

DUNMANWAY DEVELOPMENT PLAN



Cork County Council

1979

**Planning Department
Cork County Council**

**DUNMANWAY
DEVELOPMENT PLAN**

July 1979

(i)

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 is bound to review its development plan at least once in every five years from the making of the original plan. The Dunmanway town plan was later reviewed in June 1972 and formally adopted by the Council on the 19th day of March, 1973. In accordance with the requirements of the Planning Act, this town plan has again been updated, as part of the overall review of the County Development Plan. The contents are based on information available in February, 1977.

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. Dunmanway 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 last plan was adopted in 1973. It uses the same format in which the basic survey information is included in Part 1 of the written statement and the development plan proper embodying the development policy, zoning and specific objectives with map, and feasibility in Part 11. This gives the statement a logical sequence in which the problems and prospects of the town are analysed in Part 1 prior to the formulation of a development policy and specific objectives in Part 11.

The zoning provisions of the plan include a system of primary or sole use zoning which is fully explained in Part 11 of the statement. This system provides 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 11, C(ii) includes Specific Objectives. The necessary changes in the objectives since 1973 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.

Development Plan policy and zoning objectives are indicated in relation to the development area within the Scheduled Town Boundary as adopted by the Council under Section 2 (6) of the Local Government (Planning and Development) Act, 1963, on the 18th day of October, 1965, and are also shown in accordance with Section 19 (3) of the Act for a particular area to the east without and adjoining the said boundary.

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



LOCATIONAL CONTEXT

- City
- Town
- Airport
- National primary route
- Other main route
- Railway
- County boundary



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PART 1 SURVEY AND ANALYSIS

A / GENERAL BACKGROUND

GENERAL

1.1 Dunmanway is a small market town located on the main inland tourist route between Cork and Bantry. It is situated on the Sally River, a tributary of the nearby Bandon River, into which it flows on the eastern side of the town. The town is not an administrative unit in itself. All its Local Government undertakings being the direct responsibility of the County Council. The area surrounding the town is mainly agricultural containing a high proportion of rough grazing and poor pasture land, part of which is under afforestation and the bulk of the remainder being badly drained land with a high incidence of rock outcrops. The town serves a total estimated catchment population of about 8,000 people. Census Towns within its sphere of influence had the following populations in 1971: Drimoleague - 415 Ballineen - 337, and Enniskeane - 178. Dunmanway's population, after showing a decline of about 300 over the past fifty years now seems to have levelled off at the 1,400 mark. It is considered that no significant change is likely to have occurred in the 1971 - '77 period. The surrounding rural hinterland as represented by Dunmanway Rural District has, however, suffered a severe decline from 12,273 in 1911 to 7,683 in 1971. It is estimated that the population in 1976 has declined still further to a figure of 7,375.







1.2 The future growth of the town will mainly depend on the consolidation of its service functions and the attraction of new industries. The fact that it has adequate water supply and drainage facilities will be an important factor in its favour in this regard.

