

**GLANMIRE -  
RIVERSTOWN  
DEVELOPMENT PLAN**



**Cork County Council**

**1979**

**Planning Department  
Cork County Council**

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RIVERSTOWN  
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**July 1979**

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

In 1973 Cork County Council reviewed the statutory development plan for the County. In doing so, a number of new plans were made for what have been termed the "satellite towns" in the City environs and Harbour area. Glanmire/Rivers town was included in this grouping and a development plan was made and adopted as part of the reviewed County Plan. This plan is a review of that first plan for the Glanmire/Riverstown area.

It is important to note that, since 1973, the strategic planning context, within which these documents are prepared, has been adjusted by the recently published Cork Land Use/Transportation Plan. Prior to this publication, insufficient coherent guidelines existed to indicate the desired and achievable relationships between travel needs and a broad spectrum of land uses, reviewed within the socio-economic framework of the area and of the sub-region. Accordingly, the developmental role of the area under examination in this document, as well as the satellite towns generally, was difficult to establish. However, the Cork Land Use/Transportation plan has clarified these problems and indicated the manner in which they could be approached. This, in turn, has facilitated the definition of a strategy of planned development, within which the role of each satellite town or developmental area is clearly established. In terms of this document, the Glanmire/Riverstown Plan has been prepared on the basis of this role definition. The detailing of specific objectives of a developmental and controlling nature have been formulated to achieve this role.

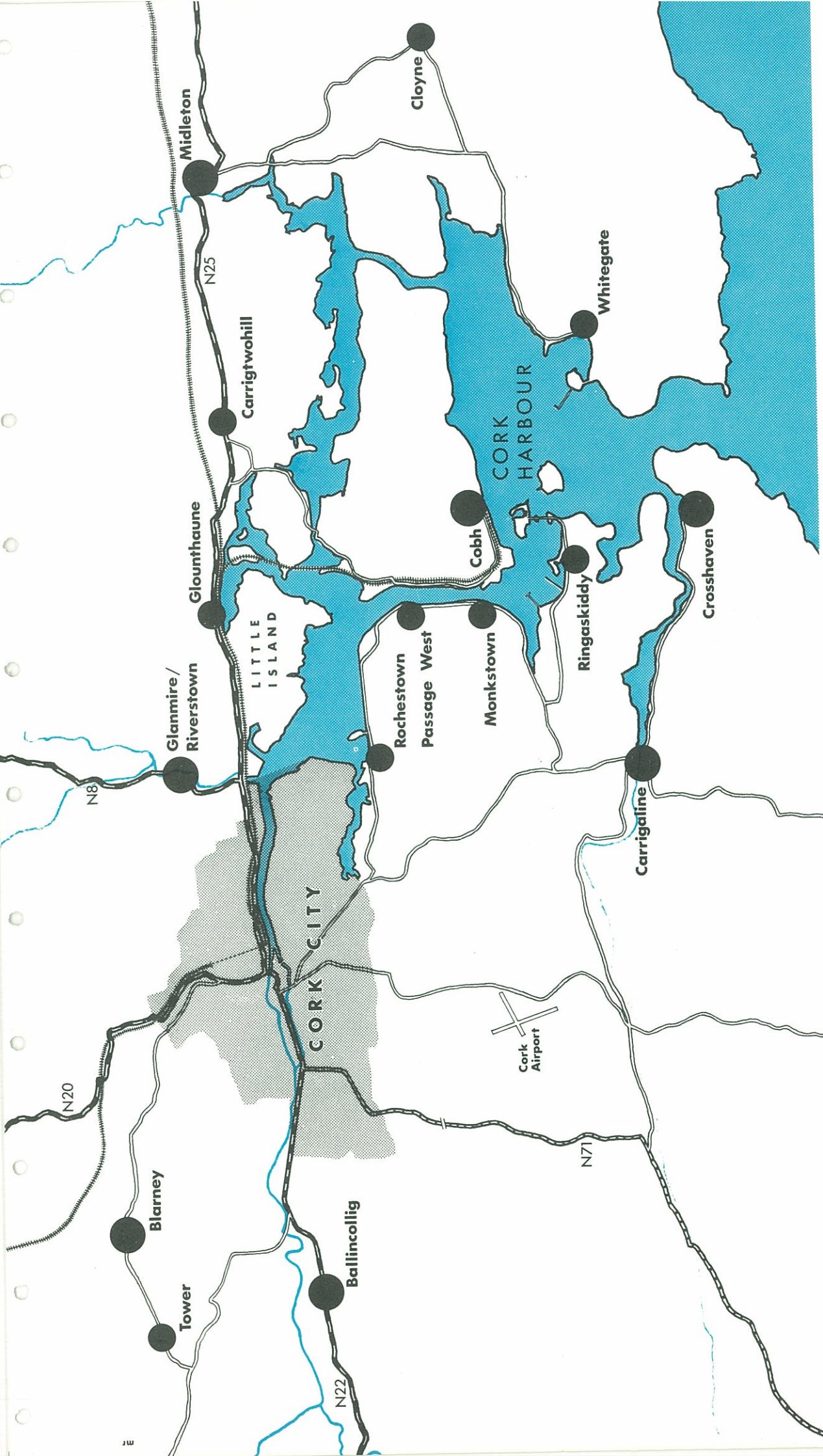
This Plan was adopted by Cork County Council on 30th July, 1979.

## C O N T E N T S

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Part	11	ANALYSIS
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# LOCATIONAL CONTEXT - Cork City & Harbour Development Area

