

# **MITCHELSTOWN DEVELOPMENT PLAN**



**Cork County Council**

**1973**

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**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.

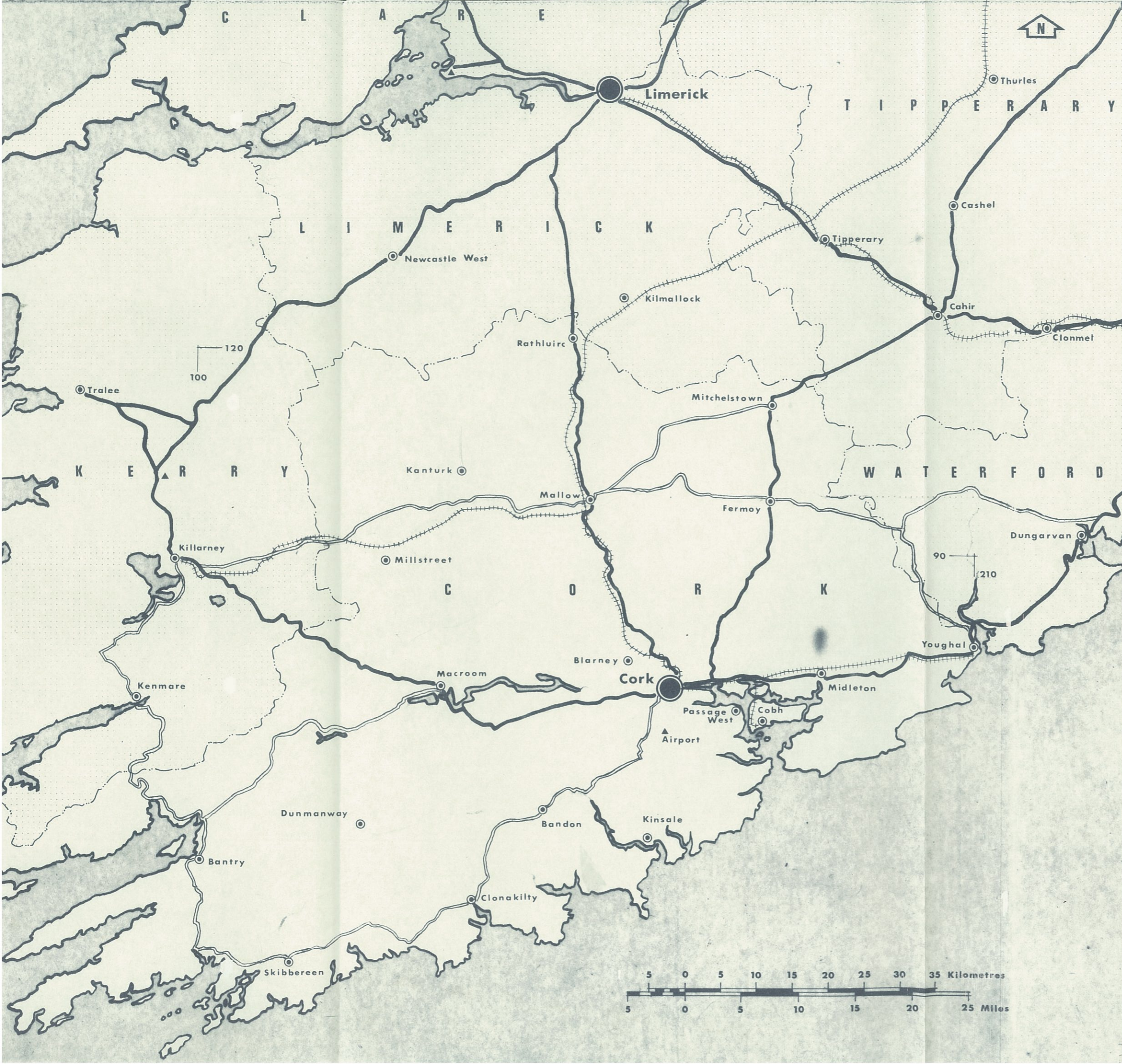
Section 20 (1) of the Local Government (Planning and Development) Act, 1963, gives a Planning Authority the right to make any variation (whether by way of alternation, addition or deletion) which they consider proper, in the making of any review of the plan. Mitchelstown is one of the nine scheduled 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.