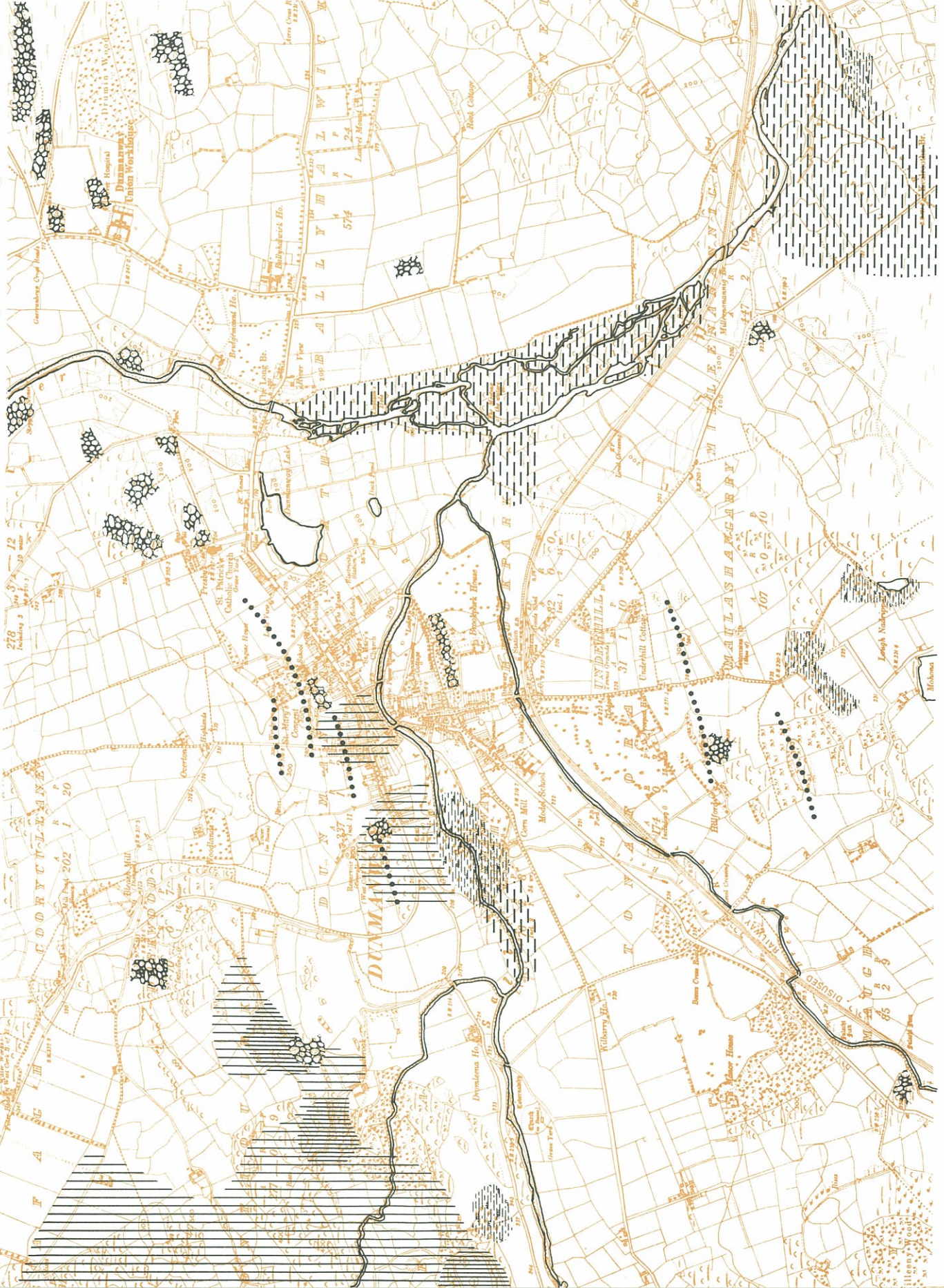
HISTORICAL
BACKGROUND

1.3 Dunmanway's origins date back to the end of the 17th century when Sir Richard Cox, the Lord Chancellor of the time, undertook to establish an English colony "directly on the great road leading from Cork to Bantry. King William, to encourage his design, granted him a patent for a fair and markets." By the middle of the 18th century, the town was described by Charles Smith as a "pleasant, thriving little town, 12 miles west of Bandon". A linen industry was established by Richard Cox's grandson in the first half of the 18th century. Subsequently, the town grew rapidly as the linen industry flourished and in 1750 a population of slightly over 800 was recorded. No trace of this industrial heritage is to be found in the town in this present day.

* "Abh na Saili".

PHYSICAL FEATURES

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



0 1 2 0



2.5 kilometres

1 1/2 miles

**Dunmanway
Development Plan**

PHYSICAL
FEATURES

1.4 The town is situated at the confluence of the Sally* and Bandon Rivers. A number of lakes together with much low lying and poorly drained land have exerted a considerable influence on the structure of the town. To the north and south it is enclosed by craggy and rugged hills. Frequently outcropping Carboniferous slate underlies most of the town while to the north, old red sandstone ridges form a physical barrier which inhibits the provision of communications and services. A wide alluvial belt extends southwards from the confluence of the Sally* and Bandon Rivers. These physical elements have acted as constraining parameters on the development of the town.

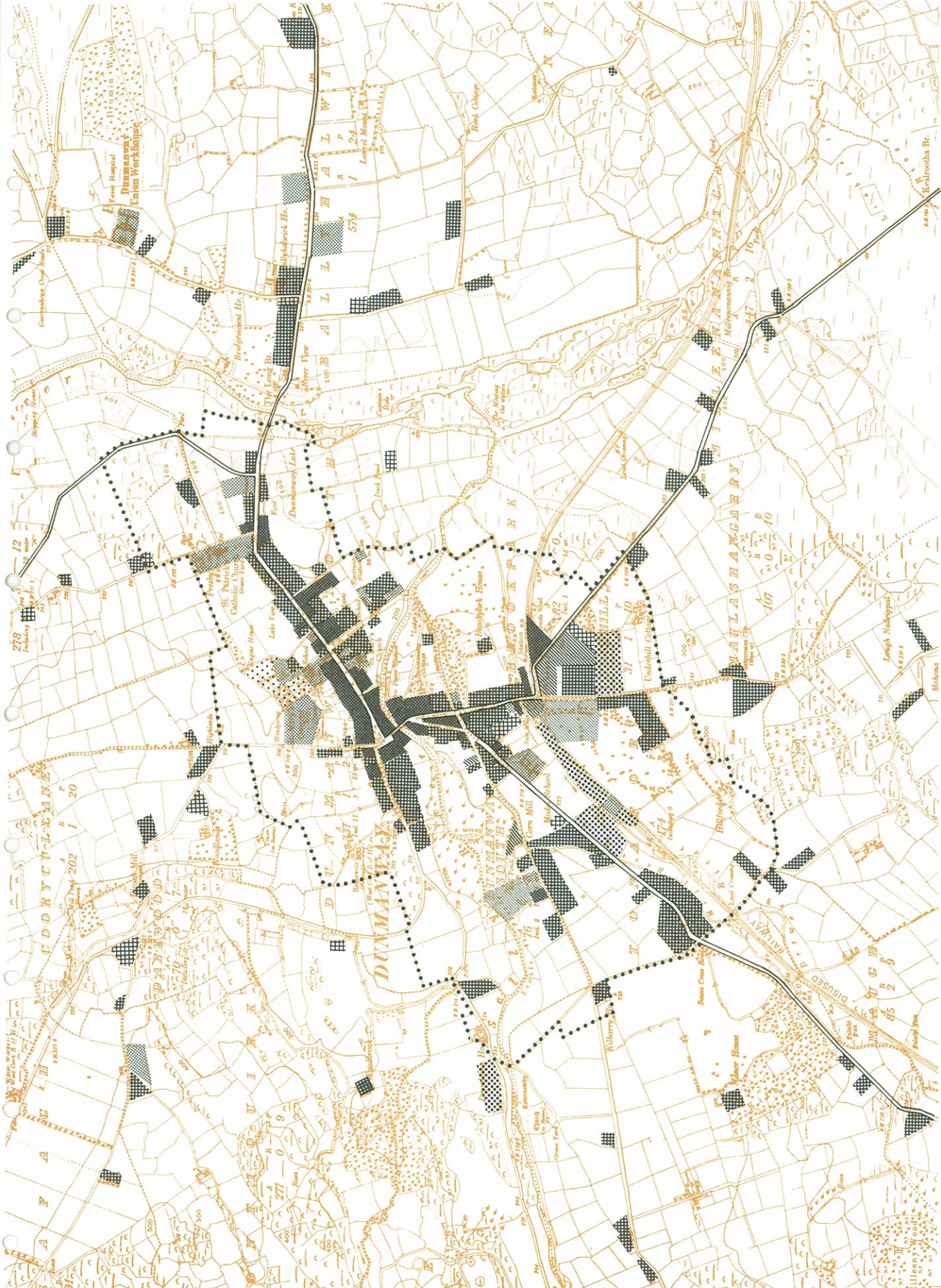
1.5 The Physical Features Map shows the location of local ridge lines, land liable to flood, marsh, rock outcrop, contours etc. Such features act as constraining or determining forces on the location and scale of future development and are important considerations when formulating a future structure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