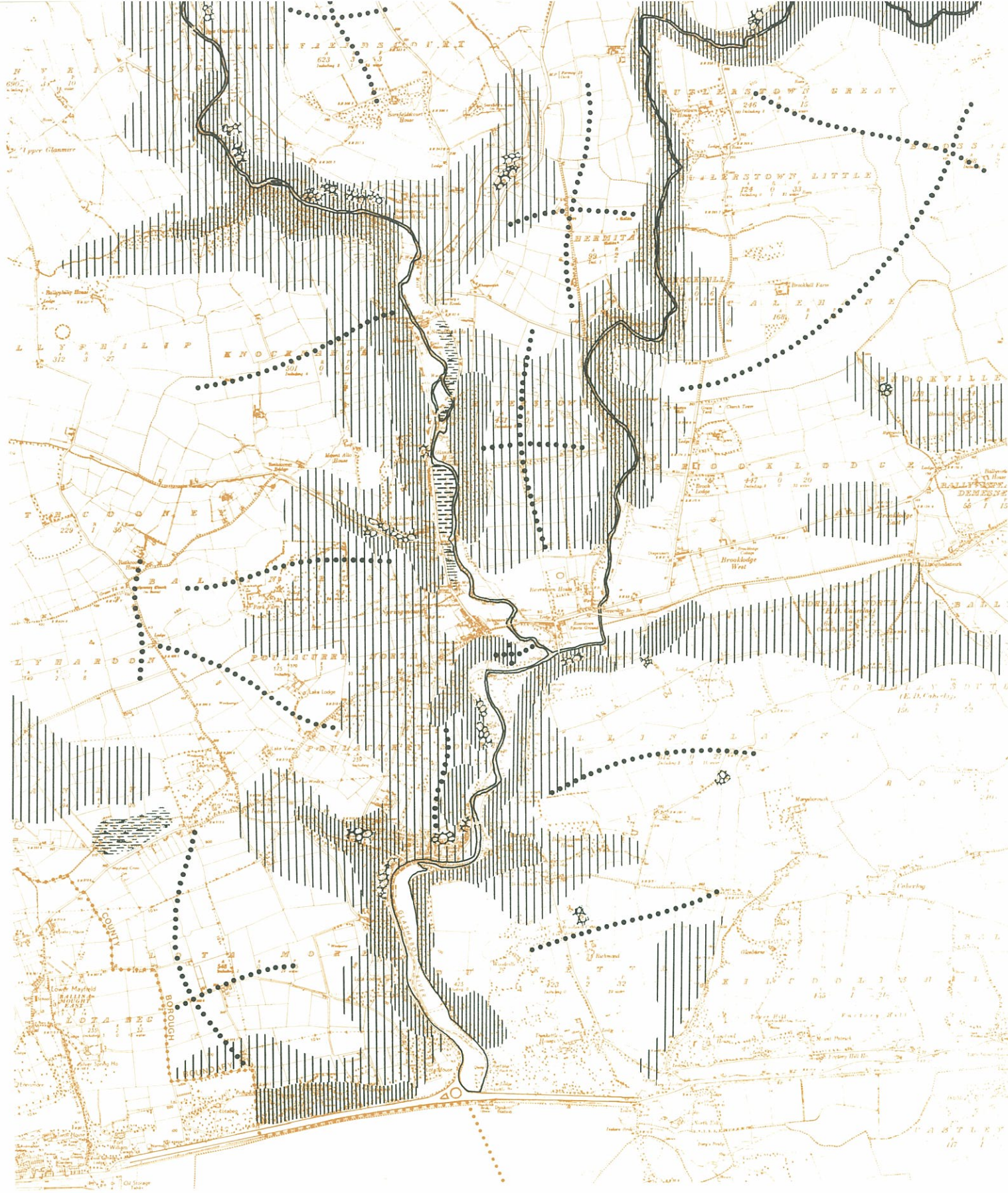
- National primary route
- National secondary route
- Other road
- Railway








0 5 10 15 kilometres

0 5 10 miles

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

## PHYSICAL FEATURES



**Glanmire/Riverstown  
Development Plan**

May 1977

SURVEY:

LOCATIONAL  
CONTEXT:

- 1.01 The group of villages consisting of Glanmire, Riverstown, Sallybrook and Brooklodge, (hereafter termed the development area) is situated in the valleys of the Glashaboy and Butlerstown Rivers within five miles of Cork City. The development area is bisected by the Cork-Fermoy section of the National Primary Route, N.8.
- 1.02 Proximity to Cork City and the developing Industrial areas at Tivoli and Little Island are likely to be the most significant factors relating to the future development of the area. The pleasant environment makes the area an attractive location for residential expansion from the city.
- 1.03 The area is easily accessible to Cork City and to the National and Regional road and railway systems, as shown in Map 1.

TOPOGRAPHY:

- 1.04 The main physical features are shown in Map 2. To the north and south of the development area, old red sandstone anticlines with east/west axes traverse the upper and lower reaches of the Glashaboy River. A subsidiary synclinal fold, revealing carboniferous limestone at Riverstown, separates the sandstone ridges. The steep sided gorges of the Glashaboy River and its tributary, the Butlerstown River, cut through the old red sandstone ridges. At Riverstown a more open and shallower valley exposes the synclinal limestone strata running east towards Brooklodge.
- 1.05 This local geological structure creates a complex topography which acts as a constraining and determining force on the location and scale of development in the area. This topography is one of the basic considerations in formulating the structure of the development area.

SAND AND  
GRAVEL  
DEPOSITS:

- 1.06 Sand and gravel deposits exist near Riverstown cross and along the course of the Glashaboy River from Sallybrook to Dunkettle Bridge. These deposits are not being extracted.

NATURAL  
AMENITIES:

- 1.07 The topography of the area also creates an area rich in scenic landforms and high amenity. The steep slopes of the Glashaboy and Butlerstown River valleys are extensively wooded, and this feature, coupled with the east-west ridge system and the meanders of the rivers, creates vistas of highly scenic quality in most of the development area. This inherent topographical diversity is a valuable scenic asset. The preservation of the unspoilt character of the valley's slopes and localised ridges will require very careful control of development in this unusually complicated landscape.

FEATURES OF  
HISTORICAL  
ARCHITECTURAL  
INTEREST:

1.08 The development area has many structures of historical and architectural merit. These are comprised mainly of country houses and their wooded environs, and of 18th century industrial buildings, some of which are still in use. A list of these items and their value follows:-

TABLE 1 - FEATURES OF HISTORICAL AND ARCHITECTURAL INTEREST.

