

# **MILLSTREET DEVELOPMENT PLAN**



**Cork County Council**

**1973**

**MILLSTREET  
DEVELOPMENT PLAN**

**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

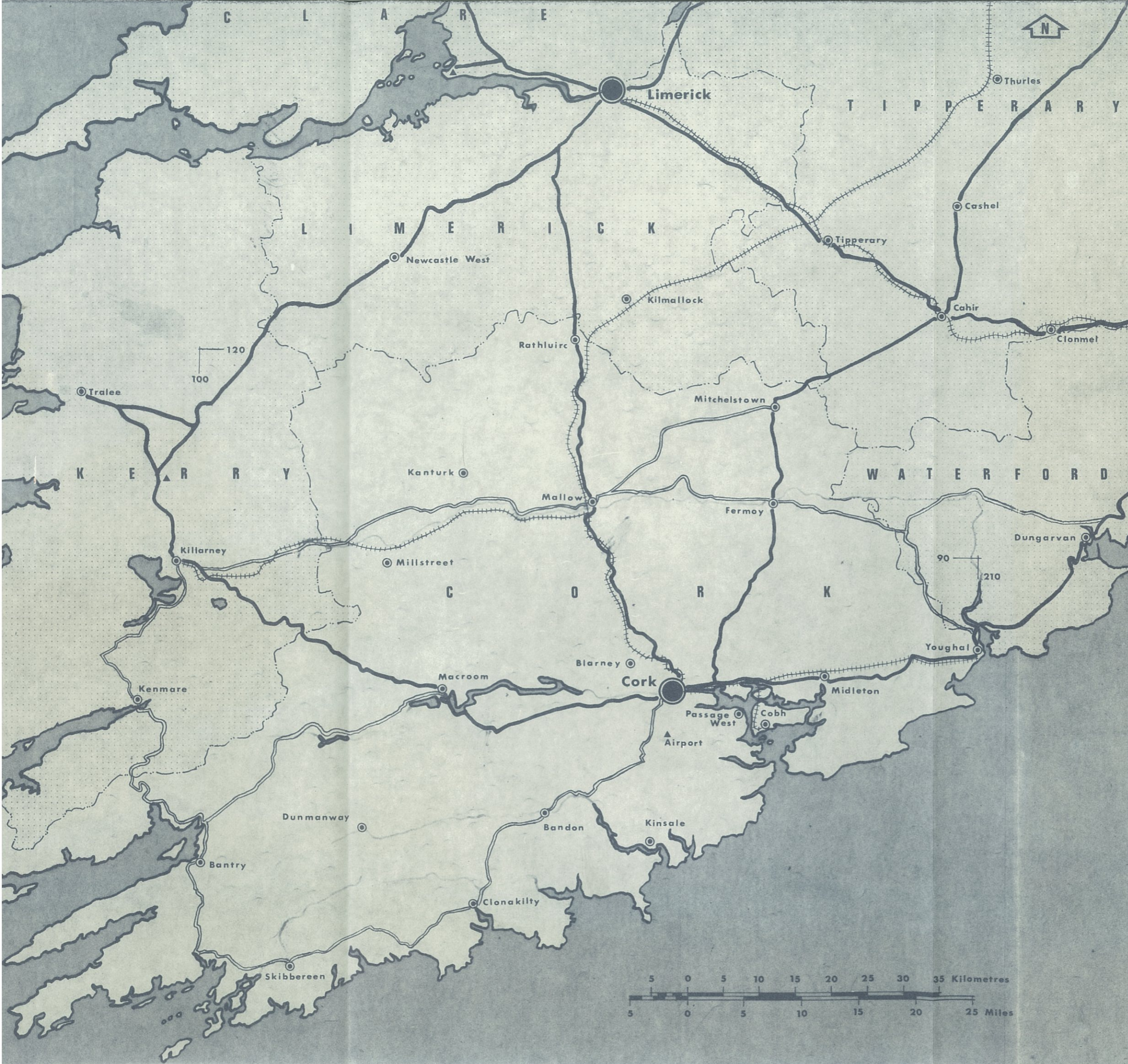
Section 20 (I) of the Local Government (Planning and Development) Act, 1963, gives a Planning Authority the right to make any variation (whether by way of alteration, addition or deletion) which they consider proper, in the making of any review of the plan. Millstreet is one of the nine scheduled towns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

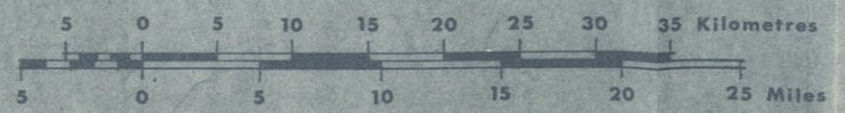
(ii)

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 a particular area to the south and north-east without and adjoining the said boundary.

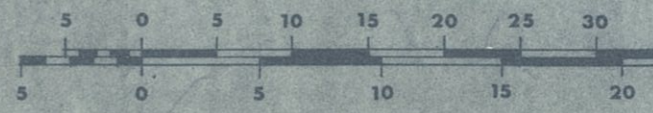


# LOCATIONAL CONTEXT.

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



MAP 1



T A B L E O F C O N T E N T S

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PART I. SURVEY AND ANALYSIS.