EXISTING
TOWN
STRUCTURE











1.6 Dunmanway is fairly evenly disposed about the bisecting Sally* River. The road network converges in radial form towards the town centre. There is a tendency towards roadside ribboning along the radials. This is particularly evident on the main Cork - Bantry Road on both its approaches to the town. The town is otherwise reasonably compact except for a distinct locational imbalance in favour of the northern side in the distribution of community facilities. Most development is located within a mile of a well defined town centre. The Land Use map shows the location of the 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 the extent of development in relation to its distance from the town centre.

1.7 Building activity since 1973 has still been mainly in the form of individual house construction of the "one house deep" variety, utilising continuous public road frontage. Better organised development in depth with more economic utilisation of services should be encouraged. Clearance and re-development of derelict sites, within the town has been carried out by the County Council, particularly in the Park Road and Castle Street areas with considerable benefit to the overall appearance and character of the town.

* "Abh na Saili".



LAND USE

-  Residential (existing)
-  Residential (proposed)
-  Commercial
-  Industrial (existing)
-  Industrial (proposed)
-  Community facilities
-  Open space
-  Special ownership
-  Main road
-  Scheduled town boundary



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B/POPULATION

POPULATION
CHANGE

1.8 The 1976 population of the town is estimated at 1,409 which would indicate a very small increase in the last intercensal period. The 1976 estimate for the Rural District shows a loss of 4% which reflects a slightly increased rate of rural decline in Dunmanway's hinterland.

POPULATION
STRUCTURE

1.9 Of the 1971 population in Dunmanway, 666 were males, 726 were females, giving a percentage distribution of 47.8% males and 52.2% females. This compares favourably with the corresponding percentage for the aggregate town areas in the County (including the County Borough) of 48.15% males and 51.85% females while the overall national average distribution was 50.2% males and 49.8% females.

C/EMPLOYMENT AND INDUSTRY

1.10 Table 1 overleaf shows the main employment outlets in the development area as at February 1977. The Land Use Map shows the location of the most prominent of these together with that of any proposed new development.

1.11 The town has never had a strong industrial tradition and at present has a very limited industrial base. Apart from the firm of G. Atkins Ltd. - which employs 83 people - the only other major employer is Steritex Ltd., with 28 employees.

1.12 Its main function is as a shopping and service centre for an estimated catchment population of about 8,000. The need to attract industrial and service employment is appreciated and this objective is constantly being pursued both locally and by the West Cork Development Team. The town is located within the designated area for which maximum grants and incentives obtain from the Industrial Development Authority. The latter included Dunmanway in its development programme. An advance factory unit was built and subsequently occupied by ~~Nordkaelte~~ ~~Ltd.~~, now known as Keal Ltd.