ITEM & LOCATION	INTEREST TYPE	IMPORTANCE	COUNTY PLAN LISTING
<u>GLANMIRE/LOTA:</u>			
Ballinglanna House	Architectural	Local	-
Dunkettle House	"	National	F 54
Eastcliffe House.	Architectural.	Local	-
The Fountains	"	Local	-
Glanmire Bridge	Historical	Local	-
Glanmire Church	Architectural	Local	-
Glanmire House	"	Local	-
Glanmire Rectory	"	Local	-
Glen Mervyn	"	Local	-
Glenkeen House	"	Local	-
Lota House	"	"	F50
Lota Lodge	"	Local	-
Science Polish Factory.	Historical	Local	-
Woodville	Architectural	Local	-
3 small detached houses, Glanmire Village.	"	Local	-
<u>RIVERSTOWN:</u>			
Glansillagh Mills.	Historical	Local	-
Lime Kiln	"	Local	-
Riverstown House	Architectural	National	F19
<u>SALLYBROOK:</u>			
Silverspring House	Architectural	Local	-

\* Only those items of International, National, or Regional Importance are listed in the County Plan.



RECREATIONAL FACILITIES:

1.09 The situation in regard to recreational facilities is generally unsatisfactory, comprising one playing pitch at Riverstown, ten acres of undeveloped Public Open Space at Riverstown, and incidental open spaces in housing estates.

SETTLEMENT PATTERN:

1.10 The settlement pattern of the development area is of a very fragmented nature. Glanmire Village has the best formed nucleus of all the settlements in the area. The heavy volume of through traffic on the national primary route (N.8) does, however, bisect the Village and adversely affects its environment from a safety and noise aspect. Sallybrook consists of a linear development along the same route, and suffers the same traffic problems as Glanmire. Riverstown also impinges on the national primary route at Riverstown Cross and has an identifiable centre located on either side of Riverstown Bridge.

1.11 The fragmented nature of the settlements is further aggravated by the lack of any coherent locational balance in the positions of the principal community facilities. The land use map shows the location of the existing and proposed developments and the road network of the development area.

POPULATION:

1.12 The estimated population for the area in December 1976 was 1980 persons, based on the register of electors. A factor indicating the ratio of voters to the total population was derived by comparing the 1971 register of electors with the census of the same year and used to obtain this latest estimate.

1.13 The population in 1971 was 1,113, giving an increase in the 1976 population of 867 persons, or 77%. As can be seen in Table 2, this is an unprecedented increase for the development area. Existing commitments by way of outstanding planning permissions for residential development will, when completed, result in an additional increase of 5,848 persons.

TABLE 2 POPULATION.

	1961	1966	1971	est 1976
Population	809	987	1113	1980
Percentage Change.	-	+13.6%	+12.8%	+77%

INDUSTRIAL  
EMPLOYMENT:

1.14 Table 3 shows the main employment outlets in the development area as at June 1977. The Landuse map shows the location of the most prominent of these together with that of any proposed new development.

1.15 The manufacturing base is of a limited nature. This is a natural consequence of the lack of suitable development land for industry. Topographical and environmental constraints make it difficult to envisage any change in this situation in the future. Industrial development in the City environs and Harbour area will continue to be the main source of employment for the population of the area.

INSTITUTIONAL  
EMPLOYMENT:

1.16 Institutional establishments in the form of St. Stephen's Hospital, Sarsfieldscourt, the Cheshire Home and Brothers of Charity School for Mentally Handicapped Boys at Lota, offer a varying degree of employment opportunities. Sarsfieldscourt provides the bulk of these with a total staff of approximately 130, 30 of whom are non-resident. It is anticipated that there will be a significant expansion in employment at the hospital in future years.

SERVICES &  
COMMUNITY  
FACILITIES:

1.17 The number of jobs in services is small in relation to the size of the existing population. The close proximity to Cork City with its large shopping and entertainment facilities is likely to be the main contributing factor. An increase in the plan areas population and the rising cost of transportation will, in all probability, lead to a growth in the provision of local services, but it is expected that the area will continue to depend on Cork City for certain facilities. The area currently avails of, and is served by hospitals, second and third level educational establishments and many recreational facilities of the city, which are accessible within 15-20 minutes travel time.

TABLE 3 - INDUSTRIAL EMPLOYMENT (JUNE 1977).

Address	Name of Firm	Products	Outlets	EMPLOYMENT		Total
				Male	Female	
Riverstown	Bord Baine	Storage and distribution of milk powder and butter	Export	9	1	10
Riverstown	W. H. Bridges Ltd.	Plant Hire and Contracting.	26 Cos.	28	0	28
St. Patricks Mills. Glanmire.	Brown & Bowles Ltd.	Sawn Timber & and furniture.	26 Cos.	23	3	26
Glanmire	Glanmire Industries Ltd.	Polishes and dyes.	Export & home.	17	36	53
Sallybrook	Mayfield Fruit & Veg.	Tomatoe Factory (processing).	Export	9	6	15
Glanmire	Punch & Co. Ltd.	Printing Inks.	26 Cos.	6	0	6
Sallybrook	Sherrard & Co. Ltd.	Agricultural & Horticultural Machinery (Imported)	26 Cos.	43	9	52
Glensillagh Mills, Sallybrook.	Waterproofs Ltd.	Clothing & Rainwear.	Export & home.	4	4	8
			Total:	139	59	198

EDUCATION: 1.18 There are four primary schools in the study area. One of these, Scoil na nOg, accommodates only boarding pupils, few of which are from the local area. The school has five classrooms and five teachers, with an annual influx of about 75 girls and 50 boys.

NATIONAL  
PRIMARY  
EDUCATION: 1.19 The national primary schools at Riverstown Cross and New Inn have four classrooms and four teachers each, and both have reached full capacity. There are plans for a new eight classroom school at Riverstown, with sufficient additional land to cater for longer term expansion, up to 24 classrooms. There are no immediate plans for expansion at New Inn. The school at Brooklodge has 4 classrooms and 4 teachers and has not yet reached capacity. This school catchment includes very little of the development area, and plans for its expansion are only in the first stages of consideration.

SECONDARY  
EDUCATION: 1.20 At present, the only secondary school accommodation in the development area is Scoil na nOg, which has about 170 pupils, 50 of whom are boarders. Of the remaining 130 students, approximately 30 are from the development area. This is significant in that a gap is being filled by an Irish school in lieu of secondary pupils into the nearest facilities in Cork City. It is likely that when a comprehensive school is muted for the development area, the local secondary enrollment in Scoil na nOg will decrease. There are no foreseeable expansion plans for the secondary facilities at Scoil na nOg.

COMMUNITY  
FACILITIES: 1.21 The old town hall at Riverstown Cross is in use as a Youth Centre. There are no other Community Centres in the development area.

