

KANTURK DEVELOPMENT PLAN



Cork County Council

1973

KANTURK

The Kanturk Development Plan was formally adopted by the Council at its meeting on the 21st 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 reviewed in the light of the view of the County Development Plan. The town plan are based on information available at June, 1972. This plan was formally adopted by the Council on the 10th day of March, 1973.

KANTURK DEVELOPMENT PLAN

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 may be considered proper in the making or reviewing of the plan. Kanturk is among the nine scheduled towns in Cork County for which the planning authority is statutorily obliged to include detailed development plans as part of the overall County Plan. The review team plan or approved strategic concept which is based on available land data information and aerial and ground photographs of the town and its environs was prepared in 1967. It was the first development plan to be prepared under the provisions of the Act. It was intended to be a long-term plan and the development of the town was to be carried out in accordance with the planning and economic objectives with a plan and flexibility in Part II. This gives the stages of a logical sequence in which the problems and prospects of the town are analysed in Part I and the formulation of a development policy and specific objectives in Part II.

The following provisions of the original plan have been modified to include a system of priorities and to give more emphasis to the development of the town. It does not represent a complete change of policy but is a refinement of the original plan. The system of zoning which should be of greater flexibility in the control of development will be in the form of a zoning plan in the event of the town plan being adopted in its present form.

Part II of the Specific Objectives and Proposals in Part II, Development Objectives of the Kanturk Development Plan, the provisions of the original plan are explained in paragraphs 10 to 17 inclusive. These changes are explained in the following paragraphs. The objectives of the plan which is now considered detailed.

**Planning Department
Cork County Council**

MARCH 1973

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

The Cork County Development Plan was formally adopted by the Council at its meeting on the 20th day of November, 1967. Under Section 20 of the 1963 Act, the Council as Planning Authority is bound to review its development plan at least once in every five years from the making of the original plan. It is for this reason that this town plan has been prepared as part of the review of the County Development Plan. The contents of the town plan are based on information available at June, 1972. This plan was formally adopted by the Council at its meeting on the 19th day of March, 1973.

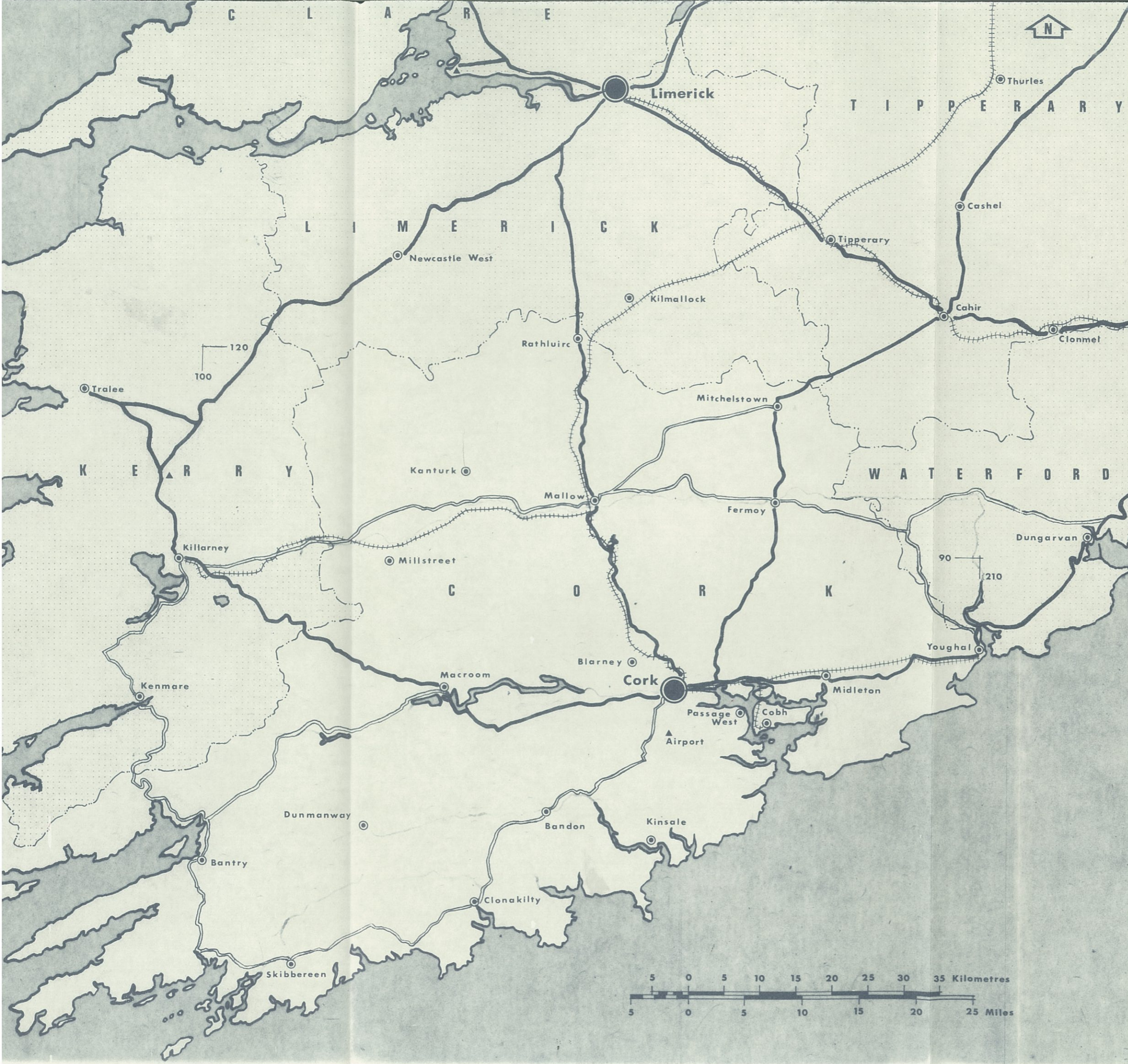
Section 20 (I) of the Local Government (Planning and Development) Act, 1963, gives a Planning Authority the right to make any variation (whether by way of alteration, addition or deletion) which they consider proper, in the making of any review of the plan. Kanturk is one of the nine scheduled towns 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 original 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.

(ii)

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 particular areas to the west, north and south without and adjoining the said boundary.



LOCATIONAL CONTEXT.