TABLE 1 : MAIN EMPLOYMENT OUTLETS

NAME OF FIRM	ADDRESS	PRODUCTS	WHERE SOLD	NO. OF EMPLOYEES	
				MALE	FEMALE
J. Atkins Limited	Main Street and Park Road	General Merchants	West Cork	60	23
Steritex (Irl.) Ltd.	Dunmanway	Disposable Medical Plastics	100% Export	4	24
Interhat Limited	Underhill, Dunmanway	Fabric hats and caps	100% Export	7	15
Nordkaelte (Irl.) Ltd. or Keal Ltd.	Industrial Estate	Modular Coldrooms	70-80% Export	19	2
Dunmanway District Hospital	Dunmanway			1	12
Cotters Bakery	Kilbarry Rd., Dunmanway	Bread and Confectionery	West Cork	7	4
D. O'Leary & Sons Ltd.	East Green	Bread and Confectionery	West Cork	5	4
Carbery Cleaners Limited	Main Street	Cleaners	Cork and Kerry	5	2
				<u>108</u>	<u>86</u>

T O T A L 194

D / SERVICES

WATER
SUPPLY

1.13 A water supply improvement scheme for Dunmanway, completed in 1972, has increased the available supply to approximately 250,000 gallons per day. This is the maximum quantity available from the source at Coolkellure Lake, four miles to the west of the town. A gravity system brings the water from the source to a treatment works located near the town. The new scheme also included an extension of the filtration capacity of the old works to cater for the full treatment of the increased daily supply. No addition was made to the existing storage capacity, which consists partly of a reservoir (capacity 160,000 gallons T.W.L., 400 ft. O.D.) situated at the treatment works. The present storage is equivalent to two days supply based on present demands. A further extension of storage capacity when the need arises can be accommodated on the site of the treatment works. The distribution network consists of new P.V.C. pipework ranging in diameter from 3" to 6".

1.14 Allowance has been made in the improved scheme for increasing demands by the agricultural sector in the town's hinterland and for additional industrial demand in the town. The latter sector could avail of an increased supply of up to 100,000 g.p.d.

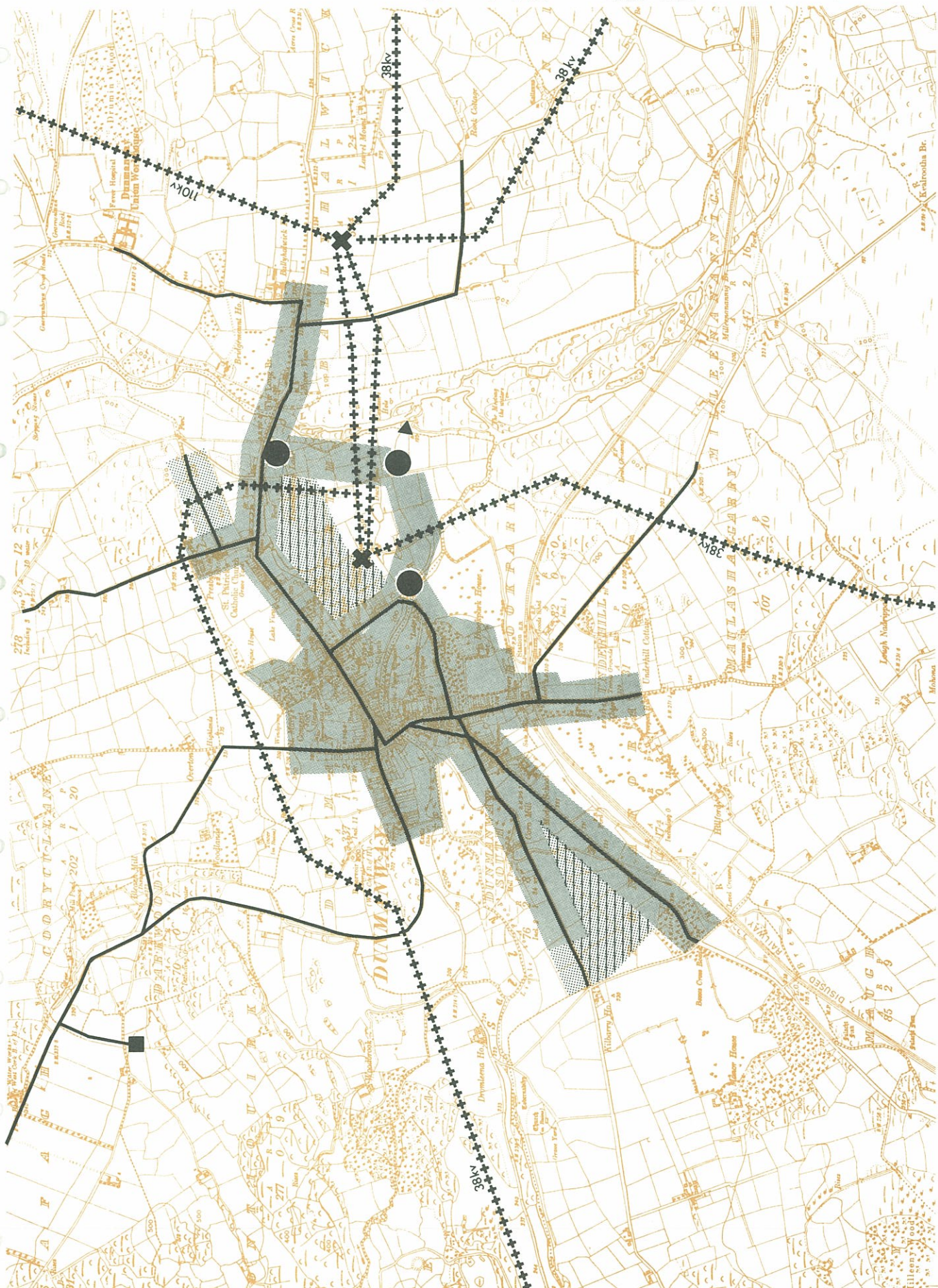
SEWERAGE

1.15 The sewerage scheme for the town was completed in 1967 and provides for gravity drainage to two pumping stations situated to the east of the town from where the sewage is pumped to a new treatment works on the west bank of the Bandon River. The sewerage network consists of concrete sewers and 6" and 4" P.V.C. pumping mains with a 9" cast iron outfall. The new comprehensive treatment works comprising a double Imhoff settling tank, dosing tank, filter beds (2 no.) and sludge drying beds (10 no.) provides for the final discharge of a high quality effluent. Adequate surplus capacity exists at the works (as the filters were designed for an equivalent population of approximately 3,600), to cater for reasonable future expansion in the town.