HOUSING: 1.22 Since 1973 an estimated 250 dwellings have been constructed in the area. These were all private dwellings, 50 of which were single units, the remaining being estate development.

1.23 Present commitments to residential development by way of outstanding planning permissions account for an approximate further 1735 dwelling units. These permissions are likely to be used up at a slow rate, pending the provision of public drainage.

WATER  
SUPPLY:

1.24 The existing serviced areas are shown on the services map. The existing water supply system of just less than 200,000 g.p.d. is adequate for the existing population and an improvement scheme is currently under way to increase this capacity to 460,000 g.p.d. This augmentation will cater for the growth in residential and commercial development in the plan area likely to occur within the period of this plan. The Council has initiated studies to assess how best it can continue to meet the longer term requirements in the area.

DRAINAGE:

1.25 The existing system was designed primarily to cater for St. Stephen's Hospital, Sarsfieldscourt. Sewage is discharged untreated from a tidal holding tank on an outgoing tide, to the Glashaboy Estuary. The system was designed to cater for a population of a little over 1,600 persons, and is at present inadequate. A preliminary report has been prepared for the provision of a drainage scheme for the plan area.

TELE-  
COMMUNICATIONS:

1.26 The area is served by an automatic exchange situated at Glanmire. This has a capacity of 1400 lines of which approximately 850 are now in use, a portion of which are serving part of Little Island. Plans for a new exchange are being prepared at present to serve Little Island, and when implemented will release the full 1400 for the Glanmire/Riverstown Area. Long term plans are being prepared to meet the long term requirements of the plan area.

ELECTRICITY: 1.27

The Electricity Supply for the development area is obtained via two sub-stations, one situated at Mayfield in the County Borough and the other to the north of Brooklodge. These substations transform the 38 KV supply to a 10 KV high tension **single** or three phase supply for domestic and other requirements. The Mayfield substation serves the western part of the development area as well as parts of the City. The Brooklodge unit caters for the remainder of the area. There is a surplus distribution capacity of nearly 40% for the area.

REFUSE  
DISPOSAL:

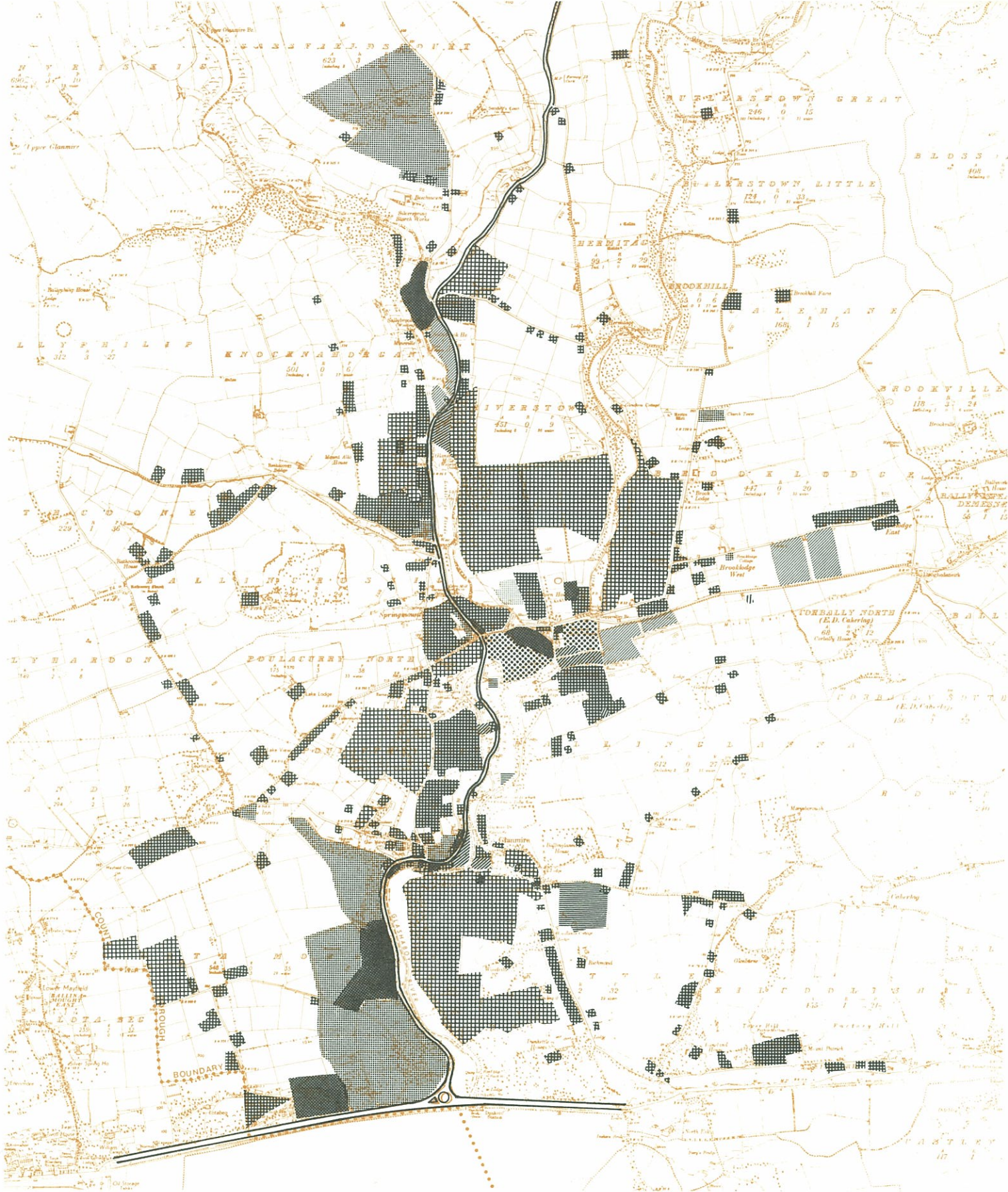
1.28 A weekly collection is undertaken and the refuse is dumped at the Cork Corporation dump at the Kinsale Road. Investigations are in progress to find a new regional dumping site to serve between and including the development area and Midleton in a more convenient manner.