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

MAP 1

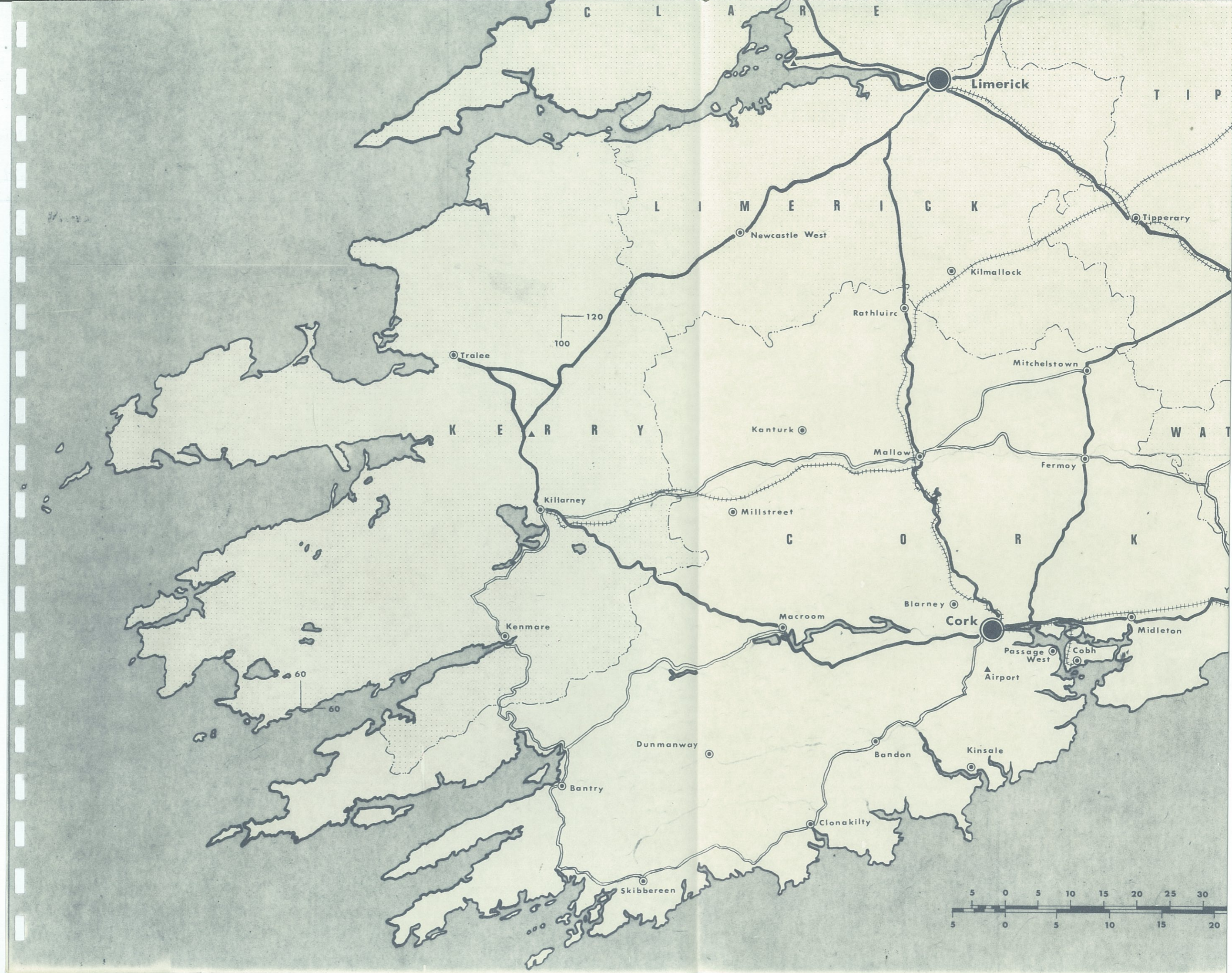


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PART I. SURVEY AND ANALYSIS.

A / GENERAL BACKGROUND

GENERAL

I.1 Kanturk is a market town situated 13 miles west of Mallow and 3 miles north of the Mallow - Killarney section of the national secondary route N.72. The town stands at the confluence of the Dalua and Allow rivers. The latter flows southwards to meet the Blackwater river near Banteer. The traditional role of the town as a market centre is emphasised by the road network radiating from it. The town serves an area of approximately 150 square miles having a total catchment population of 11,000 including the population of the town itself. Census towns within the sphere of influence of Kanturk are Newmarket (852), Boherboy (377), Banteer (192), Freemount (122) and Meelin (110). These population figures are for 1966. The population of the town itself has shown an appreciable growth in the course of the last 50 years and has become stabilised at approximately 2,000 for the past 10 years. Since 1966, there are indications that a small increase in population has occurred. Kanturk is not an administrative unit in itself, all its Local Government undertakings being the direct responsibility of Cork County Council.

1.2 The future growth of Kanturk will depend on the creation of new employment opportunities in the northwest of the County through industrial and tourist development. Together with its closely associated towns of Newmarket, Mallow and Buttevant, Kanturk forms part of an area with a strong existing industrial, services and agricultural base with good potential for growth.

HISTORICAL
BACKGROUND

1.3 Kanturk's historic associations date back to the 17th century when Sir Philip Perceval was granted a manor and lands formerly held by Dermot MacOwen MacCarthy (alias MacDonagh). Perceval's heirs retained these investitures almost without interruption until the last decade of the 19th century. The names of Percival and Egmont (the title of Earl of Egmont was bestowed on a member of the family circa 1700) are to be found in certain streets of the town.

1.4 In the reign of Queen Elizabeth I, MacDonagh MacCarthy commenced the erection of a "castellated mansion" about a mile to the south of Kanturk. However, the

Government, fearing its use as a fortress, ordered the construction to proceed no further. Recent restorative works have enhanced this castle and improved its value as an amenity to the town.

PHYSICAL
FEATURES

1.5 Set in a triangle of intersecting river valleys, Kanturk is enclosed on all sides by a series of ridges radiating away from the town and increasing in elevation as they do so. Much of the area to the north, south and west is overlain by coal measures of the carboniferous era. The presence of coal seams in these deposits resulted in some mining activity in the past to the south-west of Kanturk along the Blackwater Valley. On the eastern flank of the town, outcropping beds of grits and shales intervene between the coal measures and the earlier deposits of carboniferous limestone.

1.6 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

1.7 The structure of Kanturk is quite compact and most development, with the exception of a northern spur, is located within one mile of the 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.