A / GENERAL BACKGROUND

GENERAL

I.1 Millstreet is a service centre and market town just over 13 miles to the north of Macroom at the junction of main routes L.41 and L.71 which connect it with the main Mallow - Killarney route (T.30) to the north. It has a very attractive setting in the shadow of Claragh Mountain and at the northern end of the valley of the Finnow River. The latter divides the Boggeragh and Derrynasaggart Mountain chains before flowing northwards to its confluence with the Blackwater about 2 miles from Millstreet. The east - west axis of the Blackwater Valley determines the main line of communication (i.e. T.30) between Mallow and Killarney. The Mallow - Tralee Railway line follows the valley to the county boundary, providing a connection at Millstreet Station to the immediate north of the town. Drishane Convent, a long established and noted centre of education, is located about 2 miles to the north-east of the town.

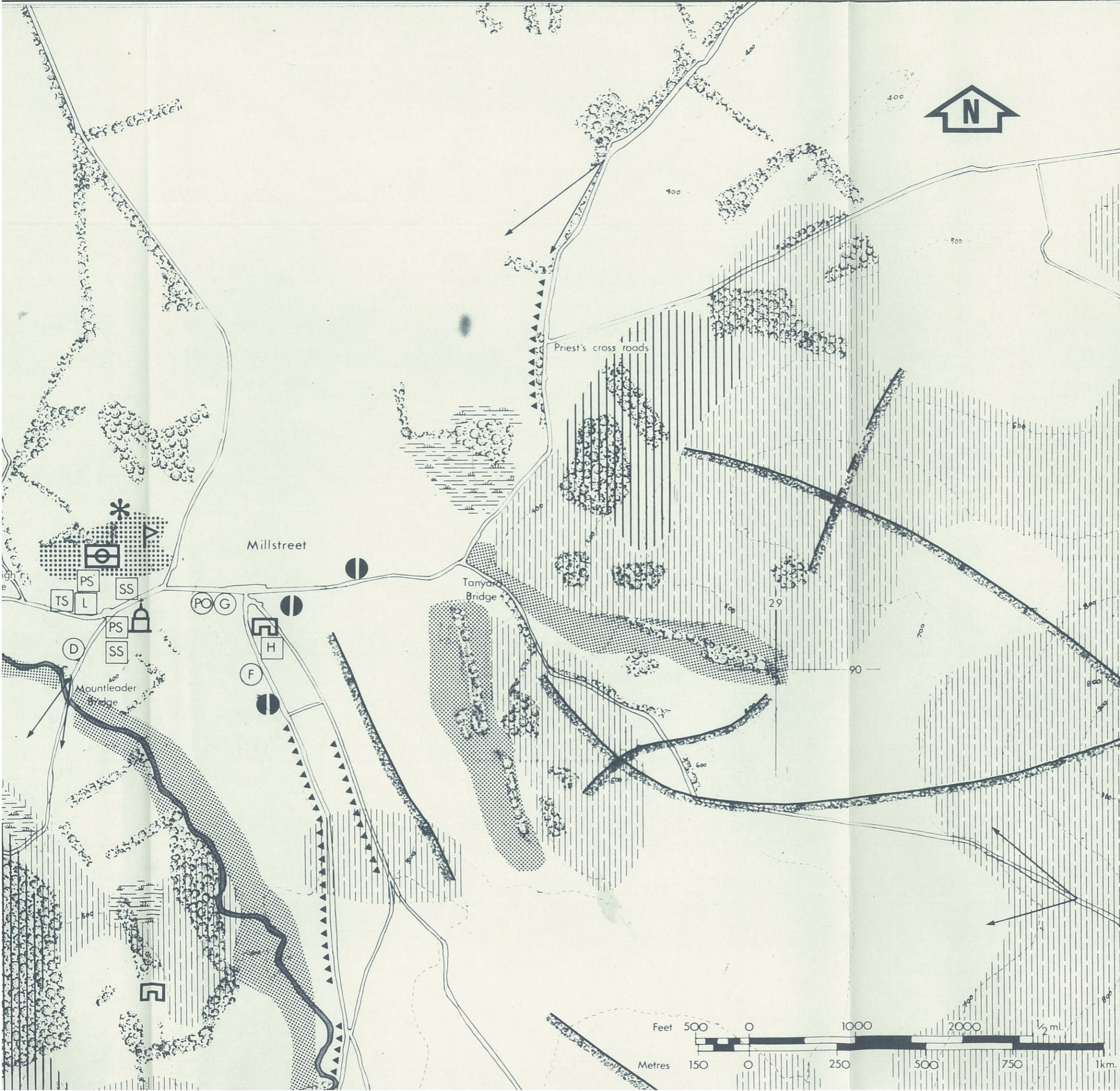
I.2 The town is not an administrative unit in itself, all its Local Government undertakings being the direct responsibility of Cork County Council. Its population has shown a gradual increase since 1946 while that of the surrounding rural district has declined steadily from 10,180 to 7,236 in 1971.

HISTORICAL  
BACKGROUND

I.3 The development of Millstreet can be mainly attributed to its original location at the junction of two main routes, that between Macroom and Millstreet and the earlier main road connecting Mallow and Killarney. On this latter route, Millstreet was at one time the principal intermediate stopping point. Towards the middle of the last century, a brewery and flour mills were major employers in the town. In addition, the principal colliery of the Munster coalfield was located within 5 miles to the north-east of the town. A "constabulary" station was established after rioting broke out in the district in 1822.