ROADS: 1.29 The National Primary Route N. 8 is, and has been for sometime past, critically deficient both in carrying capacity and adequacy of junction standards where it passes through the development area. The growth in localised movements associated with residential developments in the area, and the heavy through traffic associated with the main North-South route for the country have led to increasing overloading of the route and reduction in safety and environmental standards. The necessity for the long term provision of a relief route is now recognised as being vital. The existing road network in the area, with appropriate modifications, could be adopted as an internal distribution system while the provision of a relief route to the east of the development area would solve the problem of through traffic.

PARKING: 1.30 In addition to through traffic, parking is also a problem in Glanmire Village. There is no provision for off-street parking and this has resulted in kerbside parking which, combined with the narrow and tortuous alignment of the national primary route through the village, severely inhibits the free flow of through traffic. Future expansion of facilities must include for appropriate provision of on-site parking accommodation and the regulation of access in accordance with the requirements of safety standards.

ENVIRONMENTAL PROBLEMS: 1.31 The generation of increased vehicular movement on the road network of the area, coupled with inadequate public lighting and footpaths, has resulted in unacceptable environmental standards. The road system will be experiencing greater use as it accommodates increased residential traffic. While vehicular capacity may not be constrained for some time to come, inadequacies in public footpaths and lighting along these roads, particularly at night, indicate the need for some early remedial action in some parts of the area, if safe and easy pedestrian movement is to be facilitated.

PUBLIC TRANSPORT: 1.32 C.I.E. services in the development area consist of a daily average of 11 buses each way through Glanmire and Riverstown.



- |  |                        |  |                        |  |                                 |  |                  |
|--|------------------------|--|------------------------|--|---------------------------------|--|------------------|
|  | Residential (existing) |  | Industrial (existing)  |  | Community facilities (existing) |  | Open space       |
|  | Residential (proposed) |  | Industrial (proposed)  |  | Community facilities (proposed) |  | Public utilities |
|  | Commercial             |  | National primary route |  |                                 |  |                  |

## LAND USE



**Glanmire / Riverstown  
Development Plan**



- Water supply
- Water supply installation
- Sewered area
- Sewerage installation
- ▼ Sewerage outfall
- ..... Sewerage catchment boundary
- +++++ Electrical power line
- ✕ Electrical installation



## SERVICES

### Glanmire / Riverstown Development Plan



## 2 / ANALYSIS.

### GENERAL:

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

### PHYSICAL FEATURES:

2.02 Physical Features i.e. constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, march, land liable to flood etc.) These are significant in the development area (see Physical Features Map).

### NATURAL AMENITIES:

2.03 The conservation of the natural amenities (which are closely allied in most instances, to the above constraining physical features) with which the development area is richly endowed, will act as a further constraint on development. Particular attention must be devoted to wooded areas, ridge lines and riverside areas. (See Amenities and Social Facilities Map).

### LAND USE:

2.04 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).

2.05 The present level and location of services has a decisive role to play in determining the the extent and pattern of future growth. The economic provision of services in other-wise suitable and conveniently serviceable areas, constitutes a major determinant in the development pattern of the areas. Because of the diversity in topography of the development area, certain areas are more attractive than others in terms of the economies likely to be gained by the selective provision of services. The phasing of this provision will be in accordance with the requirements of the selected development strategy.

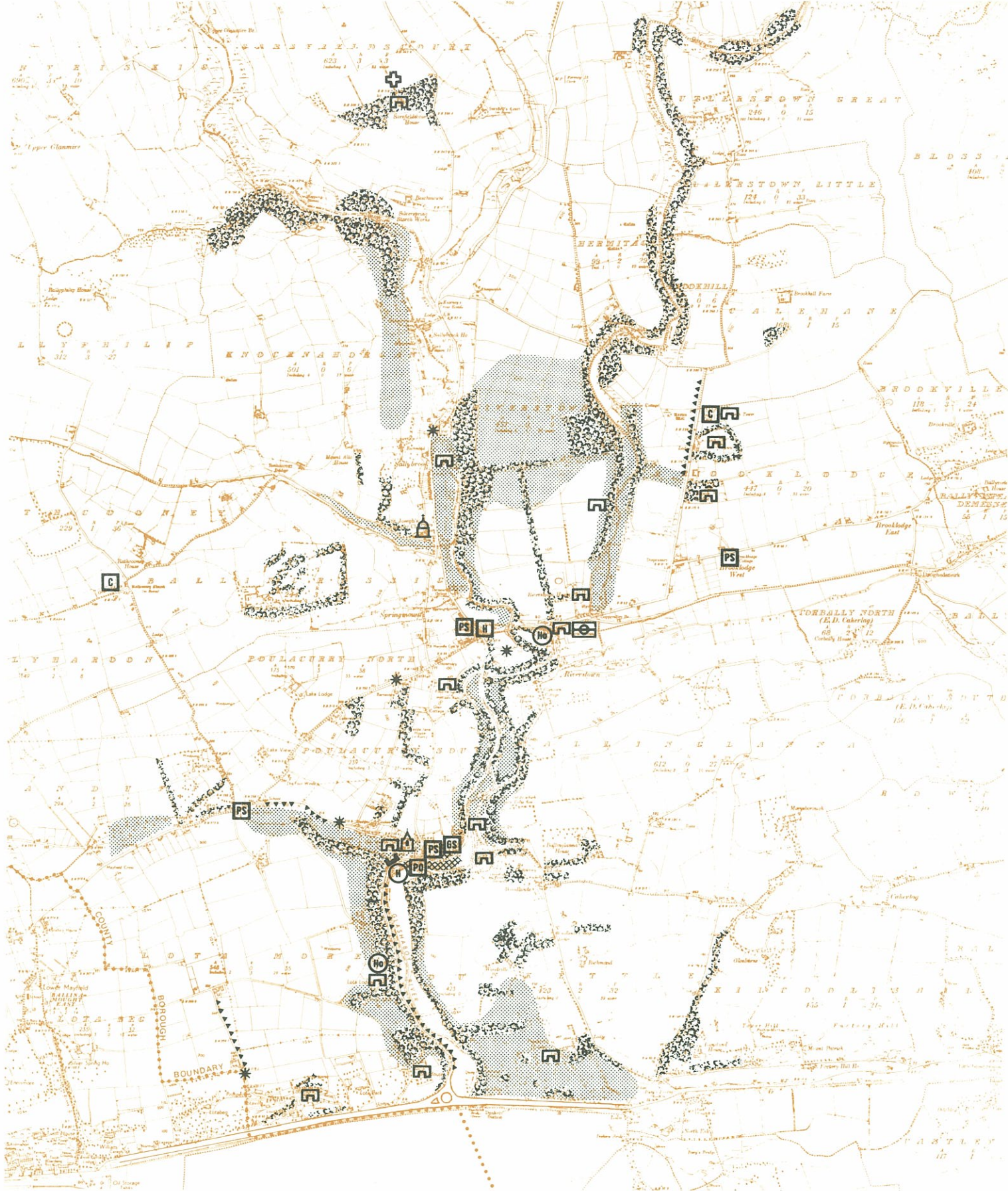
Wayleaves for the rising and trunk mains of the proposed Glanmire/Riverstown Sewerage Scheme must be preserved free from development and a specific objective to this effect is included in the development plan.