REFUSE

1.16 Domestic refuse is collected on a weekly basis by a scavenging truck and is disposed of by way of controlled tipping for landfill purposes on the flood plain of the Sally River* to the immediate west of the town. A spare capacity adequate to cater for reasonable future requirements exists.

* "Abh na Saili".



SERVICES

- Water supply existing
- Water supply proposed
- Water supply installation
- Sewered area existing
- Sewered area proposed
- Sewerage installation
- Sewerage outfall
- Electrical power line
- Electrical installation



ELECTRICITY

1.17 A 10KV power line supplied the town's present electricity requirements from a 38KV sub-station which transforms the 38KV to a 10KV high tension single or three-phase supply. The distribution capacity is sufficient to meet any increase in demand in the immediate future. Due to the proximity of a 110KV station to the east of the town, no difficulty in meeting the requirements of industry with a high load consumption would be envisaged.

TELE-
COMMUNICATIONS

1.18 Dunmanway is within the S.T.D. area and possesses automatic facilities. The exchange in the town has a capacity of 550 lines of which approximately 300 are either currently in use or in the process of being provided. Apart from the existing surplus capacity, there is room in the existing exchange for the installation of further equipment which could provide substantial additional capacity when required, up to a possible maximum of 1200 lines.

E/ COMMUNICATIONS

GENERAL

1.19 Dunmanway is located in one of the main corridors of communication between east and west Cork. The main road from Cork to Bantry, which follows the Bandon Valley, passes through the town. In addition, a number of minor roads connect Dunmanway with areas to the north and south over difficult terrain. Recent improvements on the main through route have been carried out at Long Bridge to the east of the town and in Market Place. This has facilitated vehicular movements through and within the town. The implementation of an amenity scheme for the cleared area of Market Place incorporating traffic lanes, parking bays and appropriate landscaping has improved traffic circulation and enhanced the appearance of the town centre.

PARKING

1.20 Apart from the need to regulate vehicular movements in Market Place, the completion of an off-street car park - already commenced - close to St. Patrick's Catholic Church is the only other significant requirement in this regard.

PUBLIC
TRANSPORT

1.21 C.I.E. provides the following bus services in the area:-

Cork to Bantry via Dunmanway on three week days.

Cork to Skibbereen via Dunmanway and Drimoleague on one other week-day.

Cork to Glengarriff via Dunmanway and Bantry on Sundays during certain seasons of the year.

It can therefore be concluded that an average of 4 to 5 buses per week - each way - serve Dunmanway town.

AMENITIES and COMMUNITY FACILITIES



▲▲▲▲ Scenic route

□ Building of historic/
architectural interest

┌ Building group of
visual interest

⛪ Church (R.C.)

⛪ Church (C.of I.)

⛪ Church (Methodist)

Ⓜ Cemetery

Ⓟ Primary school

Ⓛ Secondary school

ⓐ Technical school

Ⓟ Hospital

Ⓛ Library

ⓐ Cinema

Ⓛ Bank

Ⓛ Hotel

Ⓛ Pitch and
putt course

Ⓛ Playing
field

Ⓛ Swimming
pool

Ⓛ Tennis
court



Dunmanway Development Plan

F/ HOUSING

HOUSING
CONSTRUCTION
(1966 - 1971)

1.22 Since 1971 the County Council has constructed 12 dwellings in the town. The Council is pursuing its policy of acquisition, clearance and re-development of derelict sites for public housing within the town. Four houses have already been constructed on cleared sites at Park Road, where there is, presently, one derelict site on which it is hoped to build two flats. Private development has principally consisted of individual houses along the main approaches to the town and has accounted for a total of approximately 16 new dwellings since 1971.

1.23 Dunmanway is fortunate in being so well provided with water supply and drainage facilities and in having extensive areas of serviced lands convenient to the town centre and suitable for residential development. There is, however, a distinct lack of adequate access to these areas which are mainly in the form of backlands behind existing built-up areas but which also enjoy a very pleasant setting especially on the eastern and southern sides of the town. In order to facilitate their development and the evolution of a compact town structure, it is proposed to investigate the provision of proper road and pedestrian access to these areas.

BLIGHT
AND
OBSOLESCENCE

1.24 From a visual survey of the town, it is apparent that quite a high percentage of the existing housing stock is of pre-1900 origin in which a high rate of obsolescence is to be expected if adequate reconstruction and maintenance is not carried out. This latter fact has already been forcibly demonstrated by the high rate of dereliction previously evident before the Council's programme of clearance and redevelopment of derelict sites with public housing was commenced. The clearance of the remaining areas of obsolescence in East and West Green and Park Road and their appropriate redevelopment will further enhance the general appearance and character of the town.