1.8 Building activity since 1966 has been mainly in the form of individual house construction of the "one house deep" variety utilising continuous public road frontage. Estate type development has been limited to local authority involvement, although a recent permission for a private estate development has been granted.

B / POPULATION
















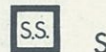



1.9 An estimated population of approximately 2,000 is considered to reside in the town at present. This would

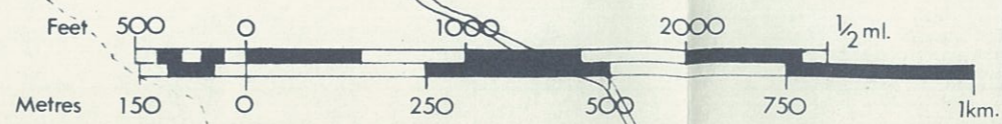


PHYSICAL FEATURES

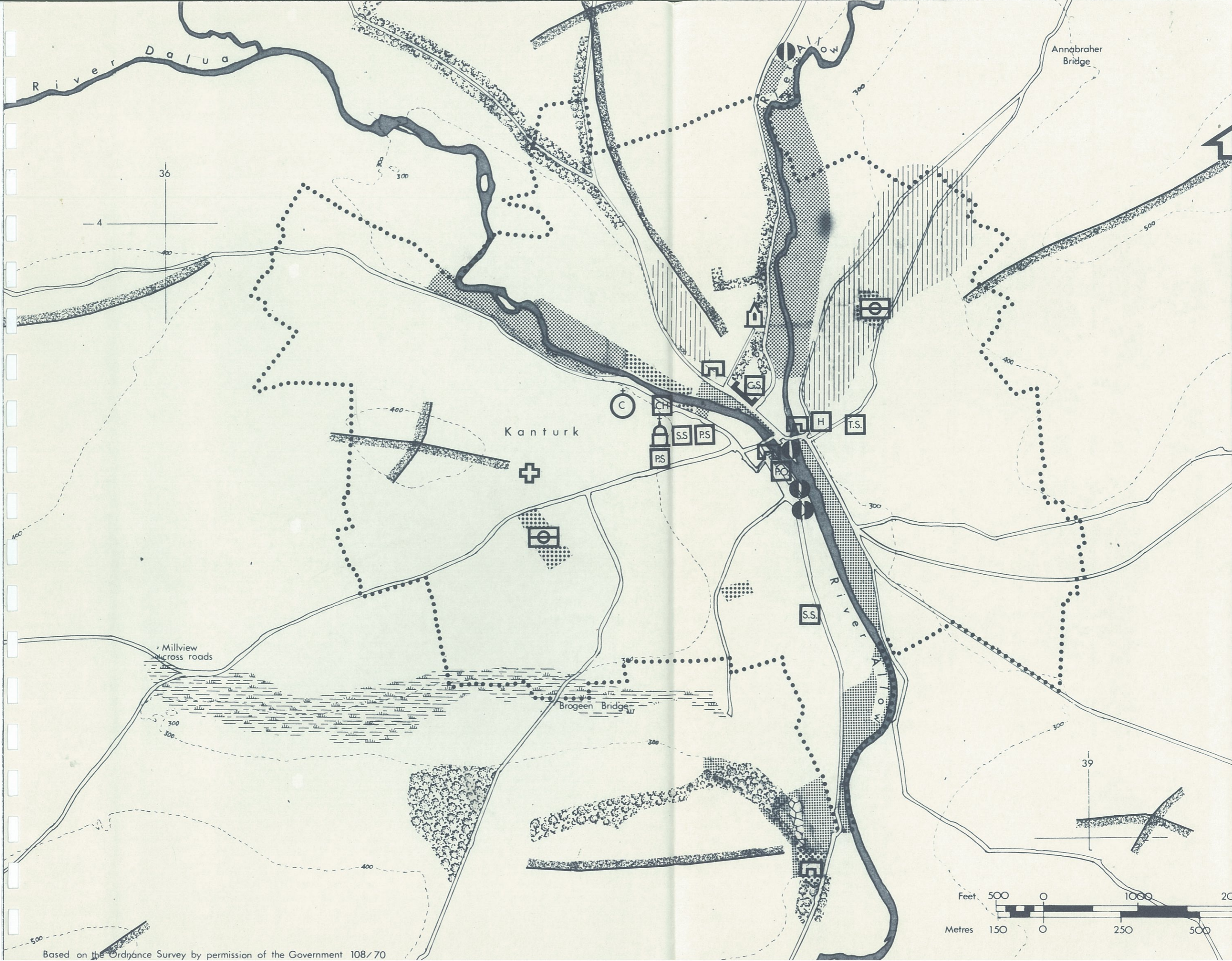
-  Rock outcrop
-  Marsh
-  Slope 1:10
-  Ridge line