COMMUNIC-  
ATIONS:

2.06 The heavy volume of through traffic, paralleled by a substantial growth in local traffic, will, in the future, present a major communications and environmental constraint in the town. This can only be resolved by the provision of a relief road to the east of the development area to siphon off extraneous traffic and a corresponding development of an internal distribution system to cater for local traffic.

OTHER  
FACTORS:

2.07 Numerous other factors will play varied parts in indicating the extent and pattern of future growth in the development area. The attractiveness of the area itself, the availability of land, housing and community facilities, the extent of public and private investment etc. will all function as factors which will ultimately determine the future structure and environment of the development area.



- |   |  |  |   |
|---|--|--|---|
|  Area of landscape and recreational value |  Playing field                              |  Church (C.of I.) |  Hotel    |
|  Shrubs/trees/woodland of scenic value    |  Feature of historic/architectural interest |  Primary school   |  Hall     |
|  Main shopping area                       |  Building group of visual interest          |  Gánda station    |  Cemetery |
| * Scenic viewpoint  |  Church (R.C.)                              |  Post office      |  Hospital |
| ▲▲▲▲ Scenic route   |  |  |   |

# AMENITIES and COMMUNITY FACILITIES

Glanmire / Riverstown Development Plan



## PLANNING POLICY

- GENERAL: 3.1 The basic aim of this document is to provide a framework for the guidance of future development so as to produce a living, working and recreational environment of an acceptable standard in the Glanmire/Riverstown area. The attached zoning map has been drawn up on this basis, and a set of actionable objectives listed for implementation during the five year period of the plan.
- ZONING: 3.2 The use zoning states the purpose for which particular areas of land may be used. Development applications will be considered in accordance with the proper planning and development of the area as prescribed in the plan, with the general provisions of Section 26 of the 1963 Act and related provisions of the 1976 Planning Act.
- PRIMARY OR SOLE USE: 3.3 Where a primary use for an area is stated, this use will be the principal land use within that area. Where a sole use is stated, the land use of the affected area will be strictly limited to such use. Unless land use in a particular area is stated to be solely one use, applications for uses which would not inhibit the primary use may be considered. Such permission may be granted if the planning authority considers that the proposed use would not be detrimental to the primary use objective for the area and would conform with planning controls generally.
- PURPOSES OF ZONING: 3.4 The purpose of each land use zone or reservation is denoted on the zoning objectives maps. The primary or sole use for which each zone is reserved is described in more detail in following sections.
- SERVICING OF DEVELOPMENT: 3.5 In some, but not all of the development areas shown on the Zoning Map it is the intention of the Council to make public drainage available where it has not existed hither to. The provision of drainage in these designated areas may take some years to achieve and it should not be assumed, in the interim, that planning applications will receive immediate permission because they appear to comply with the general requirements of this document. The introduction of drainage will be on a phased basis and until such time as drainage is available in these designated areas, the Council will normally refuse permission for development on grounds of prematurity.

DEVELOPMENT  
CHARGES:

- 3.6 The provision of services such as water supply, drainage and open space by the Council greatly enhances land values by facilitating development. Under Section 26 (2) (g) of the 1963 Planning Act, a contribution may be required towards expenditure in respect of such works where they facilitate development.

The imposition of development charges is, however, applicable only where development can be guaranteed within seven years of the initial servicing, otherwise Section 26 of the Act regarding contributions cannot be enforced. In this regard, where lands have been, or will in the future be 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 same Act.

LAND NOT  
INDICATED  
FOR ANY USE:

- 3.7 Where an area of land is not indicated for any purpose on the zoning map, the use of such land shall be deemed to be primarily agricultural

LAND USE  
ZONES OR  
RESERVATIONS:

- 3.8 Care should be exercised in interpreting the land use zoning, particularly where clarification is required in regard to sole and primary uses or other considerations of a development control nature. Map references to these are denoted by:-

- (1) lightly printed numerals (e.g. 3.27) indicating the related paragraphs of the written statement.
- (11) bold numerals (e.g. 10) indicating diagrammatically the objectives listed in written statement.

RESIDENTIAL  
ZONES:

- 3.9 The areas zoned for residential uses are all primary use zones. Most of the zones are capable of medium to high density development, depending on the characteristics of each site. The design of house types and the layout of development will require careful consideration to ensure that the general high scenic qualities of the development area are not unduly compromised.
- 3.10 Topographical, amenity, services and road capacity constraints indicate that an appropriately low density of development (not more than 3.0 dwellings per acre) be achieved on those lands zoned residential in Ballin-glanna and Dunkettle townlands.

COMMERCIAL:  
(RIVERSTOWN)

3.11 The two areas zoned commercial include the existing commercial nucleus at Riverstown Village and lands to facilitate the expansion of commercial and related community uses. Both zones are primarily commercial.

COMMERCIAL  
(GLANMIRE):

3.12 The commercially zoned lands at Glanmire Village are designated primarily for commercial uses. The variety of land uses in this zone, including a school, industry, the Garda Station and the Post Office in addition to a number of shops and public houses, indicate the importance of maintaining the viability of the area as a commercial centre.

INDUSTRIAL  
ZONES:

3.13 The lands zoned for industry are primary use zones. It is the policy of the Council to allow only light industrial uses and warehousing, which would ensure the maintenance of satisfactory environmental standards in adjacent residential areas. The attractiveness of the landscape in the development area requires that an appropriate level of landscape design be incorporated in the planning and construction of any new development.

