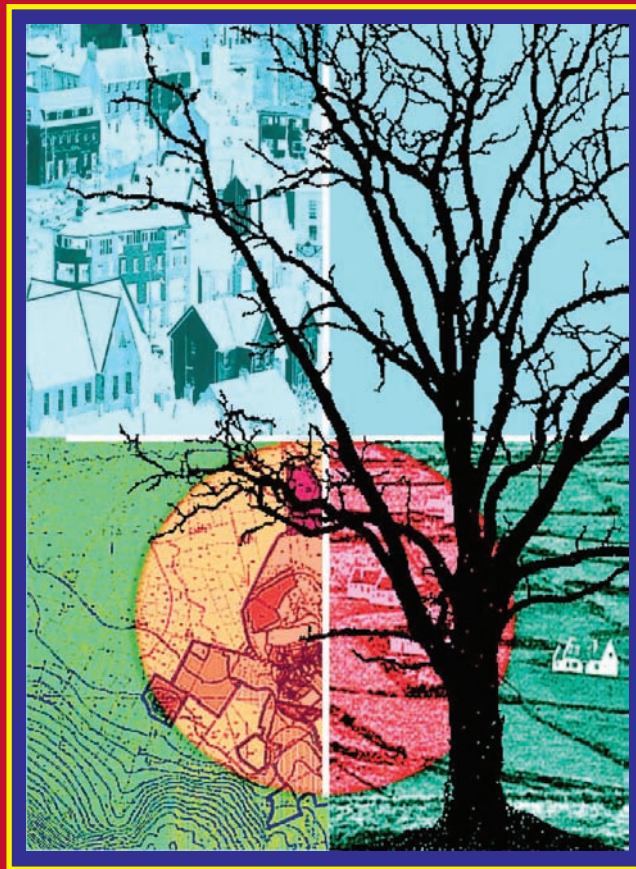


CORK

County Development Plan

2003



1

2nd EDITION
VOLUME 1

Overall Strategy and
Main Policy Material

Cork County Council
Planning Policy Unit



Technical Information:

The text volumes of this plan have been designed and laid out using Quark Xpress™ software. Maps in Volume four have been prepared by the staff of the Planning Policy Unit using a MapInfo™ GIS platform. The Compact Disc CD version was developed by the Planning Policy Unit using Adobe® Acrobat® Distiller™ 5.0.

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CORK

County Development Plan

2003

2nd Edition

**This second edition (issue 1) of the
Cork County Development Plan 2003 includes:**

Date	Containing
Feb., 2003	Cork County Development Plan, Volumes 1,2,3 and 4
March, 2004	Variation 1: Retail Strategy
July, 2005	Variation 2 : Retail Warehousing in County Cork
Sept., 2005	Variation 3 : Local Area Plans and Special Local Area Plans Enabling Variation
April, 2006	Variation 4 : Complementary Variation to the Carrigtwohill SLAP Amendment 1: Ballyadam

Introduction

The Cork County Development Plan 2003 was formally made by the County Council on 13th January 2003 and came into operation on 10th February 2003. The County Development Plan 2003 is a six year plan and is expected to remain in force until early 2009.

Since its adoption, there have been four variations to the plan adopted by the Council, as set out in the table below.

Variation No.	Title	Date it came into effect
1.	Retail Strategy Variation	8th March 2004
2.	Retail Warehousing Variation	25th July 2005
3.	Local Area Plans and Special Local Area Plans Enabling Variation	6th September 2005
4.	Complementary Variation to the Carrigtwohill SLAP Amendment 1: Ballyadam	24th April 2006

Given the number and scope of the changes arising from these variations, and in particular the Enabling Variation, it was considered that an updated edition of the plan was warranted. This 2nd Edition of the County Development Plan 2003 has been produced to incorporate all the adopted variations made up to April 2006.

By far the largest number of changes to the County Development Plan have arisen from the Enabling Variation which was made to facilitate the preparation of Local Area Plans for each of the ten Electoral Areas in the county and three Special Local Area Plans in connection with the proposals for the Cork Suburban Rail Network. As a result, the text and zoning maps for the 31 main settlements moved from Volume 3 to the relevant Electoral Area Local Area Plan, with the exception of the settlements of Blarney, Midleton and Carrigtwohill, which have now been substantially revised in the appropriate Special Local Area Plan.

The written statement is now in two parts. The first (Volume 1) presents the overall planning strategy and all of the main policy material. The second (Volume 2) shows specific objectives for Heritage and Amenity.

Volume 4 contains the following sets of maps:

- Ø Metropolitan Cork Green Belt
- Ø Rural Housing Control Zone
- Ø Heritage and Scenic Amenity
- Ø Architectural Conservation Areas
- Ø Landscape Character Areas and Types

FOREWORD

Note from the Mayor

Cork County Development Plan 2003 is the result of a widespread and extensive involvement by the people of Cork in the plan-making process. This involvement came from individuals as well as from all sorts of groups and organisations, reflecting the pride that people have in their county and their interest in how future challenges should be tackled.

We in the Council have built on these ideas, achieving a balanced plan based on some new and innovative approaches. This has been possible with the encouragement and expertise of our planners in the Planning Policy Unit and with the support of the County Manager and his other officials.

The end result, I believe, is a sound plan that sets out a clear, shared vision for the future development of the county that we all cherish.

Cllr. Paula Desmond

Mayor of the County of Cork

February, 2003

Note from the Manager

This County Development Plan sets out a blueprint for the development of County Cork for the next six years. It addresses a whole range of development pressures and needs that are facing the county during this particular time of change. The Plan is the outcome of a lengthy process involving a high level of engagement by the Elected Members of the Council, working within the tight new timeframes of the planning acts.

I wish to express my appreciation to the Mayor and Members of the Council; to the officials of the Council, particularly to the staff of the Planning Policy Unit, and to the very large number of the general public who made submissions during the course of the preparation of the Plan. All have contributed to a Plan of which all of us can be proud.

I am confident that the Plan will make an important contribution to fostering continued growth and development throughout our county into the future.

Maurice Moloney

Cork County Manager

February, 2003

Members of Cork County Council

NORTH CORK

Fermoy County Electoral Area

Cllr. Kevin O' Keeffe (FF)
Cllr. Frank O'Flynn (FF)
Cllr. Aileen D. Pyne (FG)
Cllr. P.J. Walsh (FG)

Kanturk County Electoral Area

Cllr. Patrick Buckley (FG)
Cllr. Frank Crowley (FG)
Cllr. Michael Donegan (FF)
Cllr. Gerard Murphy (FG)
Cllr. Marie Murphy (FF)

Mallow County Electoral Area

Cllr. Paul Bradford (FG)
Cllr. Dan Joe Fitzgerald (FF)
Cllr. Joe Sherlock (LAB)
Cllr. Tom Sheahan (FG)

SOUTH CORK

Bandon County Electoral Area

Cllr. Peter Callanan (FF)
Cllr. Kevin Murphy (FG)
Cllr. Alan Coleman (FF)

Blarney County Electoral Area

Cllr. Tomás Ryan (FG)
Cllr. Gerry Kelly (FG)
Cllr. Daniel Fleming (FF)
Cllr. Annette McNamara (FF)

Macroom County Electoral Area

Cllr. Michael Creed (FG)
Cllr. Donal Moynihan (FF)
Cllr. Frank Metcalfe (FG)

Carrigaline County Electoral Area

Cllr. Simon Coveney (FG)
Cllr. Batt O' Keeffe (FF)
Cllr. Barry Cogan (FF)
Cllr. Deirdre Forde (FF)
Cllr. Derry Canty (FG)
Cllr. Paula Desmond (LAB)
Cllr. Peter Kelly (FG)

Midleton County Electoral Area

Cllr. John Mulvihill (LAB)
Cllr. Michael Hegarty (FG)
Cllr. Noel Collins (NP)
Cllr. Maurice Ahern (FF)
Cllr. Art Supple (FF)
Cllr. Ted Murphy (NP)

WEST CORK

Bantry County Electoral Area

Cllr. Denis O' Donovan (FF)
Cllr. P.J. Sheehan (FG)
Cllr. Noel Harrington (FG)
Cllr. John Patrick O' Shea (FG)
Cllr. Vivian Callaghan (FF)

Skibbereen County Electoral Area

Cllr. Christy O' Sullivan (NP)
Cllr. Maura Cal McCarthy (FG)
Cllr. Donal O' Rourke (FF)
Cllr. Tadh O' Donovan (FG)
Cllr. Tom O' Neill (FF)
Cllr. Michael McCarthy (LAB)
Cllr. John Collins (FG)



**THE DEVELOPMENT PLAN IS
PRESENTED IN THREE
VOLUMES:**

**Volume 1:
Overall Strategy & Main
Policy Material**

Sets out the general objectives of the Development Plan under a range of headings together with the planning principles that underpin them.

**Volume 2:
Specific Objectives:
Heritage and Amenity**

Sets out, in detail, a range of specific heritage and amenity objectives of the Development Plan, with particular attention to the Record of Protected Structures.

**Volume 4:
Maps**

The map volume contains five main sets of maps: Heritage & Scenic Amenity; Metropolitan Cork Green Belt; Rural Housing Control Zone; Landscape Character Areas and Types Map and Architectural Conservation Areas.

**Layout of Volume 1:
Overall Strategy and Main
Policy Material**

Foreword

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1. Introduction to the Development Plan
2. Overall Strategy
3. Settlement Policy
4. Employment and Economic Activity
5. Transport and Infrastructure
6. Housing and Community Facilities
7. Environment and Heritage
8. Rural, Coastal and Islands
9. Land Use Zoning
10. Local Area Development
11. Strategic Environmental Assessment

Appendices

- A. Housing Strategy
- B. Glossary of Terms used in this Plan

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Chapter 1

Introduction to the Development Plan

- 1.1 A New County Development Plan**
- 1.2 The Process that has been followed**
- 1.3 Form and Content of the Development Plan**
- 1.4 Variations to the County Development Plan**

This County Development Plan was formally made on 13th January 2003. It was prepared over a two year period in accordance with the steps set out in the Planning and Development Act 2000.

The plan formally came into operation on the 10th February 2003.

It is a six-year development plan for the county that sets out, as concisely as possible, Cork County Council's planning policy for the county for that period. Subject to any interim variations that might be made by the Council, the plan will remain in force until early 2009.

1.1 A New County Development Plan

Making the new plan

1.1.1 This development plan was formally made by the County Council at its meeting of 13th January 2003. Under the provisions of the Planning and Development Act 2000, the plan formally came into operation on 10th February 2003.

1.1.2 Unlike previous county development plans (which were intended to have a five year lifetime) this is a six-year plan. It is expected to remain in force (subject to any interim variations that the Council may make) until early 2009.

Purpose of the plan

1.1.3 The Planning and Development Act 2000 sets out clearly those matters that must be included in a County Development Plan as well as those matters that may be included. Consideration can only be given to matters that relate to the proper planning and sustainable development of the county. In summary the main requirements are that the Plan must:

- *set out an overall strategy for the proper planning and sustainable development of County Cork,*
- *be consistent as far as possible with National Plans, Strategies and Policies which relate to proper planning and sustainable development,*
- *include objectives for the conservation and protection of the environment,*
- *include objectives for the zoning of land in accordance with the proper planning and sustainable development of these areas,*
- *incorporate the requirements of the Housing Strategy and to ensure that there is sufficient land available to meet the requirements of existing and future population,*
- *include objectives for the provision of infrastructure including transport, energy and communication facilities, water supplies, waste water facilities, and ancillary facilities.*
- *include objectives for the integration of the planning and sustainable development of County Cork with the social, community and cultural requirements of the county and its population,*
- *include objectives for the preservation of the character of the landscape,*
- *include objectives for the protection of structures which are*

of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest,

- *include objectives for the preservation, improvement and extension of amenities and recreational amenities,*
- *include objectives for the provision of services for the community including schools, creche, and other educational and childcare facilities.*

Monitoring and Progress

1.1.4 It is a requirement under the Planning and Development Act 2000 for a report to be prepared, two years after the making of the new plan, on the progress achieved in securing the objectives of the development plan. This Progress Report is necessary because, under the Act, it is the duty of the planning authority to “take such steps as are in its powers as may be necessary for achieving the objectives of the development plan”.

1.1.5 To assist in the preparation of this report the County Council will set up systems to monitor development in the county (including planning permissions) to help judge the degree to which the objectives are being achieved.

1.1.6 Along with this it is hoped that the Council will prepare regular bulletins covering many of the main indicators of development in the county (including population information, economic data – gathered from other sources where necessary, etc.). This will also assist in the background preparatory work for Local Area Plans, particularly for the more rural parts of the county where population decline and demographic changes are key issues for development.

1.2 The Process that has been followed

Initial Submissions

1.2.1 The process officially commenced on 15th January 2001 when the Council announced its intention to review the 1996 County Development Plan and invited submissions and observations from members of the public as well as from statutory and official bodies and organisations. The Council also circulated widely an initial ‘Issues Document’ to give a background context for people wishing to take part in the process. Public meetings were also held throughout the county at this stage to encourage people to make submissions and observations.

1.2.2 In the event, over 1,830 submissions had been received by the closing date. The majority of submissions related to the zoning or re-zoning of land while the remainder were concerned with a whole range

of general or specific planning issues.

1.2.3 A report on these submissions and observations (called the Manager's Section 11 Report) was presented to the Council in May 2001. This report was able to draw together the main themes and issues arising from the submissions

Planning Issues and Themes

1.2.4 The main characteristics of the **issues-based** submissions were the wide range of topics covered and the degree of complexity involved in them. They related to all parts of the county. They were seen by the Council by and large as an articulate representation of planning issues as seen by a diverse range of people and organisations.

1.2.5 The **zoning-based** submissions were also well distributed throughout the county. Submissions ranged from detailed planning proposals to simple requests to have land zoned. In all, over 18,000 hectares of land (approx. 43,000 acres) were submitted for zoning.

1.2.6 Weighing up the implications of the various kinds of submissions was one of the main challenges in the preparation of the Plan. For example, the scale and geographical spread of the 'zoning' submissions were clearly at odds with the balanced planning approach that many 'issues' submissions had requested.

1.2.7 It was possible however to group the submissions and observations under a number of thematic headings (see table 1.1 below). These themes, which give a flavour of the things people had been saying, had a strong influence on the goals and objectives of the plan. They also form the basis of the structure of chapters in the plan itself.

Key Planning Themes

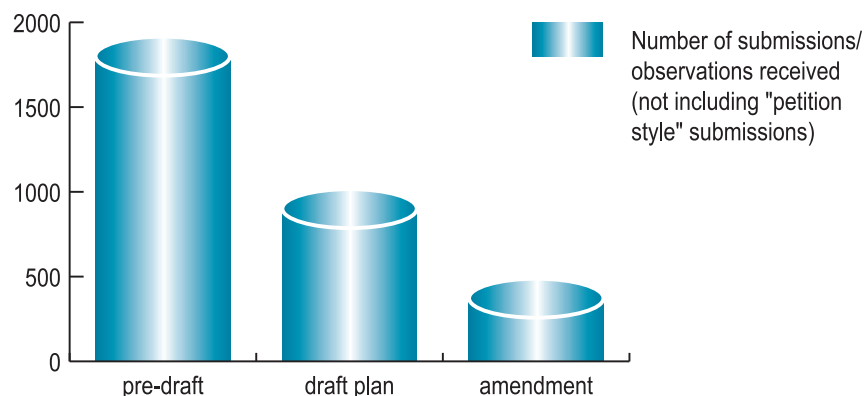
Main themes emerging from the initial consultation
1. What kind of County will this be and what will its population be?
2. What forms the basis of good planning in this County? How will my local area be properly planned? Can there be a degree of certainty in the planning process? How can we get involved in the planning process?
3. How will our city, towns, villages and other settlements relate to each other?
4. Where will we develop our business interests? Where will we shop? Where will our places of work be located?
5. Where will we live? What kind of residential environment will we have?
6. Will we have easy access to the facilities and amenities that our children and ourselves need?
7. How will our developing society be served with infrastructure?
8. How will we get around efficiently and safely?
9. How can the special requirements of rural areas and villages be met? How can the Special requirements of Island areas and Coastal areas be met?
10. How can we best value our natural heritage? Our built heritage? Our cultural heritage? Our archaeological heritage?
11. How can we safeguard our environment for future generations and for ourselves?
12. How can we realise the economic potential of our own lands? How will new development in our own area affect us?

TABLE 1.1**SUMMARY OF THE MAIN THEMES THAT EMERGED FROM THE INITIAL PUBLIC CONSULTATION**

Preparing the Draft Plan

1.2.8 The Council then began preparation of the **Draft Development Plan**. An initial version was submitted to Council in December 2001 and, following amendment, it was approved for public consultation on 4th February 2002.

1.2.9 The draft plan was on public display for a 10 week period and once again submissions and observations on the draft were invited. The written statement and maps were also available for purchase during this period and, for the first time, they were widely circulated free of charge in CD-ROM format and through the Council's webpage.



1.2.10 On this occasion over 900 submissions were received and once again the majority of submissions were concerned with the zoning of lands. The issues raised by the submissions were then grouped together under each chapter heading in a major report on the Draft Development Plan called the Manager's Section 12(4) Report to Members. It was presented to the Council in June 2002. The Council then considered the report with a view to **amending** the Draft Plan.

Amending the Draft Plan

1.2.11 A whole range of possible changes were then discussed and on 9th September, the Council formally amended the Draft Plan. The **Proposed Amendment** was made up of over 300 individual changes (covering both policy chapters and zoning maps) and, because they were material alterations to the Draft Plan, the Council was obliged to

seek further public comment on the proposed Amendment. It was put on public display until 1st November 2002.

1.2.12 This time around 2,250 submissions and observations were received. However, as a significant number of these were repeat 'petition-style' submissions, the number of substantively different ones amounted to just 370.

1.2.13 The majority of these referred directly to one or more of the changes in the proposed amendment. This, together with the smaller number of submissions received, shows how the public input became more and more focussed as the process came closer to completion. Again, the issues raised by the submissions were put together in a major written report on the Proposed Amendment called the Manager's Section 12(8) Report to Members dated November 2002.

1.2.14 The Council discussed this report and, during December 2002, it decided to modify the proposed amendment. This decision then led to the formal making of the new plan at the Council meeting on 13th January 2003.

1.3 Form and Content of the Development Plan

Written Statement and Maps

1.3.1 This Development Plan has a different format and layout from those of previous County Development Plans which had a 'County-at-Large' volume and a series of 'divisional' volumes. It is made up of a Written Statement and a set of Maps.

1.3.2 The Written Statement is in three parts. The first (Volume 1) presents the overall planning strategy and all of the main policy material. It also includes a set of Appendices. The second (Volume 2) shows specific objectives for Heritage and Amenity. When the plan was originally approved a third volume (Volume 3) included zoning objectives for the 31 main settlements in the county but this volume has since been deleted from the plan and the zoning objectives for the 31 main settlements transferred to ten local area plans and three special local area plans that have been prepared for the whole of the county. The zoning objectives for all the settlements in the county can now be found in the relevant local area plan or special local area plan.

1.3.3 There is a single volume of maps, (Volume 4) which includes a number of general maps together with a set of heritage and amenity maps.

Planning Policy: Context, Principles and Objectives

1.3.4 In the written statement, each chapter or topic presents a planning context, planning principles and, most importantly, planning objectives. Together, these elements make up the planning policies of this plan.

1.3.5 It is considered important to draw attention to the relevant planning principles throughout the text of the Plan so that overall policy can be clearly understood. Planning principles and objectives are highlighted in the margins of the document for clarity. Where appropriate, planning objectives are numbered and cross referenced on maps for ease of reference.

1.3.6 Technical analysis and background material is kept to a minimum in this plan. The reader will be referred to supporting documents or primary sources wherever appropriate.

1.3.7 It is hoped that this approach gives a relatively clear presentation of all planning principles and policies while setting the scene for Local Area Plans and other planning material (e.g. planning standards and guidance documents) to be integrated into the Plan as and when they are developed. It should also make the Plan more manageable and easy to use.

Supplementary Documents and Plans

Planning Guidance and Standards

1.3.8 An essential element in the implementation of the Development Plan is the development control process. Proposals for development are assessed against a whole range of criteria including in particular the relevant Development Plan policies in force. While many of the objectives in this Plan refer indirectly to how different kinds of development might be handled during the development control process, they fall short of giving detailed advice to applicants / developers or third parties. This is quite intentional because the Plan must be concerned primarily with overall strategies and policies rather than functioning as a technical document on planning applications.

1.3.9 To assist the development process therefore, the Council is proposing to establish a 'Planning Guidance and Standards Series' of documents which will be published after the Plan is adopted. As well as giving technical guidance on a wide range of topics, the series will help in giving a practical everyday context to many of the policies and objectives in the Plan.

1.3.10 A number of these documents are in the preliminary stages of preparation and among the titles expected to be published in the first issue are the following: Design Guide for Individual Houses in the

Countryside; Wind Energy Projects in County Cork; Landscape Character Assessment in County Cork; Design Guide for Residential Areas; Understanding Archaeology; Open Space; Leisure and Amenity Standards; etc.

Local Area Plans

1.3.11 During the first two years of the life of this plan, a series of Local Area Plans will be produced in order to bring forward a number of the development plan policies at a local level of detail. Chapter 10 of this volume sets out this in more detail. Together, the County Development Plan and the Local Area Plans will make up a comprehensive suite of planning documents to guide growth and development in the county in the years to come.

1.4 Variations to the County Development Plan

Procedure for varying the development plan

1.4.1 Under the provisions of the Planning and Development Act, 2000, the planning authority may decide to vary its development plan by following certain procedures, as defined in the act. A variation made to the development plan shall have effect from the day that the variation has been passed by the County Council, it will be given a formal variation number and included in the schedule of variations.

Schedule of Variations

1.4.2 Table 1.2 below is a schedule of variations that have been made to the 2003 County Development Plan to date. Copies of individual variations can be obtained from the Planning Department of the County Council.

Variation no.	Title and details of Variation	Date of variation
<i>Variation 1</i>	<p>TITLE: Retail Strategy</p> <p>This variation incorporates into the County Development Plan the Council's retail strategy, prepared jointly with Cork City Council as required by the National Retail Planning Guidelines for Planning Authorities, December 2000. The variation includes a number of textual changes to Volume 1.</p>	<i>8th March, 2004</i>

TABLE 1.2

SCHEDULE OF VARIATIONS TO THE COUNTY DEVELOPMENT PLAN AS AT APRIL 2006

Table 1.2 contd.
**Schedule of Variations to the
 County Development Plan
 as at April, 2006**

Variation no.	Title and details of Variation	Date of Variation
<i>Variation 2</i>	<p>TITLE: Retail Warehousing In County Cork</p> <p>This variation incorporates into the County Development Plan the Council's review of Retail Warehousing In Cork, prepared jointly with Cork City Council. The variation includes a number of textual changes to Volume 1.</p>	<i>25th July, 2005</i>
<i>Variation 3</i>	<p>TITLE: Local Area Plans and Special Local Area Plans Enabling Variation</p> <p>This variation will make a number of detailed changes to the plan so that the new local area plans and special local area plans will be consistent with it as required under the Acts.</p>	<i>6th September, 2005</i>
<i>Variation 4</i>	<p>TITLE: Complementary Variation to the Carrigtwohill SLAP Amendment 1: Ballyadam</p> <p>This variation is a complementary Variation to the Carrigtwohill SLAP and makes a single change to the Metropolitan Cork Green Belt Maps.</p>	<i>24th April, 2006</i>



Chapter 2

Overall Strategy

2.1 Growth and Development in County Cork

2.2 Main Planning Goals

2.3 Strategic Development Principles

2.4 Overall Strategy - Key Elements

2.5 Strategic Aims for the Main Settlements

This chapter presents the proposed medium term development strategy for County Cork i.e. up to around the year 2011. It draws on recommendations from the Cork Area Strategic Plan (2001-2021) and the North and West Cork Strategic Plan (2002-2021).