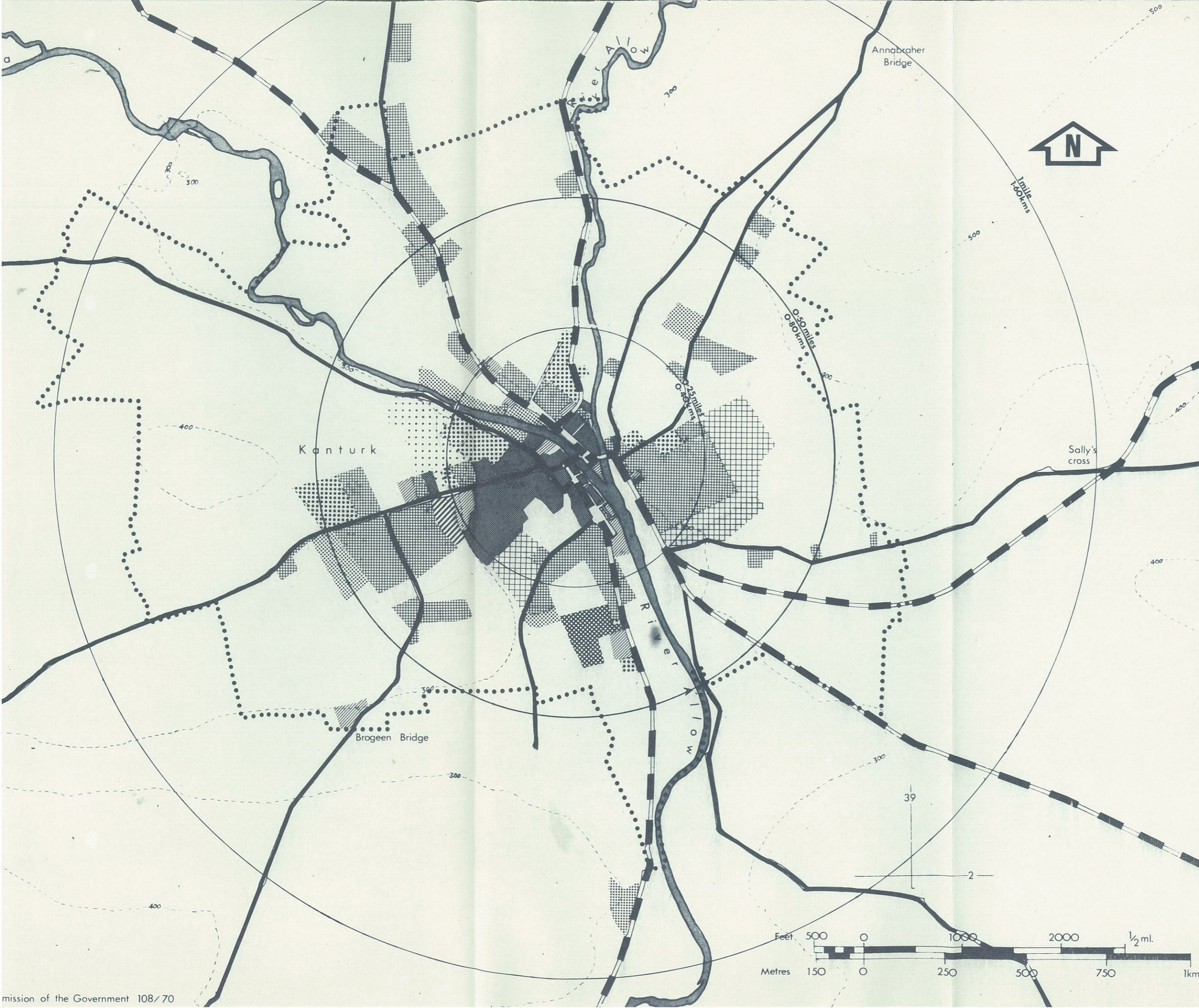
AMENITIES AND SOCIAL FACILITIES

-  Public open space
-  Area of landscape & recreational value
-  Shrubs, trees, woodland of scenic value
-  Playing field
-  Discordant use
-  Buildings of historic/architectural interest
-  Building group of visual interest
-  Church (R.C.)
-  Church (CofI)
-  Cemetery
-  Hospital
-  Garda station
-  Hall
-  Courthouse
-  Post office
-  Secondary school
-  Technical school
-  Primary school
-  Scheduled town boundary



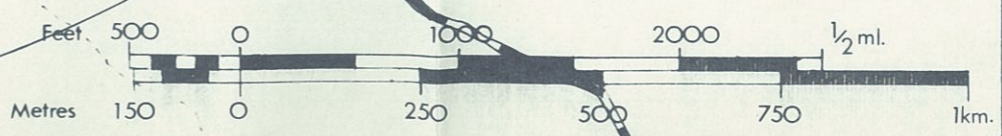
MARCH 1972





LAND USE

- | existing | proposed | |
|----------|----------|-------------------------|
| | | Residential |
| | | Commercial |
| | | Industrial |
| | | Special Ownership |
| | | Public open space |
| | | Community facilities |
| | | Main Road |
| | | County Road |
| | | Scheduled town boundary |



MARCH 1972



R i v e r D a l u a

Annabaker Bridge

36

4

Kanturk

Millview cross roads

Brogeen Bridge

R i v e r M o l l i

Feet 500

Metres 150

39

indicate a slight increase on the 1966 population level of 1,938. In comparison, a steady decline in the population of Kanturk Rural District has continued.

1.10 Of the 1966 population in Kanturk, 902 were males and 1,036 were females giving a percentage distribution of 46.5% males and 53.5% females. This shows some disparity with the corresponding percentages for the aggregate town areas in the County (including the County Borough) of 47.9% males and 52.1% females. The national average distribution for the aggregate town areas was 47.4% males and 52.6% females while the overall national average distribution was 50.3% of males and 49.7% females. The employment sector (15 - 64 years) in 1966 constituted 55.3% of the total population as compared with 58.6% County, 57.4% Munster and 57.6% State. The breakdown for the childbearing group (15 - 44) was 33.5% Town, 35% County, 35.6% Munster and 36.7% State.

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.

1.11 The agriculturally based enterprise of North Cork Co-op and Casein Plastics is the largest single resource of employment in the town. The firms of J.G. Fitzpatrick, Duhallow Hosiery and Keating's bakery account also for a substantial part of the employment content. The Kanturk Marts provides temporary employment on market days of approximately 20 part-time jobs. The presence of two mineral water firms and a printing works contributes to the variety of available employment.

SERVICE EMPLOYMENT

1.12 A strong service base is evident in the town. Many shops and large stores and a number of catering outlets illustrate its marketing and service functions. The need to attract industrial and service employment is appreciated locally and this objective is being actively pursued.

TABLE I : MAIN EMPLOYMENT OUTLETS

Name of Firm	Address	Products	Where Sold	Number of Employees	
				Male	Female
Duhallow Hosiery	Bluepool	Knitwear	32 Cos.	7	59
North Cork Co-Op Creameries	Strand Street	Dairy products	Locally & Export	25	5
Casein Plastics	Strand Street	Plastics	Home & Export	45	10
J.G. Fitzpatrick Contractors	Percival Street	Public Works contractor	26 Cos.	88 (50 locally)	2
Road Materials	Percival Street	Asphalting, Road Surfacing	50-60 mile radius	9	1
Blackwater Drainage	Percival Street	Land Reclamation	40 mile radius	8	-
Keatings Bakery	Percival Street	Bread	40 mile radius	31	4
O'Callaghan's Motorworks	Earl Street	Car sales, & repairs	30-50 mile radius	18	2
D.C. Daly, Merchants & Millers	Percival Street & Mill Road	Agricultural products, feeding stuff and light hardware	Locally	14	5
J.D. O'Connor, Mineral Waters	The Square	Soft Drinks	Locally	18	2
Bourkes General Merchants	Main Street	Hardware, grocery	Locally	10	4
Goggins Mineral Waters	William O'Brien St.	Soft Drinks	Locally	8	-
Kanturk Printing Works	Percival Street	Printing & Stationery	County	12	1
Kanturk Marts	Percival Street	Sale of cattle, sheep & pigs.	Locally	4	4
Lynch's Garage	William O'Brien Street	Car repairs & maintenance	Locally	7	-

