQUACY

1.27 The location of the principal facilities are shown on the Amenities and Social Facilities Map. The area appears to have a fairly good range of facilities in relation to its present population size. With a growing population, however, it is evident that further facilities will soon be required and provision must now be made for these, particularly in regard to educational and recreational facilities.

1.28 It is evident that additional facilities will need to be conveniently located in relation to future residential areas, while also contributing to the formation of a distinct central area and associated residential community centres.

H / AMENITY

GENERAL

1.29 The existing amenities are shown on the Amenities and Social Facilities Map. The locality has an intimate charm which is especially conducive to recreational activity. The beautifully wooded Castle ground, the Martin and Shournagh Valleys and Ring wood, are visible from many points in the undulating terrain. The backdrop of surrounding ridges acts as a foil to set off the intimate character of these woodlands. Because of the area's importance as a national tourist centre it is vitally important that steps be taken to ensure the maintenance and improvement of this unique character of Blarney and its environs. This will necessitate strict control on all developments to ensure that the impact on amenities is minimised. The creation of riverside walks, playing fields and other public recreation areas will be of prime importance in catering for an expanded population. The G.A.A. playing field and a coursing track are located convenient to the town centre. There is a fine 18 hole golf course at Muskerry, 1.5 miles to the south. Though it is an important stopping off point for tourists between Cork and Killarney, the town does not gain appreciably from this as tourists on organised tours tend to visit the Castle only.

I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS.

I.30 From the preceding analysis, certain factors emerge which will clearly act as constraints and determinants in the formation of a viable structure plan for the Blarney area. The most important of these are :-

(i) Physical Features, i.e. constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, marsh, land liable to flooding etc.). (See Physical Features Map).

(ii) Amenity : because Blarney is of major importance as a tourist attraction, the preservation and development of amenities will perhaps be the major consideration when examining any development proposals.

(iii) Areas already developed and committed to development i.e., the existing built up area and areas committed to future development by way of outstanding planning permissions (see Land Use Map).

(iv) The present level and location of services has a decisive role to play in determining the extent and pattern of future growth.

(v) Numerous other factors will play varied parts in dictating the extent and pattern of future growth in the area. 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 structure and land use pattern 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 structure for the area 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 Blarney and District as a residential, social, service and light industrial centre consistent with its role in the overall development of the City environs and Harbour area and to encourage the development of Blarney's potential as an important tourist and recreation centre.

(ii) To settle the pattern of future growth through the designation for the use of particular areas for particular purposes and the appropriate provision of the necessary services and utilities.

(iii) To generally improve the physical character and environment of the area with particular regard to the protection and enhancement of amenities.

(iv) 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.

B / DEVELOPMENT AREA

GENERAL

2.3 In determining the proposed development area, physical features, present development commitments, serviced

SOLE USE
PRIMARY OR

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

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 Development Plan, and to the general provisions of Section 26 of the Act.

(!) ZONING OBJECTIVES

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.

GENERAL

2.5 The statutory map of the Development Plan (Map No. 6) for Barney and district is self explanatory and illustrates the Council's objectives relating to zoning, utility services, roads, amenities and other matters. The clauses relating to general policy (as provided 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 Barney and district.

c / ZONING AND SPECIFIC OBJECTIVES

2.4 The development area mainly includes the land bounded by a line joining Barney Station, Killowen Cross Roads, St. Sennans Church, Muskerry Golf Club, Mackey's Cross and Wyse's Bridge. The provisions of the Plan try to ensure that the land use disposition and communications are such that they will integrate into a structure based on a number of hitherto separate settlements.

and economically servicable areas as well as general planning principles were taken into account. The constraints and determinants imposed by these factors have been outlined in Part I.

USES
CONFORMING
 NON-
FOR ANY USE
INDICATED
 LAND NOT

2.13 All uses established before 1st October, 1964, conflicting with the use zoning objectives of this development plan, shall be non-conforming uses. While the continuation of such uses shall 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 use 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.

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.

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 77 of the Act.

2.10 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 adequate infrastructural facilities are available in any area, the Council will normally refuse permission for development.

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.