RIVERSTOWN:

3.14 The small industrial zone at Riverstown causes some traffic problems, particularly with reference to warehousing activities. Environmental standards are also somewhat of a problem in this zone, particularly with regard to the visual aspects of the area. In this regard, further development and expansion will be subject to stringent control of amount and type of traffic, and on the landscape design of the area. Every effort will be made to incorporate the attractive limestone warehouses in further development or expansion.

OPEN SPACE  
RESERVATIONS:

3.15 Areas have been reserved for both private and public open space uses, and for community facilities. The areas which are reserved solely for public open space are located along the Glashaboy River and in Riverstown. The other areas are primary use zones.

RIVERSTOWN  
PITCH:

3.16 This area is reserved solely for recreational use associated with the existing playing pitch.

RIVERSTOWN  
CROSS:

- 3.17 Between Riverstown Cross and the confluence of the Glashaboy and Butlerstown Rivers is a ten-acre site which has been acquired by the County Council for recreational purposes. This land is zoned solely for recreational purposes.

GLANMIRE:

- 3.18 The area along the Glashaboy River between Glanmire Bridge and the John Barleycorn Inn is zoned solely for amenity use, to augment the land described in the previous paragraph. These two zones could serve as the major recreational centre for the development area if properly developed.

UPPER  
GLASHABOY  
VALLEY:

- 3.19 This zone is primarily reserved as amenity open space. The linear character of the land along the Glashaboy, and its proximity to a major residential area will help to serve the local casual recreational needs of the Riverstown Hill area, as well as providing a buffer between the traffic on the National Primary N.8 and the residential zone on Riverstown Hill.

LOWER  
GLASHABOY  
VALLEY:

- 3.20 The steeply sloping heavily wooded sides of the Glashaboy Valley south of Glanmire Village, including the gorge extending west towards New Inn, are one of the most attractive features of the plan area. It is the policy of the Council to preserve the qualities of this area. In this regard, the zone is reserved primarily for amenity open space to ensure that the overall environmental qualities are safeguarded. Any unacceptable development proposals will be resisted. High quality design and landscape standards will be imposed on any proposed development.

DUNKETTLE:

- 3.21 The prominent situation and scenic qualities of Dunkettle House and its surrounding lands, indicate the need for stringent controls on development in this area. Unacceptable proposals will be strongly resisted.

BUTLERSTOWN  
VALLEY:

- 3.22 The Butlerstown River Valley is highly scenic and its location between two major residential zones indicates its importance to the environment of the area. It is reserved primarily for casual recreational uses, and any development proposals which are acceptable must be to high design and landscaping standards.

RIVERSTOWN  
SCHOOL  
SITE:

- 3.23 This area is designated for a new primary school and is accordingly zoned solely for educational purposes.

LOTA: 3.24 This area is taken up by the Brothers of Charity School for Mentally Handicapped Children and the Cheshire Home. The area is accordingly zoned primarily for institutional use.

AGRICULTURE: 3.25 It is the intention of the Council to facilitate appropriate agricultural land uses in the area. To this effect, any unacceptable developmental intrusion, which would reduce farm sizes to non-viable levels will be resisted. The lands in question are, accordingly, zoned primarily for agricultural use.

SCENIC LANDSCAPE: 3.26 A further indication of the scenic quality of the area is given by denoting certain lands as "scenic landscape" on the zoning map. It will be the policy of the Council to preserve these scenic qualities. In these cases, the Council will ensure that stringent conditions of design, siting and landscaping of new structures are observed.

SPECIFIC OBJECTIVES: 3.27 Specific objectives are shown on the Zoning and Objectives map and are listed hereunder. In the absence of any statement to the contrary, it is the Council's intention to attain these objectives, either partially or fully, within five years of the adoption of this plan.

TRAFFIC AND ROADS: 1. Upgrading and re-alignment of those section of County Road designated on the Zoning and Objectives Map as Proposed Road Upgrading.

2. To improve safety standards for vehicular movements on the National Primary route, N.8 by implementation of the following actions.

- Introduction of an 48 k.p.h. (30 m.p.h.) speed limit on the N.8 where it passes through the development area.
- Introduction of an 64 k.p.h. (40 m.p.h.) speed limit 50 yards south of the Hotel Vienna Woods entrance.
- Realignment of the N. 8 from Glanmire Village to Sallybrook.
- Glanmire Village. The design and construction of a relief route to by-pass the nucleus of Glanmire Village. The proposed alignment of the relief route is shown on the objectives map. It must be noted that this line is diagrammatic and does not illustrate the exact route of the proposed by-pass.



3. To provide reservations for the following:-
- Proposed by-pass from Bury's Bridge to Hermitage as shown on the Zoning and Objectives Map.
  - Proposed access points to backlands as indicated on Zoning and Objectives Map.
4. To provide or improve footpaths on public roads in the following locations:-
- Between Riverstown Village Cross and the entrance to Dunkettle House on County Road 1380.
  - Between Castlejane Cross and Brooklodge South Cross on County Road 1377.
  - Between Spring Hill Cross and Glanmire Hill Cross on County Road 1368.

SERVICES:

5. To improve public lighting along roads in the following locations:-
- Between the south side of Glanmire Village and Sallybrook Bridge on National Primary N.8.
  - Between the N.8 at Glanmire Bridge and the entrance to Dunkettle House on County Road 1380.
  - Between Glyntown Cross and Riverstown Village Cross on County Road 1380.
  - Between Castlejane Cross and Brooklodge South Cross on County Road 1377.
  - Between Spring Hill Cross and Glanmire Hill Cross on County Road 1368.
  - Between New Inn and Glanmire Cross on County Road 1367.
6. To provide public drainage to selected residential lands in the development area. This is to be seen as a long term objective.\*

To safeguard land and wayleaves for the following:-

- proposed high lift pumphouse at Glanmire Bridge as part of proposed public drainage scheme.
- proposed tidal holding tanks at Dunkettle Hill as part of proposed public drainage scheme.
- wayleaves for rising main between pumphouse at Glanmire Bridge and tidal holding tanks at Dunkettle Hill, as part of proposed public drainage scheme.