PHYSICAL  
FEATURES

I.4 The main physical features are outlined on Map No. 2. The town lies in an area of major geological faults, signifying the transition from carboniferous limestone deposits to the north, to the earlier Devonian sandstone deposits of the Derrynasaggart and Boggeragh mountains to the



### PHYSICAL FEATURES

- Rock outcrop
- Marsh
- Ridge lines
- Slope 1:10
- Slope 1:5

### AMENITIES AND SOCIAL FACILITIES

- Public open space
- Area of landscape & recreational value
- Shrubs, trees, woodland of scenic value
- Playing field
- Buildings of historic/architectural interest
- Pitch & putt course
- Church (R.C.)
- Church (C.of.I.)
- Scenic viewpoint
- Scenic route
- Panoramic view
- Dispensary
- Post office
- Garda station
- Fire station
- Hall
- Primary school
- Technical school
- Secondary school
- Discordant use
- Hospital



May 1972



400

26

91

Fionn River

Inchleigh Bridge

Millstreet

Tanyard Bridge

Priest's cross roads

PS  
L

SS

PO G

D

PS  
SS

F

H

Mountleader Bridge

+

Claragh Mountain

Feet 500

Metres 150

south. The coal measures of the carboniferous era parallel the northern side of the Blackwater valley. Extensive glacial deposits occur along the northern tip of the gorge of the Finnow River to the south and at its confluence with the Blackwater to the north. There are numerous springs in the area and much of the land to the north and west of the town is very low lying, poorly drained and subject to flooding. The elimination of this problem is dependent on the implementation of a major drainage scheme for the Upper Blackwater Valley.

EXISTING  
TOWN  
STRUCTURE

I.5 The radial road pattern has had a pronounced effect on the development of the town's structure in that it facilitated the frontage development which occurred along the radiating routes from the central area. The main "backbone" of the town is the almost continuous east - west corridor of development from the Hospital to Priest's Cross Roads, covering a distance of almost 1.5 miles. The Land Use Map shows the location of 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. A series of concentric circles shows the extent of development in relation to distance from the town centre. The concentric circles show that most of the existing development is within  $\frac{1}{2}$  mile radius of the well defined central area while the ribboning of development eastwards towards Priest's Cross is creating an imbalance in an otherwise compact town structure.

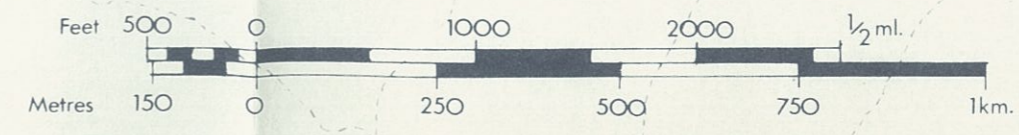
I.6 Since 1966 nearly all of the new development has consisted principally of individual house constructions along the frontage of the radial routes. Apart from the County Council's housing development at Con Murphy Terrace, little comprehensive estate type development has taken place. It is, however, apparent that future development will require to be properly integrated within the proposed structure with particular regard to the road network, services, social facilities, amenities etc. A well planned compact type structure offers opportunities for securing economic, social and environmental benefits.

B / POPULATION

I.7 It is expected that the 1971 Census will show a slight increase in the 1966 population level of 1,316. While no statistics are as yet available for the town, the



LAND USE		
existing	proposed	
		Residential
		Commercial
		Industrial
		Community facilities
		Special ownership
		Public open space
		Main road
		County road
		Scheduled Town Boundary





26

91

Fionn  
River

Millstreet

Inchileig  
Bridge

Mountleader  
Bridge

Tanya  
Bridge

Priest's cross roads

0.50 miles  
0.80 kms.

0.25 miles  
0.40 kms.

1.00 miles  
1.60 kms.

Claragh Mountain

Feet 500  
Metres 150

population of Millstreet Rural District declined by 2.8% in the 1966 - 71 intercensal period, reflecting the pattern of continuous, although at a reduced rate, decline of previous periods.

I.8 Of the 1966 population in Millstreet, 638 were males and 678 females, giving a percentage distribution of 48.5% males and 51.5% females. The average distribution for the aggregate town areas in Cork County (including the County Borough) was 47.9% males and 52.1% females, while the overall national average population distribution was 50.3% males and 49.7% females.

#### C / EMPLOYMENT AND INDUSTRY

I.9 Table I overleaf shows the main employment outlets in the town as at March, 1972. The Land Use Map shows the location of the most prominent of these together with that of any proposed new development.

I.10 The Noel C. Duggan Group in its diversified operations, ranging from pre-fabricated housing to hardware supplies, employs a total of 230, almost all of which are males. Buckley's Stores Limited is the second biggest employer with a total of 80, all but 6 of whom are males. These two firms together account for 72.6% of the main employment. Celtic Toys Limited, Coleman Brothers and Avonmore Electrical Company Limited make up the bulk of the main residual employment. Celtic Toys Limited is notable for the fact that it employs six times as many females as males, an important factor in view of the absolute preponderance of male employment outlets in the town and the desirability of achieving a better balance in the employment structure. The latter is also significant for its high content of service as distinct from pure manufacturing employment. The former is also substantially augmented by the other commercial outlets in the town. The overall employment reflects its traditional role as a primarily service and market centre for its surrounding hinterland, the catchment population of which is estimated at approximately 8,000.

#### D / SERVICES

##### WATER SUPPLY

I.11 The existing serviced areas are shown on the Services Map. The water supply serving Millstreet is obtained from two spring sources, one at Tubrid Well to the

TABLE I : MAIN EMPLOYMENT OUTLETS.