The main planning goals that underpin the strategy are to achieve:

- a. Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns;
- b. Sustainable patterns of growth in urban and rural areas that are well balanced throughout the county, together with efficient provision of social and physical infrastructure;
- c. Sustainable and balanced economic investment together with wise management of the county's environmental and cultural assets;
- d. Responsible guardianship of the county so that it can be handed on to future generations in a healthy state.

2.1 Growth and Development in County Cork

2.1.1 Cork is the largest county in Ireland with a total area of 7,454 km² and a coastline of over 1,100 km. The County lies within the South West Regional Authority area. There are also twelve town councils within the County (nine of which produce their own statutory development plan).



County Cork

General Context

2.1.2 The census population of the County in 1996 (excluding the Cork City Council area) was 293,323 and preliminary census returns for 2002 indicate that this has now risen to around 325,000. Indications are that by 2011, the population may increase to over 365,000 (see Section 2.2 below).

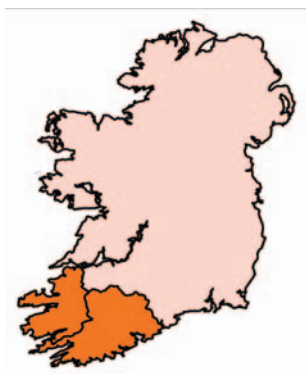
2.1.3 Although this is a significant population growth it should not be assumed that healthy growth will occur in a balanced way right across the County. Up to 1996 (the last fully completed census) the rural areas, particularly in North and West Cork, came across as being relatively weak in terms of both population numbers and age structure. This trend is likely to have significant implications for regeneration of the rural population and the rural economy unless it is redressed.

2.1.4 Otherwise, the County is characterised by a strong concentration of development around the City itself, the satellite towns on the edge of the long established City green belt and a number of prime industrial/enterprise locations around Cork Harbour including one of the largest concentrations of pharmaceutical industries in the world.

2.1.5 County Cork's economy has performed quite well in comparison to the national average in recent years. Taken as a whole the economy is remarkably diverse and balanced, without over-reliance on a single sector. There are, however, significant variations in the spatial distribution of the various sectors. At present most of the growth industries are located in and around the City while further out there is a preponderance of industries which are either declining or at risk with a relative absence of new growth of firms or jobs.

2.1.6 Further out from the City, the main county towns provide a population and employment counterbalance to the greater City and act as the primary focus for providing services to the more rural parts of the County. Although agriculture and agro-industry (including food industry and fishing) have been the primary economic activity in these areas, they have now steadily declined in favour of more service-oriented employment activities.

2.1.7 Natural assets including an attractive coastline, varied landscapes and a rich natural heritage also enable the county to offer tourism as a very important economic activity.



The South west
Regional Authority
Area

2.1.8 The National Spatial Strategy NSS has recognised the importance of Cork and its potential to build on its substantial and established economic base to lever investment into the South West Region.

Population trends and forecasts

2.1.9 Changes in population and household patterns are important concepts in development plans because without them, it would be impossible to make estimates of the amount of land and services needed for houses, industry and employment, infrastructure etc. Also, because these demographic trends are not the same everywhere, it is important to take account of the reasons why growth or change might be higher or lower in one area compared to another.

The base year: 2000

2.1.10 The base year for the growth projections in this plan is **the year 2000**. This makes comparison with the strategic studies (Cork Area Strategic Plan and the North and West Cork Strategic Plan) relatively straightforward. It also corresponds quite closely to the time when the initial land use survey work for this new plan was being carried out. For this, it was necessary to estimate the the base year population and household figures.

2.1.11 Although the most recent full set of census population figures (including small area statistics) dates back to 1996, preliminary overall results from the 2002 census became available in July 2002 and the final population results in July 2003. This information has allowed the base year estimates given in the Draft Development Plan (2000) to be updated.

County Cork	1991 Census	1996 Census	2000 Estimate	2002 Census
Population	283,100	293,323	314,500	324,767
Households	80,200	88,933	100,700	106,515

TABLE 2.1

POPULATION AND HOUSEHOLDS

An estimate for the year 2000 is included because this is the base year for projection used in the plan.

Population trends

2.1.12 Over the last 5 to 10 years, population trends in Ireland have changed dramatically. Until about 1996, these trends were largely determined by labour market conditions in Ireland and in the countries which Irish people migrated to. Overall, there had been a long-term

trend towards significant levels of emigration. The 1996 County Development Plan concluded that whilst the international and local economic context was uncertain, the most optimistic assumption on which projections for the 1996 – 2001 period could be based would assume no net migration over that period.

2.1.13 The reality has, in fact, exceeded what was then considered to be an optimistic assumption. The trend towards emigration has reversed, with a strong and continuing trend towards net in-migration, fuelled by very strong domestic economic growth rates. This optimistic County population projection for 2001, on which the 1996 Development Plan was based (311,900), was exceeded by the year 2000 according to the estimates in this Plan (314,500).

2.1.14 However, this general situation is not reflected in all parts of the County. This strong economic and population growth has tended to concentrate on Cork City and its surroundings at the expense of smaller towns and the more remote rural areas. In the rural areas in the North and West of County Cork, for example, the trend towards out-migration, particularly amongst younger people, has continued (even though at a smaller scale) leaving a weakened population structure in the area.

Household size

2.1.15 Increasing economic prosperity and other social changes have brought about a move towards smaller household sizes reflecting national and European trends, the increasing number of one and two person households and the trend towards household formation at younger ages. Nationally, average household size is expected to fall from the figure of 2.97 persons per household recorded in the 2002 census to the European average of 2.63 persons per household by the year 2011.

2.1.15(1) In County Cork the indications are that average household size generally reflects the national average. When originally made, it was estimated that the average household size in the County for the baseline year of 2000 was 3.12 persons. It was suggested that this average might fall to about 2.75 persons by the year 2011 and to perhaps 2.5 persons by 2020.

2.1.15(2) The publication of the results of the 2002 census has shown that this projection is broadly in line with the results recorded. The average household size in the county recorded in the 2002 census was 3.04 persons and for the purposes of both this plan and any subsequent local area plans it is considered appropriate to assume that average household size in the county will fall to about 2.75 persons by 2011.

Horizon year for growth: 2011

2.1.16 The 'horizon' year used in this plan is 2011 (ie. two years beyond the lifetime of the plan). This will allow easy comparison with census figures which will be gathered in 2011.

2.1.17 The growth targets in this plan are based on the recommendations of the Cork Area Strategic Plan and the North & West Cork Strategic Plan. Both of the strategic plans have made population and household forecasts to the period 2020 / 2021 based on the 'Population and Labour Force Projections 2001 – 2031 of the Central Statistics Office (CSO). The relevant CSO projection assumes continued immigration and declining fertility and mortality at a national level.

2.1.18 Allowance has also been made for the particular demographic characteristics for County Cork. For example, the North & West Cork Strategic Plan assumes that current trends will gradually converge towards these national trends over the lifetime of this plan. Although this may appear rather optimistic, particularly in areas which have experienced high rates of out-migration, this change in trends is considered to be essential for sustaining these areas.

Growth Forecasts

2.1.19 This plan is concerned with the proportion of the 20-year (2000-2020) growth forecast by the strategic plans that might occur by 2011. If development is to proceed in line with the recommendations of the strategic plans, then this growth figure is equivalent to an additional 31,850 households in the county as a whole by 2011. An estimate of the possible population of the County is obtained by adding these figures to the 2000 estimate and this is set out in Table 2.2 below.

County Cork	Base year Estimate(2000)	Growth to 2011 (Estimated)	2011 Forecast
Population	314,500	50,800	365,300
Households	100,700	31,850	132,550

TABLE 2.2

**POPULATION AND
HOUSEHOLD FORECAST**

A population of 365,300 people could be achieved by the year 2011.

2.1.20 Specific zoning objectives to provide for the growth projected in this plan will be set out in local area plans that will be prepared for each of the 10 electoral areas that make up the county. Individual tables have been included in Chapter 10 that set out the population and household targets for each electoral area.

2.2 Main Planning Goals

2.2.1 Managing the complex development needs of the County over the next number of years requires a focused Development Plan approach. The 'vision' which drives this is derived from the main themes identified during the consultation phase. (It is also closely related to the ideas contained in the County Development Board's Integrated Strategy for Economic, Social and Cultural Development 2002-2011).

What is this Development Plan trying to achieve....?

2.2.2 This vision is expressed in the form of the **Main Planning Goals** that the County Development Plan aims to achieve. These are as follows:

- *Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns;*
- *Sustainable patterns of growth in urban and rural areas that are well balanced throughout the County, together with efficient provision of social and physical infrastructure;*
- *Sustainable and balanced economic investment together with wise management of the County's environmental and cultural assets;*
- *Responsible guardianship of the County so that it can be handed on to future generations in a healthy state.*

2.2.3 These main planning goals provide the focus for the strategy and the various policies and objectives that are set out in the plan's written statements and maps.

2.3 Strategic Development Principles

2.3.1 Having set out the main planning goals, the next important step is to derive the detailed policies and objectives for achieving the main planning goals of the plan. This has been done under the guidance of a set of **strategic development principles** which are an essential part of the thinking behind this Plan.

2.3.2 When making a development plan, each planning authority is required (under the Planning Act 2000) to confine itself to considering the 'proper planning and sustainable development' of the area. Although this idea of 'sustainable development' underpins most national planning policy initiatives, the Act does not go so far as actually to define the term.

2.3.3 For this reason, it would not be appropriate to restrict the understanding of sustainability in County Cork to a precise or rigorous definition in the Development Plan. On the other hand however, the strategic development principles of this plan do give a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork. They also allow parameters to be set for assessing progress (see Chapter 11).

2.3.4 The strategic development principles are set out below and are presented under the headings of each main policy chapters of the plan ie. Settlement Policy, Employment and Economic Activity; Transport and Infrastructure; Housing and Community Facilities; Environment and Heritage; Rural Coastal and Islands; Land Use and Zoning; and Local Area Development.

Strategic Principles – Settlement Policy

2.3.5 The Settlement Policy of this plan (see Chapter 3) is based, at a strategic level, on the following important planning principles:

- a. *A strong network of settlements is important for sustaining healthy population levels and for enhancing quality of life. Also, the functional relationships between the different types of settlements should be clearly understood;*
- b. *Urban sprawl on the edges of the City (and on the edges of towns) should be prevented and a character distinction between the built-up areas and the open countryside should be maintained;*
- c. *Existing communities in rural areas should be supported and their local housing needs should be accommodated. The special land use requirements of primarily agricultural areas and the open countryside should also be accommodated;*
- d. *Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-run viability of individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure.*

A practical understanding of what 'Sustainable Development' means...

What are the strategic principles behind the Settlement Policy...?

Strategic Principles – Employment and Economic Activity

2.3.6 The policies on Employment and Economic Activity are presented in Chapter 4 and are based at a strategic level on the following planning principles:

What are the strategic principles for Employment & Economic Activity...?

- a. *The securing of the county's economic future requires the timely and adequate provision of land for employment needs, including sites at suitable locations for industrial uses, enterprise uses, retail uses and other uses;*
- b. *Land use provision for employment uses should be closely related to transportation, environmental and infrastructural considerations as well as to the effects on town centres, residential amenity and to the broader settlement policies;*
- c. *Balanced improvement of the economy across the whole county will require special measures in areas where economic activity is weaker.*

Strategic Principles – Transport and Infrastructure

2.3.7 A whole range of policies on Transport and Infrastructure are presented in Chapter 5, based on the following planning principles:

What are the strategic principles for Transport and Infrastructure...?

- a. *An integrated approach to transport throughout the county is required with an increased emphasis on the use of public transport and particular attention given to social and environmental friendliness, efficiency, safety and competitiveness;*
- b. *The county's principal transportation assets including ports, airports, and strategic road and rail corridors should be protected and developed;*
- c. *Investment in the county's infrastructure should be made in a sustainable and efficient manner in order to promote the social and economic well being of the county and its population;*
- d. *The county's strategic infrastructural resources and distribution corridors should be protected and safeguarded having regard to environmental and social considerations;*
- e. *Future provision for transportation and infrastructure should be firmly integrated with the county's overall land use strategies.*

Strategic Principles – Housing and Community Facilities

2.3.8 The policies for Housing and Community facilities set out in Chapter 6 are based on the following important planning principles:

- a. *The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life;*
- b. *Balanced communities should be encouraged in order to promote the social, environmental and economic well being of the county;*
- c. *A high quality living environment is important for sustaining communities;*
- d. *The proper provision of community facilities of high standard is important for all age groups and sectors of society and is an essential component of proper planning.*

What are the strategic principles for Housing and Community Facilities...?

Strategic Principles – Environment and Heritage

2.3.9 Policies on the Natural and Built environment as well as a whole range of heritage matters are dealt with in Chapter 7. The following planning principles are important considerations:

- a. *The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;*
- b. *The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the county;*
- c. *The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;*
- d. *The 'polluter pays' principle and the 'precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;*
- e. *The long term economic, social and environmental well-being of Cork requires water and air quality to be of the highest possible standard.*

What are the strategic principles for Environment and Heritage...?

Strategic Principles – Rural, Coastal and Islands

2.3.10 Policies relating in particular to Rural, Coastal and Island areas are set out in Chapter 8 of the Plan. The strategic requirements can be stated as follows:

What are the strategic principles for Rural, Coastal and Island Areas...?

- a. *Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy;*
- b. *Population loss and persistent rural decline are key issues for many rural and island areas, and also for many coastal areas, and planning policy should be directed at reversing these trends;*
- c. *Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the mainland;*
- d. *Many coastal areas have limited capacity to accommodate large scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development and management measures.*

Strategic Principles – Land Use and Zoning

2.3.11 The overall objectives for various land uses and for zoning are set out in Chapter 9. They are based on the following key requirements:

What are the strategic principles for Land Use and Zoning...?

- a. *Sufficient zoned lands should be provided at appropriate locations throughout the county to accommodate the expected population and growth needs of County Cork within the lifetime of the Plan;*
- b. *Encouraging development in established areas, and the re-development of land that has been previously used, will help to re-vitalise areas, will be more sustainable and will help to prevent unnecessary encroachment onto finite green field land;*
- c. *It is important to set out the characteristics of various primary land use categories, in order to provide a framework for assessing the most appropriate locations for new development that may occur during the lifetime of the plan.*

Strategic Principles – Local Area Development

2.3.12 It is considered that many local planning issues, including those raised by local level groups and organisations during the consultation phase, cannot be given the kind of detailed treatment that they deserve in such a broad-ranging document as the County Development Plan. It is intended to resolve this by making extensive use of the Local Area Plan provision of the new Planning Act. This is set out in Chapter 10: 'Local Area Development' and the principles behind the approach are as follows:

- a. *A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;*
- b. *Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;*
- c. *Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;*
- d. *Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;*
- e. *Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney - Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy.*

What are the strategic principles for Local Area Development...?

2.4 Overall Strategy – key elements

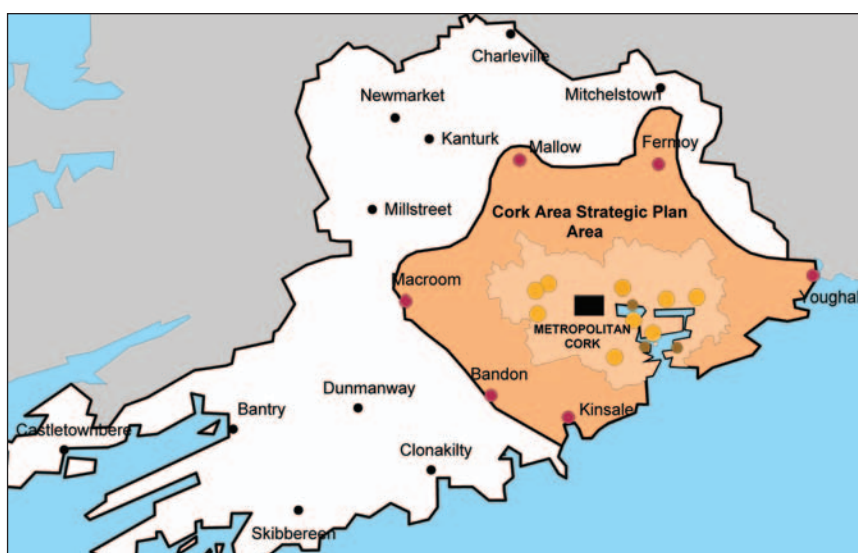
2.4.1 The overall strategy adopted in this plan is largely determined by the **medium term recommendations** of two recently completed 20-year sub-regional studies: The Cork Area Strategic Plan (CASP) and the North and West Cork Strategic Plan (NWCSP). Since these studies were published, the National Spatial Strategy (NSS) has been finalised and has recognised the importance of such sub-regional studies in directing and managing growth.

2.4.2 The **Cork Area Strategic Plan (CASP)** covers Cork City and its suburbs, the surrounding satellite towns and the harbour area, and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal (see figure 2.1). The CASP also introduces the concept of '**Metropolitan Cork**' (comprising the city and suburbs, satellite towns, strategic industrial areas and villages) to be promoted as a single unified growth and development entity.

FIGURE 2.1

THE STRATEGIC PLAN AREAS

Also showing the Metropolitan Cork Area.



2.4.3 The **North and West Cork Strategic Plan (NWCSP)** covers essentially the remainder of the County from the ring towns 'outwards', including the main county towns, the smaller towns and villages and an extensive rural and coastal area.

2.4.4 In this Development Plan, the overall strategy can be characterised by two main requirements: meeting the **growth demands** of Metropolitan Cork and its sphere of influence; and meeting the **development demands** of the remainder of the County.

2.4.5 Metropolitan Cork is intended to function as a single integrated unit incorporating an **enlarged green belt**. Management of growth in

this area depends on matching the location of new housing areas as closely as possible with the location of employment growth centres. Metropolitan Cork is also clearly seen as the primary engine for sub-regional growth.

2.4.6 Within the Metropolitan area, **Cork City itself is an important central location** for a whole range of retail, office, commercial and residential uses. Its economic, administrative, civic and cultural role is of major importance to the sub-region and planning policy should support its continued regeneration and vitality. It has two major third level institutions and a major research facility (NMRC) that reinforce the role of the city and their presence plays a role in attracting high tech companies based in the city or in nearby settlements.

2.4.7 **Cork Harbour is a thriving mixed coastal zone** in a distinctive landscape setting which, as well as being the focus for all major industrial development in the area, fulfils important tourism and amenity roles. It also supports a number of important wildlife habitats as well as a significant proportion of the area's residential population. **Forces for change** include future reorganisation of port facilities, the need for improved access and changing environmental standards all of which require careful management.

2.4.8 In order to promote more sustainable commuting patterns and to maximise the provision of high quality public transport, **a clear shift in development trends** is envisaged which focuses a significant proportion of the long term new growth in areas along the **rail corridor** between Mallow and Cork and between Cork and Midleton.

2.4.9 The rural areas surrounding Metropolitan Cork are seen as being vulnerable to intense pressure for individual urban-generated housing. A **Rural Housing Control Zone** is established in order to resist these pressures, to protect the viability of smaller towns and villages and to avoid increasingly unsustainable commuting patterns.

2.4.10 For the ring towns, growth is to be balanced as far as possible with the provision of **new employment and commercial opportunities** which in turn would reduce routine commuting into Metropolitan Cork.

2.4.11 In order to achieve more balanced growth throughout the county, a number of **important strategic links** are identified, based on the recommendations of the North and West Cork Strategic Plan. Specifically, this involves one set of closely linked towns in the south west of the county: Bandon, Bantry, Castletownbere, Clonakilty, Dunmanway and Skibbereen, and another in North Cork: Charleville, Fermoy, Kanturk, Macroom, Mallow, Millstreet, Mitchelstown and Newmarket.

2.4.12 The towns of Kanturk, Newmarket and Millstreet are also identified as having potential, jointly, to become **a focus for strategic development in the north west of the county**. Macroom is seen as playing a **pivotal role** in linking South West Cork with North West Cork. A range of infrastructural improvements including strategic road upgrading to reinforce these links is also proposed.

2.4.13 In terms of the **overall estimated growth figure** of 31,850 additional households by 2011 (see Table 2.3), approximately 17,600 could be accommodated in the main 31 towns. The remaining 14,200 or so households would be located in the remaining towns, villages and agricultural areas.

TABLE 2.3
DISTRIBUTION OF FORECAST
GROWTH TO 2011
(HOUSEHOLDS)

Approximately 17,600 additional households would be located in the 31 main settlements with nearly 70% of these in the Metropolitan area

Estimated Growth to 2011 (households)	Main Settlements	Smaller Towns, Villages and Agricultural areas	TOTAL
Metropolitan Cork	12,100 (14 towns)	5,900	18,000
Remainder of County	5,600 (17 towns)	8,250	13,850
WHOLE OF COUNTY CORK	17,650 (31 towns)	14,200	31,850

2.4.14 In the more rural parts of County Cork, the achievement of **optimal spatial development** is seen as extremely important. This would involve measures to ensure a greater proportion of overall new housing to be located in towns and villages while sustaining the population in rural communities.

2.4.15 Another key element of the strategy is to bring forward County **Development Plan policies at local level** by producing a set of Local Area Plans, based mainly on electoral area boundaries, covering the entire county.

2.5 Strategic Aims for the Main Settlements

2.5.1 Table 2.4 on the following pages sets out the Strategic aims for the 31 main settlements for which new zoning objectives are included in this Plan. They are set out under the different categories of settlements: City Suburbs, Satellite towns, Ring towns and County Towns, Strategic Industrial Areas and Other Urban Development Nodes.

2.5.2 An approximate figure for the possible additional number of households is also included for the built up parts of most of these settlements. More detailed policies for growth in other settlements will be brought forward in Local Area Plans at a later date (see Chapter 10).