G/ SOCIAL FACILITIES

GENERAL

1.25 Dunmanway has a wide range of social facilities which cater for an extensive rural hinterland in addition to its local population.

EXTENT
AND
ADEQUACY

1.26 The location of the principal facilities are shown on the Amenities and Social Facilities Map. An important feature of the town structure is the locational imbalance in the distribution of the principal community facilities. There is the central grouping of primary and secondary educational facilities to the north of the town while the Catholic Church and Vocational School are situated on the eastern periphery of the present built-up area. The educational facilities consist of a Girls Secondary School, Boys Secondary School, and Vocational School, three Primary Schools and a kindergarten. A recognised course in Home Economics is included in the curriculum of the Girl's Secondary School. The Vocational

1.26 contd.

School has improved its accommodation by the addition of one extra classroom. All the educational establishments suffer to some extent from a lack of adequate recreational facilities.

1.27 A Roman Catholic Church, Church of Ireland and Methodist Church cater for the religious congregations in the town. The local general hospital can accommodate 24 beds and has a full time staff of 13. All major surgical cases go to Bantry or Cork. In addition, a medical clinic serves the town and its hinterland. Professional services are available from the following personnel : three Doctors, one Dentist, three Veterinary Surgeons and two Solicitors. The town also possesses two Banks, a Garda Station, two community halls and a cinema in addition to having a wide range of Clubs, Societies and Organisations of a social, cultural and recreational nature.

H/ AMENITIES

GENERAL

1.28 Although the town possesses a number of pleasant environmental features such as riverside areas and lakes, their full potential has not been exploited from an amenity and recreational viewpoint. In particular, Dunmanway Lake and the riverside area on the Sally River* could be developed as major amenities for the inhabitants. The former is a very attractive feature which is being spoiled to some extent by indiscriminate dumping. A pathway near the edge of the lake together with suitable landscaping and seating, would be a valuable additional amenity for the town. The river is cleared about once a year, and this helps to preserve its visual attractiveness. A riverside walk should be developed between the new car park (formerly known as Tanyard Lane) and the bridge at the southern end of Sackville Street.

1.29 Other important recreational amenities include the G.A.A. Park and the Pitch and Putt Course. The latter is conveniently situated to a 4-acre site in Council ownership adjoining the riverside area at Tonafora and in which a small children's open air swimming pool has been provided. The balance of this area is being developed with other recreational facilities such as tennis courts, a 25-metre heated indoor swimming pool, seating, landscaping etc., which taken together with existing facilities, will make it a focal point for outdoor public recreational activities. The swimming pool has already reached an advanced stage of construction.

1.30 Sackville Street is a pleasant element in the townscape where careful consideration should be given to the type and character of future infill residential development. In general, it is intended that the present scale of buildings should be preserved and that schemes for renovating and painting groups of buildings should be encouraged.

* "Abh na Saili".

1.31 Brookpark House and grounds together with the riverside area in the vicinity of Dunmanway Cottage - although situated fairly close to the town centre - yet form an area of special sylvan character with a natural tranquility of setting which should be protected against the intrusion of any development. To ensure this, the area is now zoned as Open Space, within which the amenity must be preserved.

1.32 Dunmanway's potential for tourism appears to lie in its suitability as a centre from which to explore some very attractive inland scenery in its surrounding countryside and to avail of the good fishing and shooting in the latter coupled with the full development of its own limited natural amenities. A factor which currently militates against this development is the lack of high grade hotel accommodation in the town. The only type of accommodation presently available is the "town house" .. of which there are three - in Dunmanway itself, and the "farm guesthouse" in the rural hinterland. It is necessary to create a greater public awareness of the town's potential as a base for touring and to encourage the upgrading of accommodation so that full advantage can be taken of this.

1/ SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS

1.33 From the preceding 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:

(a) Physical features, i.e. constraints on development imposed by topography (steep slopes etc) and landforms (rock outcrop, marsh, land liable to flood etc.) which in the case of Dunmanway are closely related, act as constraints on development in the town. Both are significant in the development area (see Physical Features and Amenities Map) and exert an important influence on the existing and likely future pattern of development.

The proposed western Industrial Zone, which in part adjoins Kilbarry Road, is an example of this. At present, a considerable proportion of this area is physically incapable of development, due to the low-lying nature of the terrain, and to frequent flooding by the Sally River. However, dumping is already in progress, and it is likely that within the next fifteen years all the ground at this point will have been reclaimed, and will be suitable for light industry and related uses.

(b) Areas already developed and committed to development i.e. the existing town structure and areas likely to develop in the future by way of outstanding planning permissions (See Land Use Map).

- (c) The present level and location of services has a decisive role to play in determining the extent and pattern of future growth. Recent improvements in water supply and sewerage disposal systems have resulted in extensive serviced areas in the town and consequently services are not an inhibiting or constraining factor in the town's future development.

1.34 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 Dunmanway of the future.

PART 11. DEVELOPMENT POLICY, ZONING AND SPECIFIC
OBJECTIVES, FEASIBILITY

A/ DEVELOPMENT POLICY

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 inter-related elements of a single system.