NAME OF FIRM	ADDRESS	PRODUCTS	WHERE SOLD	NO. OF EMPLOYEES	
				MALE	FEMALE
Noel C. Duggan Group	Main St., Millstreet	General Hardware, structural steel and general and specialised construction.	Locally and Nationally	221	9
Buckley's Stores Limited	Coomlogane Street, Millstreet	Hardware and general merchants and builders	Locally and Munster	74	6
Coleman Brothers	Minor Row, Millstreet	Garage and main dealers	20 mile radius	28	3
Celtic Toys Limited	Hegarty St. Millstreet	Toy manufacturers and baby wear	90% Home 10% Export	6	36
Avonmore Electrical Co. Ltd.	Coomlogane Street, Millstreet	Electrical Contractors	Most of 26 Counties	26	3
Millstreet District Hospital				5	9
TOTAL				360	66

426



west of the town and the other at the foot of Claragh Mountain. The former source has an estimated ultimate capacity of approximately 600,000 g.p.d., 20% of which is at present being utilised. The latter yields a variable supplementary supply from which a minimum yield of 60,000 g.p.d. is usually obtained. Both supplies are interconnected and discharge to two reservoirs located close to the Claragh Mountain intake. A total storage capacity of 250,000 gallons is available with a common T.W.L. of 551 ft. 0.D.

I.12 Group Scheme extensions over the years have resulted in an extensive distribution network in the environs of the town. Existing proposed extensions, will expand still further the present serviced area. The present daily demand is 120,000 gallons and the residual capacity is adequate for reasonable further expansion. Very heavy and unforeseen demands in the short term could be met by further development of the potential supply available from the Tubrid Well source.

#### SEWERAGE

I.13 The existing sewered area is shown on the Services Map. The sewerage system in Millstreet consists of two separate drainage catchments, one discharging to an antiquated treatment works on Mill Road, the other to a septic tank of more recent origin near Inchileigh Bridge. The inadequacy of the former treatment works will be overcome when the proposed new scheme is implemented. This scheme envisages the extension of the drainage network and the replacement of the existing treatment works with a modern treatment plant while still retaining the existing septic tank near Inchileigh Bridge to cater for the town's western catchment. The improved system would be capable of catering for an equivalent population of about 2,000 and will substantially eliminate existing pollution problems, particularly those associated with existing piggeries and slaughterhouses.

#### REFUSE DISPOSAL

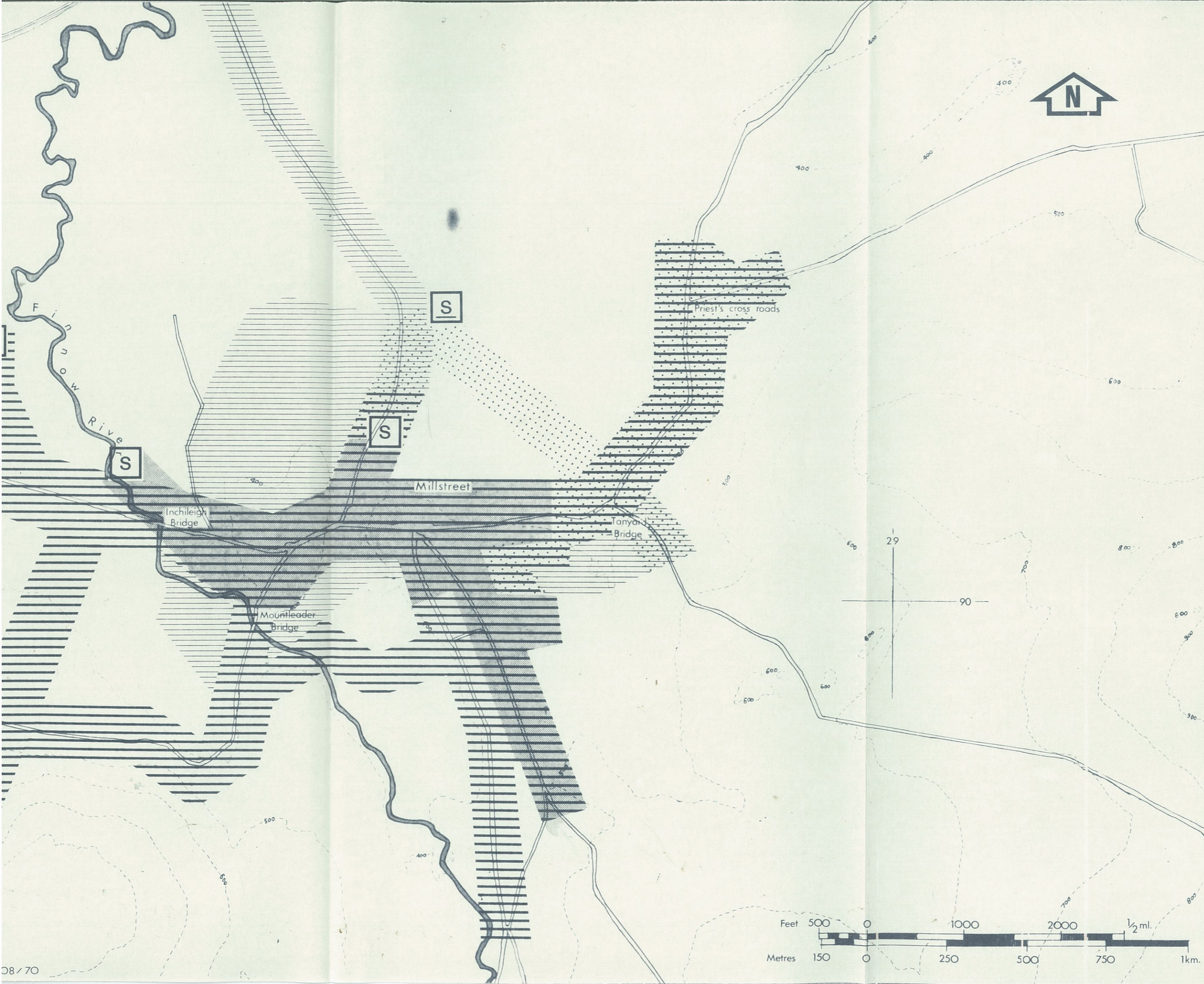
I.14 The collection of domestic refuse is carried out on a weekly basis in Millstreet. The material is used to fill disused gravel pits and quarries in the neighbourhood of the town.