TABLE 2.4

STRATEGIC AIMS FOR THE 31 MAIN SETTLEMENTS

The table also shows the approximate distribution of growth among the settlements (in numbers of households)

Settlement Type	Settlement and Strategic Aims
CITY SUBURBS	<p>Cork City - North Environs</p> <p><i>Consolidation of the northern suburbs, promotion of residential, community and recreational facilities; targeted expansion of residential areas subject to identification of suitable route for northern ring road.</i></p>
	<p>Cork City – South Environs</p> <p><i>Consolidation of the southern suburbs; promotion of the suburban centres as important locations for residential and community facilities; clear demarcation of the inner green belt boundary.</i></p>
SATELLITE TOWNS	<p>Ballincollig</p> <p><i>Expansion towards new southern bypass; strong greenbelt setting; enhanced town centre employment function.</i></p>
	<p>Blarney</p> <p><i>Consolidation of town within its strategic green belt setting; continued promotion of its special tourism and heritage functions; investigation of potential for medium term rail-based growth to the north.</i></p>
	<p>Carrigaline</p> <p><i>targeted growth of town firmly within its green belt setting while maintaining its distinctiveness as a self contained satellite town; improvement of town centre and residential amenities.</i></p>
	<p>Carrigtwohill</p> <p><i>Strategic location for expansion of residential and employment functions with focus on accessibility by rail; retention of green belt setting and upgrading commercial and community facilities. Local investigation of rail based expansion in Special Local Area Plan.</i></p>
	<p>Cobh</p> <p><i>Important residential development opportunities based on accessibility by rail; promotion of its distinctive character and scenic greenbelt / harbour setting.</i></p>

Settlement Type	Settlement and Strategic Aims
Satellite Towns continued	<p>Glanmire – Riverstown</p> <p>Consolidation of the settlement firmly within its green belt setting; development to focus on the western side of the bypass; improvement of community and residential amenities.</p>
	<p>Midleton</p> <p>Significant expansion of residential and employment uses with focus on accessibility by rail; promotion of green belt setting and upgrading commercial and community facilities. Local investigation of rail based expansion in Special Local Area Plan.</p>
	<p>Passage West</p> <p>Consolidation as a key inner satellite town with main focus on residential uses and town centre renewal.</p>
	<p>Tower</p> <p>Consolidation of the settlement within its distinctive green belt setting. Improvement of community and residential amenities.</p>
STRATEGIC INDUSTRIAL AREAS	<p>Little Island</p> <p>Re-affirmation as a strategic industrial location, promotion of its potential for strategic distribution and logistics development. Limited expansion of its residential role while improving amenities of existing residential areas.</p>
	<p>Ringaskiddy</p> <p>Re-affirmation of and provision for its strategic industrial and port related roles; very limited expansion of residential uses with amenity improvements to the village and improvement of community and recreational facilities.</p>
	<p>Whitegate</p> <p>Consolidation of its industrial and harbour-related roles within its sensitive scenic coastal setting. Limited expansion of residential uses.</p>
RING TOWNS AND COUNTY TOWNS	<p>Bandon</p> <p>Continued growth as a gateway to West Cork and consolidation of its employment and service functions.</p>

Table 2.4

Strategic Aims for the 31 Main Settlements

continued

Table 2.4
Strategic Aims for the 31 Main Settlements

continued

Settlement Type	Settlement and Strategic Aims
Ring Towns and County Towns <i>continued</i>	<p>Bantry</p> <p><i>Development as the primary urban centre for a large rural hinterland with an important deepwater port related role as well as key employment, marine industry, service, and tourism functions.</i></p>
	<p>Charleville</p> <p><i>Promotion of its potential as an important employment, commercial and industrial location and its strategic road and rail connections.</i></p>
	<p>Clonakilty</p> <p><i>Promotion as a key technology based employment location; consolidation of its important tourism and leisure functions and maintenance of its high quality residential amenities and facilities.</i></p>
	<p>Fermoy</p> <p><i>Promotion as a significant location for residential development to complement its important employment and commercial functions.</i></p>
	<p>Kinsale</p> <p><i>Consolidation of the town within its scenic coastal setting and continued promotion of its special heritage and marine tourism functions.</i></p>
	<p>Macroom</p> <p><i>Promotion as an important growth / development location, particularly as a strategic link between the northwest and southwest of the county.</i></p>
	<p>Mallow</p> <p><i>Substantial employment-led growth, with strong emphasis on rail access (for both people and goods); continued promotion as an attractive and important population centre.</i></p>

Settlement Type	Settlement and Strategic Aims
Ring Towns and County Towns continued	<p>Mitchelstown</p> <p><i>Promotion as a key employment, commercial and industrial location with an important food industry role; promotion of its growth potential based on its special heritage character and a strategic road location.</i></p>
	<p>Skibbereen</p> <p><i>Continued growth and development as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions.</i></p>
	<p>Youghal</p> <p><i>Continued development of the town and its hinterland as an employment and service location; promotion of its coastal setting and its special recreational, heritage and marine tourism functions.</i></p>
OTHER URBAN DEVELOPMENT NODES	<p>Castletownbere</p> <p><i>Consolidation as a key fisheries harbour and an important local and employment centre; promotion of its role as a marine-based tourism and employment location.</i></p>
	<p>Dunmanway</p> <p><i>Improvement of its important commercial, administrative and institutional functions serving a wide area; promotion of its potential as a rural industrial / enterprise location.</i></p>
	<p>Kanturk</p> <p><i>Improvement of its status as an important local centre by establishing strong links with Millstreet and Newmarket to form a strategic growth and development focus for North West Cork.</i></p>
	<p>Millstreet</p> <p><i>Improvement of its status as an important local centre by availing of its important rail access; establishment of strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.</i></p>

Table 2.4

Strategic Aims for the 31 Main Settlements

continued

Table 2.4
Strategic Aims for the 31 Main Settlements

continued

Settlement Type	Settlement and Strategic Aims
Other Urban Development Nodes Continued	<p>Newmarket</p> <p><i>Promotion of its potential as an important local centre; establishment of strong links with Kanturk and Millstreet to form a strategic growth and development focus for North West Cork.</i></p>
	<p>Schull</p> <p><i>Development of the town within its scenic coastal setting; continued promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.</i></p>

A note on strategic growth in the Cork region

2.5.3 When the Cork Area Strategic Plan was being adopted, a number of alternative strategic approaches were examined. These included a very strong immediate shift towards the north and eastern corridor, a continuation of the status quo with high growth in the southern and western satellite towns and more dispersed growth focused on the ring towns. Other alternatives have also been put forward, such as the suggestion of a new town at Annaghmore between Bandon and the City.

2.5.4 In the event, the chosen strategy is a balanced one that promotes in the county area a more gradual, but steady shift towards the north and east rail corridor with, in the early years, continued consolidation of the settlements to the south and west. This has been reflected in the objectives of this Plan. The CASP also envisages that towards the end of this Plan, there will be a major increase in the amount of growth along the rail corridor and more modest growth in the south and west.

2.5.5 Since this plan came into effect, in April 2003, Iarnrod Éireann published a feasibility study (known as the Faber Maunsell Report) that examined the possibility of creating a suburban rail network in Cork based on reopening the disused railway between Cork, Carrigtwohill and Middleton and expanding the existing service between Cork and Cobh to serve the rail corridor north of the city to Blarney and Mallow. The study gave a favourable recommendation to the project and called on the planning authorities to set out their land use proposals for the full implementation of the CASP strategy through to the year 2020 to give certainty to those investing in the project that a critical mass of population would develop in the areas around the proposed stations. These land use proposals are set out in the three special local area plans for Middleton, Carrigtwohill and the Blarney - Kilbarry Rail Corridor made by the County Council in September 2005.

2.5.5(1) In May 2004, the Government announced that it had approved the implementation of the Cork suburban rail project including the reopening of the railway to Midleton with new stations at Blarney, Monard/Rathpeacon, Kilbarry, Dunkettle, Carrigtwohill and Midleton. Iarnrod Eireann are at an advanced stage in the design of the railway infrastructure and it is planned that train services will commence either at the end of the year 2007 or during 2008. The special local area plans have identified significant areas of land that is suitable for development in the areas near the new stations so that these areas can develop as new or enhanced centres of population.

2.5.6 The Council recognises that Annaghmore may have a role to play in the development of the Cork Region. The scale of any new settlement must be carefully considered to support the objectives of the Cork Area Strategic Plan without diverting development pressure from the suburban rail corridor. A decision on the detailed zoning objectives for any new settlement will therefore be deferred pending the outcome of the Rail Study.



Chapter 3

Settlement Policy

3.1 Network of Settlements

3.2 Green Belts - Preserving the Identity of Settlements

3.3 Developing and Sustaining Rural Communities

This chapter presents, in planning terms, the policies required for sustaining a healthy network of settlements across a whole range of urban, suburban, and rural locations throughout the county. In accordance with the overall strategy of the plan, it is based on the following important principles:

- a. A strong network of settlements is important for sustaining healthy population levels and enhancing quality of life. Also, the functional relationships between the different types of settlements need to be clearly understood;
- b. Urban sprawl on the edge of the city (and on the edges of towns) should be prevented and a clear character distinction between built-up areas and the open countryside should be maintained;
- c. Existing communities in rural areas should be supported and their local housing needs should be accommodated. The special land use requirements of primarily agricultural areas and the open countryside should also be accommodated;
- d. Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-term viability of individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure.

3.1 Network of Settlements

3.1.1 The established network of settlements in County Cork has been strengthened over the years by active development plan policies to direct development and services to appropriate locations and to promote economic investment by protecting the character and amenity of the various settlements. It has also helped to minimise dereliction and stagnation by resisting trends towards uncontrolled growth in unserved areas outside the settlements.

3.1.2 When the economy goes through cycles of rapid growth (such as over the last few years), investment tends to be spread relatively widely with most parts of the county experiencing at least some degree of heightened activity. Nevertheless, even in these very active periods, the market focuses heavily on the City and the surrounding area resulting in increased pressure on infrastructure, on the environment and on commuting patterns. Experience shows that as the economic cycle begins to slow, there is an even stronger tendency to focus on the centre.

3.1.3 In the more remote areas of the county, which tend to have a weak urban fabric of towns and villages and a wide dispersal of housing in the agricultural hinterland, the inherent problems of the current settlement pattern are emphasised, even in periods of growth.

3.1.4 To counterbalance these effects - congestion at the centre and stagnation on the periphery - a very strong network of interdependent settlements must be promoted throughout the county in a proactive way. This is especially so for the period of this development plan which will come into force during an uncertain economic phase at the end of a period of sustained growth.

3.1.5 The objectives set out in this section are a refinement of current development plan provisions, taking into account the recommendations of both the Cork Area Strategic Plan (CASP) and work of the North and West Cork Strategic Plan (NWCSP). They are presented in two parts; 'Metropolitan Cork' and 'Areas outside Metropolitan Cork' which form complementary parts of the settlement network.

Metropolitan Cork and the settlements within it

3.1.6 The concept of 'Metropolitan Cork' has been introduced by the Cork Area Strategic Plan (CASP) to represent the greater Cork City area as a unified entity with a single jobs and property market and an integrated transport system, all supported by the social, cultural and educational facilities of a modern European city. It encompasses the city itself (i.e. the Cork City Council area), together with the satellite towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire / Riverstown, Middleton, Passage West and Tower as well as the surrounding rural hinterland with its network of smaller settlements.

METROPOLITAN CORK

The concept of Metropolitan Cork was introduced by the Cork Area Strategic Plan (CASP) in order to promote the city, its suburbs, satellite towns, strategic industrial areas and villages as a single unified entity with a single jobs and property market.

This is intended to encourage the development of an integrated transport system and the level of social, cultural and educational facilities required by a modern European city.

3.1.7 The Metropolitan area is expected to absorb a significant population and jobs growth over the next 20 years. This requires very deliberate measures to encourage a significant shift towards development locations that can be made accessible by good public transport facilities, particularly rail.

3.1.8 The Government's decision to invest in the Cork suburban rail network has focussed attention on the existing settlements that are along the existing rail routes (Blarney - Cork, Cork - Midleton & Cork - Cobh). The Blarney - Kilbarry Special Local Area Plan will identify a location for the development of a new settlement, near the rail station planned for Monard, in line with the recommendations of the Cork Area Strategic Plan. Although unlikely to be developed during the lifetime of this plan, it is envisaged that the new settlement at Monard will fulfil the role of a satellite town in this part of the rail corridor.

3.1.9 The settlement network objectives in Metropolitan Cork are set out in the following table:

SPL 1-1	<p>The Role of Metropolitan Cork</p> <p><i>(a) It is an objective to promote the city, its suburbs, satellite towns, strategic industrial areas and villages as a single unified entity with a single jobs and property market.</i></p> <p><i>(b) It is an objective within Metropolitan Cork, to develop and support an integrated transport system and the level of social, cultural and educational facilities required by a modern European city.</i></p> <p><i>(c) It is an objective to establish Metropolitan Cork as a prominent element in the network of settlements and as the key economic hub of the region.</i></p>
SPL 1-2	<p>The Role of the City Suburbs</p> <p><i>It is an objective to consolidate the city suburbs that lie within the county area in such a way as to define the inner city green belt boundary and demarcate clearly the important separation between the edge of the city and the satellite towns.</i></p>
SPL 1-3	<p>The Role of the Satellite Towns</p> <p><i>(a) It is an objective to promote the satellite towns as important residential, service and employment centres with strong distinctive individual identities.</i></p> <p><i>(b) It is an objective to promote high levels of community facilities and amenities within the satellite towns and to enhance their clearly defined greenbelt setting with good public transport connections to the city.</i></p>

Objectives:

NETWORK OF SETTLEMENTS IN METROPOLITAN CORK

SATELLITE TOWNS

The Satellite Towns in Metropolitan Cork are:

- Ballincollig
- Blarney
- Carrigaline
- Carrigtwohill
- Cobh
- Glanmire / Riverstown
- Midleton
- Passage West
- Tower

<p>Objectives:</p> <p><i>Network of Settlements in Metropolitan Cork</i></p> <p><i>continued</i></p>	<p>SPL 1-4</p>	<p>The Role of the Strategic Industrial Areas</p> <p><i>(a) It is an objective to recognise, as special parts of the settlement network, those established settlements which, because of their strategic locations, have evolved as important locations for industrial development, employment and economic activity.</i></p> <p><i>(b) It is an objective to safeguard these strategic industrial locations and to avoid the use of inappropriate zonings or land use policies that would undermine their suitability for important strategic industrial uses.</i></p>
	<p>SPL 1-5</p>	<p>The Role of Villages within Metropolitan Cork</p> <p><i>It is an objective to provide services and facilities to support strong villages within the network of settlements, to promote sympathetic village development in tandem with the provision of services and to avoid large scale suburban housing layouts. In local area plans, the role of individual villages will be developed in detail, in line with the strategic aims for villages and smaller settlements set out in Objective SPL 1-10</i></p>

The Network of Settlements outside Metropolitan Cork

3.1.10 Complementing Metropolitan Cork itself, a whole range of other settlements make up the network in the remainder of the county: the main ring towns and county towns; supporting towns (other urban development nodes), rural villages and primarily agricultural areas.

The Network of Settlements in Rural Areas

3.1.11 In order to help strengthen rural villages and other settlements that are the primary focus for the development of rural areas and the provision of key services, it is important that a network of these settlements is established in the local area plans. This will create a balanced framework for public and private sector investment in housing, community facilities, employment, infrastructure and public transport. The network of settlements in the county's rural areas is made up of key villages, villages, village nuclei, and some other locations.

3.1.12 Key Villages will generally serve large rural hinterlands and have a good range of services and facilities, including employment opportunities and access to public transport. Through the local area

plans, detailed policies and objectives will be developed so that they will act as the primary focus for investment in housing, transport, employment, education, shopping, health facilities and community services

3.1.13 Villages will generally have a smaller range of services and employment opportunities found in key villages, but these will often include a number of important services and facilities, such as primary schools, shops, recreation or sports facilities and will sometimes have access to public transport. Through the local area plan's, the villages will form an important component of the settlement network, including accommodating significant amounts of growth and providing important services and facilities to significant rural hinterlands.

3.1.14 Village Nuclei will generally have one or more existing community or other local facilities. Through the local area plans, they will form an important component of the settlement network, by providing a basic level of services and by accommodating new growth that is compatible with the area

3.1.15 The local area plans will also address the role played by certain **Other Locations** within the rural areas of the county. Whilst these may not form a significant part of the settlement network, they often function as important areas for tourism, heritage, recreation and other uses.

SPL 1-6

The Role of the Ring Towns and Main County Towns

(a) It is an objective to build up the jobs-led growth potential of the ring towns and county towns as a counterbalance to Metropolitan Cork.

(b) It is an objective to promote their service and employment functions as well as their significant potential for attracting and maintaining population.

Objectives:

**NETWORK OF SETTLEMENTS
OUTSIDE METROPOLITAN
CORK**

Objectives:

**Network of Settlements
Outside Metropolitan Cork**

continued

RING TOWNS

The Ring Towns in County Cork are:

- Kinsale
- Bandon
- Macroom
- Mallow
- Fermoy
- Youghal

COUNTY TOWNS

The County Towns in County Cork are:

- Bantry
- Charleville
- Clonakilty
- Mitchelstown
- Skibbereen

SPL 1-7

The Role of Other Urban Development Nodes / Key Support Towns

(a) *It is an objective to encourage the development of the towns which function primarily as service centres to their rural hinterland and have the potential to become important urban development nodes.*

(b) *It is an objective to support the specialist 'niche' employment uses in such towns such as fishing and fish processing, administration, food industries, tourism etc.*

SPL 1-8

The Role of Rural Villages Outside Metropolitan Cork

(a) *It is an objective to facilitate the strengthening of existing rural villages as a primary focus for the development of rural areas and the provision of local services.*

(b) *It is an objective to recognise the need to strengthen infrastructure and public transport connections with larger towns and settlements.*

(c) *It is an objective to build up the population of rural villages in order to reverse rural decline and to retain and improve key facilities which in turn serve the wider rural community.*

(d) *In local area plans, the role of individual villages will be developed in detail, in line with the strategic aims for villages and smaller settlements set out in Objective SPL 1-10.*

SPL 1-9

Primarily Agricultural Areas Outside Metropolitan Cork

(a) *It is an objective to support the economic viability of primarily agricultural areas and to retain existing communities while safeguarding those land uses which are appropriate to agricultural areas and the open countryside.*

SPL 1-10

The Role of Villages and Other Settlements in Rural Areas

(a) *It is an objective to establish a settlement network for the rural areas of the county in local area plans so that this can be used to guide the development of the villages and other settlements particularly with regard to housing, community facilities, employment, infrastructure and public transport.*

**SPL 1-10
contd.**

(b) The strategic aims set out in this objective will be used as the basis for the settlement networks established in the local area plans:

KEY VILLAGES - Establish key villages as the primary focus for the development of rural areas and the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including infrastructure and public transport.

VILLAGES - Encourage and facilitate population growth, and support the retention and improvement of key facilities within villages, including the provision of infrastructure and public transport.

VILLAGE NUCLEI - Preserve the rural character of village nuclei and encourage small-scale expansion, generally through low-density individual or multiple housing and other developments, in tandem with the provision of services.

OTHER LOCATIONS - Identify and establish other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.

Objectives:**GREEN BELT:****METROPOLITAN CORK***continued*

3.2 Green Belts – Preserving the Identity of Settlements

3.2.1 The Cork City Green Belt has served the area well over the years. It has helped in preserving the identity of the City itself within a ring of distinctive unspoilt hillsides and ridges. It has also ensured that there is a clear separation between the city suburbs and the satellite towns which in turn adds to the distinctiveness of those towns. Although each generation has experienced consistent development pressures on green belt land, it is recognised that the Green Belt has largely been successful in preventing a sprawling metropolis occurring in the Cork area.

3.2.2 For the smaller towns it has also been beneficial to have reasonably strict controls in their immediate hinterland. It has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries. The so called 'three mile zone' policies of the 1996 Development Plan were an attempt to formalise this approach.

What is special about the Cork City Green Belt..?

Is it also important to have some sort of green belt around smaller towns...?

3.2.3 The character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. This, and other patterns of 'suburbanisation' of the countryside are identified in 'Sustainable Development – A Strategy for Ireland', published by the Government in 1997, as an issue of sustainability.

The Planning Principles of a Green Belt

What are the main principles of a Green Belt policy...?

3.2.4 The planning principles behind a green belt policy would include some or all of the following:

- *Maintenance of distinction in character between the town or city and its hinterland by the prevention of unrestricted sprawl of urban areas into the countryside;*
- *Prevention of individual settlements merging into one another either through inappropriate zoning for development or through loose controls on dispersed 'one-off' developments;*
- *To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;*
- *Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built up areas.*
- *Retention of land in agriculture, forestry or other uses which would otherwise be susceptible to inappropriate development.*

The Metropolitan Cork Green Belt

3.2.5 The Cork Area Strategic Plan (CASP), promotes very strongly the idea of Metropolitan Cork defined by a green belt which encompasses both the city and all of the satellite towns. In this plan therefore, a formal extension of the green belt is recommended

3.2.6 Following on from the principles established in the 1996 County Development Plan, three distinct types of green belt land are identified in this plan. The first, **A1**, requires the highest degree of protection because it is made up of the prominent open hilltops, valley sides and ridges that give Cork its distinctive character and the strategic, largely undeveloped gaps between the main Green Belt settlements.

3.2.7 The second type of green belt land, **A2**, also requires protection. These areas are the largely undeveloped open green belt

lands that define the distinctive open agricultural setting for the towns and villages of Metropolitan Cork. It has relatively low levels of development at present.

3.2.8 The third type, **A3**, represent pockets within the green belt (outside towns and villages) which over the years have become relatively built up, typically through incremental one-off dwellings. Though unserviced, they still require protection but they are not as sensitive as A1 and A2 areas.

3.2.9 It is estimated that there are over 9,500 dwellings currently in the green belt outside of any town or village, representing a population of up to 30,000 people. Retaining the green belt into the future, therefore, represents a serious planning challenge and any incremental erosion of green belt lands over time needs to be carefully monitored. The overall zoning objective for green belt lands is for agriculture, recreation or open space uses.

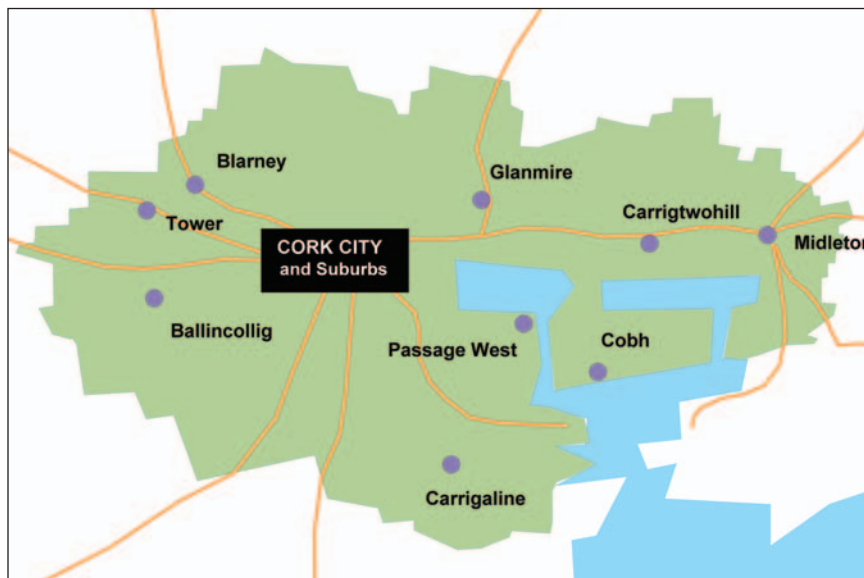


FIGURE 3.1

THE METROPOLITAN CORK GREEN BELT

...defines the identity of Metropolitan Cork, prevents the settlements from merging together into one large metropolis, and ensures that for all built up areas, open countryside is reasonably nearby.

The exact extent of the green belt is shown on detailed maps in Volume 4 of this plan.