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 in a particular area is stated to be solely one use, applications for a 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









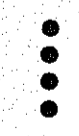
TABLE 2 : SCHEDULE OF USE ZONING

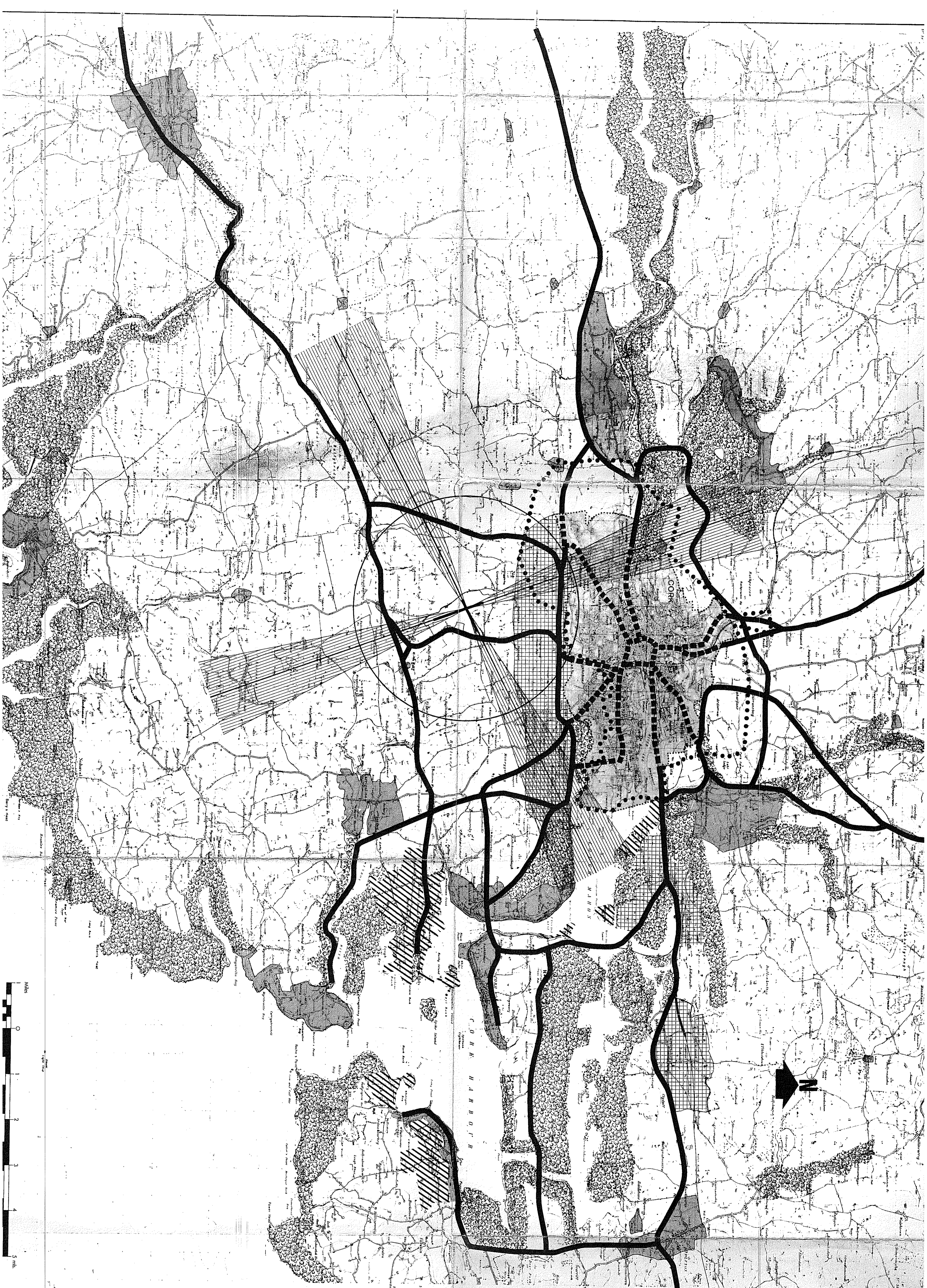
MAP SYMBOL	USE OF ZONE	PURPOSE OF ZONE	DEVELOPMENT TYPE
A	Primarily Residential Use	To provide for residential development and to preserve and improve residential amenity	Residential
B	Primarily Residential Use	To provide for the development of a residential community	Residential
C	Primarily Residential Use	To provide for low density residential development on sites that can be shown to comply with the requirements of the Public Health and Sanitary Services Acts and to preserve an acceptable level of open space amenity	Residential
D	Primarily Agricultural and Tourist Use	To preserve an area of high amenity and to provide for appropriate tourist and recreational development	Open Space
E	Primarily Community Use	To provide for educational and community development	Educational
F	Primarily Industrial	To provide for industrial development	Industrial
G	Primarily Central Area Use	To provide for shopping, commercial and community development	Central Area
H	Primarily Agricultural	To preserve an area of high amenity	Open Space
J	Primarily Agricultural Use	To provide for recreational open space and ancillary development	Open Space
K	Primarily Agricultural	To preserve open space amenity	Open Space