#### ELECTRICITY








I.15 The electricity supply to the town is carried on a 10KV system and gives a single or three-phase high tension supply for general use. Fluctuations in the existing power supply have created minor difficulties for some firms, a situation which emphasises the need for an improvement in the supply position.

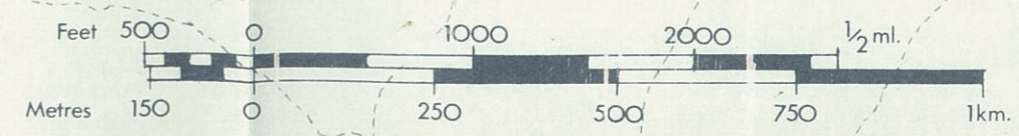
#### TELECOMMUNICATIONS

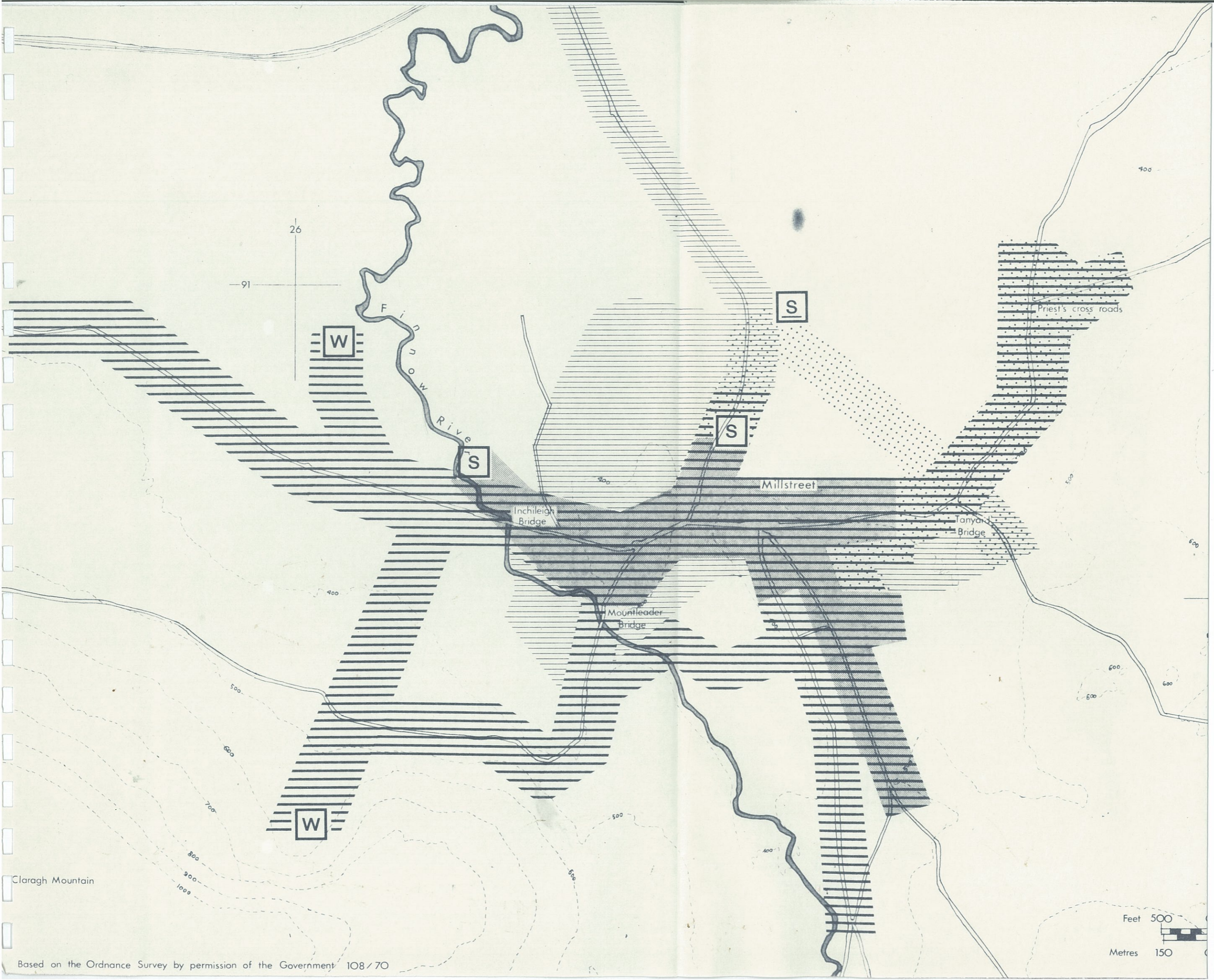
I.16 Millstreet is served through a manual exchange located in the town's Post Office. The inherent restrictions



**SERVICES**

-  Existing water supply
-  Proposed extension to water supply
-  Existing water supply installation
-  Existing sewered area
-  Proposed extension to sewered area
-  Existing sewerage installation
-  Proposed sewerage installation





Claragh Mountain

of such a system do not allow for a fully satisfactory service. Of the 200 lines available, there now exists an unused capacity of approximately 25%. Improvement works at present in progress will increase this residual capacity.