TOTAL 304 99
403

D / SERVICES

WATER
SUPPLY

I.13 The existing serviced areas are shown on the Services Map. The water supply serving Kanturk is obtained from spring sources at The Inch, on the left bank of the Allow River. A maximum yield of about 75,000 g.p.d. is generally available from this source. As the demand exceeds the available supply, there is a continuous shortage of water and rationing is applied by limiting the duration of supply. Present proposals for a new scheme, serving both Kanturk and Newmarket, will provide for a future supply of 628,000 g.p.d. to the town and its rural hinterland. This proposed scheme is based on abstraction of 1.2 m.g.d. from springs at Ballintona, to the north-west of Newmarket. New high level (T.W.L. 500 ft. O.D.) storage of 500,000 gallons at Spring Grove will provide an adequate supply for the town and improved pressure in the higher level areas.

I.14 Allowance is made in the proposed 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 200,000 g.p.d.

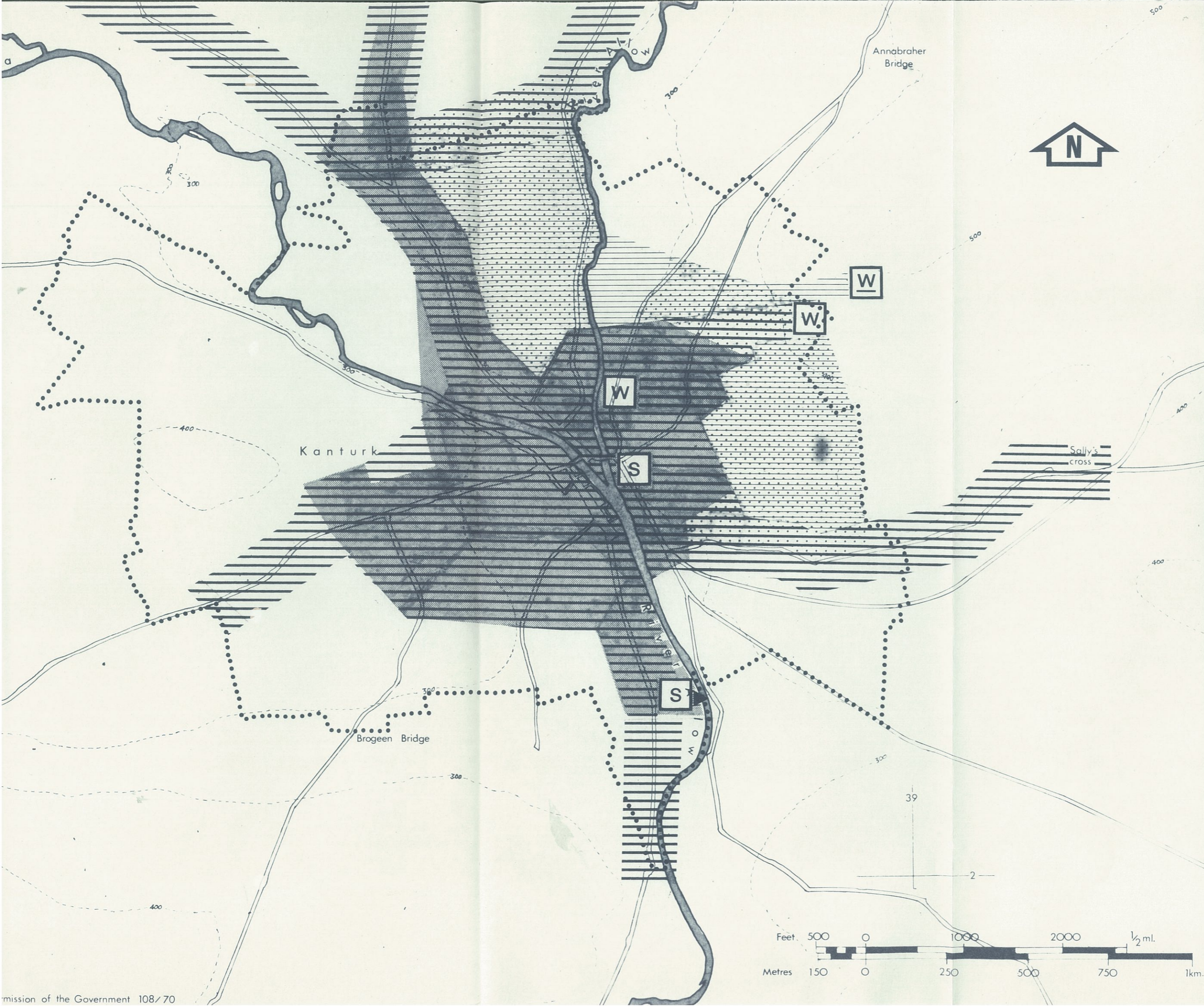
SEWERAGE

I.15 The existing sewered area is shown on the Services Map. Disposal of sewage is by way of settlement tanks and drying beds. The effluent from these is directed into the river at Bluepool to the south of the town. The dilution factor in the river is generally good but the design capacity of the works (equivalent population of 2,200) is now almost fully utilised. The addition of filters and sludge digestion tanks would improve the capacity and efficiency of the works and the quality of the final effluent.










I.16 For the most part the sewerage system consists of 12" concrete pipes except for a number of the older buildings which still remain connected to an old masonry drainage system discharging direct to the river. It is desirable that these buildings should be connected to the public system. The Creamery and Casein plant in the town discharge their effluents to private settlement lagoons. This method of treatment is proving unsatisfactory and considerable difficulty is being experienced in obtaining a final discharge effluent of the required quality and standard.

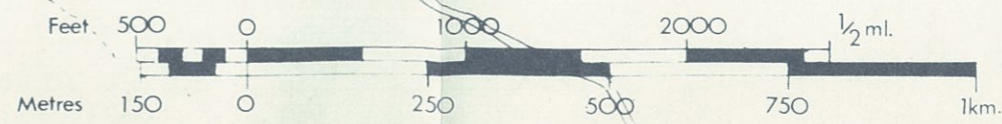
REFUSE
DISPOSAL

I.17 Domestic refuse in the town is collected on a weekly basis by a compression loader and brought to a disused quarry at Sally's Cross for controlled tipping. The existing capacity is adequate for reasonable future requirements.