<p>Objectives:</p>	<p>SPL 2-1</p>	<p>Metropolitan Cork Green Belt</p> <p><i>It is an objective to establish an enlarged green belt for Metropolitan Cork (as shown on the maps in Volume 4 of this Plan) which encompasses the City and its suburbs together with the satellite towns, villages and countryside of Metropolitan Cork.</i></p>
<p>GREEN BELT: METROPOLITAN CORK</p>	<p>SPL 2-2</p>	<p>Land Uses Within the Metropolitan Green Belt</p> <p><i>It is an objective to preserve the character of the Metropolitan Green Belt as established in this Plan and to reserve generally for use as agriculture, open space or recreation uses those lands that lie within it.</i></p>
	<p>SPL 2-3</p>	<p>Green Belt Areas requiring Special Protection (A1)</p> <p><i>(a) It is an objective to protect those prominent open hilltops, valley sides and ridges that define the character of Cork and those areas which form strategic, largely undeveloped gaps between the main Green Belt settlements. These areas are labelled A1 in the Green Belt maps and it is an objective to preserve them from development.</i></p> <p><i>(b) It is an objective to recognise that exceptional individual housing needs of people engaged in agriculture may arise from time to time within the A1 green belt area. Such exceptional needs may be accommodated on green belt lands, subject to the availability of a suitable site and normal proper planning considerations.</i></p>
	<p>SPL 2-4</p>	<p>Generally Open Green Belt Lands (A2)</p> <p><i>(a) It is an objective to preserve the largely undeveloped nature of those open green belt lands (labelled A2 in the green belt maps) that define the distinctive open agricultural setting of the Metropolitan Cork settlements.</i></p> <p><i>(b) It is an objective to recognise the individual housing needs, that may arise from time to time, of people who live or grew up within a particular A2 area. Such exceptional needs may be accommodated within the same A2 area, subject to the availability of a suitable site and normal proper planning considerations.</i></p>

SPL 2-5	<p>Relatively Developed Green Belt Areas (A3)</p> <p>(a) <i>It is an objective to recognise those relatively built up pockets of green belt land (labelled A3 in the green belt maps) that may be suitable for a very limited amount of further development.</i></p> <p>(b) <i>It is an objective to recognise the individual housing needs, that may arise from time to time, of people who live or grew up within a particular A3 area. Such needs may be accommodated within the same A3 area, subject to the availability of a suitable site and normal proper planning considerations.</i></p>
SPL 2-6	<p>Villages Within the Green Belt</p> <p><i>It is an objective to support existing green belt villages and smaller settlements and, where Local Area Plans identify a need for adjustment of development boundaries, to allow limited expansion into green belt lands.</i></p>
SPL 2-7	<p>Sustainability of Exceptions to Green Belt Policies</p> <p>(a) <i>It is an objective to recognise that by reason of the number of people currently living within green belt areas, the granting of regular exceptions to overall policy is likely to give rise over the years to incremental erosion of much of the green belt.</i></p> <p>(b) <i>It is an objective, over the period of this development plan to monitor the scale and rate of development within the green belt in order to assess the effectiveness of the green belt policy.</i></p>
SPL 2-8	<p>Active Uses of Green Belt Lands</p> <p><i>It is also an objective generally to facilitate active uses of the Metropolitan Green Belt and to encourage proposals which would involve the development of parks, countryside walks or other recreational uses within the green belt. Any built development associated with such uses should not compromise the specific function and character of the green belt in the particular area.</i></p>

Objectives:

**Green Belt:
Metropolitan Cork**

continued

3.2.10 While the overall objective for green belt lands is to reserve them generally for use as agriculture, open space and recreation (Objective SPL 2-2), it is important to recognise that there are a certain number of long-established commercial or institutional uses lying entirely within the green belt. Examples of this would include garden centres, hotels, care institutions, and tourism enterprises such as Fota Island. It is not the intention of this plan to restrict their continued operation or (subject to maintaining the specific function and character of the green belt in the area) to prevent appropriate proposals for expansion / intensification of the existing uses. This of course would only apply to authorised uses and also be subject to normal proper planning considerations.

3.2.11 There may also be rare and unforeseen circumstances where special or unique kinds of development, that would not be suitably located within zoned lands, may be accommodated successfully in certain green belt locations. This would only be appropriate where the specific function and character of the green belt at that location would be maintained and where the development would otherwise be in accordance with the overall strategy and other principles and objectives of this plan.

Green Belts around other towns

3.2.12 In the Ring towns / County towns and smaller settlements the plan recognises that development should be discouraged in the immediate surroundings of the settlements. It also acknowledges that, in the absence of clear national guidance on the issue (or indeed any fiscal incentives to discourage development of individual houses in such areas) very rigidly prescribed policies might not be appropriate. The overall objective of seeking to prevent sprawl near towns and to control linear roadside development remains.

3.2.13 The local area plans will define the extent of individual green belts around the ring and county towns and any of the larger villages where this approach is considered appropriate. Wherever possible the boundaries of these green belts will follow readily identifiable physical features and the definition of their physical extent should reflect:

- The visual setting of the town;
- The main approach routes;
- The need to maintain strategic gaps with other settlements;
- Areas of designated landscape importance; and
- Areas of known nature conservation value.

3.2.14 Within these green belts, the local area plans will generally reserve land for agriculture, open space or recreation uses and exceptions to this will only be allowed in the case of an individual who

can demonstrate a strong family tie to a specific location or in the circumstances referred to in paragraphs 3.2.10 and 3.2.11 of this plan.

3.2.15 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements. Because of the exceptional pressure for development in Metropolitan Cork, it is inappropriate to adopt this more flexible approach within the Metropolitan Cork Green Belt.

3.2.16 Those intending to build houses within the Green Belts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations. So that the proposed green belts are effective, the limitations on housing proposed through the objectives set out in the local area plans will need to be applied in accordance with the terms in which the objective for them is expressed.

SPL 2-9**Green Belts Around Settlements**

(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a green belt around all individual towns.

(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns.

(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.

(d) The local area plans will define the extent of individual green belts around the ring and county towns and any of the larger villages where this approach is considered appropriate. They will also establish appropriate objectives for the green belts generally reserving land for agriculture, open space or recreation uses.

Objectives:**GREEN BELTS:
OTHER SETTLEMENTS**

3.3 Developing and Sustaining Rural Communities

3.3.1 Although there have been rapid increases in the rate of urbanisation in Ireland in recent years, a significant proportion of the population of Cork lives in rural areas i.e. in or near rural villages or in individual houses in the countryside.

3.3.2 An assessment of the current settlement pattern in the County shows that around 52% of all dwellings in County Cork (excluding the Cork City Council area)¹ are located in towns and villages. This figure is higher (at around 76%) in Metropolitan Cork. In the remainder of the county however, an average of over 60% of all dwellings lie outside any town, village or serviced area. This settlement pattern presents considerable planning challenges for the county, not least in the delivery of services, facilities and economic growth in rural areas.

The importance of rural villages

3.3.3 It is essential for the viability of rural areas that appropriate measures are put in place to provide for the existing communities and to sustain the population. This plan acknowledges particularly the crucial role of rural villages in helping to reverse rural decline and to retain and improve key facilities which, in turn, serve the wider rural community.

3.3.4 A sustainable planning approach would be to find ways to encourage a higher proportion of new dwellings in rural areas to locate in villages and towns. A particular set of planning objectives is required to support this.

Objectives:

SUPPORTING RURAL VILLAGES

SPL 3-1	<p>The Important Role of Rural Villages</p> <p><i>(a) It is an objective to recognise the essential role of rural villages in the long term sustainability of rural areas and to encourage a significant proportion of new development during the lifetime of this plan to be located in existing villages.</i></p> <p><i>(b) It is an objective actively to seek financial and other incentives from Government and other sources in order to encourage development in rural villages.</i></p> <p><i>(c) It is an objective to become pro-active, as a County Council, in acquiring land and providing services and sites within villages as a means of stimulating a shift towards development within villages.</i></p> <p><i>(d) It is an objective to recognise that this problem is particularly acute in parts of North and West Cork where there is particular need to strengthen the network of towns and rural villages.</i></p>
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¹ Estimate taken from the An Post / Ordnance Survey of Ireland survey of residential addresses 'GeoDirectory' mid 2000.

SPL 3-1 Contd.	<i>It is an objective to encourage a significant proportion of new rural dwellings in these areas to be located within existing villages or established village nuclei.</i>
SPL 3-2	<p>Established Village Nuclei</p> <p><i>It is an objective to identify, through Local Area Plans, those established village nuclei with one or more existing community or other local facilities which are suitable for small scale expansion through low density individual or multiple housing and other development.</i></p>
SPL 3-3	<p>Multiple Dwellings in Rural Areas</p> <p><i>It is an objective to promote rural villages and established village nuclei as the most appropriate locations for proposals to develop multiple dwellings (i.e. more than one dwelling). New developments are to be of an appropriate scale and density to respect the character of the existing settlement.</i></p>

Objectives:**SUPPORTING RURAL VILLAGES***Continued***Pressure for urban housing in rural areas**

3.3.5 For rural areas, it is important that policies are put in place to offset the very real pressures for large numbers of urban generated houses to locate there. These pressures are noticeable around all main towns but are particularly severe in areas within easy commuting distance of greater Cork city, an area of around 250,000 people.

3.3.6 It should be noted that the Cork Area Strategic Plan (CASP) has identified its entire area as being vulnerable to these suburbanisation pressures. The policy of this development plan should be to identify areas of strong rural housing controls covering those parts of the CASP area that are, or are likely to be, under severe development pressure.

SPL 3-4	<p>Urban Pressures on Rural Areas</p> <p><i>It is an objective to recognise the serious long-term effects that urban-generated housing development can have on rural areas, in terms of the viability of rural settlements, the carrying capacity of rural infrastructure and on the special character and environment of rural areas.</i></p>
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Objectives:**URBAN HOUSING IN RURAL AREAS**

The Rural Housing Control Zone (RHCZ)

3.3.7 A special Rural Housing Control Zone around Metropolitan Cork is established in this development plan and is shown in detailed maps in Volume 4 of the plan. Its purpose is primarily to restrict individual urban-generated houses in such areas. By implementing strict controls in the Rural Housing Control Zone, it will have the effect of protecting the character of the rural areas and allowing rural people to have relatively easy access to the available sites in their local area.

<p>Objectives:</p> <p>RURAL HOUSING CONTROL ZONE</p>	<p>Rural Housing Control Zone</p> <p>(a) <i>It is an objective to recognise the particular development pressures for large numbers of urban generated commuter housing in the countryside, outside the green belt, but within easy commuting distance of the city.</i></p> <p>(b) <i>It is an objective to establish a Rural Housing Control Zone, with strict controls on commuter housing, that covers those rural areas outside the Metropolitan area that are under most pressure for development. The Rural Housing Control Zone is shown on detailed maps in Volume 4 of this plan.</i></p> <p>(c) <i>It is an objective to discourage strongly new individual housing from being located within the Rural Housing Control Zone (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective SPL 3-6 below.</i></p>
	<p>SPL 3-5</p>

FIGURE 3.2

THE RURAL HOUSING CONTROL ZONE

...establishes those areas outside the metropolitan green belt which are under severe pressure from commuter housing in the countryside.

The exact extent of the Rural Housing Control Zone is shown on detailed maps in Volume 4 of this plan.



The needs of rural communities

3.3.8 Although the policies presented in this chapter are based on sound planning principles, it is also important to recognise that strict planning controls should not necessarily have a negative effect on established rural communities. In spite of the important reasons for controls in some areas, provision must also be made to sustain communities such as this by allowing people to build in their local area on suitable sites. This is expressly stated in objective SPL 3-6 below. The plan recognises in particular the importance to rural people of family ties and ties to a local area such as a parish, townland, or the catchment of a rural school.

3.3.9 Allowing exceptions such as this in areas of strict planning control also allows local people to have access to suitable sites that otherwise might be much less affordable if they were competing with potential buyers from outside the area (e.g. the quarter of a million people within easy distance of the city or buyers from abroad).

SPL 3-6**The Needs of People in Rural Communities Outside Metropolitan Cork**

(a) It is an objective to recognise the special needs of rural communities and, in particular, the genuine aspirations of people in rural areas, outside Metropolitan Cork, who wish to live and / or work in the area in which they were brought up.

(b) It is an objective in such circumstances, to accommodate their individual housing needs in their local area subject to a suitable site being available and normal proper planning considerations.

Objectives:**BUILDING UP
RURAL COMMUNITIES****Special Requirements in Scenic and Coastal Areas**

3.3.10 This plan continues the policy of the 1996 Development Plan which recognised that the sensitive scenic and coastal parts of the county have relatively limited capacity (both environmentally and in terms of scenic amenity) to accommodate individual houses in significant numbers. In such areas, where there are high levels of pressure for development of this kind, it is considered that the priority must be given to the full time housing needs of local people who live in the area.

3.3.11 Allowing exceptions for local people in such scenic and coastal areas also allows local people to have access to sites which otherwise might be prohibitively expensive.

Objectives:

RURAL HOUSES IN SCENIC AND COASTAL AREAS

SPL 3-7

Rural Houses in Scenic and Coastal Areas

(a) It is an objective to recognise that the scenic and coastal parts of the county generally have limited capacity, both in environmental and scenic amenity terms, to accommodate individual dwellings in the countryside.

(b) It is an objective to strongly discourage new dwellings in such areas except within established villages (or village nuclei). This restriction is relaxed in principle for the year-round occupation of people from the local area and subject to suitable sites being available.

(c) For the purposes of this objective, 'coastal areas' means those areas within sight of the sea, a lake or an inlet and 'scenic areas' includes those areas identified as scenic landscape on the scenic amenity maps in Volume 4 of this plan.

Implementing and Monitoring the Settlement Policy

3.3.12 The planning principles and objectives presented in this chapter have set out a settlement policy that seeks to establish a strong network of settlements throughout the county, to build up rural villages and to safeguard the needs of rural communities in a practical way. An important effect of this is that in certain circumstances there will be strict policy controls on individual rural dwellings.

3.3.13 Subject to accommodating certain local rural needs (see objective SPL 3-6 in particular), these controls generally apply in green belts around the city and the main towns (Section 3.2 above), in the rural housing control zone (Section 3.3.7) and in scenic and coastal areas (Section 3.3.10). In other areas, no specific planning objection in principle to individual rural houses has been included, subject to normal proper planning considerations in each case.

Exceptions to the Settlement Policy

3.3.14 As explained above, the possibility of allowing certain exceptions to the settlement policy in individual cases has been provided for in the objectives. Allowing a large number of exceptions could of course have negative planning effects in the longer term. For this reason it is important to ensure that exceptions are allowed only where they are genuinely warranted.

SPL 3-8

Genuine Housing Need and Connection to the Area

It is an objective, when exceptions to the settlement policy are being considered on the basis of an individual's local need for housing in a particular area, to ensure that both the need and the connection to the area are genuine ones.

Objectives:

EXCEPTIONAL RURAL HOUSING NEEDS IN A PARTICULAR AREA

Monitoring the Settlement Policy

3.3.15 The settlement policy is based on a clear set of principles which aim for a sustainable settlement pattern for County Cork. It will be important, over the coming years to monitor progress on achieving this.

SPL 3-9

Monitoring the Settlement Policy

It is an objective during the period of this Development Plan to monitor carefully the scale, rate and location of newly permitted developments in order to assess the degree to which settlement policy objectives are being achieved right across the network of settlements.

Objectives:

IMPLEMENTING THE SETTLEMENT POLICY

'Normal proper planning considerations'

3.3.16 The policies contained in this chapter have set out whether in principle certain kinds of development (e.g. an individual house) are acceptable in particular areas. It is important to point out however that the policies in themselves cannot indicate whether an individual planning application will be granted or not. All applications for planning permission have to be tested against a range of normal planning criteria.

3.3.17 These criteria, which would be examined during the application process, would include such things as: whether the proposal would give rise to a ribbon of linear roadside frontage development; whether the design and scale of the proposal is appropriate to the surroundings; whether the site is in an exposed or visually obtrusive location; whether it is on a dangerous or high speed stretch of road; whether there is an over-concentration of septic tanks and private wells in the area; whether there are any sewage disposal, drainage or water supply concerns; whether there are any pollution or public safety concerns; whether it would unduly affect other properties in the area, whether there are any archeological or other heritage factors involved; whether it is in a scenic or nature conservation area or whether it is consistent with other

What do we mean by normal proper planning considerations...?

objectives in this plan (e.g. the zoning objectives for the area) etc.

3.3.18 The list of criteria given above is not an exhaustive one. Information and advice on planning applications can be obtained from the County Council's planning office and various guidance material (such as design guidance and development control standards) will be issued from time to time.

A note on Ruinous dwellings in the Countryside

3.3.19 It is not the intention of the settlement policy objectives of this plan generally to prevent the renovation of a ruinous or disused dwelling in the countryside for use as a dwelling, or in certain cases, the replacement of a ruinous or disused dwelling with a new dwelling at the same location, subject to an appropriate design, and scale of building. This would not apply where the existing structure is not substantially still in place and would of course be subject to normal planning considerations, as well as the requirements of other objectives in this plan (such as those relating to protected structures, scenic views and prospects, archaeology etc.)

3.3.20 Proposals to renovate, modify or change the use of other derelict buildings (i.e. those that are not or were not dwellings) are generally dealt with on their merits on a case-by-case basis having regard to the relevant policies and objectives of the plan (in particular the settlement policy) as they apply to the relevant area.



Chapter 4

Employment and Economic Activity

4.1 Land Use and Economic Development in County Cork

4.2 Industry and Enterprise

4.3 Retail and Commerce Development

4.4 Tourism Development

4.5 Agriculture, Fisheries, Mineral Extraction and Forestry

This chapter presents policies for Employment and Economic Activity based on the following main principles which are set out in the overall strategy:

- a. The securing of the county's economic future requires the timely and adequate provision of land for employment needs, including sites at suitable locations for industrial uses, enterprise uses, retail uses and other uses;
- b. Land use provision for employment uses should be closely related to transportation, environmental and infrastructural considerations as well as to the effects on town centres, residential amenity and to the broader settlement policies;
- c. Balanced improvement of the economy across the whole county will require special measures in areas where economic activity is weaker.

4.1 Land Use and Economic Development in County Cork

4.1.1 Economic activity in County Cork has grown significantly in recent years. To a degree, this has been influenced by the dramatic national growth in the economy over the same period. Nationally, the GDP has grown by an average of 10.1% per annum over the last 5 years (the highest growth rate in the EU) and employment increased by 32% between 1989 and 1998. This resulted in a low unemployment rate of less than 4%.

4.1.2 But County Cork as a whole has attracted a larger share of the nation's economic growth than many other areas outside Dublin. However, within the county, there are serious disparities between the prosperity and growth evident in the Metropolitan area around Cork City and the relative weakness of the economy in North and West Cork with its high dependence on the agricultural sector.

4.1.3 In the Metropolitan area around Cork City, some economic sectors have thrived in the past partly because of the existence in that area of particular physical or social characteristics, such as access to modern port facilities or to a labour market with particular skills. So that the best use can be made of available land and other resources over the lifetime of this plan, it is important to identify these special characteristics and ensure that inappropriate development does not prejudice their best use in the future.

4.1.4 In other areas, particularly those parts of North and West Cork where underlying economic trends are much weaker, it is important to provide for the development needs not only of existing economic sectors, such as the agricultural sector, but also to provide opportunities and, if possible incentives, for diversification. A key element of this strategy will be the concentration of new economic and employment development within the existing pattern of settlements. This will improve the level of employment choice in the more remote parts of the County and strengthen the importance of these settlements in the overall settlement hierarchy in the County.

4.1.5 In all areas, it is important, where practicable, to allow related economic activities to develop close to each other, forming clusters. This will serve to strengthen the development of specialist skills in local labour markets, provide some potential to lessen any adverse environmental impacts and reduce unnecessary travelling.

4.1.6 It is also important, throughout the county to make provision for new economic and employment development in a broad balance with the provision of new housing development. This strategy will provide people with the opportunity to live closer to work and reduce the need for commuting.

ECO 1-1	<p>Overall Strategy for Economic and Employment Development</p> <p><i>It is an objective generally to encourage all forms of economic and employment development throughout the county subject to normal planning considerations, sustainable development criteria and the principles and objectives of this plan.</i></p>
ECO 1-2	<p>Land in Strategic Locations for Economic Development</p> <p><i>It is an objective to identify land in key strategic locations, that is particularly suitable for development that may be required by specific employment and economic sectors. Land in such locations will form part of a strategic reserve that will be protected from inappropriate development.</i></p>
ECO 1-3	<p>Economic and Employment Development Clusters</p> <p><i>Where possible, it is an objective to encourage and make provision for the location of new employment and economic development close to other related activities so as to form 'clusters' that will help reduce any adverse environmental impacts, reduce any unnecessary travelling and foster the development of specialised labour markets.</i></p>
ECO 1-4	<p>Balanced Provision of Land for Housing and for Employment Development</p> <p><i>It is an objective to ensure a broad balance in the plan between the provision of housing and the provision of land for new employment and economic development to provide an opportunity for people to live closer to work and to reduce the need for unnecessary journeys.</i></p>

Objectives:**ECONOMIC AND
EMPLOYMENT
DEVELOPMENT**

4.2 Industry and Enterprise

4.2.1 In this Development Plan, industry and enterprise are considered together into a single land use category (see Chapter 9) because of their common focus on process-oriented employment and production. They are not totally interchangeable land uses however, because they have different requirements for environmental standards and access to transport networks. They are presented in separate sections in the following paragraphs.

Industry

4.2.2 Manufacturing and distribution are the principal sectors of economic activity that are together known as 'Industry'. Together, they encompass the collection and processing of raw materials and the delivery of finished goods to their market place.

4.2.3 Over recent years, the primary locations for large scale manufacturing industry in County Cork have developed in the three main Strategic Industrial areas of Ringaskiddy, Little Island and Whitegate. Ringaskiddy, with excellent port facilities, and access to the national road network has tended to be the focus for the pharmaceutical industry. Hawlbowl Island, with limited port facilities and its road access through Ringaskiddy accommodates a now redundant steel works and a Naval Base. Other large-scale industry is located in Whitegate where port facilities have been a key factor in the development of the oil refinery.

4.2.4 In the area close to Cork City, Little Island has developed as the key location for a variety of other industrial activities. It enjoys excellent links to the National road network and is close to the Jack Lynch Tunnel and the Port of Cork and Iarnród Éireann container facilities for the area. For these reasons it has proved a particularly suitable location for the distribution industry.

4.2.5 In the ring towns and county towns, industry tends to be associated with niche sectors such as agro-industrial development in North Cork towns and marine or tourism related industry in West Cork. There have also been technology based industrial initiatives associated with the promotion of Foreign Direct Investment throughout the county. Special location-specific development (such as oil trans-shipment requiring deep harbour facilities as at Whiddy Island) has also occurred.

4.2.6 In the period of this plan, it is probable that the further expansion of the bulk-manufacturing sector (mainly chemicals, pharmaceuticals and oil refining) in the area around Cork City will depend on the availability of suitable land in locations with access to appropriate port facilities, plentiful water supplies and close to existing undertakings particularly where hazardous materials or processes are involved. It is probable that the issue of waste disposal may become

increasingly important, particularly for the chemical and pharmaceutical sectors.