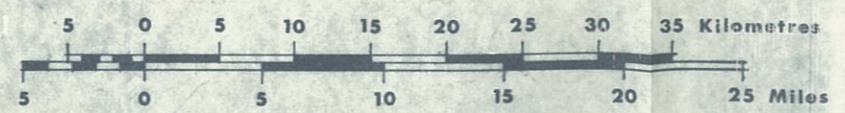
(ii)

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 west 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 Mitchelstown is a busy market and creamery town on the national primary route N.8 between Dublin and Cork. Located 10 miles north of Fermoy, it is close to the county boundaries of Limerick and Tipperary. The town is not an administrative unit in itself, all its Local Government undertakings being the direct responsibility of Cork County Council. It is beautifully situated in the valley of the Gradogue River, a tributary of the Funsion, between the Kilworth and Galtee mountains. The 1966 population amounted to 2,617, which showed a slight decrease from the 1961 figure. Since 1966 the town has experienced some expansion of residential and industrial development.

I.2 Though no longer a thriving traditional type market centre, the town has developed into an important industrial centre, its industries being mainly dependant on agriculture and for the most part owned by a Co-operative Agricultural Society which was among the first to demonstrate successfully the concept of the now familiar co-operative enterprise.

HISTORICAL  
BACKGROUND

I.3 The creation of the King family, Mitchelstown is a good example of early 19th century planning. It consists of two principal streets, George's Street and Cork Street, of which the latter is the principal thoroughfare, joined by smaller streets to form a gridiron pattern. George's Street is terminated at the southern end by the Church of Ireland and at the northern end by the picturesque King's Square.

I.4 To the west of the Square is Mitchelstown Castle demense. The medieval Castle belonged to the Fitzgerald White Knights. Captured by confederate Catholics in 1641, it was recovered by the English only to be retaken by Castlehaven in 1645. It ultimately passed by marriage to Sir John King, who was created Baron Kingston by Charles II in 1660. In 1768, the Castle was replaced by a fine Georgian house, pulled down to make way for the Castle in 1823. The latter was burned down in 1922 and its ruins have since been demolished. An ancient graveyard to the south east of the town marks the site of the old monastery of Brigown, a 7th century settlement.





**PHYSICAL FEATURES**

- Land over 400 ft.O.D.
- Marsh
- Ridge line
- River

**AMENITIES AND SOCIAL FACILITIES**

- Public open space
- Shrub, trees, woodland of scenic value
- Scenic route
- Scenic viewpoint
- Playing field
- Swimming pool
- Tennis course
- Shopping area
- Buildings of historic/architectural interest
- Primary school
- Secondary school
- Vocational school
- Church (R.C.)
- Church (C.of I.)
- Library
- Hall
- Cinema
- Courthouse
- Garda station
- Dispensary
- Fire station
- Greyhound training track
- Cemetery
- Post office



PHYSICAL  
FEATURES

I.5 Located in the longitudinal valley of the Funsion and Gradogue rivers, Mitchelstown is protected to the north and south by the east - west armorican folds of the Galtee and Kilworth mountains respectively. These form part of the very distinctive ridge and valley formation of the southwest of Ireland. The Gradogue enters the Funsion at the western end of the Castle demense. The mountains are composed of old red sandstone from the Devonian period while the valley is of shales and sandstones at the edges and carboniferous limestone on the valley floor. Soils in the valley are of limestone and alluvium.

I.6 The Physical Features / Amenities and Social Facilities 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.

B / POPULATION

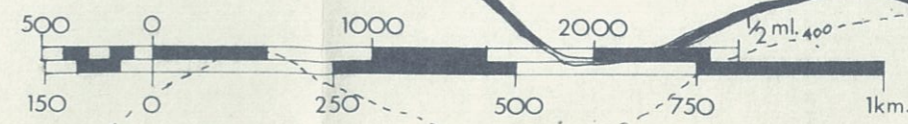
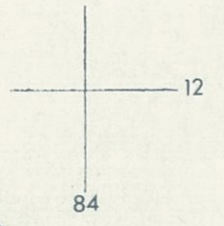
I.7 The 1966 population of 2,617 showed a gradual, but small increase from 2,268 in 1911. The 1971 population has been estimated at 2,800 approximately. This shows a slight increase over the 1966 figure but does not represent a growth of any unprecedented proportions.