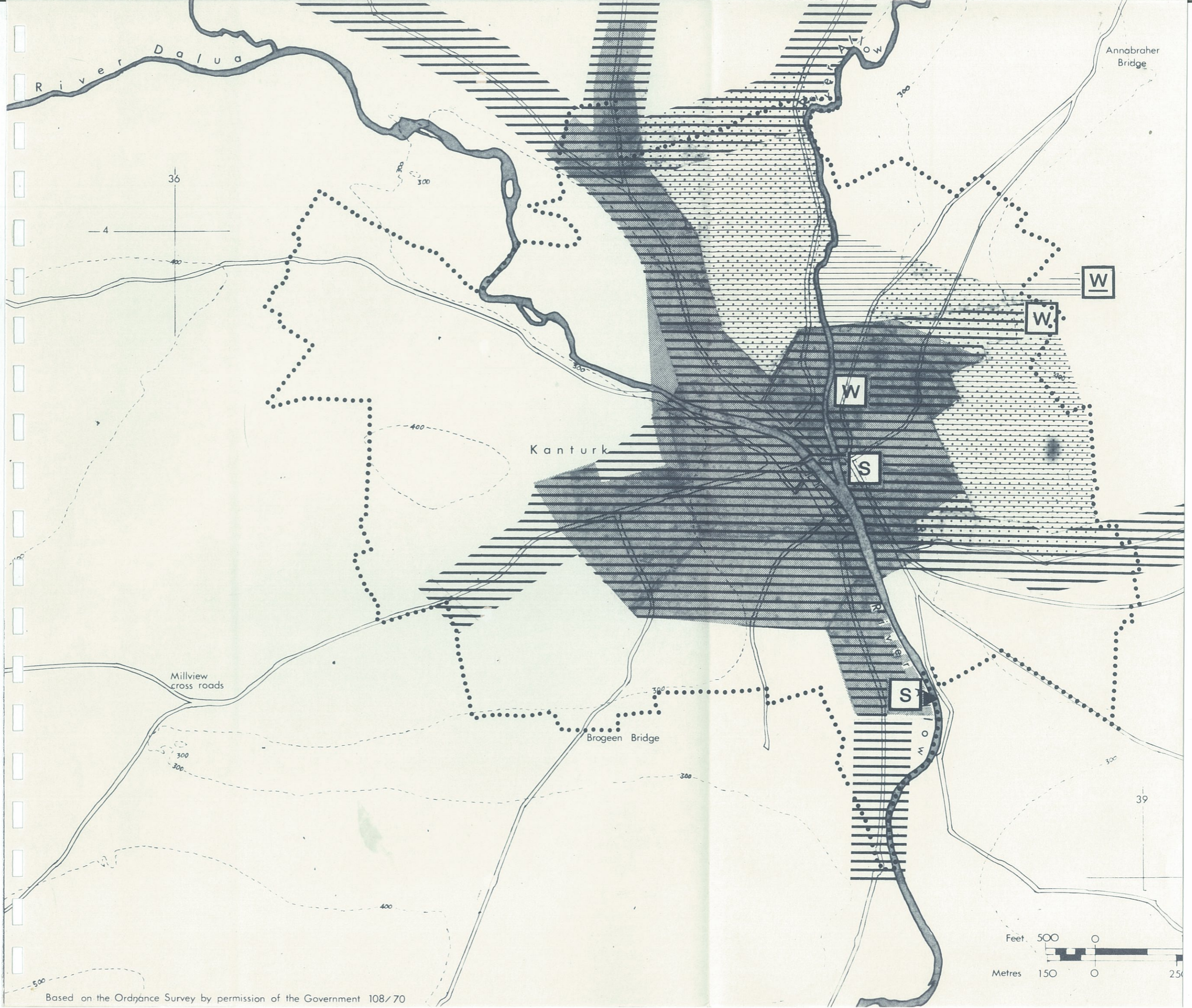


SERVICES

-  Existing water supply
-  Proposed extension to water supply
-  Existing water supply installation
-  Proposed water supply installation
-  Existing sewerage area
-  Proposed extension to sewerage area
-  Existing sewerage installation
-  Existing sewerage outfall
-  Scheduled town boundary



MARCH 1972



ELECTRICITY

1.18 A 10KV power line supplies 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 well in excess of requirements and no difficulty is envisaged in catering for future growth in demand.

TELECOMMUNICATIONS

1.19 A manual exchange is located in the sub-P.O. in the town and has a capacity of 300 lines. The present total number of connections is in the region of 187. The present installation of P.C.M. equipment on the Mallow - Kanturk section of the underground trunk cable will improve the capacity of the network.

E / COMMUNICATIONS

GENERAL

1.20 Kanturk is a nodal point for a number of roads serving a wide hinterland. Main roads to Newmarket, Abbeyfeale and North Kerry and to Newcastle West radiate from the town together with a number of less important County roads. Due to the absence of any relieving peripheral links and the bottleneck imposed by the rivers Allow and Dalua at their two bridging points, the town suffers from periodic congestion and associated environmental problems. As the town is not on an arterial route, there is no serious through traffic problem and the volumes of local traffic are as yet not significant. In the long term, additional river crossings together with a related peripheral road link will be required and an appropriate route reservation should now be preserved free from development.

PARKING

1.21 A car park capable of accommodating over 150 cars has been provided off Church Street adjacent to St. Mary's Catholic Church. Apart from a disorganised pattern of off-street parking in the town centre and occasional peak demands associated with the Mart's Livestock Sales, no acute parking problems occur. The provision of properly delineated parking stalls would, however, ensure a more efficient and orderly utilisation of street space. The possibility of securing rear access for vehicular traffic to some business premises should be explored.

PUBLIC
TRANSPORT

1.22 C.I.E. has a daily through town service of one bus each way on the Cork - Newmarket run. This is increased to three on Saturdays.