4.2.7 In other sectors, with less specific location requirements, it is likely that the trend in recent years towards the sourcing of manufacturing capacity from global rather than national or local sources will continue. This will lead to further increases in the scale of the distribution industry. So that this sector can make the best use of limited transport infrastructure capacity, in locating new development, preference should be given to locations that offer a genuine choice of transport mode.

4.2.8 Elsewhere, the plan should provide a choice of locations to facilitate the expansion and development of other established economic sectors. This is particularly important to the food-processing industry in North and West Cork. New development should be located within existing settlements to encourage economic diversification through networking between related businesses, enhance the degree of employment choice in these more remote communities and provide at least some opportunities for travel to work by public transport.

4.2.9 The general objectives for industrial development are set out in the following table:

ECO 2-1	<p style="text-align: center;">Locations for Large Scale Industrial Development</p> <p><i>It is an objective to ensure that sufficient and suitable land is zoned for large scale and general industry (including development to meet the likely needs of the chemical, pharmaceutical and oil refining sectors) at the key locations of Ringaskiddy, Whitegate and Little Island. Such land will, normally, be protected from inappropriate development that would prejudice its long term development for these uses.</i></p>
ECO 2-2	<p style="text-align: center;">Locations for Distribution Industry Development</p> <p><i>In addition to land zoned for large scale and general industry, it is an objective to ensure that sufficient and suitable land is zoned for distribution industry development at the key location of Little Island. Such land will, normally, be protected from inappropriate development that would prejudice its long term development by these sectors.</i></p>

Objectives:

INDUSTRIAL DEVELOPMENT

<p>Objectives:</p> <p>Industrial Development</p> <p><i>continued</i></p>	<p>ECO 2-3</p>	<p>Locations for Port Related Development</p> <p><i>It is an objective to ensure that land with the potential to accommodate port related development, particularly at Ringaskiddy, but also at the other ports throughout the County, is, normally, protected from inappropriate development that would prejudice its long term potential to accommodate this form of development.</i></p>
	<p>ECO 2-4</p>	<p>Other Locations for Industrial Development</p> <p><i>It is an objective to provide an adequate range of locations for both large and small scale new industrial development throughout the County. This development will, normally be located on appropriately zoned lands within the development boundaries of established settlements to facilitate more sustainable commuting patterns and to contribute to the economic development of towns.</i></p>
	<p>ECO 2-5</p>	<p>Development Clusters</p> <p><i>It is an objective to create opportunities for the clustering of activities with a similar industrial base at various locations and to ensure that suitable locations for small to medium enterprises are identified in the zoning provisions in the main towns.</i></p>

Rural Industry

4.2.10 Certain kinds of industry, especially those which involve natural resources and serve rural communities may, at an appropriate scale, have a role to play in rural development. Where appropriate locations are available, with adequate infrastructure, these can be located outside settlements.

<p>Objectives:</p> <p>RURAL INDUSTRY</p>	<p>ECO 2-6</p>	<p>Rural Industry</p> <p><i>It is an objective to promote rural industries generally and to facilitate certain kinds of rural industry, especially those that are natural resource dependent (e.g. associated with forestry) to be located outside settlements in appropriate locations.</i></p>
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Prevention of major accidents

4.2.11 A number of industries in County Cork are affected by the Seveso II Directive (96/082/EEC). This EU Directive seeks to prevent major industrial accidents involving dangerous substances and to limit the consequences of accidents on people and the environment.

4.2.12 In this plan, the focus is to ensure that (a) proposals for new establishments at risk of causing major accidents; (b) proposals for the expansion of existing establishments designated under the directive; and (c) other developments proposed near to existing establishments, all take into account the need to prevent major accidents involving hazardous substances and safeguard both the public and the environment.

4.2.13 The industries that are currently (January, 2003) covered by the directive are listed in Table 4.1 and indicated on the relevant Local Area Plans and Special Local Area Plans. The Health and Safety Authority have established generic 'consultation distances' surrounding these establishments and these are also indicated in the table.

Establishment	Location	Consultation Distance (m)
Bantry Terminals Ltd.	Reenrour, Bantry, Co. Cork	Whiddy Island
BOC Gases Ireland Ltd.	Little Island, Co. Cork	700m
Calor Gas Teo	Whitegate, Co. Cork	600m
Calor Gas Teo *	Tivoli, Co. Cork	600m
Cognis Ireland Ltd	Little Island, Co. Cork	1000m
Derrymore Agencies Ltd	Quartermtown, Mallow, Co. Cork	600m
Dynea Ireland Ltd	Marino Point, Cobh, Co. Cork	1000m
Eli Lilly S.A	Dunderow, Kinsale, Co. Cork	1000m
Flogas Irl.Ltd *	Tivoli Ind. Est, Cork	600m
Irish Distillers Ltd	Midleton, Co. Cork	300m

* Located within the Cork City Council Boundary

TABLE 4.1

INDUSTRIES IN CORK COVERED BY THE SEVESO DIRECTIVE AS AT JANUARY 2003.

A generic consultation distance is set out for each industry.

Table 4.1
Industries in Cork covered by
the Seveso Directive as at
January 2003
continued

Establishment	Location	Consultation Distance (m)
Irish Refining PLC	Whitegate, Co.Cork	1500m
Irish Shell Ltd. *	Centre Park Road, Cork	300m
Irotec Laboratories Ltd	Little Island Ind. Est., Co. Cork	1000m
Novartis Ringaskiddy Ltd	Ringaskiddy, Co. Cork	1000m
Pfizer Ireland Pharmaceuticals	Drug Subs Plant Ringaskiddy, Co. Cork	1000m
Pfizer Ireland Pharmaceuticals	Little Island, Co. Cork	1000m
Pfizer Ireland Pharmaceuticals	Loughbeg, Ringaskiddy, Co. Cork	1000m
Pharmacia and Upjohn	Inchera, Little Island, Cork	1000m
Irish Oxygen Co. Ltd.,	Waterfall, Co. Cork	1000m
Tervas Ltd.,	Knockburden, Co. Cork	600m
Vita Cortex Ltd.,*	Kinsale Road, Cork	1000m
Smithkline Beecham (Man) Ltd,	GlaxoSmithkline Beecham (Cork) Ltd, Currabinny, Co. Cork	1000m

* Located within the Cork City Council Boundary

ECO 2-7	<p>Prevention of Major Hazardous Accidents</p> <p><i>It is an objective to reduce the risk and limit the consequences of major industrial accidents by, where appropriate, taking into account the advice of the Health and Safety Authority when proposals for new development are considered.</i></p>
ECO 2-8	<p>Proposals for New Establishments</p> <p><i>It is an objective, in assessing applications for new development or expansion of existing development involving hazardous substances, to have regard to:</i></p> <ul style="list-style-type: none"> • <i>The Major Accidents Directive (Seveso II) (96/082/EEC)</i> • <i>Potential adverse impacts on public health and safety</i> • <i>The need to maintain appropriate safe distance between residential areas, areas of public use and areas of particular natural sensitivity.</i>
ECO 2-9	<p>Proposed Development Adjacent to Existing Establishments</p> <p><i>The Health and Safety Authority have established Consultation distances surrounding establishments designated as containing hazardous substances. In addition to normal planning criteria it will be an objective to ensure that development within these distances complies with the requirements of the Major Accidents Directive (Seveso II). The Council will consult with the Health and Safety Authority regarding any such proposals.</i></p>

Objectives:**PREVENTION OF MAJOR INDUSTRIAL ACCIDENTS**

Enterprise

4.2.14 Enterprise is the term used to describe a broad range of economic and employment generating developments that, like industry, rely on process-oriented activities to produce goods and services. However, in contrast to industry, these uses require high quality environmental conditions and tend to locate where there is access to appropriately skilled labour markets rather than near sources of raw materials or market areas.

4.2.15 This group of economic activities includes ‘office-based industry’. These enterprises are offices concerned with producing an end product or providing telephone or web-based services. They do not normally serve visiting members of the public. They should be located primarily in Enterprise locations (such as business or technology parks) or at City centre or town centre locations.

4.2.16 There has been significant growth in these activities in the area west and south-west of Cork City over recent years and this has played a part in not only offsetting the loss of employment in other sectors such as agriculture but also fuelling much of the growth that the area has experienced.

4.2.17 Over the life of this plan, it is assumed that many ‘office-based-industry’ activities will continue to grow. Whilst there has been some volatility in this sector recently, in the longer term, technological advance and the continuing development of the skilled labour force in Cork is likely to stimulate further growth. The main pressure for this growth will arise in the area around Cork City where there is the greatest concentration of existing operations.

4.2.18 It is clearly important, to ensure the adequate protection of the most suitable land for future expansion in this sector. However, opportunities may arise during the life of the plan, to establish new locations for clusters of this type of development elsewhere in the county. Appropriately zoned land should be provided for within a variety of settlements so that opportunities can be exploited when they arise.

<p>Objectives:</p>		
<p>ENTERPRISE DEVELOPMENT</p>	<p>ECO 2-10</p>	<p>Location of Future Development</p> <p><i>It is an objective to ensure that sufficient and suitable land is zoned for new enterprise development (including the technology sector) at key locations throughout the county. Such land will, normally, be protected from inappropriate development that would prejudice its long-term development for these uses.</i></p>
	<p>ECO 2-11</p>	<p>Enterprise: Design, Layout and Amenity</p> <p><i>It is an objective to ensure that a high standard of design, layout and amenity is provided and maintained at locations selected for enterprise development.</i></p>

4.3 Retail and Commerce Development

4.3.1 This section considers a broad group of economic activities where goods and services are provided both to the public and to other businesses. These activities form the core activities found in town centres and are often, but not always, characterised by the provision of goods and services to visiting members of the public. As a group these activities generate significant employment and provide a competitive environment for both individuals and businesses to access the goods and services they require.

4.3.2 The retail sector includes shopping and other businesses selling goods or services to members of the public. The commercial sector does not include retail shopping but does include other businesses selling goods or services primarily to the public or businesses. Both sectors have been traditionally located in, and play an essential role in maintaining the vitality and importance of, our town centres.

Retail and the Retail Strategy

4.3.3 Retailing is the key activity that underpins the character and importance of town, neighbourhood and village centres. The traditional clustering of this activity with others providing services to visiting members of the public has made these centres the focus of many important cultural and commercial elements of everyday life.

4.3.4 In recent years the availability of new products and services coupled with increasing consumer demand, have brought about a dramatic expansion of this sector. New products and services have also brought with them new approaches to sales and marketing that, in turn, bring pressure for new building designs in different locations.

4.3.5 With this pattern of change comes a risk that the vitality and importance of our town centres could be undermined by an emerging trend not only for retailers but also evident amongst some office based businesses to seek relatively isolated locations elsewhere dependant almost entirely on access by private car.

4.3.6 The National Retail Planning Guidelines for Planning Authorities December 2000, came into effect in January 2001. They set out policy objectives in the light of the changing retail environment in Ireland over recent years taking account of increasing economic growth and the need for strategic retail policies and proposals to be incorporated into development plans.

The key objectives of the guidelines are to:

- *Ensure County Development Plans incorporate clear policies and proposals for retail development including floor space caps;*
- *Facilitate a competitive and healthy environment for the retail industry of the future;*
- *Promote forms of development which are easily accessible - particularly by public transport - in a location which encourages multi-purpose shopping, business and leisure trips on the same journey;*
- *Support the continuing role of the town centre as the preferred location for retail development;*
- *Establish a presumption against large retail centres located away from town centres adjacent or close to existing new or planned national roads/motorways.*

Cork Planning Authorities - Joint Retail Strategy

4.3.7(1) The Retail Planning Guidelines published by the Department of the Environment and Local Government in December 2000 require the larger urban areas of the Country, including Cork City and County, to prepare retail strategies and policies for their areas. The strategies, to be included in all future development plans, are to comprehensively address the following matters:

- *Confirm the retail hierarchy, the role of centres and the size of the main town centres;*
- *Define the boundaries of the core shopping areas;*
- *Identify the additional floor-space requirements;*
- *Provide strategic guidance on the location and scale of retail development;*
- *Preparation of policies and action initiatives to encourage the improvement of town centres;*
- *Identification of criteria for the assessment of retail developments.*

4.3.7(2) Cork City Council and Cork County Council jointly commissioned consultants to prepare the Cork Strategic Retail Study 2002 (presented to the Council in February 2003), hereafter referred to as the CSRS. The strategy set out in this document is based on the findings of that study. All the planning authorities in Cork including the City and County Councils, and the nine Town Councils who are planning authorities, will adopt the strategy and include it within their development plans. It will form the agreed basis on which each authority will be able to formulate appropriate development plan objectives or policies for retail development in its area and which will be used in the determination of applications for planning permission.

4.3.7(2)(1) The Review Of Retail Warehousing In Cork (August 2004) was commissioned jointly with Cork City Council. The report follows the commitment made in Paragraph 4.3.7 (49) of the Cork County Development Plan 2003 (as varied). The purpose of this report was to review the quantitative and locational parameters for retail warehousing in County Cork.

4.3.7(2)(2) The Review of Retail Warehousing in Cork suggests a demand requirement for an additional 28,530 square metres (gross) in addition to the figures recommended in the Cork Strategic Retail Study. This equates to 24,250 square metres (net). It is envisaged that this amount of retail warehousing allocation would capture the spending "released" from mail order & internet sales in the period 2001 - 2007. The report suggests that this type of retail activity is not growing at the rate envisaged in the Cork Strategic Retail Study. At various points in the final report on The Review Of Retailing In Cork reference is made to both Gross and / or Net floorspace figures. The figures provided in this Variation are Net figures, as in the Cork County Development Plan 2003 (as varied). Where necessary figures were converted from Gross to Net using an assumption that Net space is 85% of Gross space.

4.3.7(2)(3) In addition to looking at the quantitative and locational parameters for retail warehousing the Review Of Retail Warehousing In Cork also included guidance on the four planning criteria used when assessing retail warehouse development including: Location of retail warehouse development, Scale of development and impact, Range of goods to be sold, and Access requirements.

ECO 3-5

Role of the Retail Strategy

(a) It is an objective to include the Cork Planning Authorities Joint Retail Strategy in current and future development plans together with appropriate objectives that will secure its implementation.

(b) It is an objective to have regard to the Retail Planning Guidelines for Planning Authorities, in determining planning applications for retail development.

Objectives:**RETAIL STRATEGY**

Retail Hierarchy

4.3.7(3) At the heart of this strategy is a hierarchy of retail locations that forms the basis for determining the quantum and location of new retail development. This is summarised in Table 4.2.

TABLE 4.2
CORK RETAIL CENTRES
HIERARCHY

Description	Locations
<u>Regional centre</u>	Cork City Centre Retail Area
<u>Town / District centres</u>	Blackpool (District centre) Wilton (District centre) Mahon Point (District centre) Douglas (District centre) Ballincollig (District Centre) Carrigaline (District Centre) Midleton (District Centre) Bandon (Town Centre) Bantry (Town Centre) Charleville (Town Centre) Clonakilty (Town Centre) Cobh (Town Centre) Dunmanway (TownCentre) Fermoy (Town Centre) Kanturk (Town Centre) Kinsale (Town Centre) Macroom (Town Centre) Mallow (Town Centre) Millstreet (Town Centre) Mitchelstown (Town Centre) Skibbereen (Town Centre) Youghal (Town Centre)
<u>Neighbourhood centres</u>	Ballyvolane, Bishopstown, Bishopstown Court, Blarney, Carrigtwohill, Castletownbere, Doneraile, Glanmire-Riverstown Hollyhill, Newmarket, Passage West, Schull, Togher, Tower plus: Other specific locations defined in Development Plans & Local Area Plans.

Description	Locations
<u>Local shops</u>	Various urban locations and rural villages, in accordance with objectives set out in Development Plans and Local Area Plans.
<u>Retail Warehouses</u>	Kinsale Road and district/town centre or edge of centre locations and other suitable zoned areas identified in the Development Plan

Table 4.2

**Cork Retail Centres
Hierarchy
continued**

Cork City Centre

4.3.7(4) Cork City Centre is the primary retail centre in the County and the focus for comparison retail development. The City Centre dominates the shopping hierarchy in the County to the extent that almost 40 per cent of all the retail floor-space in the County is contained within it. It currently supports 105,000 square metres of net retail floorspace, of which 89,600 square metres (or 85 per cent) is for comparison goods.

4.3.7(5) Cork City Centre provides the main venue for higher order comparison goods and “fashion” goods within the Cork Metropolitan Area. It is therefore at the top of the hierarchy within the region. The CSRS proposes, in line with national guidance, that this dominant position of the City Centre be protected in terms of comparison goods, and particularly higher order comparison goods.

ECO 3-6

Strategic Role of Cork City Centre

(a) It is an objective to acknowledge Cork City Centre as the primary retail centre in the County and the focus for comparison retail development.

(b) It is an objective to recognise the need for Cork City Centre to both expand and improve the quality of the retail experience offered to meet its planned role as a retail centre of international importance.

Objectives:

CORK RETAIL CENTRES HIERARCHY

Town/District Centres

4.3.7(6) Blackpool, Douglas and Wilton function as the district centres within the urban area of the city. These will be joined by the development of Mahon Point. These centres are characterised by a mix of comparison shopping and convenience shopping. They all contain a significant amount of comparison goods floorspace.

4.3.7(7) The new district centre at Mahon Point is currently under construction and on completion will provide a 2,800 square metre convenience food-store, 11,000 square metres of comparison shopping floorspace and 6,500 square metres of retail warehousing.

4.3.7(8) In recent years, district centres located in the suburbs of Cork City have expanded relatively rapidly when compared to trends in the City Centre. If the planned development of the City Centre and the metropolitan towns is to succeed, then it will be appropriate to allow only modest expansion of the three existing suburban district centres of Blackpool, Douglas and Wilton until 2006 after which all significant new comparison goods floor-space in the city will be focussed on the city centre.

4.3.7(9) The metropolitan towns of Ballincollig, Carrigaline and Midleton have also been designated as district centres in the retail hierarchy. Ballincollig and Carrigaline fulfil the role of serving their immediate catchment while Midleton has a recognised role as a self-sustaining satellite town serving a wider area. The rapid growth rates envisages suggest that there will be a requirement to continue to plan for retail growth underpinning the commercial core of these towns.

4.3.7(10) The Ring towns have relatively greater independence from the City Centre, and serve well-defined catchments and it is important that they maintain their attractiveness as self-sufficient towns by developing the range and quality of retail development in their town centres. These towns will be encouraged to improve their town centre retail functions, within the capacity of their respective catchments, with emphasis upon central retail expansion as a priority. Mallow is a particularly important location because not only is it identified as a Hub for expansion in the National Spatial Strategy, but it also is a key centre for retail development in North Cork.

4.3.7(11) The largely self sufficient county towns of North and West Cork are also designated as town centres in the retail hierarchy. They are located further away from the influence of Cork City and its metropolitan area, often have well defined catchments and are centres for convenience and comparison retail development often serving extensive rural areas. Although the rate of population growth for these towns is generally lower, they are the principal locations for both convenience and comparison retail development in the rural areas of the County.

ECO 3-7

Strategic Role of Town/District Centres

(a) It is an objective to acknowledge the importance of Town/District Centres in providing a wide range of both convenience and comparison shopping in locations close to significant centres of population.

(b) It is an objective to recognise the need to carefully control the future expansion of suburban District Centres so that the planned development of Cork City Centre and the Metropolitan Towns can be successfully achieved.

(c) It is an objective to plan for retail growth in the Ring and County Towns, in line with planned population growth, underpinning the commercial cores of the towns.

Objectives:**CORK RETAIL CENTRES HIERARCHY***Neighbourhood Centres*

4.3.7(12) Neighbourhood centres share many characteristics with town/district centres but generally serve smaller, more localised communities. These include various suburbs of Cork, some satellite town centres, suburbs of satellite, ring and county towns or the major rural villages. In the retail sector, there is greater emphasis on food and convenience goods and these centres are typically anchored by a convenience shop, often a supermarket, but also usually include a limited range of comparison shops, service outlets, and possibly retail offices (e.g.: banks) to serve a local need.

4.3.7(13) Whilst the more significant neighbourhood centres are specifically identified in the Cork Retail Centres Hierarchy (see Table 4.2), additional neighbourhood centres may be identified as the need arises, having regard to the provisions of the Joint Retail Strategy.

ECO 3-8

Strategic Role of Neighbourhood Centres

It is an objective to acknowledge the importance of neighbourhood centres in meeting local needs primarily for convenience shopping but also for a limited range of comparison goods.

Objectives:**CORK RETAIL CENTRES HIERARCHY**

Local Shops

4.3.7(14) These shops serves immediate local needs only and provide primarily convenience goods within residential, commercial or mixed-use areas. The amount of floor-space provided is small in size and it may be appropriate to group a small number of local shops together to create more sustainable development forms. They may also form the focus of smaller villages where they could serve a rural catchment area.

4.3.7(15) Cork County Council may identify local shopping locations when preparing / reviewing development plans and local area plans but retail development at this scale may, if appropriate, take place as an ancillary element of proposals that are predominantly for other uses (e.g. housing, industry etc.)

Objectives:

CORK RETAIL CENTRES HIERARCHY

ECO 3-9

Strategic Role of Local Shops

It is an objective to acknowledge the importance of local or 'corner' shops in meeting local shopping needs.

Core Shopping Area Boundaries

4.3.7(16) These are usually based around a compact retail core, incorporate a range of other activities, and they rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians. Centres will provide a range of uses appropriate to their scale and function.

4.3.7(17) In all these centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows and to maintain their role, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

4.3.7(18) The boundaries to the existing, district, town and neighbourhood centres in the Cork County Council area have been defined in the established primarily town centre / neighbourhood centre land use categories in the local area plans and special local area plans. It is important to identify these core areas so that an appropriate framework of objectives can regulate new development so that it occurs at the correct scale and in the right locations. These areas will form the primary focus and preferred location for new retail development.

4.3.7(19) The preferred location for new retail development where

practicable and viable, is within a town centre (or district or major village centre). Where it is not possible to provide the form and scale of development that is required on a site within the town centre then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site, for the purposes of this Development Plan, is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400 metres from the edge of the prime shopping area, and less in smaller settlements.

4.3.7(20) Having assessed the size, availability, accessibility, and feasibility of developing both sites and premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available. This is commonly known as the sequential approach to the location of retail development.

Core Shopping Area Boundaries

ECO 3-10

(a) It is an objective to ensure that Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.

(b) It is an objective that where it is not possible to provide the form and scale of development that is required on a site within the core area then consideration can be given to sites on the edge of the core area.

(c) It is an objective that there will be a presumption against retail development in other locations.