I.8 Of the 1966 population of 2,617 in Mitchelstown, 1,257 were males and 1,360 females giving a percentage distribution of 48.03% males and 51.97% females. This corresponds to a 1961 figure of 47.7% males and 52.3% females and shows a slightly greater percentage of males and lower percentage of females than the corresponding figures for the aggregate town areas in the County 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% males and 49.7% females. The employment sector (15 - 65 years) in 1966 constituted 57.2% 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 35.4% Town, 35% County, 35.6% Munster and 36.7% State.



**LAND USE**

- |          |          |                          |
|----------|----------|--------------------------|
| existing | proposed |                          |
|          |          | Residential              |
|          |          | Industrial               |
|          |          | Commercial               |
|          |          | Community facilities     |
|          |          | Public open space        |
|          |          | National primary route   |
|          |          | National secondary route |
|          |          | Main road                |
|          |          | Country road             |
|          |          | Scheduled town boundary  |





C / EMPLOYMENT AND INDUSTRY

1.9 Table 1 overleaf lists the main industrial employment outlets in the town. The Land Use Map shows the location of the most prominent of these. All the employment outlets listed in Table 1 are owned by the Mitchelstown Co-operative Agricultural Society Limited which, apart from the normal commercial and service activities appropriate to a town of its size, provides the bulk of the employment opportunities in the town.

1.10 The 1967 town development plan noted the unbalanced nature of the employment pattern in regard to the preponderance of jobs for males and the lack of outlets for females. Since then, female employment increased by 323.6% over the intervening period while the corresponding increase in male employment amounted to 21.1%. Female employment as a percentage of the total increased from 11.1% to 25.3% which indicates that some progress is being made towards redressing the previous imbalance. Total employment in the listed industries showed a very encouraging 44.1% increase over the five year period, due mainly to the creation of 330 jobs in the new Galtee Foods factory. This confirms the pattern of increase in job opportunities which has emerged in latter years and present indications point to the continuation of this progressive trend.

D / SERVICES

WATER  
SUPPLY

1.11 The existing serviced areas are shown on the Services Map. The present supply is derived from two sources, one consisting of springs rising in the Kilworth mountains to the south and supplying the original scheme which serves that section of the town south of James Street, the other a stream from the Carrigeen mountain to the north east in the Galtee range in County Limerick and supplying the scheme which serves the remainder of the town. There is no treatment provided in the former scheme which is fed by gravity from a 6,250,000 gallon impounding reservoir at Glenatluchy, having a T.W.L. of 500 O.D. It has a maximum daily service capacity of 275,000 gallons. The Castle scheme has a treatment works convenient to the stream intake in the Carrigeen Mountains and embodying 8 no. slow sand filters with a maximum filtering capacity of 400,000 gallons, 1 no. 80,000 gallon clear water tank with a T.W.L. of 639.5 O.D., and Chlorination plant. The treated water flows by gravity to a 250,000 gallon water tower located at Carrigeen (T.W.L. 500, O.D.) and from thence to the town, the Tower acting as a

TABLE I. MAIN EMPLOYMENT OUTLETS.

MITCHELSTOWN CO-OPERATIVE AGRICULTURAL SOCIETY LTD.	BRANCH	ACTIVITY	EMPLOYMENT	
			MALE	FEMALE
	Creamery, Cheese and Milk Powder Factories.	Dairy Products	460	140
	Cattle Breeding Station and Pig Farm.	Livestock	66	10
	General Stores, Provender Milking and Grain Stores.	Supermarket and Milling	125	35
	Galtee Tender Made Foods Limited.	Food Products	220	110
			871	295
TOTAL			1166	

breakpressure tank. This scheme is capable of supplying the town with 350,000 gallons per day and the combined schemes have, therefore, a maximum daily capacity of 625,000 gallons. The present daily demand of 300,000 gallons approximately is deemed excessive particularly when it is remembered that the Co-operative Agricultural Society Limited and its Subsidiary companies have their own private pumped supply for industrial purposes. It is considered that this disproportionately high demand can be mainly attributed to wastage arising from very old and badly deteriorated service connections.