F / HOUSING

HOUSING
CONSTRUCTION
(1966 - 1971)

1.23 Since 1966, approximately 48 new dwelling units have been constructed in Kanturk. Of these, 36 have been provided by the Local Authority at Mill Road and Greenane in standard estate type layouts and the remainder by private enterprise in the form of individual detached units ribboning along the main approaches to the town. In this latter regard, it is desirable that an attempt should be made to secure comprehensive development in depth in order to ensure a more economic utilisation of existing and future services and the restriction of multiple access on to the road network in accordance with the requirements of the proposed circulation system. Land acquired by the Council at Greenane totals almost 15 acres for which a layout has been prepared to accommodate both public and private dwelling units. Ministerial approval is being sought for the development of the first 12 of the Local Authority houses. A recent planning permission for a private residential estate development represents a further commitment to approximately 30 dwelling units.

OBSOLETE
AREAS

1.24 The total number of dwellings in the town in 1961 was 467 of which 55.0% were of pre-1900 stock. A fairly high rate of obsolescence is to be expected in these older type buildings. This will generate a correspondingly high demand for renewal or replacement housing. Existing blighted properties occur in Strand Street, at Bluepool, Percival Street and Watergate Street. The removal of blight is important in the improvement of the overall appearance and character of the town.

ITINERANT
SETTLEMENT

1.25 The County Council has provided two separate sites, each with a caravan and sanitary and storage facilities, in the town as part of an itinerant settlement programme. This arrangement has worked out satisfactorily to-date.

G / SOCIAL FACILITIES

GENERAL

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

EXTENT
AND
ADEQUACY

1.27 The location of the principal facilities are shown on the Amenities and Social Facilities Map. An important feature of the town structure is the grouping of most of the Schools and Churches to the north-west of the centre. There are two primary schools, two secondary schools, a technical school and a kindergarten school which is run at the Convent of Mercy. While the accommodation is adequate in the primary and secondary schools, the technical school utilises the Edel Quinn Hall as the present enrollment exceeds the capacity available in the existing school buildings. The increasing demand for extra accommodation has grown steadily over the years. Since 1955, four pre-fabricated classroom units have been added to the original building.

1.28 The town has a Roman Catholic Church and a Church of Ireland. The Garda force comprises a Superintendent, one Sergeant and nine Gardai. Kanturk Hospital caters for maternity services, while the Dispensary also provides for dental treatment. Professional personnel include three doctors, one dentist, six solicitors and three veterinary surgeons. The town has three Banks. Other community facilities include a Cinema, two ballrooms, and four meeting rooms. There is a wide range of sporting and recreational societies and clubs and cultural interests are reasonably actively pursued.

H / AMENITY

GENERAL

1.29 Kanturk, by its very location, has a natural inherent charm. The valleys of the Allow and Dalua rivers which converge at the town contribute largely to its setting and exert a very pleasant environmental influence on the town as a whole. The rivers themselves provide good fishing. The presence of a number of fine individual buildings such as the Clock House on Strand Street as well as colourful and interesting street facades, emphasises the need for an overall conservation policy in order to ensure that renewal or re-development harmonises with the existing streetscapes.

1.30 Apart from the impressive ruins of MacDonagh McCarthy's castle, other ruins of ancient castles and monuments are to be found in abundance within a six mile radius of the town and these are of specific interest to historians and archaeologists.

1.31 The picturesque town park, created by the active local development association, provides a very pleasant riverside amenity and the further extension of this concept

of riverside parks is encouraged in the formulation of the review plan. There is a pronounced lack of accommodation for both tourists and other visitors in the town. Efforts to seek an improvement in registered overnight accommodation should be actively pursued.

I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS

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 :

- (1) Physical Features i.e. constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, marsh, land liable to flood etc.). (See Physical Features Map).
- (2) 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).
- (3) The present level and location of services has a decisive role to play in determining the extent and pattern of future growth. The economic provision of services in otherwise suitable and conveniently servicable areas constitutes a major determinant in attracting development to these areas. In an area of topographical diversity, such as Kanturk, this factor is of considerable significance in directing the future pattern of services, and would appear to encourage a compact structure centred around the existing town centre with future growth being phased in accordance with the requirements of such a strategy. The present capacity of the sewage treatment works will, in the event of further residential expansion in the town, need to be augmented if overloading is to be avoided. The inadequacy of the present water supply system acts as a constraint on the expansion or attraction of industry to the area. The early implementation of the proposed water improvement scheme is vital to the future growth of the town.

- (4) The concentration of traffic flows at the crossing points on the Allow and Dalua Rivers, causes restrictions on internal and through traffic movements. Significant further expansion of the town will require an additional relief river crossing allied to a perimeter route to facilitate easy circulation of the associated increase in traffic.

1.32 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 Kanturk of the future.

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

A / DEVELOPMENT POLICY

GENERAL

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

ELEMENTS

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 the north-western area of the County;
- (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 the improvement of central area facilities to serve as the hub of the expanded town;
- (iv) 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;
- (v) 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, future commitment, serviced 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.

2.4 The development area consists of the area within the town boundary i.e. that boundary adopted by the Council under Section 2 (6) of the Local Government (Planning and Development) Act, 1963, by resolution dated 18th day of October, 1965, together with additional areas to the west, north and south 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 Kanturk 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 Kanturk.

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

LAND
USE

2.7 The use zoning states the purposes 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 1963 Act.

PRIMARY
OR SOLE
USE

2.8 Where a primary use for an area is stated, this use will be the principal land use within that area. Where a sole use for an area is stated, such use will be strictly limited in order to provide essential supporting uses for the primary use areas. The sole use area must be protected from intrusion of uses which could lead to an under provision of supporting uses. Unless land use in a particular area is stated to be solely one use, applications for use which would not inhibit the primary use may be considered.

Such permissions may be granted if the planning authority considers that the proposed use or development would not be detrimental to the primary use objective for the area and that it would conform with proper planning and development. In planning primary use objectives in this way, it is hoped to encourage and facilitate development in a positive manner.

PURPOSES
OF
ZONING

2.9 The purpose of each use zoning is denoted on the Zoning and Specific Objectives Map No. 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 major drainage available in order to promote the proper planning and development of the area. The provision of services over so large an area will necessarily take many years and it should not be assumed that because an area is indicated as a development area and indicated for a use purpose, that development applications will receive immediate permission because they appear to comply with the various requirements of the plan. The introduction of drainage into these areas will be on a phased basis and until such time as drainage is available in any area, the Council will normally refuse permission for development.