2.2 The broad elements of the development policy can be summarised as follows. It is the policy of the Council to -

- (i) Promote the growth of the town as a market, service and light industrial centre with related residential and community functions, consistent with its role in the overall development of its hinterland;
- (ii) settle the pattern of future growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas;
- (iii) 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 other road users. Also, to cater for the needs of pedestrians by the development of an integrated pedestrian network throughout the development area.
- (iv) generally improve the physical character and environment of the town with particular regard to the preservation, extension and improvement of its amenities where appropriate.

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 1.

2.4 The development area consists of the area within the town boundary i.e. that boundary adopted by the Council under Section 2 (b) of the Local Government (Planning and Development) Act, 1963, by resolution dated 18th day of October, 1965, and in addition a specific area to the east without and adjoining the aforesaid boundary.

C/ ZONING AND SPECIFIC OBJECTIVES

GENERAL

2.5 The statutory map of the Development Plan (Map No. 5) for Dunmanway 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 Dunmanway.

2.6 Map No. 5 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.

(i) ZONING OBJECTIVES

ZONING

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.

PURPOSE
OF
ZONING

2.9 The purpose of each use zoning is denoted on the Zoning and Specific Objectives Map No. 5. 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. 5 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 and the availability of adequate finance, and it should not be assumed that because an area is indicated as a development area with a specifically identified use, 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.

LAND NOT
INDICATED
FOR ANY USE

2.12 Where an area of land is not indicated for any purpose on the Zoning & Specific Objectives Map No. 5, the use of such land shall be deemed to be primarily agricultural.

ZONING and OBJECTIVES

LAND USE ZONES

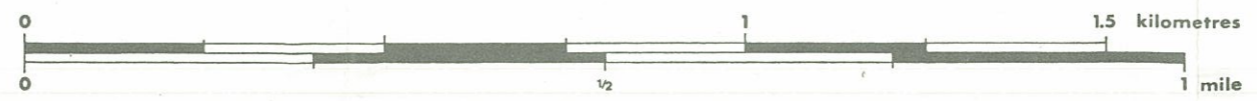
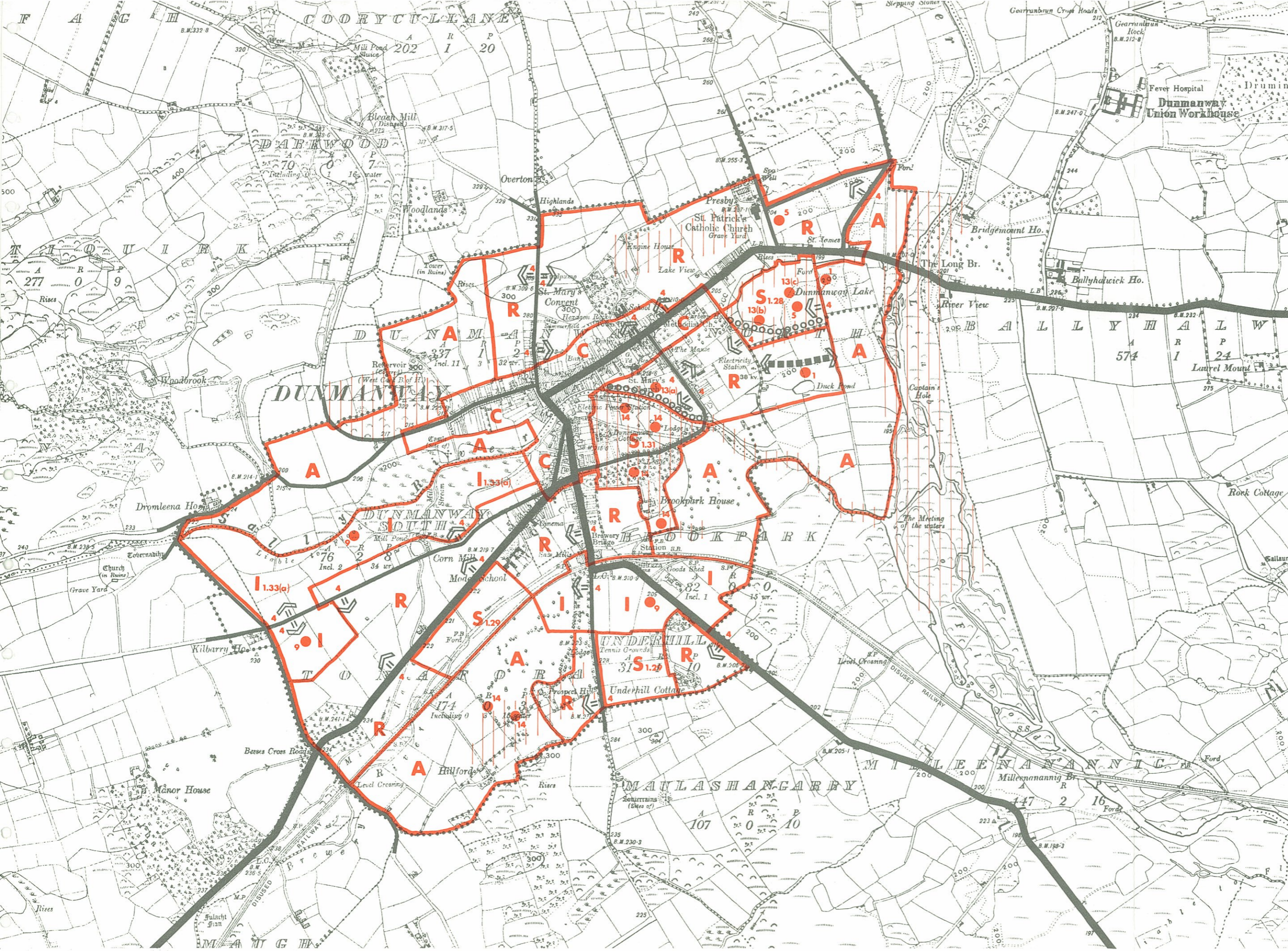
- R** Residential - total 215 ac
- C** Commercial - total 40 ac
- I** Industrial - total 79 acres
- S** Open space - total 57 c
- A** Agriculture - total 210 ac
- ||||| Scenic landscape