Objectives:

CORE SHOPPING AREA BOUNDARIES

The Need For Additional Retail Floor Space

4.3.7(21) In this strategy, the quantity of additional floor-space required by the market to the year 2011 is based on the findings of The Cork Strategic Retail Study (CSRS). The information relating to Retail Warehousing in Table 4.4 was revised as part of the Review Of Retail Warehousing In County Cork (August 2004). The modified figures are summarised in Table 4.3 (Convenience Shopping) and Table 4.4 (Comparison Shopping and Retail Warehousing):

TABLE 4.3

CONVENIENCE SHOPPING

Additional retail floorspace 2001-2011 (net square metres)

Location	Convenience Shopping 2001-2006	Convenience Shopping 2006-2011	Total Convenience Shopping 2001-2011
Cork City Centre	500	2,000	2,500
Suburbs of Cork	3,500	3,000	6,500
Mahon Point (existing planning permission)	2,800	0	2,800
Metropolitan Cork Towns	5,500	4,500	10,000
Ring Towns	3,000	3,000	6,000
County Towns	1,500	2,000	3,500
TOTAL (Net Square Metres)	16,800	14,500	31,300

TABLE 4.4

COMPARISON SHOPPING & RETAIL WAREHOUSING

Additional retail floorspace 2001-2011 (net square metres)

Location	Comparison Shopping 2001-2006	Comparison Shopping 2006-2011	Total Comparison Shopping 2001-2011	Retail Warehousing 2001-2011
Cork City Centre	19,000	33,000	52,000	0
Suburbs of Cork	18,000	2,000	20,000	29,000
Metropolitan Cork Towns	11,000	8,000	19,000	32,700
Ring Towns	8,000	4,000	12,000	12,000
County Towns	6,000	5,000	11,000	
Total (Net Square Metres)	62,000	52,000	114,000	74,200

4.3.7(22) The quantities of additional floorspace identified in Tables 4.3 & 4.4 are, generally, to be interpreted as guideline targets. In addition it is considered acceptable to aggregate figures for the two time bands 2001-2006 and 2006-2011 where it is likely that developments will not come on stream until 2006. It will be necessary to monitor and if appropriate adjust these figures over the ten-year period to which they apply to reflect the changes that may occur in Cork City, Cork County and in the retail market. However, in order to encourage the scale of development required, particularly in the city centre and in the metropolitan town centres, there will be a clear presumption against comparison shopping development in the Suburbs of Cork above the guideline targets indicated in table 4.4.

4.3.7(23) In the towns, development of strong, fully competitive convenience anchors may be a precondition for attracting enough shoppers to support an enhanced comparison role. As a result, the mix of new convenience/comparison space which developers wish to supply may not match projected growth in demand, because they will see large convenience retail outlets as essential anchors for new town centre shopping complexes, while there are some supply constraints on fully meeting demand for comparison space. This may result in a need to permit new convenience space that cumulatively exceeds the convenience allocation for these towns in order that they can also develop as comparison centres. If this proves necessary, the retail property market may offset any resulting imbalance by reallocating less competitive existing convenience space to comparison retailing, thereby reducing the need for new comparison space.

ECO 3-11**Additional Retail Floorspace**

(a) It is an objective to ensure that there will be a clear presumption against comparison shopping development in the suburbs above the guideline targets indicated in table 4.4.

(b) It is an objective to recognise that, in the towns, the development of strong, fully competitive convenience anchors may be a precondition for attracting enough shoppers to support an enhanced comparison role. This may result in a need to permit new convenience space that cumulatively exceeds the convenience allocation for these towns in order that they can also develop as comparison centres.

Objectives:**ADDITIONAL RETAIL FLOORSPACE REQUIREMENT**

Strategic Guidance On The Location And Scale Of Retail Development

Cork City Centre

4.3.7(24) At the heart of the future strategy is the need to enable Cork City to perform more effectively as both a high level retail and leisure destination and, in the longer term, to move the City forward to become a truly international City. This longer-term aspiration will take time.

4.3.7(25) The urgent requirement, therefore, is to replicate the recent development activity outside Cork City with new schemes in the City centre, or on its edge. Accordingly, there will be a clear presumption against comparison shopping development in the suburbs of Cork City above the targets indicated in Table 4.4.

4.3.7(26) In the period up to 2006, in Table 4.3, it is notable that there is only a limited requirement for additional convenience development in the City Centre. After this period, it may be appropriate to develop a medium sized food-store or food-hall, perhaps associated with new commercial or residential development associated with planned growth in the central area population.

Cork Suburbs

4.3.7(27) The new district centre at Mahon Point is under construction and this will meet short-term demands for comparison floorspace. The additional comparison floorspace proposed for the suburban areas of the city will allow for the limited expansion of the three district centre locations at Blackpool, Douglas and Wilton, as well as allowing for the development of some lower grade comparison floorspace within the neighbourhood centres.

4.3.7(28) Once the development of the Mahon Point centre is complete, there will be little potential for additional large-scale foodstore provision in the suburbs of Cork, although there is some remaining potential for smaller scale expansions. Within the Cork City suburbs there should be a reasonable distribution of the available floor-space between the three existing district centres, in order to avoid an imbalance of provision and ensure equality of access.

Metropolitan Cork Towns

4.3.7(29) Development should be focussed in the key main Metropolitan towns and not dissipated to peripheral fringes of the Metropolitan area. Ballincollig to the west and Midleton to the east of Cork are the major centres into which such provision should be allocated. Blarney and Cobh can accommodate additional floorspace serving the tourism market. Carrigaline is also a strong retail centre, which has capacity to accommodate a reasonably balanced expansion of comparison along with the convenience expansion. Development should be spread between these towns.

Centres Outside Metropolitan Cork

4.3.7(30) There is also scope for expansion of the ring and county town centres in response to planned population growth. Priority will be given to those locations that serve a particularly important strategic role or have a clearly defined rural catchment area.

ECO 3-12**Location and Scale of Additional Retail Floorspace**

(a) It is an objective to promote Cork City Centre as the prime location for new retail development, particularly, higher order comparison shopping.

(b) It is an objective that within the Cork City Suburbs, the available floor-space should be distributed around the three existing district centres, in order to avoid an imbalance of provision.

(c) It is an objective that within the Metropolitan Cork Towns, the available floor-space should be distributed among the main centres at Ballincollig, Midleton and Carrigaline, whilst also allowing for new floorspace at the principal neighbourhood centres, in order to avoid an imbalance of provision.

(d) It is an objective to encourage an appropriate mix of convenience and comparison shopping in the Ring towns and county towns outside Metropolitan Cork.

Objectives:**LOCATION AND SCALE OF RETAIL DEVELOPMENT***Retail Warehouses and Retail Parks*

4.3.7(31) Retail warehouses are large single-level stores specialising in the sale of household goods and bulky items catering mainly for car-borne customers. They have a maximum size of 6,000 square metres (gross) and a minimum size of 700 square metres (gross), and there will be a presumption against their sub-division resulting in units less than this minimum.

4.3.7(31)(1) This plan requires that the range of goods sold be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment.

4.3.7(31)(2) Acceptable uses also include the sale of computers, toys and sports goods, however, there should be some restriction on the sale of these goods. It is suggested that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square

metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision. While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units. The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

4.3.7(32) Retail parks, typically involve the development of three, or more, retail warehouses, together comprising 8,000 – 15,000 square metres, around a shared car park. They can be anchored by a single unit of up to 6,000 square metres (including garden centre). There can be benefits in grouping retail warehouses selling bulky goods on planned retail parks so that number of trips by car are minimised and outside the town centre so that there is relief from additional traffic within a congested town centre.

4.3.7(32)(1) In order to ensure that retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, recommended that no more than 3,500 square metres (gross), (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers, toys or sports goods.

4.3.7(33) Cork is underprovided for in terms of modern retail warehouse formats, when compared with other regions in Ireland. The majority of existing retail warehousing is located in the Cork City Suburbs and is predominantly provided in converted industrial or warehouse units, which do not offer a sufficiently attractive retail environment that is not an appropriate form of provision.

4.3.7(34) Particularly outside the City and its suburbs, there is concern that poorly planned retail warehouses could seriously undermine the, sometimes, fragile comparison shopping element in many town centres. Where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables which are normally retailed from town centres then there is much more potential for an adverse impact on a nearby town centre. Yet properly planned, retail warehouses can add to the overall shopping attraction of any place.

4.3.7(35) In this strategy the preferred location for all new retail development is within the core shopping areas of the city, town and district centres. However, in general, retail warehouses do not fit easily into city and town centres, given their size requirements and the need for good car parking facilities and ease of servicing. There may, however, be suitable locations for retail warehouses or parks at the edge of town or district centres.

4.3.7(36) Within the suburbs of Cork, (including that being developed at Mahon Point) 29,000 square metres of new retail warehouse floorspace is proposed for the period to 2011.

4.3.7(37) In the Metropolitan Cork towns, 32,700 square metres of new retail warehouse floorspace is proposed for the period to 2011. Here, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

4.3.7(38) In the ring and county towns, 12,500 square metres of new retail warehouse floorspace are proposed for the period to 2011. In these locations, self-standing individual retail warehouse units could be more easily assimilated as part of town centre or edge of centre development.

4.3.7(39) Not only must applications for development demonstrate that they will not impact on existing centres, they should also show that, taking into account the location of the proposed development, they will add to the centres overall attractiveness for shopping. In addition, proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

4.3.7(40) Cork County Council intends, where necessary, to prepare policies and action initiatives to encourage the improvement of town centres, using such tools as town centre management and traffic management initiatives.

4.3.7(41) Town Centre Management is important to maximise the various town centre uses in a safe, accessible and effective way, it sets out clear objectives and achievable action for town improvement through a partnership of key stakeholders, sharing aspirations, expertise and resources to create a holistic plan to meet local needs and strengthen regional interests.

4.3.7(42) Traffic Management Policies should be a set of principles and criteria designed to ensure a high standard of access by public transport, foot and private car so that retail proposals can be easily accessible by all modes of transport and all sections of society. An important consideration is to achieve improvements to the quality of the public realm in town centres so that having accessed a retail destination shoppers can circulate easily and safely on foot in an attractive pedestrian environment.

Retail Warehousing and Retail Parks

(a) It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment. Acceptable uses also include the sale of computers, toys and sports goods,

ECO 3-13

(b) It is an objective of this plan that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross).

(c) While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.

Objectives:

RETAIL WAREHOUSING AND RETAIL PARKS

Objectives:

**Retail Warehousing
And Retail Parks**

Continued

**ECO 3-13
Contd.**

(d) The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

(e) It is an objective that applications for planning permission must demonstrate that not only will the proposal not impact on existing centres, but it will add to the centres overall attractiveness for shopping.

(f) It is an objective that in addition, proposals must also show that they are accessible by public transport, and that there is sufficient capacity in the road network to accommodate the development.

Assessing New Retail Development

4.3.7(43) The Retail Planning Guidelines set out general principles for assessing new retail proposals. The planning authorities will implement these through the inclusion of appropriate objectives in this development plan.

4.3.7(44) The local authorities have agreed that the preferred location for retail development is within existing centres. The general scale and nature of retail development that is appropriate to such centres in Cork is set out in this strategy. Proposals for development that conflict with the strategy will not, normally, be permitted.

Objectives:

**ASSESSMENT OF RETAIL
DEVELOPMENT PROPOSALS**

ECO 3-14

Assessment of Retail Development Proposals

(a) It is an objective that the planning authorities will implement the provisions for the Retail Planning Guidelines through the inclusion of appropriate objectives in this development plan.

(b) It is an objective that the local authorities have agreed that the preferred location for retail development is within a city centre, a suburban district centre, town centre or designated neighbourhood or local centre.

(c) It is an objective that there will be a presumption against development that conflicts with this strategy.

Discount Format Convenience Retailing

4.3.7(45) This format of retailing is considered complementary to supermarkets and larger superstores and adds variety and competition in the retail market. Discount stores have been successfully accommodated in a number of towns throughout County Cork and provide a scale and form of development which can be physically accommodated within or on the edge of town / district centres or neighbourhood centres.

Factory Outlet Centres

4.3.7(46) This form of retailing is not part of the retail provision in County Cork and is inappropriate near higher order comparison centres because they compete directly with fashion orientated retail outlets. This is a niche format, which could be accommodated, in special circumstances in or close to smaller towns that have an established tourism function where they can strengthen the town and create commercial linkages.

Petrol Filling Station Convenience Facilities

4.3.7(47) This sector is a rapidly expanding form of retailing. The preferred location for petrol filling stations is often designated in development plans as being on the edge of town or village and close to the speed limit. The normally accepted upper limit on the convenience element is 100 square metres net floor area. This scale of provision will not always be accommodated, particularly in smaller villages, where such provision of convenience floorspace out of centre would cause significant trade diversion from existing village centres.

Monitoring And Review Of Strategy

4.3.7(48) The National Retail Planning Guidelines advise the relevant planning authorities to regularly monitor trends in their area and update retail policies if appropriate. A monitoring system will be put in place by the city and county authorities to ensure that any necessary adjustments in policy can be made.

4.3.7(49) Having regard to currently evolving market trends throughout Ireland in the retail warehousing sector and conscious of the recent review of national policy. Both authorities will consider the need to review the quantitative and locational parameters for retail warehousing in the Cork Retail Strategy by 31st of December 2007.

Commerce

4.3.9 Like retailing, the commercial sector contributes significantly to the pattern of employment and is an important source of access to goods and services. Many commercial activities have traditionally been located within or close to town centres. In such locations, they continue to contribute to the vitality and importance of our town centres.

4.3.10 However, in some cases, the nature of the business itself is not appropriate to town centre locations. This may be because the products sold to businesses are very bulky or the services provided by this sector are of specialised interest to certain business sectors rather than of general interest to the public.

4.3.11 Over many years it has clearly been appropriate to make some provision for this type of business outside town centres where this will not affect the overall vitality of the town centre. Indeed, it has proved beneficial to allow some of these uses to form small clusters of related commercial uses reducing the need for unnecessary journeys.

4.3.12 In this plan it is important to ensure that sufficient land is zoned to allow this sector to expand with a choice of location either in town centres or on appropriate sites elsewhere. However, where a proposal provides goods or services to a significant number of visiting members of the public it will clearly be appropriate for it to be located within a town centre.

General Offices

4.3.13 There are two kinds of general offices: those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. (often called retail offices) and those that are not visited frequently by the general public (such as ‘back-offices’, certain consultancies, etc.). The preferred locations for general offices are city or town centres and suburban centres.

4.3.14 In certain circumstances where suitable city or town centre locations are not available, some non-retail general offices may be located at enterprise locations (see objective ZON 3-14 in Chapter 9). Retail offices however should be located in city or town centres.

<p>Objectives:</p> <p>COMMERCE</p>	<p>ECO 3-3</p>	<p>Land for Commerce</p> <p><i>It is an objective to ensure the provision of adequate land for new commercial development in town, neighbourhood and village centres and in other appropriate locations principally in the main towns but also in other settlements throughout the County.</i></p>
	<p>ECO 3-4</p>	<p>Location of Commerce Development</p> <p><i>Where new commercial development will provide goods or services to significant numbers of visiting members of the public, then it should be located within an existing town, neighbourhood or village centre or on land zoned for such a purpose. Where goods or services are not provided to significant numbers of visiting members of the public the development may be located in areas zoned for primarily commercial uses not forming part of a town, neighbourhood or village centre.</i></p>

4.4 Tourism Development

4.4.1 County Cork has been an important destination and service centre for tourism for many years. The industry has become a significant source of employment and attracts substantial spending power from outside the county. Whilst Cork City, together with a number of key locations nearby, plays an important role as both visitor destination centres and gateways, it is in the more remote areas of the county that the industry plays a vital economic role.

Resources that encourage tourism

4.4.2 The key resources on which the tourist industry relies are the identifiable features that make up the natural, built and cultural environment of the county. The industry itself exploits these by providing facilities for visitors to enjoy and appreciate them. It is therefore important to promote objectives in this plan that will protect these features not only from encroachment by other forms of development but also from any adverse effects of the tourist industry itself.

4.4.3 Many other sectors of the economy have experienced significant growth in recent years and can look forward to further growth in the lifetime of this plan. Both directly and indirectly, this will increase the pressure for change in our environment threatening the integrity of the built and natural heritage resource on which the tourism industry, in particular, relies. It is essential, therefore, that the framework of principles and objectives in this plan that are directed towards the conservation of both the natural and built heritage of the county be respected not only for their own sake but also because of the importance of this sector of the economy.

ECO 4-1

Protection of Natural, Built and Cultural Heritage Features

(a) It is an objective to protect and conserve those natural, built and cultural heritage features that form the resources on which the county's tourist industry is based. These features will include areas of important landscape, coastal scenery, areas of important wildlife interest, historic buildings and structures and the traditional form and appearance of many built up areas.

(b) It is an objective to achieve this protection by implementing the other principles and objectives of this plan and through the wider application of the Council's powers under appropriate legislation.

Objectives:

TOURISM RESOURCES

Tourism facilities, infrastructure and accommodation

4.4.4 New development for the tourist industry should respect the existing settlement pattern of the county. This will enable key facilities, such as hotels or other accommodation, or interpretive centres, to be provided where they can be used by visitors to several locations, or by visitors using public transport, fostering closer links with the more traditional economic sectors so that tourism's overall economic contribution can be improved particularly in those areas where the economic base is less strong.

4.4.5 Similarly, the needs of tourists and the tourist industry should always be taken into account when proposals for new infrastructure or other facilities are being considered. This is particularly important where public transport or hotel and other visitor accommodation projects are concerned.

4.4.6 Commercial holiday home developments, if inappropriately located, can result in a serious loss of vitality during the winter months in many of the smaller settlements in the more remote areas of the county. Therefore, the land provided for new housing in this plan should not generally be used for the provision of tourist accommodation except on a small scale with a suitable layout and configuration that does not interfere with residential amenity.

4.4.7 Preference should be given to the conversion and adaptation of existing buildings rather than the provision of new development on green-field sites. Where such developments are to be provided on green-field sites, they should be within existing settlements but, generally, away from town and village centres while within safe walking distance of them. It is also important to monitor the rate and scale of holiday home developments and second homes, especially in the coastal settlements, to ensure that the vitality of the settlements and the provision of permanently occupied dwellings are not adversely affected.

4.4.8 Particularly in some areas of the county, the provision of holiday accommodation, in the form of housing that is let on a short-term basis to visitors, can contribute to housing difficulties experienced by local people.

4.4.9 New development for the tourist industry should respect the existing settlement pattern of the county. This will enable key facilities, such as hotels or other accommodation, or interpretive centres, to be provided where they can be used by visitors to several locations, or by visitors using public transport, fostering closer links with the more traditional economic sectors so that the overall economic contribution of tourism can be improved particularly in those areas where the economic base is less strong.

4.4.10 In this context, the benefit of integrated tourism development facilities (including sports and recreation activities) to the development of an area is also recognised. Such integration would contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area. Activities which are amenable to integration in this way would include hotels / conference centres, leisure centres / fitness clubs / tennis, equestrian / trekking / nature trails, outdoor activity centres etc.

<p>ECO 4-2</p>	<p>Tourist Facilities and Infrastructure</p> <p><i>(a) It is an objective generally to ensure that new tourist facilities, including accommodation and other facilities, are provided within existing settlements where they can best support the provision of services and the general economic vitality of the settlement. This will also protect the natural, built or cultural heritage features that form the basis of local attractions from unwarranted encroachment. Tourist facilities should not be located in environmentally sensitive areas.</i></p> <p><i>(b) It is an objective to recognize the special requirements of integrated tourism developments and long established tourism enterprises that are located outside existing settlements and which may make proposals for expansion. Such proposals will be considered at an appropriate scale, having regard to the likely effects on environmental and scenic amenity, on the provision of services, and on the vitality of nearby settlements.</i></p> <p><i>(c) It is an objective generally to support small-scale tourism enterprises that are developed in conjunction with established rural activities such as agriculture. A limited amount of accommodation could be included in association with such enterprises subject generally to the renovation of existing structures and new build only on a small scale.</i></p>	<p>Objectives:</p> <p>TOURIST FACILITIES AND INFRASTRUCTURE</p>
	<p>ECO 4-3</p>	<p>Provision of New Tourist Facilities or Infrastructure</p> <p><i>It is an objective to take into account the needs of tourists and the tourist industry in the consideration of proposals for the provision of new facilities or infrastructure (particularly public transport infrastructure).</i></p>

Objectives:

Tourist Facilities and Infrastructure

continued

ECO 4-4

Provision of Tourist Accommodation

(a) It is an objective normally to ensure that land zoned for new residential development in this plan is not used for the provision of tourist accommodation such as holiday homes except on a small scale and subject to suitable layouts which do not affect the residential amenity of the area. Holiday homes should normally be away from town centres (but within safe walking distance of them), and preference should be given to the re-use or adaptation of existing buildings.

(b) It is an objective to monitor the rate and scale of holiday home developments and second homes in the smaller coastal settlements to ensure that the provision of dwellings for permanent occupation, the overall residential amenity and vitality of the settlements and the provision of infrastructure are not adversely affected. In the Local Area Plans, the capacity of the various settlements to accommodate such development will be assessed and, where required, policies will be developed for encouraging a greater spread of such developments among the various towns and villages in the area.

4.5 Agriculture, Fisheries, Mineral Extraction and Forestry

Agriculture

4.5.1 Agriculture remains one of the largest single industries in County Cork although it no longer employs the majority of the population. It remains as a defining feature of the social, environmental and economic make up of rural areas. The Government's Rural White Paper: 'Ensuring the Future – a Strategy for Rural Development in Ireland' (1999) identifies a need for diversification (both on- and off-farm) and alternative enterprises to broaden the rural economy, support farming families and complement an efficient agriculture sector.

Fisheries

ECO 5-1	<p>Fisheries</p> <p><i>It is an objective to support fisheries as a significant economic sector in County Cork both as a food industry and as a specialist tourism sector with an important role in spreading visitor numbers over the year.</i></p>
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Objectives:**FISHERIES****Mineral Extraction**

4.5.2 There are currently no national planning guidelines relating to the extraction of minerals. Nevertheless, proper planning and sustainable development would require appropriate policies for protecting essential mineral reserves (such as aggregates) and to ensure that adverse environmental and other impacts of mineral extraction are kept to a minimum.

Mineral Reserves

4.5.3 Because mineral extraction is a very significant industry serving the construction, industrial and energy sectors, it is important to facilitate development, particularly by safeguarding mineral reserves so that inappropriate development does not occur in the vicinity and cause difficulties in exploiting the resource.

ECO 5-2	<p>Safeguarding Mineral Reserves</p> <p><i>Where significant mineral resources, such as aggregates, building stone or other minerals have been identified and are suitable for extraction and delivery to industry without undue adverse impact on the environment, on scenic or residential amenity or on transport networks, it is an objective to safeguard the resource by seeking to prevent incompatible land uses, which could be located elsewhere, from being located in the vicinity of the resource.</i></p>
ECO 5-3	<p>Identification of Strategic Reserves</p> <p><i>Where appropriate, in the preparation of Local Area Plans, important strategic mineral reserves, particularly aggregates, may be identified and appropriate site specific policies developed for safeguarding the reserve. This would be based on existing study work already carried out and, if necessary existing work could be updated.</i></p>

Objectives:**MINERAL RESERVES**

Impacts of Mineral Extraction

4.5.4 It is important that mineral extraction facilities are properly regulated and controlled from a land use planning point of view.

<p>Objectives:</p> <p>IMPACTS OF MINERAL EXTRACTION</p>	<p>ECO 5-4</p>	<p>Impacts of Mineral Extraction</p> <p><i>(a) It is an objective to minimise environmental and other impacts of mineral extraction through rigorous application of licensing, development control and enforcement requirements for quarry and other developments.</i></p> <p><i>(b) It is an objective in particular to have regard to visual impacts, methods of extraction, noise levels, dust prevention, protection of rivers, lakes and other water sources, impacts on residential and other amenities, impacts on the road network (particularly with regard to making good any damage to roads), road safety, phasing, re-instatement and landscaping of worked sites.</i></p>
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Forestry

4.5.5 Forestry development is regulated by the Forest Service of the Department of Communications, Marine and Natural Resources and takes place in the context of Growing for the Future (1996), the Strategic Plan for the Development of the Forestry Sector in Ireland.