CORK CITY ENVIRONS AND HARBOUR DEVELOPMENT AREA

OUTLINE PLANNING POLICY MAP

Ref. No.
PLANNING DEPARTMENT
- 6 SEP 1974
CORK COUNTY COUNCIL
County Hall, Cork

-  Development areas
-  Port dependent industrial sites
-  Areas under study
-  Amenity and recreational areas
-  Airport & area of special development control
-  Airport flight paths
-  Tentative outer urban primary road network
-  Proposed County Borough primary road network
-  Proposed city main drainage local catchment area boundary



CORK COUNTY DEVELOPMENT PLAN

(ii) SPECIFIC OBJECTIVES

2.14 Specific development objectives for the area are shown on Map No. 6 and are listed hereunder. In the absence of any specific 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, paragraphs I - 8 in the Development Plan for Blarney, pages 129 - 142, 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 Blarney but the inclusion of which is now considered desirable. All of the objectives represent a continuation and / or 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 To provide for the construction of a new 50,000 gallon reservoir at Knockacorbally.

** U.2 To seek the implementation of the proposed sewerage
* scheme for Blarney to serve the existing town and the adjoining north-western high level area.

COMMUNICATIONS

T.I To construct car park adjacent to public entrance to Castle grounds.

T.2 To seek the provision of off-street parking area convenient to the R.C. Church.

** T.3 To preserve free from development the proposed urban primary route from Healys Bridge to the Kileens Valley,

including adequate provision for junctions at Kerry Pike and Wyse's Bridge : and to prepare a preliminary design of the alignment and an estimate of the land acquisition and construction costs involved.

T.4 . To provide for the adequate reservation for link sections of secondary distributor roads as set out hereunder, in order to facilitate the future development of the northern slopes in the townlands of Monacnapa and Knockacorbally :

- (i) a section linking L.69 and the Mangerton terrace service road to the immediate north of the two churches;
- (ii) a section along the Knockacorbally and Monacnapa townland boundary between the northern end of Mangerton terrace and County Road 1252 and a further link thereof extending due south to County Road 1252, emerging at a point to the west of the national school.

In relation to (i) and (ii) above, include for the preparation of preliminary designs for the alignments and estimates of land acquisition and construction costs involved.

T.5 To implement the proposed main road realignment scheme for the Cork / Blarney Route L.69.

* T.6 To improve the alignment and vision at dangerous junctions and corners as the need and opportunity arises.

** T.7 To restrict multiple access onto the road network
* in accordance with the requirements of the proposed circulation system.

** T.8 To promote the development of integrated pedestrian
* networks within development areas.

T.9 To preserve access to backlands in the vicinity of the points shown, sufficient land to allow carriageways, footpaths and vision to standards ruling at the time of development.

HOUSING

R.I To proceed with the development of public housing on remaining land in Council's ownership at Monacnapa.

- * R.2 To seek to acquire further lands for both public and private housing developments.

OBSOLETE
AREAS

- * O.I To encourage the renewal and / or redevelopment of obsolete properties as the need and opportunity arises.

INDUSTRY

- * W.I To seek the acquisition of a site for light industrial development.

SOCIAL

- * S.I To reserve suitable sites in residential communities for primary schools and for other necessary social facilities and to promote the provision of these facilities as required.

S.2 To provide for the reservation of an adequate area for social, recreational and community facilities and to encourage and where feasible to assist local community effort towards the provision of a social and recreational centre to meet the area's expanding needs in this regard.

AMENITIES

- ** L.I To provide for the preservation of trees and wood-
* lands.
- * L.2 To preserve free from development continuous strips of land of suitable width along each river bank in order to safeguard the amenity potential of the riverside areas.
- * L.3 To examine the feasibility of providing a swimming pool in the area and to assist local initiative in this regard.
- ** L.4 To seek where appropriate the proper landscaping
* of all new developments to improve their visual and general environment.
- ** L.5 To secure the improvement of public lighting facilities in the town.
- * L.6 To examine the feasibility of establishing a field

study centre for items of archaeological and historic importance.

L.7 To encourage the design and implementation of an exterior renovation and redecoration scheme for the town centre.

** L.8 To seek to have removed, where appropriate, hedges, bushes and other vegetation obstructing scenic views from -

(i) County Road 1283,

(ii) County Road 1261, and

(iii) L.69.

D / FEASIBILITY

FINANCE

2.18 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.

2.19 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

2.20 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 minimizing 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.