SEWAGE

1.12 The present system consists of a network of built masonry and piped concrete and cast iron sewers conveying the effluent to a comprehensive treatment works prior to its

discharge into the Gradogue River. The industrial waste from the Creamery, Milk Powder and Cheese Factories is now being treated in a separate unit recently constructed on the south bank of the Gradogue near Mitchelstown Castle, prior to being conveyed in a separate sewer to a holding tank at the works. The installation of the treatment unit was necessary because of the previous overloading of the works both in quantity and quality of industrial effluent. The waste load to the works is limited to 600,000 gallons per day with a maximum B.O.D. load of 1050 lbs.

1.13 The treatment works includes coarse screens, venturi flume with meter chamber, 2 no. sedimentation tanks, pumping station with 4 no. sumps, 70,000 gallon holding tank, primary and secondary percolating filters with primary and secondary humus tanks, 2 no. digestion tanks and 10 no. sludge drying beds. The main sewer in Cork Street which carries the greater volume of the town's domestic sewage, is constructed of masonry with a paved channel and arched soffit. It is understood that the channel has failed at a number of points with consequent damage to the side walls. No appreciable obstruction to flow has, however, resulted due to the size of the sewer.

#### ELECTRICITY

1.14 The electricity supply for the area is at present obtained via two sub-stations to the south and west of the town which transform the 38KV supply to a 10KV supply for domestic and other requirements. (See Services Map). The generation and distribution capacities are adequate for existing and anticipated future requirements.

#### TELECOMMUNICATIONS

1.15 Mitchelstown and district is served by a limited automatic service which will be phased out in 1973 to be replaced with a new unit which will be fully automated and will provide a full service for the town.






#### E / COMMUNICATIONS

#### GENERAL

1.16 By virtue of its location on a national primary route, the town experiences heavy through traffic in addition to a sizable local traffic generated by its industries. Due to the width of its main streets and its general layout, Mitchelstown has no immediately serious traffic problems. The scattered nature of existing industrial usage has produced a cross-town pattern in local circulating traffic. The latter has a high commercial content and crosses the main arterial route at a dangerous junction.



**SERVICES**

-  Existing water supply
-  Existing sewered area
-  Sewerage Installation
-  Electrical power lines
-  E.S.B. transformer



It is undesirable that through national primary route traffic should have to contend with traffic of this nature which has experienced a further increase since the new Bacon factory became operative. With increasing industrialisation, the passage of through traffic could become seriously restricted. For this latter reason and in the interests of an efficient national primary network, the need is now recognised for the definition and reservation free from development of a national primary town relief route.

PARKING

1.17 New Market Square has been converted to a car park and this has largely alleviated the parking problem, although disorganised double parking still occurs outside commercial premises in Cork Street. The square is located in the centre of the town and is convenient to the shopping area.

PUBLIC  
TRANSPORT

1.18 C.I.E. has an average daily service of 5 buses each way between Cork and Mitchelstown.

F / HOUSING

HOUSING  
CONSTRUCTION  
(1966 - 1971)

1.19 Since 1966, 75 dwellings have been constructed and are now occupied in Mitchelstown while a further 38 are at present under construction. Present residential commitments by way of outstanding planning permissions and proposed Council housing, accounts for a further estimated 88 dwellings. Development in the private sector has been relatively slow prior to 1966. Since then, 3 small estates have been commenced and are now almost completed. The Local Authority is at present building 18 dwellings on a site at North East Brigown adjoining L.28. This site can accommodate a further 70 dwellings. Further land in Council ownership will accommodate 32 privately developed semi-detached dwellings and 8 dwellings for old people.

ESTATE  
DEVELOPMENT

1.20 The development of estates is only now beginning to emerge in its traditional form but so far has not presented any serious planning problems. The need for diversity in house types, layout of estates, etc. in order to reduce visual monotony and promote a more balanced social structure in the town, is evident while proximity to existing and proposed services and facilities is an essential requirement in promoting a complete and efficient town structure.

BLIGHT

1.21 Probably as a result of its initial planning, the town is remarkably well preserved and has only minor areas of blight. Over 50% of the dwellings were constructed prior to 1918 and so a fairly high rate of obsolescence is, therefore,

to be expected in those older type houses, Continuous renovation and reconstruction will be necessary if the rate of obsolescence is to be maintained at an acceptable level.