4.5.6 All grant aided forestry development and operations must be in accordance with the Code of Best Forest Practice (2000) and a series of Guidelines on topics including water quality, archaeology, landscape, harvesting and biodiversity. These publications support the Irish National Forest Standard (2000) in ensuring that the development of this sector is undertaken on a sustainable basis.

<p>Objectives:</p> <p>FORESTRY GENERAL</p>	<p>ECO 5-5</p>	<p>Forestry</p> <p><i>It is an objective generally to support forestry development throughout the county subject to normal planning considerations, sustainable development criteria and the principles and objectives of this plan. It is important to protect sensitive areas, water supplies and fisheries and to ensure that the development is compatible with the protection of the environment.</i></p>
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4.5.7 Forestry is also one of a number of possible urban edge uses, which can help provide a buffer between higher density urban or industrial development and the countryside. This is highlighted in the specific zoning objectives in the relevant local area plan and special local area plan.

4.5.8 Forestry contributes substantially to the economic well being of the county in terms of the direct and indirect employment it generates and the financial revenue that results. The market increasingly demands certified timber to assure customers that their products come from sustainably managed forests. As the market requires this certification process the Council encourages developers in the Forestry sector to seek certification to ensure compliance with Sustainable Forest Management as outlined in the Irish National Forest Standard.

Indicative Forest Strategy for County Cork

4.5.9 The Draft Guidelines on Forestry Development issued by the Department of the Environment and Local Government (1997) highlighted the need for local authorities to produce an Indicative Forest Strategy to designate areas sensitive to afforestation as well as those areas that are preferred for afforestation. It is also important that the Indicative Forest Strategy outlines the Council's policies in relation to Forestry Development generally within the county.

ECO 5-6	<p>Indicative Forest Strategy (IFS)</p> <p><i>It is an objective to prepare an Indicative Forest Strategy for County Cork in consultation with the Department of Communications, Marine and Natural Resources and other relevant bodies.</i></p>
ECO 5-7	<p>Implementing the Indicative Forest Strategy</p> <p><i>It is an objective to implement the policies and objectives outlined in the IFS and to monitor the implementation and effectiveness of the policies and objectives of the IFS for County Cork.</i></p>

Objectives:

INDICATIVE FOREST STRATEGY

Forestry Schemes: NeighbourWood Scheme

4.5.10 With the rapid expansion of Ireland's urban centres over the past few years the need to provide communities with woodland amenities or 'NeighbourWoods' which are accessible, attractive and which form an integral part of the locality has become more important. The Council in association with local communities plays an important role in the implementation of this scheme.

<p style="text-align: center;">Objectives:</p> <p style="text-align: center;">NEIGHBOURWOOD SCHEME</p>	ECO 5-8	<p>NeighbourWood Scheme</p> <p><i>It is an objective to identify areas at a local level which may be suitable for the NeighbourWood Scheme and to use this scheme as a means of achieving amenity objectives in association with local community groups and organisations.</i></p>
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Forestry Schemes: Native Woodland Scheme

4.5.11 Native woodlands which once covered most of the island of Ireland have been exploited, cleared and largely neglected over recent history. Today they represent just 1% of the landcover of the island scattered in small fragments over the country. The Native Woodland Scheme is aimed at encouraging the proactive protection and expansion of Ireland's native woodland resource and associated biodiversity, using appropriate 'close-to-nature' silviculture. The scheme is administered by the Forest Service of the Department of Communications, Marine and Natural Resources and is funded under the National Development Plan.

<p style="text-align: center;">Objectives:</p> <p style="text-align: center;">NATIVE WOODLANDS SCHEME</p>	ECO 5-8	<p>Native Woodlands Scheme</p> <p><i>It is an objective to promote the Native Woodland scheme and to identify potentially suitable sites where development or improvement of native woodlands could be achieved on Council owned land.</i></p>
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Chapter 5

Transport and Infrastructure

5.1 Transport

5.2 Water Supplies, Sewerage and Drainage

5.3 Waste Recovery and Recycling

5.4 Energy and Communications

This chapter presents planning policies in relation to transport and a broad range of other infrastructure based on the following important principles which are set out in the overall strategy:

- a. An integrated approach to transport throughout the county is required with an increased emphasis on the use of public transport and particular attention given to social and environmental friendliness, efficiency, safety and competitiveness;
- b. The county's principal transportation assets including ports, airports, and strategic road and rail corridors should be protected and developed;
- c. Investment in the county's infrastructure should be made in a sustainable and efficient manner in order to promote the social and economic well being of the county and its population;
- d. The county's strategic infrastructural resources and distribution corridors should be protected and safeguarded having regard to environmental and social considerations;
- e. Future provision for transportation and infrastructure should be firmly integrated with the county's overall land use strategies.

5.1 Transport

Integrated Transportation and Land Use

5.1.1 The development of a high quality, sustainable and integrated transport system requires an understanding of the different roles played by the road, rail, air and sea transport sectors. It also involves a recognition of the shifts that are required (particularly towards public transportation) and of the land use responses needed to ensure efficiency, economic returns on investment and minimal environmental impact.

5.1.2 An essential element of this is the need to integrate spatial planning policies with key transport requirements, particularly in areas experiencing high levels of growth and urbanisation. This means for example that higher development densities are required around locations with high levels of access to public transport. Businesses with large work forces need to be close to public transport corridors and businesses with high volumes of freight need to be close to motorways, railways and / or ports.

5.1.3 In the areas experiencing lower levels of development pressure at present, policies for building up towns and villages with effective transport connections between them are needed as a basis for strategic investment, economic development, employment growth and access to services in rural areas.

5.1.4 These requirements are reflected in the policies for the settlement network (Chapter 3) and for land use and zoning (Chapter 9) in this plan. The general transportation objectives of the plan are set out in the tables below and under the headings public transport, road network, and ports & airports.

<p>Objectives:</p>	<p>Integrated Transport System</p> <p><i>It is a general objective to promote a high quality, sustainable and integrated transport system for people and goods within County Cork and to recognise the complementary roles played by the road, rail, air and sea transport sectors.</i></p>
<p>GENERAL TRANSPORTATION</p>	<p>INF 1-1</p>

INF 1-2	<p>Transport and Land Use</p> <p><i>(a) It is an objective to promote land use planning measures which aim for transportation efficiency, economic returns on transport investment, minimisation on environmental impacts and a general shift towards the use of public transportation throughout the county.</i></p> <p><i>(b) Through the implementation of the settlement policy in this plan, particularly in strengthening the network of settlements, it is an objective to put in place conditions which stimulate greater provision of public transport services, particularly in rural areas.</i></p>
INF 1-3	<p>Access to Transport Choice</p> <p><i>It is an objective to increase the level of access, among the population of County Cork, to a choice of transport modes and, in particular, to promote forms of development that reduce levels of dependence on private car transport.</i></p>
INF 1-4	<p>Co-ordination of Transport Policy</p> <p><i>It is an objective to encourage co-ordination between all agencies involved, directly or indirectly, in the provision of transport services (Bus Eireann, Aer Rianta, Iarnrod Eireann, The National Roads Authority, local authorities and private transport companies).</i></p>

Objectives:**General Transportation****continued****Public Transport***General Public Transport Requirements*

5.1.5 Although the County Council does not have a direct role in the provision of public transport services, there are a number of ways in which it can facilitate improvements in the public transport sector generally.

<p>Objectives:</p> <p>PUBLIC TRANSPORT - GENERAL</p>	<p>INF 1-5</p>	<p>Supporting the Provision of Public Transport</p> <p><i>It is an objective to support the improvement of public transport services generally by reserving land in suitable locations for infrastructural and other requirements of the public transport sector (where such needs have been identified).</i></p>
	<p>INF 1-6</p>	<p>Public Transportation Task Force</p> <p><i>(a) It is an objective to support the establishment of a public transportation task force to promote more widespread provision of public transportation within the county and to ensure high levels of efficiency and integration of service.</i></p> <p><i>(b) The public transportation task force would be made up of representatives of public and private transport providers as well as key stakeholders such as local authorities and the educational, employers, local development and community sectors.</i></p>

Strategic Requirements

5.1.6 In the past rail infrastructure in County Cork has been used mainly for intercity services between Cork and Dublin and to Killarney via Mallow. Suburban rail services were confined to the Cork to Cobh line representing only a small proportion of commuter journeys in the Metropolitan area.

5.1.7 The Cork Area Strategic Plan (CASP) initiated proposals to reopen the Cork - Midleton railway line to form the basis of an integrated public transport system for Metropolitan Cork. Following a strong recommendation in favour of the project from the feasibility study commissioned by Iarnród Éireann, the Government have given their approval to its implementation. This involves the enhancement of services between Cork and Cobh and their extension to Mallow and the reopening of the Cork - Midleton line where it is envisaged that services will begin by about the year 2008. There will be new stations at Blarney, Monard/Rathpeacon, Kilbarry (in Cork City), Dunkettle, Carrigtwohill and Midleton.

5.1.8 In 2003, provision was made in this plan to develop the potential that exists for population and employment growth in the towns already served by rail services (particularly Charleville, Mallow, Little island and Cobh). Since the Government's decision to enhance and extend the suburban rail network, special local area plans have been prepared to set out proposals for population and jobs growth in Midleton, Carrigtwohill, and the Blarney - Kilbarry rail corridor.

5.1.9 In terms of strategic bus requirements, this plan supports the

recommendations of the Cork Area Strategic Plan and the North and West Cork Strategic Plan with regard to the provision of dedicated bus corridors in certain locations, the provision of park and ride facilities and the development of public-private partnerships for county services and rural transport services.

Park and Ride

5.1.10 It is proposed that a network of park and ride facilities be established following the recommendations of the Cork Area Strategic Plan (CASP). These will offer a choice to car users to change from their cars to public transport with the benefit of reducing the number of cars entering the City and easing congestion.

5.1.11 Bus based Park and Ride sites will be located near the Kinsale Road Roundabout and at the Bandon Road Roundabout, where high frequency dedicated bus services will bring passengers into the City along the green route corridors. Other bus based Park and Ride sites will be developed at Carrigaline in the longer term.

5.1.12 Whilst car parking will be available at most stations, major park and ride facilities will be developed at Blarney, Dunkettle and Midleton in parallel with the development of the suburban rail network.

5.1.13 In addition, the following locations for park and ride sites have been identified; Mallow, Blarney, Fermoy, Youghal, Midleton, Little Island, Carrigaloe, Carrigaline, Kinsale, Cork Airport, Kinsale Road Roundabout, Bandon, Bandon Road Roundabout and Macroom. The specific location, configuration and operation of each of these Park and Ride sites will be verified by more detailed studies in partnership with the City Council.

Public Transport Corridors: 'Green Routes'

5.1.14 It is proposed that the County Council, working jointly with Cork City Council, will develop a network of Green Routes. These Green Routes will be high quality, high profile public transport corridors where the emphasis will be on providing high quality bus services in dedicated road space with suitable priority in the traffic management systems to bias in favour of the movement of large numbers of people rather than large volumes of vehicles. The planning and implementation of these Green Routes will incorporate improved footpath spaces and separation and protection of pedestrians from traffic streams as well as the provision of dedicated road space for cycle lanes and cycle tracks.

5.1.15 The proposed Green Routes will focus on the main radial routes from Cork City, notably to Ringaskiddy via Douglas and Carrigaline, the Airport and Kinsale, Bandon, Macroom, Fermoy and Ballincollig via the city centre and the Docklands. The Cork Area Strategic Plan (CASP) proposes the introduction of nine Green Routes to include the main existing bus routes, and corridors serving Park and Ride sites that will be developed at the Kinsale Road Roundabout, the Bandon Road Roundabout and in Carrigaline.

<p>Objectives:</p>	<p>INF 1-7</p>	<p>Promotion of Rail Infrastructure</p> <p>(a) <i>It is an objective to recognise the particular economic development potential of locations which are currently served by rail infrastructure and to support the improvement of rail services and facilities.</i></p> <p>(b) <i>It is an objective to promote jobs led investment that could be facilitated by the availability of rail services for commuter and goods traffic.</i></p> <p>(c) <i>Where there is potential for an existing or disused railway station (or railway infrastructure) to be re-opened for service, it is an objective to safeguard the station (or infrastructure), its access and the surrounding lands, against encroachment by inappropriate uses which could compromise its future development as a rail facility.</i></p>	
<p>RAIL AND BUS REQUIREMENTS</p>		<p>INF 1-8</p>	<p>Suburban and Commuter Rail</p> <p>(a) <i>It is an objective to support greater use of suburban and commuter rail as a key element of transportation and settlement location policy in the Cork area.</i></p> <p>(b) <i>In particular it is an objective, subject to a feasibility study, to support the proposed re-opening of the Cork to Middleton railway line and the enhancement of services (including the possible addition of stations) along the line between Mallow and Cork.</i></p> <p>(c) <i>It is an objective to prepare Special Local Area Plans to investigate the further growth and development potential of various locations along the Mallow – Cork – Middleton rail corridor.</i></p>
			<p>INF 1-9</p>

	<p><i>(c) It is an objective to safeguard any such identified routes that may be suitable for accommodating any future light rail transportation to serve these population centres.</i></p>
INF 1-10	<p>Park and Ride Facilities</p> <p><i>(a) It is an objective to support the provision of park and ride facilities close to the City in order to support more sustainable commuting patterns and to reduce traffic congestion.</i></p> <p><i>(b) It is a further objective to develop park and ride facilities to support the new suburban rail network and the proposed green routes. These will offer fast, frequent services linking the City Centre with Metropolitan Cork and the Ring Towns.</i></p>
INF 1-11	<p>Rural Public Transport</p> <p><i>(a) It is an objective to support the provision of a more regular and efficient express bus service throughout the county and encourage private–public partnership in the provision of more widespread non-urban bus services.</i></p> <p><i>(b) It is an objective to support initiatives which provide greater accessibility by bus between rural towns / villages with their more remote hinterlands.</i></p>

Objectives:**Rail and Bus Requirements****continued****Road Network**

5.1.16 The integrated transportation investment programme in the National Development Plan (2000-2006) identifies a need for the upgrading of primary roads to motorway standard and for improving key secondary roads in order to secure balanced regional development in the country.

5.1.17 The main thrust of the National Roads Authority programme is to provide good access to all main settlements so that people and goods can be transported in a safe and efficient manner.

National Primary and Secondary Roads

5.1.18 The National road network (primary and secondary roads) comprises only 4% of the total road length in the county but carries approximately 35% of the traffic. Realistically, the road network provides the principal means of private and public passenger and freight transport in most of the county.

5.1.19 The National Roads Authority’s road improvement programme for County Cork currently includes the following: **N8** (Glanmire-Fermoy-Kilbehenny); **N20** (Mallow-Croom); **N22** (Ballincollig-Macroom-Ballyvourney); **N27** (Cork–Airport) **N28** (Cork-Ringaskiddy); **N71** (Cork–Killarney); **N72** (Mallow-Tallow) and **N73** (Mitchelstown-Mallow).

5.1.20 Provision is also included for by-passes of the following settlements: Watergrasshill, Fermoy, Rathcormack and Mitchelstown (**N8**); Mallow, Charleville and Buttevant (**N20**); Ballincollig, Macroom and Ballyvourney (**N22**); Castlemartyr, Killeagh and Youghal (**N25**); Bantry, Skibbereen and Clonakilty (**N71**).

<p>Objectives:</p>		
<p>NATIONAL PRIMARY AND SECONDARY ROADS</p>	<p>INF 1-12</p>	<p>National Roads Programme</p> <p><i>(a) It is an objective to support the National Roads Authority and the Department of the Environment and Local Government towards achieving the targets set for the national road network.</i></p> <p><i>(b) It is an objective to facilitate programmed improvements to the national road network and the provision of bypasses.</i></p>
	<p>INF 1-13</p>	<p>Restricted Access</p> <p><i>It is an objective generally to restrict inessential or unsafe additional accesses onto national primary and secondary roads in order to ensure the safe and efficient transport of people and goods between main settlements.</i></p>
	<p>INF 1-14</p>	<p>Upgrading the N71 and R586</p> <p><i>It is a particular objective (notwithstanding the generality of objective INF 1-12 above), to seek the support of the National Roads Authority to upgrade the standard of the N71 and to upgrade the R586 (Bandon to Bantry) road to national road status.</i></p>

Regional and County Roads

5.1.21 The County Council has responsibility for building and maintaining non national roads (regional and local roads) through both external and internal funding.

5.1.22 Among the key strategic improvements identified for regional roads are a major upgrading of the **R586 Bandon to Bantry via Dunmanway** (a strategic west – east link) and the **R582 and R587 Millstreet to Dunmanway via Macroom** (a strategic concentric link for that part of the county).

INF 1-15	<p>Regional and Local Roads</p> <p><i>It is an objective to manage the regional and local roads serving the network of settlements in an economic and efficient manner with a particular emphasis on safety.</i></p>
INF 1-16	<p>Regional Road Improvements</p> <p><i>(a) It is an objective to promote the improvement of strategic regional roads throughout the county in accordance with the recommendations of the North and West Cork Strategic Plan and the Cork Area Strategic Plan.</i></p> <p><i>(b) In particular it is an objective to seek funding for the upgrading of the R586 Bandon to Bantry via Dunmanway and the R582 and R587 Millstreet to Dunmanway via Macroom.</i></p>
INF 1-17	<p>Local Road Improvements</p> <p><i>It is an objective, in conjunction with the preparation of Local Area Plans to identify key local priorities for road improvements.</i></p>
INF 1-18	<p>Traffic and Road Safety</p> <p><i>It is an objective to seek the improvement of road and traffic safety throughout the county through the provision of appropriate signage and the promotion of driver safety education programmes.</i></p>

Objectives:**REGIONAL AND COUNTY ROADS**

A note on Indicative Road Lines on Zoning maps

5.1.23 It should be noted that any proposed road lines indicated on the zoning maps in this plan are only indicative to the extent that changes to the proposals (e.g. where a preferred route is selected) may occur after the plan is adopted and thereby supersede the indication on the maps.

Cyclists, Pedestrians and Rights of Way

Cyclists and pedestrians

5.1.24 An essential element of any integrated transport system is to provide for the needs of cyclists and pedestrians. This can be facilitated by improvements in the design of roads and urban areas. Cycleways and safe pedestrian routes should be encouraged as part of the design schemes for residential, educational, employment and recreational development. It is particularly important that cycle and pedestrian traffic has safe and efficient access to public transport.

5.1.25 It is proposed that the County Council, working jointly with Cork City Council, will investigate the possibility of establishing a network of dedicated cycle and pedestrian routes in line with the Cork Greenway Study, 2001, undertaken for the Heritage Council by WS Atkins. This study identifies a pilot route for a Greenway/Quiet Route for cyclists and pedestrians from Ringaskiddy to Cork City and identifies a number of other abandoned railway lines and traditional walking routes that may also be developed at a later stage.

Objectives:

CYCLISTS AND PEDESTRIANS

<p>INF 1-19</p>	<p>Cycling and Walking</p> <p><i>(a) It is an objective to take into account the needs of pedestrians and cyclists when considering proposals for development, particularly for residential, educational, employment, recreational and other uses.</i></p> <p><i>(b) It is an objective to promote designs and layouts for development schemes that encourage efficient and safe use by pedestrian and cyclists and to discourage development schemes that focus solely or primarily on access by private car.</i></p>
<p>INF 1-20</p>	<p>Greenways</p> <p><i>It is an objective to develop a network of 'greenways' along former railway routes to be used for cycleways and footpaths.</i></p>

Rights of Way

5.1.26 The Council recognises the importance of maintaining established rights of way and supporting initiatives for establishing walking routes and general accessibility.

5.1.27 The Council also recognises that a register or database of public rights of way would be useful in promoting awareness of these issues. However, it is expected that the legal and administrative difficulties in doing this would be considerable. An initial scoping exercise could be carried out to establish the feasibility of setting up such a database / register.

INF 1-21**Rights of Way**

It is a general objective wherever possible to preserve established public rights of way, to promote the way-marked ways network within the county and, subject to proper consultation in advance with landowners, to give general support to increase access to open areas including uplands and coastlines.

Objectives:**RIGHTS OF WAY****Ports and Airports***Port of Cork*

5.1.28 The most valuable port in the county is Cork Harbour, a Corporate Port that has recently prepared the Port of Cork Strategic Development Plan (2000). The Port is one of the most successful ports in Ireland and contributes greatly to the economic success, particularly the commercial, industrial and tourism well being of the southern half of the country. The focus of the Port of Cork Strategic Development Plan is to rationalise existing port activities and make provision for additional port activities on new sites that need land reservations. Opportunities for re-use and for conversion of "brownfield" port sites (such as land occupied by ISPAT at Haulbowline) and the phased transition planned for the Cork City docklands will have a bearing on the manner and order of future port expansion in the Harbour.

5.1.29 Re-development of the city docklands and re-location and expansion of the port facilities further downstream is an important element of the Cork Area Strategic Plan. Cork County Council also notes the assessments already undertaken by the Port of Cork Company. Key considerations for detailed examination of possible sites would include the improvement of traffic and road access, the protection of habitats and areas of ecological importance and impacts on other important uses in the area such as marine leisure, amenity and established residential amenity. More detailed proposals may be brought forward in the context of the forthcoming Local Area Plans.

5.1.30 Cork Harbour is also one of the major habitats for wild birds in the State and has a diverse land and seascape. The selection of any new port expansion sites will have to take account of these constraints and incorporation in this plan is not proposed pending detailed investigation and negotiation of their requirements.

Ports and Harbours generally

5.1.31 For the ports in the county generally, the 1996 Harbours Act provides the necessary major legislative change to enable ports to compete with each other and address their commercial, operational and market driven requirements.

5.1.32 The Department of Communications, Marine and Natural Resources has identified four major ports and harbours in County Cork for particular attention: Kinsale, Bantry, Youghal and Baltimore. The study recommended that the ports of Baltimore and Kinsale should be transferred to the relevant local authority, Cork County Council. The Port of Cork should take over the responsibility of Bantry and Castletownbere. The other major port, Youghal should remain in the hands of its Town Council.

Objectives:

PORTS

INF 1-22

The Role of Ports and Harbours

(a) It is an objective generally to support the ports and harbours of the county and to recognise their essential role in facilitating industrial development, defence, trade, marine leisure, recreation and other economic sectors.

(b) It is an objective to improve port and harbour infrastructure in the county and to safeguard lands in the vicinity of ports and harbours against inappropriate uses that could compromise the long-term economic potential (including access) of the port or harbour.

Airport

5.1.33 Cork International Airport is the country's third airport after Dublin and Shannon. It is conveniently located 5km to the south of the City, and is currently served by a relatively fast and efficient road access to the City. Aer Rianta has the responsibility for the control and management of the airport and has purchased lands to the south west of the airport for expansion purposes.

5.1.34 Cork International Airport is a key gateway to the south of Ireland. The availability of convenient and frequent air services facilitating the business community are key factors in successful

economic growth. Likewise, regional tourism also benefits greatly from Cork Airport as an international access facility. A pre-requisite of the continued growth of airport-related activities is adequate and efficient road access with appropriate public transport facilities.