E / COMMUNICATIONS

GENERAL

I.17 The town's location at the head of one of the few north - south valleys connecting the Blackwater and Lee Valley systems, was an important historical factor in Millstreet's development particularly when it was situated on the main Mallow - Killarney route. To-day, however, it does not experience significant through traffic. Apart from the need to carry out minor road realignments and junction improvements and for additional parking facilities, there are no serious circulation problems in the town.

PUBLIC  
TRANSPORT

I.18 Millstreet station is located to the immediate north of the town on the main Mallow - Tralee railway line and affords a useful link with the national rail network. Passenger and freight facilities are provided. C.I.E. provide an average daily through-town service of three buses each way, two of these on the Killarney - Cork run and the other on the Killarney - Mallow route.

PARKING

I.19 Congestion at the Cattle Mart on the Mill Road warrants the provision of nearby off-street parking space while further off-street parking facilities are needed in the vicinity of the Square. A suitable site for the latter is located in part of the Fair Field behind the southern frontage of Mill Road. This site is at present an eyesore in the form of a very unsightly dump for disused vehicles and the area would generally benefit from its clearance and redevelopment for parking.

F / HOUSING

HOUSING  
CONSTRUCTION  
(1966 - 1971)

I.20 Since 1966, 40 new dwellings have been constructed and occupied, 24 of which were built by the County Council. Present residential commitments by way of outstanding planning permissions and proposed Council housing accounts for a further estimated 46 dwellings. The local authority commitment includes a 5 acre site at Priest's Cross which it is

intended to develop with an overall layout of 36 serviced sites for sale to individual private developers for one-off developments. Additional land will have to be acquired to cater for further requirements in the public sector.

LAYOUT

I.21 It is desirable that better integration of single house developments within an overall town structure should be achieved and development policy will be directed to securing, where possible, properly planned development in depth with more economic utilisation of existing services.

OBSOLETE  
AREAS

I.22 Apart from one small concentration of obsolete housing in Mill Lane, a visual survey of building condition revealed no serious problems of obsolescence and blight. The town, however, has a high proportion of pre 1900 buildings in which a high rate of obsolescence is to be expected if appropriate reconstruction and maintenance is not carried out. One particularly unsightly car dump off Minor Row should be cleared. The removal of such an eyesore is important in the improvement of the overall appearance and character of the town.

I.23 In general, obsolete and blighted areas are important in the context of future redevelopment and in relation to securing access points to backlands and in the provision of parking facilities. They frequently prove very valuable for redevelopment with infill residential units.

G / SOCIAL FACILITIES

GENERAL

I.24 Millstreet has a wide range of social facilities appropriate to the strong service role which it plays in relation to its extensive hinterland.

EXTENT

I.25 The location of the principal facilities are shown on the Amenities and Social Facilities Map. The town possesses both Boys and Girls Primary and Secondary schools as well as a recently constructed Vocational School. There is an existing proposal for a new community school which will provide all post-primary facilities in the town. A suitable site of the order of 10 to 15 acres is at present being sought. This project, when implemented, should relieve the present pressures on existing classroom accommodation. Drishane Convent, located to the north-east of the town, is a Girls Boarding school catering for post-primary education including a long established domestic science section.

I.26 The town possesses one Catholic Church, two Banks, a Garda Station and two Community Halls (Carnegie Hall and Star Ballroom) in addition to having many clubs, societies and organisations of a social and recreational nature. The Carnegie Hall is extensively used for meetings and other functions. Its general utility could be considerably improved with some minor structural alterations and by the installation of heating throughout. Professional services are also reasonably well provided for. The local General Hospital can accommodate 30 beds and has a total staff of 15. All major surgical cases are taken to Mallow or Cork. An examination of the distribution of facilities shows a well defined nucleus at the western end of the town including the Catholic Church, Schools, Carnegie Hall and Cinema.

I.27 The Town Park, with its playing field and pitch and putt course, is very centrally situated. The provision of a clubhouse with dressing rooms and sanitary facilities would considerably improve the general amenities of the Park, while a more attractive layout and landscaping of the entrance and recreational areas would further increase its amenity value to the town.

#### H / AMENITIES

##### GENERAL

I.28 The town has a fine natural setting against the imposing backdrop of Claragh Mountain and it derives considerable visual amenity from its views to the latter and the surrounding hills and mountains, which also give a strong element of containment to the town on its southern side. The two main mountain chains of the Derrynasaggarts and Boggeraghs have a high scenic quality and recreational and tourist potential. The latter lie mainly in the sphere of hill-climbing and walking and pony trekking. A definite needs exists in this regard for the definition and sign-posting of suitable routes. In addition, a valuable off-season tourist trade could develop if the mountain areas were adequately stocked with game, and proper fishing facilities opened up in the River Blackwater to the north.