AMENITIES:

7. To develop the public open spaces at the County Council Housing Scheme at Riverstown and the County Council owned land at Riverstown Cross as public open spaces for informal uses and childrens play areas.
8. To acquire lands zoned open space along the Glashaboy River between Glanmire Bridge and the confluence of the Glashaboy and Butlerstown Rivers and to secure their development for recreational and amenity purposes.
9. To preserve, protect and augment trees and woods of amenity value and to ensure, where felling is permitted, that suitable replacement planting is carried out.
10. To endeavour to have controlled public access made available for pedestrians along the Glashaboy and Butlerstown Valleys for amenity and recreational purposes.
11. To preserve the following buildings and sites of artistic, architectural, archaeological and historical interest:-
  - Ballinglanna House.
  - Dunkettle House \*\*
  - Eastcliffe House
  - The Fountains
  - Glanmire Bridge
  - Glanmire Church
  - Glanmire House

- Glanmire Rectory
- Glen Mervyn
- Glenkeen House
- Lota House \*\*
- Lota Lodge
- Science Polish Factory
- Woodville
- 3 small detached houses, Glanmire Village
- Glansillagh Mills
- Limekiln
- Riverstown House \*\*
- Silverspring House

\*\* Items also listed for preservation in the County Development Plan.

FEASIBILITY  
AND FINANCE:

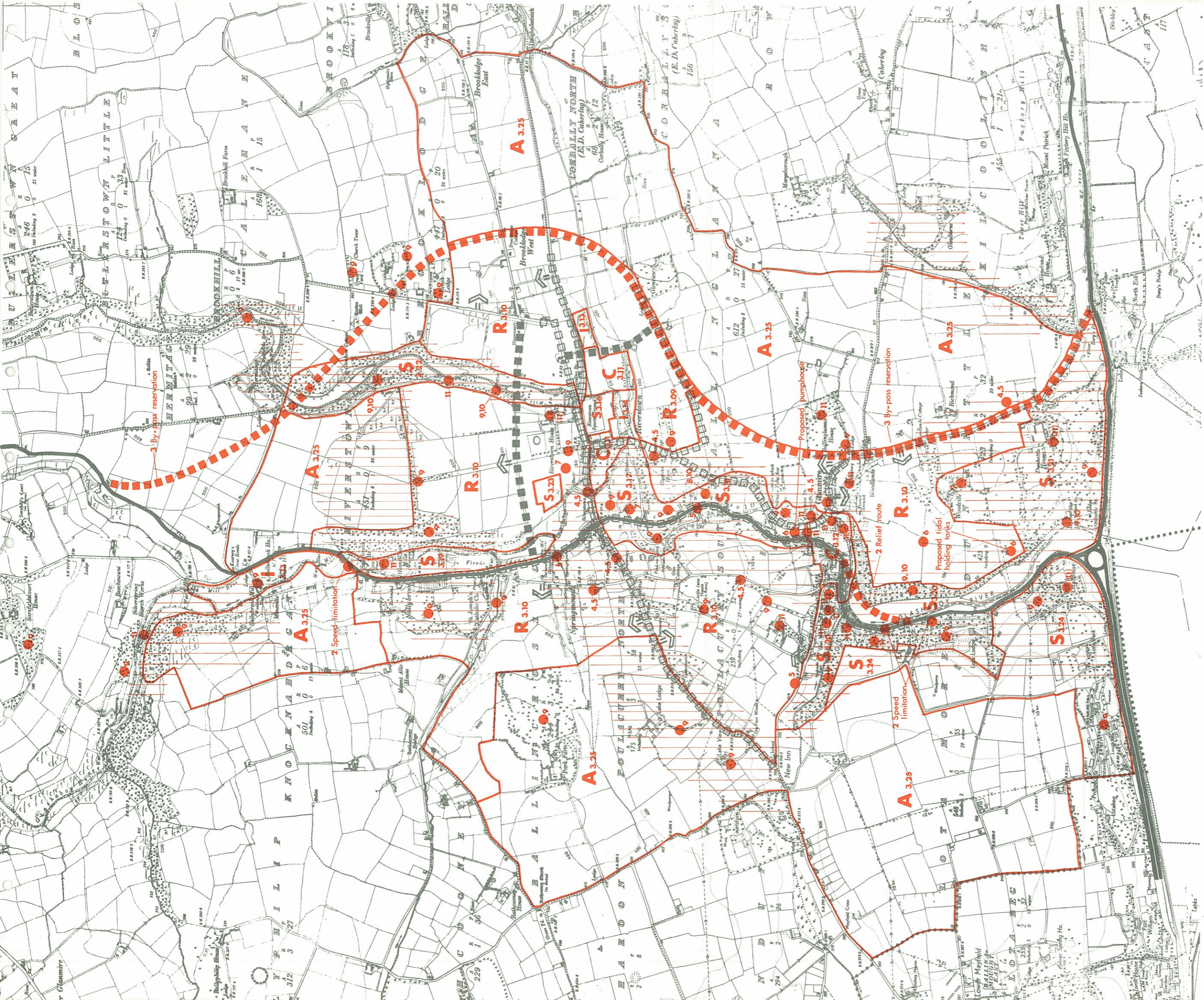
3.28 The definition of the development objectives has been oriented towards either full or partial implementation during the five year period of the plan. Availability of finance to undertake many of these will depend on sources outside the Council's control, e.g. central government, semi-state bodies and other public agencies. 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.

LEVIES:

3.29 The Council, using the powers bestowed on it under the 1963 and 1976 Planning Acts, will, where it seems appropriate, make levies on developers towards the provision of infrastructural and environmental facilities.

COST:

3.30 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 stype 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.



**LAND USE ZONES**

- R** - Residential - total 858 acs.
- C** - Commercial - total 37 acs.
- I** - Industrial - total 32 acs.

**OBJECTIVES**

- Open space - total 511 acs.
- Agriculture - total 14.48 acs.
- ||||| Scenic landscape
- Specific objective
- ⇨ Proposed by-pass route
- ▬ Proposed distributor road
- Proposed road
- ▬ Proposed road upgrading
- ⇨ Proposed access point

**EXISTING**

- ▬ National primary route (dual-carriageway)
- ▬ National primary route
- ..... County borough boundary

**ZONING and OBJECTIVES**

Reference number (e.g. 3.10) relates to paragraph in written statement

Reference number (e.g. 9) relates to list of objectives. Brackets denote item also listed in County Development Plan, 1973



**Glanmire / Riverstown**  
Neuralnamant