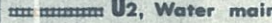
2.11 Where lands have been or are in the future made capable of development through the provision of drainage and other infrastructure by the Council, and are not being so developed, it will be the policy of the Council to secure the initiation of such development by agreement and if considered desirable compulsorily to acquire such lands and develop or make arrangements for their development under Section 77 of the Act.



ZONING OBJECTIVES

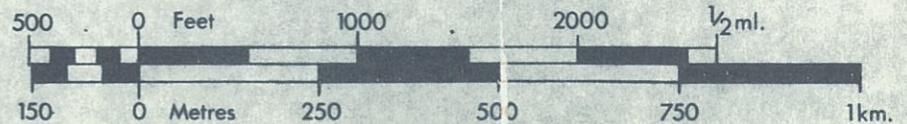
symbol	purpose of zone
A	To provide for limited infill residential development and to preserve and improve residential amenity
B	To provide for the development of a residential community and to preserve an appropriate level of open space amenity
C	To provide for residential development and to preserve an appropriate level of open space amenity
D	To provide for low density residential development on site complying with the public health and sanitary services acts and to preserve an appropriate level of open space amenity
E	To provide for shopping, community and commercial development and related uses
F	To provide for commercial development, light industry and related uses
G	To provide for light industry and related uses
H	To provide for recreational open space and ancillary development
J	To preserve an area of open space amenity

SPECIFIC OBJECTIVES

	Zone boundary		Public housing
	U2, Action-area boundary		S1, S2, Social facilities
	T1, T2, T3, Roads		Amenity
	T8, Access points		U2, Water main

..... Scheduled Town boundary

KANTURK DEVELOPMENT PLAN





GREENFIELD
252
Including 13
R 1
P 32
10 water
18 water

KANTURK

BAUNOULACH
53
3
28

302
Including 10
R 1
P 7
18 water

50
2
29
Including 0
18 water

249
Including 0
R 3
P 18
37 water

407
Including 0
R 2
P 8
18 water

328
Including 0
R 3
P 9
18 water

TABLE 2 : SCHEDULE OF USE ZONING PROVISIONS

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for limited in-fill residential development and to preserve and improve residential amenity	Primarily Residential Use	A
Residential	To provide for the development of a residential community and to preserve an appropriate level of open space amenity	Primarily Residential Use	B
Residential	To provide for residential development and to preserve an appropriate level of open space amenity	Primarily Residential Use	C
Residential	To provide for low density residential development on sites which can be shown to comply with the Public Health and Sanitary Services Acts and to preserve an appropriate level of open space amenity	Primarily Residential Use	D
Central Area	To provide for shopping, community and commercial development and related uses	Primarily Central Area Uses	E
Commercial and Industrial	To provide for commercial development, light industry and related uses	Commercial and Light Industrial Uses	F
Industrial	To provide for light industry and related uses	Primarily Light Industrial Uses	G
Open Space	To provide for recreational open space and ancillary development	Primarily Recreational Use	H
Open Space	To preserve an area of open space amenity	Primarily Agricultural Use	J

LAND NOT
INDICATED
FOR ANY USE

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

NON-
CONFORMING
USES

2.13 All uses established before 1st October, 1964, conflicting with the use zoning provisions of the Development Plan, shall be non-conforming uses. While the continuation of such uses will be generally discouraged, it is appreciated that continuity of use may from time to time require minor building extensions on or in land on which the 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.

(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.

2.15 Where specific objectives were listed under Part Three - Development Objectives in the Development Plan for Kanturk, pages 164 - 165, Cork County Development Plan 1967, 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 hereunder, it signifies that this objective represents an additional specific development objective not contained in the 1967 Development Plan for Kanturk, 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.

UTILITY
SERVICES

* U.I To implement the proposed augmentation of the existing water supply system in order to ensure an adequate supply to accommodate future growth.

- ** U.2 To preserve free of development all sites and wayleaves necessary for the implementation of the proposed water supply scheme.
- * U.3 To seek to implement the expansion of the sewage treatment works and the phased extension of the sewer network to cater for development within the designated areas.

COMMUNICATIONS
AND TRAFFIC

- T.1 To preserve the route of the disused railway line to the west of the town for use as a future peripheral primary distributor road link and investigate the feasibility of providing this link.
- ** T.2 To preserve a route for a future primary distributor link to the south of the town connecting the disused railway line with the main road L.38 in the townland of Pulteen, including for an associated river crossing of the Allow River.
- ** T.3 To provide for the widening of the Bluepool Upper Road and its connection with a peripheral route along the disused railway line (see T.1 above).
- * T.4 To improve alignment and vision at dangerous junctions and corners as the opportunity arises.
- * T.5 To seek to provide for off-street car parking and rear access to business premises in the central area.
- * T.6 To promote the development of an integrated pedestrian network throughout the development area.
- ** T.7 To restrict multiple access on to the road network in accordance with the requirements of the proposed circulation system.
- T.8 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.
- * T.9 To arrange for the delineation of on-street parking stalls in the central area to ensure a better discipline of vehicular parking.

HOUSING

- ** R.1 To proceed with the implementation of public and private housing development on Council lands at Greenane.
- * R.2 To secure the preparation of an action area plan for at least one residential community within the development area.

OBSOLETE
AREAS

- * O.1 To seek the clearance and re-development of derelict areas of
 - (i) the river-front south of Greenane Birdge,
 - (ii) Strand Street,
 - (iii) Percival Street,
 - (iv) Bluepool Upper and Lower.
- ** O.2 To prepare an action area plan for the central area providing for the renewal and, where necessary, re-development of obsolete properties and the preservation of existing attractive townscape features shown on the Amenities and Social Facilities Map.

INDUSTRY

- * W.1 To endeavour, by various means and agencies, to secure industrial development in areas designated for this purpose.

SOCIAL
FACILITIES

- ** S.1 To reserve suitable sites for primary, post-primary and related community facilities at Greenane.
- ** S.2 To provide for the erection of a public convenience in the central area.
- * S.3 To encourage and where feasible, assist community effort towards the provision of social facilities required to meet the area's expanding needs.

AMENITIES

- * L.1 To seek to acquire for public use suitable river-side areas for the extension of existing recreational amenities including for the development of riverside walks.
- **

- * L.2 To examine the feasibility of acquiring a suitable site for a swimming pool and constructing same.
- ** L.3 To encourage, and where feasible, assist in the development of amenity and recreational facilities in the vicinity of MacDonagh's Castle to the south of the town.
- * L.4 To secure the improvement of public lighting
- ** facilities in the town.

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.