I.29 The surrounding countryside is rich in items of historic and archaeological importance and the development of an associated field study centre or museum is a project worthy of examination. Such a project might be promoted under the auspices of the Duhallow Folk School. In addition, an information centre in this regard could be located in Millstreet.

I.30 A number of State Forestry Plantations are within easy driving distance of the town which, if opened to the public, could provide further valuable amenities in the form of nature trails, pony trekking or horse caravanning facilities and laybys and picnic tables with appropriate parking space. Such facilities would serve both local inhabitants and tourists. It is noted that many of the above amenities are mainly of a passive recreational nature and are predominantly resource based. They tend to generate a demand for accommodation based on camping, caravanning or hostelling facilities rather than on the traditional guesthouse or hotel type accommodation. This is an important factor to be borne in mind when planning an increase in overnight accommodation.

I.31 Within the town itself the Finnow River is the only significant natural amenity. The recreational potential of its riverside area should be fully developed with paths and suitable tree planting and seating and efforts should be made to carry out at least part of this work within the next five years.

I.32 The increasing recreational demands of the County's population suggest that the potential of Millstreet's surrounding hinterland can no longer be neglected and must find expression in the preparation of a detailed structure plan for the town and in the preparation of an overall policy for developing the amenity and recreational resources of the County.

## I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS

I.33 From the preceding analysis, certain factors emerge which will clearly act as constraints and determinants in the formation of a viable structure plan for the 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). In Millstreet, the low lying land to the north and west of the town pose particular problems in regard to servicing and development (see Physical Features Map).

(2) Areas already developed and committed to development i.e. the existing built-up area and areas committed to development 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. The proposed improvement of the sewerage system for Millstreet should remedy present inadequacies in this regard and will be a major factor in determining the location of future development.

(4) The town has no serious traffic circulation problems and these do not, therefore exercise a major constraint on development. Its requirements in this regard can be met by minor realignments, junction improvements and by the provision of adequate off-street parking facilities.

I.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 and community facilities, the extent of public and private investment etc. will all function as factors which will ultimately determine the Millstreet 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, tourist 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 those on foot and using bicycles;
- (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 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 an additional area to the south and north-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 Millstreet 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 objectives set out in the written statement of the Development Plan for the County, shall have application to the Development Plan for Millstreet.

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 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.

TABLE 2 : SCHEDULE OF USE ZONING OBJECTIVES

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for limited in-fill 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	A
Residential	To provide for the development of a residential community 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	B
Central Area	To provide for shopping, community and commercial development and related uses.	Primarily Central Area Uses	C
Industrial	To provide for commercial development, light industry and related uses.	Primarily light industrial and related Uses	D
Open Space	To preserve an area of open space amenity and where necessary, provide for recreational open space and ancillary development.	Primarily Recreational Use	E

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 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 etc. 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. Until such time as drainage is available in any area, the Council will normally refuse permission for development.

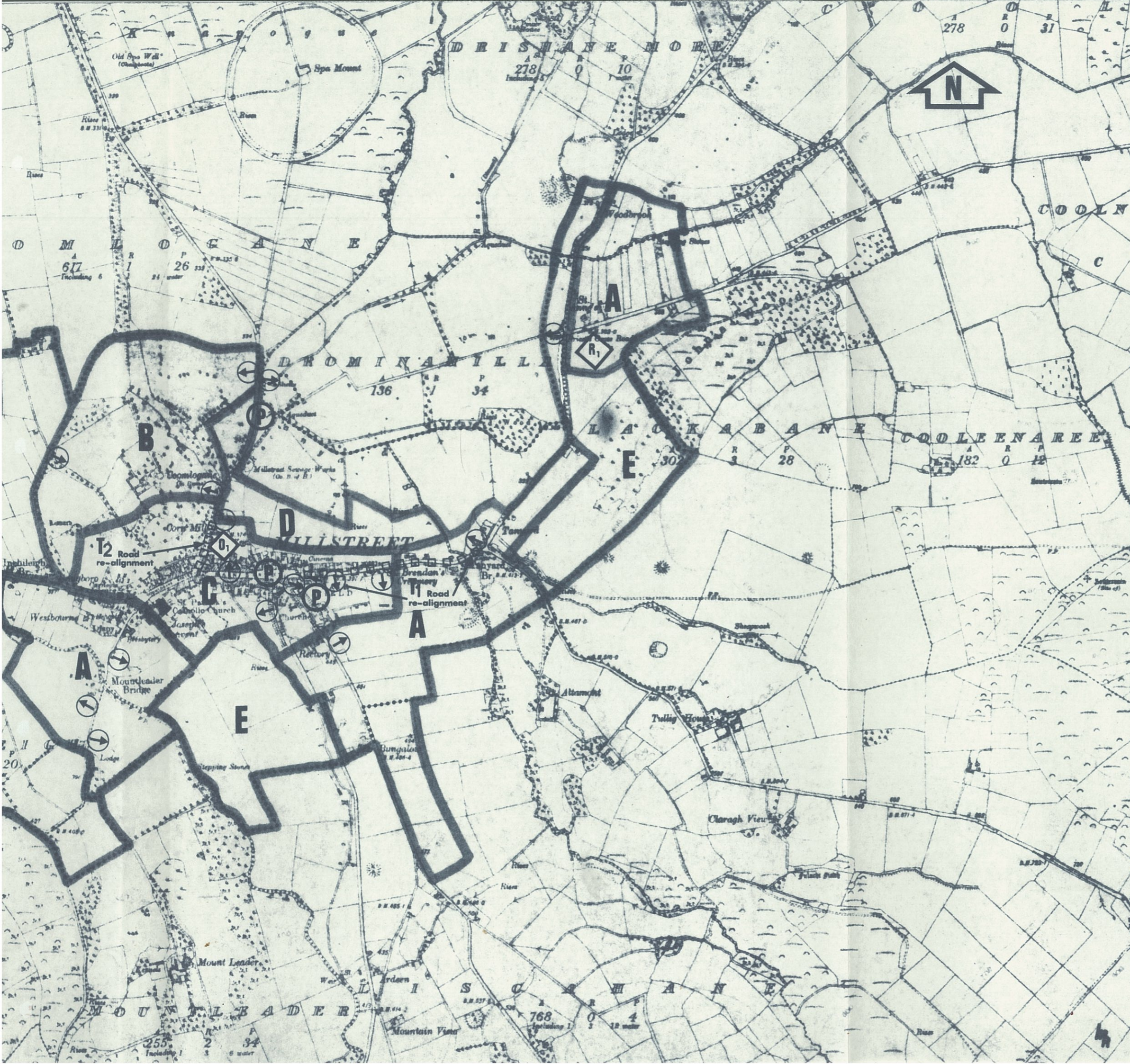
2.11 Where lands have been or are in the future made capable of development through the provision of drainage and other infrastructure by the Council and are not being so developed, it will be the policy of the Council to secure the initiation of such development by agreement and if considered desirable 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 and Specific Objectives Map No.5 the use of such land shall be deemed to be primarily agricultural.