## G / SOCIAL FACILITIES

### GENERAL

1.22 The location of the principal facilities are shown on the Physical Features / Amenities and Social Facilities Map. A feature of the town is the concentration of educational institutions and R.C. Church on a knoll to the immediate east of Cork Street and above the former Courthouse.

### EXTENT

1.23 Mitchelstown has a good variety of outdoor recreational activities including golf, football, coursing, beagling, shooting, fishing and tennis. A fine 9-hole golf course is located one and a half miles to the north on part of the former Mitchelstown Castle Demense. A new swimming pool has recently been opened on the site of the former sewage works. The Town Hall off Thomas Street is in need of complete modernisation.

## H / AMENITY

### GENERAL

1.24 The fine layout of the town, with its broad streets and terminal features is of considerable amenity value. Apart from these, much of the visual amenity consists of views from the town to the surrounding hills and mountains. A magnificent panoramic view of the Galtee Mountains and adjoining landscape and town is available from the road joining the R.C. Church to Mulberry Lane. This view should be preserved and enhanced by the cutting of the roadside hedgegrows where possible.

### GRADOGUE RIVER

1.25 An important physical feature in the town is the River Gradogue. Amenity Objectives A.1 and A.2 of the 1967 Mitchelstown Development Plan sought the provision of a riverside walk and tree planting along the banks of the Gradogue River immediately to the east of the bridge. These have not been realised and efforts should be made to achieve these objectives in the next five years.

I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS.

1.26 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 most important of these are : -

- (i) Physical Features i.e. constraints on development imposed by topography (steep slopes etc.) and land forms (rock outcrop, ridges, marsh, land liable to flood etc).
- (ii) 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).
- (iii) The present level and location of Services has a decisive role to play in determining the extent and pattern of future growth.
- (iv) The heavy volume of through traffic, paralleled by a substantial growth in local traffic, will, in the future, create serious communications and environmental problems particularly in the town centre. In the long term, this problem can only be solved through the provision of a relief route to the west of the town.
- (v) Numerous other factors will play varied parts in dictating the extent and pattern of future growth in the town. The attractiveness of the town itself, the availability of land, housing and community facilities and the extent of public and private investment will all function as factors which will ultimately determine the Mitchelstown 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 play their roles as interrelated elements of a single system.

ELEMENTS

2.2 It is the policy of the Council -

- (i) To promote the growth of the town as a residential, industrial, social and service centre for a well defined agricultural hinterland consistent with its role in the overall development of the north-eastern area of County Cork.
- (ii) To settle the pattern of future internal growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas.
- (iii) To make proposals for dealing with future traffic, taking into account the need to secure a high standard of accessibility for those using motor vehicles, and a pleasant, safe and convenient system for those on foot and using bicycles.
- (iv) To generally improve the physical character and environment of the town with particular regard to the preservation, extension and improvement of its riverside, recreational, and architectural amenities.

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 factors have been outlined in Part I.

2.4 The development area consists of the area within the town boundary (i.e. the 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 the area between the western boundary and the line of the proposed national primary relief route.

C / ZONING AND SPECIFIC OBJECTIVES

GENERAL

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

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.

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 underprovision 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.

LAND NOT  
INDICATED  
FOR ANY USE

2.11 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 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.

TABLE 2.      SCHEDULE OF USE ZONING.

DEVELOPMENT TYPE	PURPOSE OF ZONE	USE OF ZONE	MAP SYMBOL
Residential	To provide for residential development and to preserve and improve residential amenity.	Primarily Residential	A
Residential	To provide for the development of a residential community.	Primarily Residential	B
General Business & Residential	To provide for commercial, community and residential development.	Primarily Central Area Uses	C
Educational	To provide for Educational and related facilities.	Primarily Educational Use	D
Industrial	To provide for industrial development.	Primarily Industrial	E
Open Space	To provide for amenity and recreational open space.	Primarily Recreational	F



### ZONING OBJECTIVES

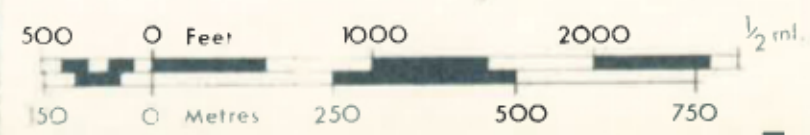
symbol	purpose of zone
<b>A</b>	to provide for residential development and to preserve and improve residential amenity
<b>B</b>	to provide for the development of a residential community
<b>C</b>	to provide for commercial community and residential development
<b>D</b>	to provide for educational and related facilities
<b>E</b>	to provide for industrial development
<b>F</b>	to provide for amenity and recreational open space