Note - Reference number (e.g 1.33) relates to paragraph in the written statement

OBJECTIVES

- Specific objective
 - Proposed link road
 - oooo Proposed pedestrian I
 - ⌌ Proposed access point
- Note - Reference number (e.g.14) relates to list of objectives

- Main road
- Other road
- Scheduled town bound



Dunmanway
Development Plan

May 1977

TABLE 2 : SCHEDULE OF USE ZONING OBJECTIVES

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for residential development.	Primarily Residential Use.	R
Commercial	To provide for shopping, community and commercial development and related uses.	Primarily Central Area Uses.	C
Industrial	To provide for industry and related uses.	Primarily industrial and related uses.	I
Agricultural	To provide for agricultural uses.	Primarily Agricultural Uses.	A
Open Space	To preserve an area of open space amenity and, where necessary, to provide for recreational open space and ancillary development.	Primarily Recreational Use.	S

Note: Vertical lines superimposed on the Zoning and Objectives Map indicate the existence of Scenic Landscape, which must be preserved, either by employing the most efficient means of screening and landscaping, in the event of limited development being permitted, or by the total exclusion of development where there is any likelihood that the scenic quality might be irreparably damaged.

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. 5 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.

Note: Due to the possibility of a change of priorities over the period - or to more pressing demands on financial resources - it is likely that the second part of Specific Objective No. 1 may become a Long Term Objective, and will not therefore be realised within the 5-year term of this Plan.

Note also that the Council will be responsible for the implementation of all Specific Objectives except No. 4, which relates more to the private sector.

2.15 Where specific objectives were listed under the same heading on Pages 19, 20 and 21, in the 1973 Development Plan for Dunmanway, and do not re-appear in the review plan, it can be taken that these objectives have been realised.

2.16 Where a double asterisk appears before a specific objective, it signifies that this objective represents an additional specific development objective not contained in the 1973 Development Plan for Dunmanway, the inclusion of which is now considered desirable. Otherwise 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. 5.

The following is a list of the Specific Objectives:-

COMMUNICATIONS
AND TRAFFIC

1. To have the lane to the immediate east of Dunmanway Lake declared a public road and to secure its widening and surfacing. Also, to construct a new road - as shown on the map - linking the latter with the road leading to the E.S.B. station on the western side of the lake.

**

2. To introduce By-Laws governing traffic control and parking in the town.

**

3. To provide public lighting on the Ballyboy Road.

4. To preserve access to backlands in the vicinity of the points shown; to ensure that sufficient land is available to allow carriageways, footpaths and vision to standards ruling at the time of development.

** 5. To extend car parking facilities in the vicinity of St. Patrick's R.C. Church, and to provide a new car park in the proposed recreational area south of Dunmanway Lake.

HOUSING * 6. To prepare an action area plan for at least one residential community within the development area.

URBAN RENEWAL * 7. To clear away obsolete areas at St. Mary's Road and East Green and to re-develop with infill Council Housing. Technical advice on all matters in relation to reconstruction of obsolete structures and to infill development generally, will be freely available from the County Architects Department, and intending developers are encouraged to contact this Department at an early stage in their Planning, so that expert opinion may be given on aesthetic design and external finishes.

* 8. To remove visually offensive dumping on the shore of Dunmanway Lake.

INDUSTRY 9. To promote industrial development in areas designated for this purpose, at Underhill and at Kilbarry Road.

SOCIAL FACILITIES * 10. To reserve suitable areas for the expansion of educational and related basic community facilities in central locations.

* 11. To provide a ladies toilet in the town.

* 12. To encourage and where feasible assist community effort towards the provision of social facilities required to meet the area's expanding needs.

AMENITIES: 13. To acquire for public use suitable riverside and lakeshore areas for the extension of existing recreational amenities, including for the provision of walks, seating and appropriate landscaping at the following locations in particular:-

(a) the riverside area between the new car park off Main St. and the bridge at the southern end of Sackville Street.

(b) the southern shoreline and lands adjoining Dunmanway Lake.

** (c) Also, in respect of the latter location, to provide a hardstanding on the shoreline, and a launching ramp for small boats. An appropriate link between the launching ramp and the car park - referred to in Specific Objective No. 5 - shall be constructed.

14. To take out Tree Preservation Orders covering trees in the locations shown at Prospect Hill, Brookpark House, and Dunmanway Cottage.

Note: Because of the restricted area of the lake, and it's proximity to residential development, power boats shall be prohibited at all times.

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 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.