## ZONING OBJECTIVES

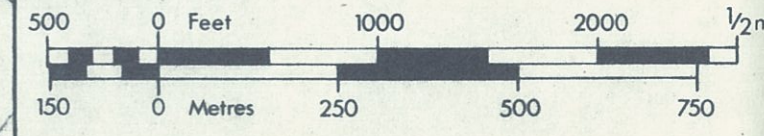
symbol	purpose of zone
<b>A</b>	To provide for limited infill residential development on sites complying with the public health and sanitary services acts and to preserve an appropriate level of open space amenity
<b>B</b>	To provide for the development of a residential community on sites complying with the public health and sanitary services acts and to provide an appropriate level of open space amenity
<b>C</b>	To provide for shopping, community and commercial development and related uses
<b>D</b>	To provide for commercial development, light industry and related uses
<b>E</b>	To preserve an area of open space amenity and, where necessary, provide for recreational open space and ancillary development

## SPECIFIC OBJECTIVES

-  Zone boundary
-  T1, T2, Road re-alignment
-  T3, T4, T5, Parking
-  T9, Access points
-  Public housing
-  Obsolescence

..... Scheduled Town boundary

## MILLSTREET DEVELOPMENT PLAN





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 area are shown on Map No. 5 and are listed hereunder. In the absence of any specific statement to the contrary, the period of these objectives should be taken as five years from the making of the plan.

2.15 Where specific development objectives were listed under Part Three - Development Objectives in the Development Plan for Millstreet, pages 178 - 179, Cork County Development Plan 1967, and do not reappear in this review plan, it can be taken that these objectives have been realised.

2.16 Where a double asterisk appears before a specific objective hereunder, it signifies that this objective represents an additional specific development objective not contained in the 1967 Development Plan for Millstreet, the inclusion of which is now considered desirable. All 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.1 To provide for the augmentation of the existing sewerage scheme.

\* U.2 To secure the improvement of public lighting  
\*\* facilities in the town.

T.1 To provide for the alignment of the main road between Minor Row and Tanyard Bridge.

T.2 To provide for the realignment of Station Road from its junction with Main Street to the Cattle Mart.

T.3 To seek the provision of off-street car parking space in the vicinity of the Cattle Mart.

T.4 To provide for the development of an off-street car park in the vicinity of Main Street.

\*\* T.5 To provide for the delineation of car parking stalls in The Square.

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

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

\* T.8 Promote the development of an integrated pedestrian network within the development area.  
\*\*

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

HOUSING

\*\* R.1 To provide for the development of land in Council's ownership at Priest's Cross for private housing.

\* R.2 To seek to acquire a suitable site for public housing.

OBSOLETE  
AREAS

\*\* O.1 To seek the clearance and re-development of obsolete properties at Mill Lane.

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 a suitable site for the proposed
- \*\* community school convenient to the town centre.
  
- \*\* S.2 To provide for the erection of a public conven-  
ience.
  
- \* S.3 To encourage and where feasible assist local
- \*\* community effort towards the provision of a social and  
recreational centre to meet the town's expanding needs  
in this regard.

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 provide for the preservation of trees and wood-
- \*\* lands.
  
- \* L.4 To seek where appropriate the proper landscaping
- \*\* of all new developments to improve their visual and general  
environment.
  
- L.5 To investigate the feasibility of the following  
projects with a view to increasing tourism in the area.
  - (i) The provision of a caravanning and / or hostelling  
centre in the town.
  - (ii) The establishment of a field study centre for  
items of archaeological and historical importance.
  - (iii) The increase of overnight accommodation.
  - (iv) The development of the recreational potential of  
the mountain areas.

D / FEASIBILITY

FINANCE

2.15 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.

2.16 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

2.17 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 development to occur, thus producing an unplanned, unattractive and inefficient environment.