### SPECIFIC OBJECTIVES

	Zone boundary		R <sub>1</sub> , R <sub>2</sub> Housing
	T <sub>1</sub> , T <sub>2</sub> , T <sub>5</sub> Roads		Renewal
	T <sub>3</sub> (i), T <sub>3</sub> (ii), T <sub>3</sub> (iii) Junction improvement		Social facilities
	T <sub>4</sub> Access points		L <sub>1</sub> , L <sub>2</sub> , L <sub>3</sub> , L <sub>6</sub> , L <sub>7</sub> Amenities

..... Scheduled Town boundary

### MITCHELSTOWN DEVELOPMENT PLAN





(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 specific statement to the contrary, the period of these objectives should be taken as five years from the making of the plan.

2.15 Where specific development objectives were listed under Part Three - Development Objectives, paragraphs I - 8 in the Development Plan for Mitchelstown, pages 190 - 206, Cork County Development Plan 1967, and do not reappear in this review, 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 Mitchelstown, the inclusion of which is now considered desirable. All of the objectives represent a continuation and / or extension of the original development plan policy.

2.17 A single asterisk denotes objectives not shown on the Zoning and Specific Objectives Map No. 5.

UTILITY  
SERVICES

- \* U.1 To ensure a more economic usage of the water supply.
- \* U.2 To provide inspection chambers at appropriate intervals on all built masonry sewers.
- \* U.3 To examine the feasibility of extending the public sewer to serve the Mulberry Lane area.

COMMUNICATIONS

- \*\* T.1 To preserve free from development the route of the proposed national primary relief route to the west of Mitchelstown and to prepare a preliminary design of the alignment and an estimate of the land acquisition and construction costs involved.
- \*\* T.2 To preserve free from development the routes of two secondary distributor links from : -

- (i) Clonmel Street to the car park at the R.C. Church;
- \* (ii) From the car park at the R.C. Church to County Road 524 and to Old Station Road.

T.3 To improve alignment, vision and traffic control at the following junctions : -

- (i) Junction of N.8, Clonmel Street and Baldwin Street.
- (ii) Junction of N.8, Church Street and County Road 524.
- (iii) Junction of T.38, Church Street and Georges Street.

T.4 To preserve access to backlands in the vicinity of the points shown; sufficient land to be reserved to allow carriageways, footpaths and vision to standards ruling at the time of development.

T.5 To seek to provide a short section of road linking the western and eastern approaches to the R.C. Church.

- \* T.6 To restrict multiple access onto the road network in the interests of maintaining a high level of service on the primary and secondary links of the circulation system.

#### HOUSING

R.1 To proceed with the construction of Council housing on Council lands intended for this purpose.

R.2 To make a number of single house serviced sites available for sale to individual private developers on Council lands intended for this purpose.

#### OBSOLETE

##### AREAS

0.1 To remove a block of three derelict houses convenient to the western end of Robert Street.

- \* 0.2 To formulate a programme for the systematic renewal or redevelopment of obsolete areas for appropriate uses.

#### 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 sites in suitable areas for educational and other necessary social facilities and to seek the provision of these facilities as required.

S.2 Investigate the feasibility of modernising the Town Hall to include facilities as might be considered desirable in a social and recreational centre and where possible to assist local community effort in this regard.

AMENITIES

L.1 To provide a riverside walk along the north bank of the section of the River Gradogue immediately east of the bridge with provision for seating in small informal areas of open space.

L.2 To promote the planting of suitable trees along both banks of the river Gradogue to improve the general appearance of the riverside area.

L.3 To preserve and improve the splendid view of the Galtee Mountains and surrounding countryside available from the rear approach road to the R.C. Church.

\*\* L.4 To provide in general for the preservation of  
\* trees and woodlands.

\*\* L.5 To seek where appropriate the proper landscaping  
\* of all new developments to improve their visual and general environment.

L.6 To examine the feasibility of levelling the ruins of the former Military Barracks to provide an amenity and recreational open space for the nearby housing schemes.

L.7 To encourage the design and implementation of an exterior renovation and redecoration scheme for King's Square.

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