5.1.35 During the period of this plan, traffic through Cork Airport is expected to continue to grow steadily and it is also expected that cargo operations will increase significantly. It is anticipated that passenger numbers will rise to 2.5 million by 2006 and to 5 million by 2020. A proposed new passenger terminal and associated car parking and road facilities will be augmented by a new freight handling facility as well as upgrading and extension of runways. As part of the preparation of the Local Area Plan for the Carrigaline Electoral Area, the particular land use requirements of the airport may be examined in more detail.

INF 1-23

Cork International Airport

(a) It is an objective to recognize the essential role of the airport in the economic and social development of the sub-region.

(b) It is an objective generally to support Aer Rianta's programme for the operation and development of Cork Airport.

(c) It is an objective generally to consider any development of lands around the airport on safety and environmental grounds (including noise) and generally to safeguard the area from inappropriate uses that could compromise the long-term development and economic potential of the airport. Subject to normal proper planning considerations, any proposals for airfreight-related logistics development should generally be located in close proximity to the relevant cargo handling facilities.

(d) It is an objective to acknowledge the necessity for the airport safety corridors and all development applications within them should be referred to Aer Rianta for comment.

(e) It is an objective to support the provision of improved access to and from the Airport and to ensure that the pattern of land uses within the vicinity does not compromise the strategic importance of the Airport through traffic congestion.

Objectives:

AIRPORTS

5.2 Water Supplies, Sewerage and Drainage

Serviced Land Initiative

5.2.1 In recent years, the Serviced Land Initiative has promoted and funded supplementary water and sanitation schemes throughout the county. The Serviced Land Initiative will continue to provide an additional source of funding for the implementation of water and sanitation programmes in the county over the development plan period. Additional schemes may be considered at the Local Area Plan level.

Objectives:

SERVICED LAND INITIATIVE

INF 2-1

Serviced Land Initiative

It is an objective to assist in the fast tracking of servicing in areas where there is immediate need for action through the Serviced Land Initiative programme.

Water Supplies

5.2.2 Integrated planning for the provision of water services is essential to the delivery of the development plan strategy. The National Development Plan, the Cork Area Strategic Plan and the North and West Cork Strategic Plan are committed to the provision of an adequate potable water supply and the promotion of water conservation and responsible use.

5.2.3 The provision of adequate water supply to serve the anticipated level of growth in the county requires phased improvement of services in line with development.

Water Supply Infrastructural Needs – Main Towns

5.2.4 The Cork Harbour and City Water Supply Scheme which supplies all the urban areas around the harbour area is the most important scheme in the county. Its source is the Inniscarra reservoir, which has sufficient capacity for continued growth in the Metropolitan area. However, the water treatment plant at the reservoir needs upgrading and is a major project for implementation.

5.2.5 In general, water supply facilities need to be improved throughout the county both to serve existing communities and to accommodate planned growth. Key needs identified include the following:

- *Extensions to water distribution networks are required in all settlements.*
- *Major new supply sources are required at Mallow, Newmarket, Kanturk, Bantry, Dunmanway and Youghal.*
- *Major upgrades of existing water treatment facilities are required at Mallow, Mitchelstown, Newmarket, Kanturk, Clonakilty, Schull, Kinsale, Middleton and Youghal.*
- *Major new water treatment facilities are required at Bantry and Dunmanway.*
- *Water Storage facilities are required at Mallow, Mitchelstown, Millstreet, Newmarket, Kanturk, Bantry, Clonakilty, Schull, Bandon, Blarney, Carrigaline, Glanmire, Kinsale, Macroom, Middleton, Whitegate/Aghada and Youghal.*

5.2.6 In addition, the upgrading of the the Cork Harbour and City Water Supply Scheme, particularly treatment, is important for serving the settlements of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Little Island, Ringaskiddy, Tower and the Southern Environs of the City. Similarly, the Inishannon Regional Water Supply Scheme will impact settlements in the south west of the Metropolitan area including Carrigaline, Kinsale, and Passage West / Monkstown.

5.2.7 Many other water supply schemes have been identified for locations that are not among the main towns for which zoning maps have been prepared for this plan. These will be covered in the preparation of the forthcoming Local Area Plans on an electoral area basis.

INF 2-2

Water Supplies

(a) It is an objective generally to provide support for the funding of the water supply infrastructural requirements as identified by the County Council in order to accommodate the planned levels of growth expected for the county.

(b) It is an objective generally to improve and extend the water supply infrastructure to serve the planned levels of growth, during the lifetime of this plan, in order to facilitate development.

Objectives:

WATER SUPPLY REQUIREMENTS

Rural Water Supplies

5.2.8 The 1998 Drinking Water Regulations in conjunction with the European Directive 98/83/EC identified the need “to ensure that all rural consumers would have good quality water supplies in their homes”.

5.2.9 The County Council Rural Water Strategic Plan 2000 proposes to protect public health by providing wholesome and safe potable water through a planned approach to investment and best practice in the operation and management of rural water schemes. It would also encourage the principle of partnership with the voluntary group schemes, by assisting in the effective administration and to promote rural economic development in order to sustain the rural environment.

5.2.10 Most of the supplies in the more remote areas are individual wells, farms and single houses in rural areas and scattered individual housing outside of existing towns and villages. There is a problem with water quality in some remote rural wells and the Rural Water Strategic Plan provides funds, which are administered by Cork County Council for ‘grant aided schemes’ to improve the water quality. There is also a public awareness programme on water quality for individual wells.

5.2.11 Many of the existing private group water schemes have unreliable sources of water and inadequate treatment facilities. Some rely on groundwater and some on surface water supplies as their source. Many of these are prone to being contaminated because of their proximity to pollution arising from the disposal of effluent from nearby developments e.g septic tanks for individual houses or slurry tanks in farmyards. Therefore the protection of existing underlying aquifers which supply the schemes is paramount.

Objectives:

DRINKING WATER

INF 2-3	<p>Drinking Water Quality</p> <p><i>It is an objective to ensure that all drinking water in the county complies with the European Union Drinking Water Directive 98/83/EC and that all surface water and ground water supplies comply with the requirements of Surface Water Directive 75/440/EC and Ground Water Directive 80/68/EEC.</i></p>
INF 2-4	<p>Protection of Quantity and Sources of Drinking Water</p> <p><i>It is a general objective to conserve sources of drinking water and to minimise threats to either the quality or quantity of drinking water reserves that might result from different forms of development or development activity.</i></p>

Sewerage

Sewerage Infrastructural Needs – Main towns

5.2.12 Most of the major centres of population require the implementation of the national “Urban Wastewater Regulations”, in order to comply with EU requirements. New collection systems and treatment facilities will have to be installed over the next 10 years. The larger towns will require implementation of these schemes by 2005 and some of the smaller towns will need to be in place before 2010.

5.2.13 In order to improve the current situation in existing settlements and make provision for future growth, there is a need for upgrading of the networks in existing sewerage schemes in all towns. Key needs identified include the following:

- *Extensions to the sewerage networks are required in all settlements.*
- *Major new treatment plants are required in Bantry, Castletownbere, Schull, Skibbereen, Carrigaline, Cobh, Kinsale, Passage West/Monkstown, Ringaskiddy, Whitegate/Aghada and Youghal.*
- *Major upgrades of existing treatment plants are required in Fermoy, Mallow, Mitchelstown, Millstreet, Newmarket, Clonakilty, Dunmanway, Ballincollig, Blarney, Carrigtwohill, Macroom, Middleton and Tower.*

5.2.14 The proposed Lower Harbour Sewerage Scheme will assist in the treatment of sewage from most of the towns in the harbour area; namely Passage West/Monkstown, Cobh, Carrigaline and Ringaskiddy. In addition, Little Island will be connected to the Cork City wastewater treatment plant.

5.2.15 In addition, the County Council has a Sludge Management Plan that covers the Inniscarra water treatment plant and most of the sewage treatment plants in the County. The plan will be a programme of improvements to effluent sludge from treatment works to the standards required by the European Union.

5.2.16 Many other sewerage schemes have been identified for locations that are not among the main towns for which zoning maps have been prepared for this plan. These will be covered in the preparation of the forthcoming Local Area Plans on an electoral area basis.

<p>Objectives:</p>		
<p>SEWERAGE</p>	<p>INF 2-5</p>	<p>Sewerage Infrastructure Needs</p> <p>(a) <i>It is an objective generally to provide support for the funding of the sewerage infrastructural requirements as identified by the County Council in order to accommodate the planned levels of growth expected for the county.</i></p> <p>(b) <i>It is an objective generally to improve and extend the sewerage infrastructure to serve the planned levels of growth, during the lifetime of this plan, in order to facilitate development.</i></p>
	<p>INF 2-6</p>	<p>Sludge Management Plan</p> <p><i>It is an objective to support the County Council's Sludge Management Plan in the treatment and disposal of effluent sludge.</i></p>

Sewage disposal – Rural Areas

5.2.17 Most of the rural housing development in the county is permitted with conditions relating to the proper siting and construction of suitable septic tanks. Sometimes, these treatment tanks are sited without adequate regard to existing water aquifers or other underground water sources causing a deterioration in the quality of water.

5.2.18 Existing villages and small settlements which do not have sewage treatment plants or have inadequate systems may be provided with new plants through co-operation with developers who undertake housing developments. Appropriate arrangements shall be made to ensure that existing houses are connected to new schemes.

Surface Water Drainage

5.2.19 In most towns, surface water is usually disposed to the foul sewers and these often become overloaded in periods of high rainfall and tides. Inadequate protection of the rivers and tributaries can reduce the capacity for adequate stormwater runoff along these rivers. In the case of new zoned lands, development should be kept at a reasonable distance from the streambanks and protection measures put in place.

Surface Water Infrastructural needs

5.2.20 It is a major requirement to separate the surface water system from the foul water system and for improvements made to the networks. In addition, key needs identified include the following:

- *Improvements to the drainage networks in all settlements.*
- *Major Flood Relief Schemes for Fermoy, Mallow (Blackwater and Spa Rivers), Bantry, Clonakilty, Dunmanway, Skibbereen, Ballincollig, Bandon, Blarney, and Carrigtwohill.*
- *Major River Channel Improvement in Tower.*

INF 2-7	<p>Surface Water Infrastructure Needs</p> <p><i>(a) It is an objective generally to provide support for the funding of the surface water infrastructural requirements as identified by the County Council in order to accommodate the planned levels of growth expected for the county.</i></p> <p><i>(b) It is an objective generally to improve and extend the surface water disposal infrastructure to serve the planned levels of growth, during the lifetime of this plan, in order to facilitate development.</i></p>
INF 2-8	<p>River Channel Protection</p> <p><i>It is an objective to ensure that development on newly zoned land is kept at an appropriate distance from stream banks and adequate protection measures put in place.</i></p>
INF 2-9	<p>Prevention of Flooding</p> <p><i>It is a general objective to manage surface water catchments and the use and development of lands adjoining streams, watercourses and rivers in such a way as to minimise damage to property by instances of flooding.</i></p>
INF 2-10	<p>Drainage and Flooding</p> <p><i>It is a general objective to implement the recommendations of the Office of Public Works policies, as current in June 2004, in relation to flood plains and areas sensitive to flooding.</i></p>

Objectives:**SURFACE WATER & FLOODING**

5.3 Waste Recovery and Recycling

5.3.1 The Waste Management Plan for Cork County (1999) is based on the Cork Waste Strategy, a joint document with Cork City Council which aims to radically alter the approach to waste and the level of waste produced in the region up to 2013. The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, including the following; prevention, minimisation, re-use/recycling, disposal with energy recovery and disposal of residual waste.

5.3.2 In addition to this, the overriding principles of waste management policy are those of “polluter pays”, the “proximity” principle, the “precautionary” principle and the principle of “shared responsibility”. The essential focus of the document is on a shift to prevention and minimisation measures whilst developing recycling and waste sorting measures. Only waste that cannot otherwise be treated should reach landfill, as the least preferable mode of waste management.

5.3.3 The Waste Management Plan puts forward the following key proposals:

- *Rationalisation of the existing ten landfill sites to one state of the art engineered landfill.*
- *Provision of Materials Recovery Facility.*
- *Provision of a network of Civic Amenity Sites and Bring Sites.*
- *Provision of Waste Transfer Stations.*
- *Voluntary/Domestic Refuse Separation.*
- *Investigate the possibility of employing thermal waste to energy treatment for residual waste.*
- *A major public awareness campaign.*
- *Greater involvement by the private sector in provision of waste management facilities.*

Waste Management Facilities

5.3.4 The Waste Management Plan identifies a number of existing sites as follows:

- *Bring sites throughout the county*
- *Civic amenity sites at Mallow, Macroom, Bantry, Beara, Clonakilty, Fermoy, Newmarket, Charleville, Mitchelstown, Skibbereen / Schull, Dunmanway, Kinsale / Bandon, Carrigaline, Ballincollig, Youghal, Middleton, Glanmire / Cobh.*
- *Waste transfer stations at Mallow, Bantry, Beara, Clonakilty, Fermoy, Kanturk / Millstreet, Macroom Area, Skibbereen / Schull.*
- *Engineered landfill site in one location*

5.3.5 With the exception of bring sites, these facilities raise different levels of environmental and social concerns and impacts and require licensing from the Environmental Protection Agency. It is important to ensure they are located where these impacts are minimised as much as possible.

INF 3-1**Waste Management Plan**

It is an objective to implement the provisions of the County Council's approved Waste Management Plan and in particular, to promote the development of facilities for the prevention, minimisation, re-use/ recycling or disposal with energy recovery of waste material.

Objectives:**WASTE TREATMENT**

5.4 Energy and Communications

Energy Networks

5.4.1 The energy industry, and utilities generally, have very specific land use planning requirements. In particular, safeguards need to be put in place to ensure that strategic distribution corridors are not compromised by inappropriate siting of other developments. The renewable energy sector requires more specific treatment as it raises a number of planning issues, particularly in relation to the deployment of wind energy projects. In all cases however, it is necessary to ensure that energy projects do not in themselves constitute negative impacts, particularly in areas of environmental or landscape sensitivity.

Objectives:

ENERGY

INF 4-1

Energy Networks and Infrastructure

(a) It is an objective to recognise the national importance of ensuring security of energy supplies for servicing a whole range of economic sectors

(b) It is a general objective, where strategic route corridors have been identified, to support the statutory providers of national grid infrastructure by safeguarding such strategic corridors from encroachment by other developments that might compromise the provision of energy networks.

(c) It is an objective generally to protect areas of recognised landscape importance from construction of large scale visually intrusive energy transmission infrastructure. In such circumstances it is an objective to seek alternative routing or transmission methods.

Renewable Energy

5.4.2 The context for including specific renewable energy policies in a county development plan is set by a range of national and international initiatives and targets. It is a subject which is at the core of the entire sustainable development idea. The governing national policy in this regard is the National Climate Change Strategy published in October 2000.

5.4.3 As a planning authority, it is important to recognise the range of new and developing technologies that can contribute to minimising greenhouse gas emissions and to securing a greater proportion of our energy needs from renewable sources.

5.4.4 The County Council, through its Energy Agency based in Mallow, has been at the forefront of developing awareness of energy issues and promoting renewable energy initiatives throughout the county.

INF 4-2	<p style="text-align: center;">Climate Change</p> <p><i>It is an objective to support the National Climate Change Strategy and, in general to facilitate measures which seek to reduce emissions of greenhouse gases.</i></p>
INF 4-3	<p style="text-align: center;">Renewable Energy Production</p> <p><i>It is an objective generally to encourage the production of energy from renewable sources, including in particular that from biomass, waste material, solar wave and wind energy, subject to normal proper planning considerations, including in particular impact on areas of environmental or landscape sensitivity.</i></p>

Objectives:**RENEWABLE ENERGY***Wind Energy*

5.4.5 A number of preliminary studies have been carried out to assess the overall wind resource in the county and the degree of sensitivity of Cork's different landscapes to the deployment of windfarms. The Council intends to bring forward a detailed policy for wind energy, based on these studies.

5.4.6 In common with most Atlantic coastal areas in Europe, County Cork has significant wind resources, a certain amount of which may be amenable to exploitation as a renewable electricity source. The county also has a diverse set of landscapes with varying degrees of sensitivity to different kinds of development such as wind turbines and wind farms. The County Council, having studied both the wind speeds and the landscapes of the county on a broad level, has now identified, in broad strategic terms, two special areas (see figure 5.1) as follows:

- **STRATEGIC SEARCH AREAS:** *Areas which have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. These could be considered to be strategic 'search areas' for wind farm development. Prospective developers would be encouraged generally to focus on these areas when searching for potentially suitable sites in County Cork. While not all locations within these areas would be suitable for wind projects (see below), they do give a strategic representation of generally preferred areas.*

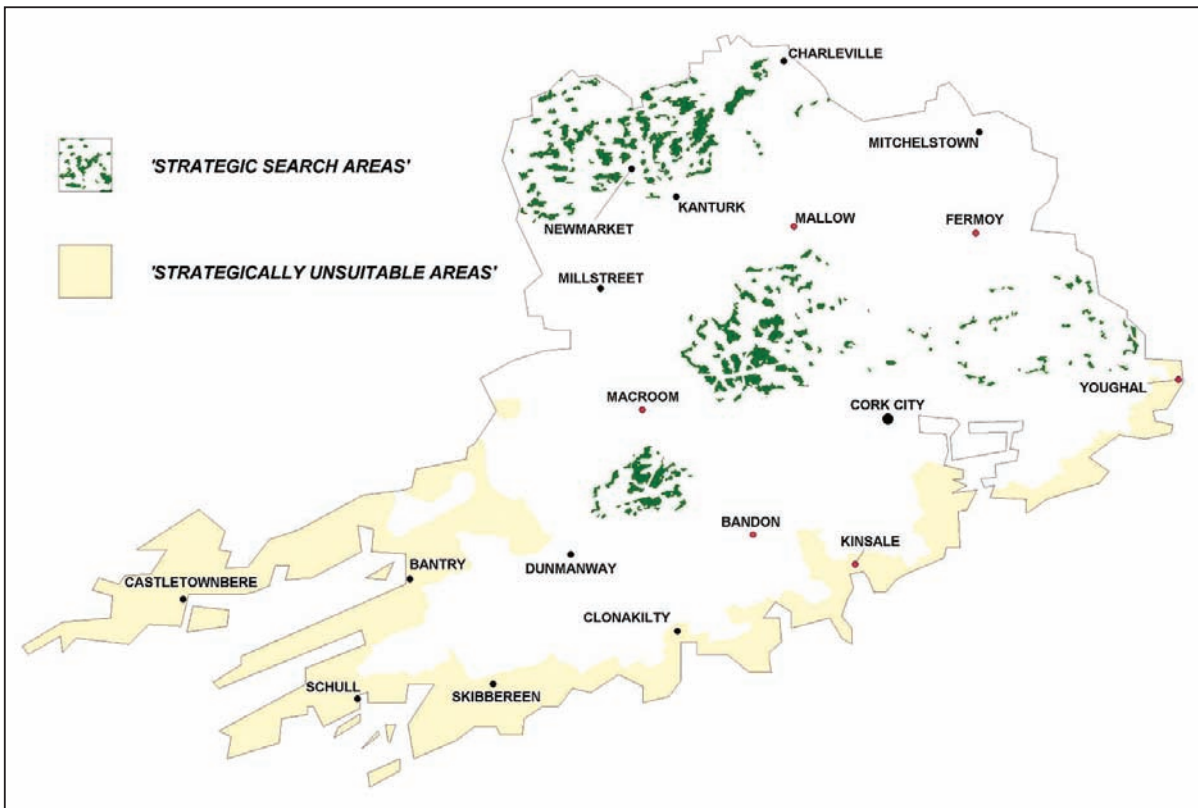
- **STRATEGICALLY UNSUITABLE AREAS:** Areas which, because of high landscape sensitivity, are considered generally to be unsuitable for wind energy projects. While there may be a small number of locations within these areas with limited potential for small-scale wind projects, their contribution to any significant reduction in greenhouse gas emissions would be negligible. Except on a small scale and at particularly suitable locations, wind projects would normally be discouraged in these areas.

5.4.7 The identification of these areas does not of course give any certainty about the outcome of any particular wind energy proposal and, even within the strategic search areas there will be particular constraints at individual sites. For example, within the identified search areas, important breeding and feeding grounds for rare and protected hen harriers can be found and these can be damaged or destroyed by inappropriate development.

5.4.8 In general terms therefore, for a wind energy project to succeed in the planning process, a whole range of criteria must be met, whether in the search areas or in other areas. As part of its forthcoming Planning Guidance and Standards series, the County Council will issue a detailed document on the various development control considerations (including site selection, siting and layout) for various types of wind energy projects.

FIGURE 5.1
DIAGRAM OF STRATEGIC WIND ENERGY AREAS

Showing "Strategic Search Areas" and "Strategically Unsuitable Areas"



INF 4-4	<p>Wind Energy Projects</p> <p><i>(a) It is an objective to encourage prospective wind energy developers assessing potentially suitable locations for projects to focus on the strategic search areas identified in the plan and generally to discourage wind energy projects in the strategically unsuitable areas identified in this plan.</i></p> <p><i>(b) It is an objective in the strategic search areas (and in those areas that are identified as neither strategic search areas nor strategically unsuitable areas), to consider any individual wind energy proposal on its merits having regard to normal planning criteria including, in particular, the following:</i></p> <ul style="list-style-type: none"> • <i>The sensitivity of the landscape and of adjoining landscapes to wind energy projects;</i> • <i>The scale, size and layout of the project, any cumulative effects due to other projects, and the degree to which impacts are highly visible over vast areas;</i> • <i>The visual impact of the project on protected views and prospects, and designated scenic landscapes as well as local visual impacts;</i> • <i>The impact of the project on nature conservation, archaeology and historic structures;</i> • <i>Local environmental impacts including noise, shadow flicker;</i> • <i>The visual and environmental impacts of associated development such as access roads, plant, grid connections etc.</i> <p><i>(c) Similar criteria would be taken into account in the strategically unsuitable areas except that suitable projects will generally be on a small scale and on very special, carefully chosen sites.</i></p>
INF 4-5	<p>Guidance on Wind Energy</p> <p><i>It is an objective, as a Planning Authority, to produce a guidance document setting out in detail the various development control requirements for various types of wind energy projects (including those mentioned above).</i></p>

Objectives:**WIND ENERGY**

Telecommunications

Objectives:

TELECOMMUNICATIONS

<p>INF 4-6</p>	<p>Telecommunications Infrastructure</p> <p><i>It is an objective generally to support the provision of new and innovative telecommunications infrastructure, subject to normal proper planning considerations.</i></p>
<p>INF 4-7</p>	<p>Impacts on Landscape</p> <p><i>It is an objective generally to protect areas of recognised landscape importance from construction of large scale visually intrusive telecommunications infrastructure. In such circumstances it is an objective to seek alternative siting.</i></p>
<p>INF 4-8</p>	<p>Broadband Connectivity</p> <p><i>It is an objective for the Council to support a programme of broadband connectivity throughout the county.</i></p>
<p>INF 4-9</p>	<p>Telecommunications Task Force</p> <p><i>It is an objective to establish a Broadband Telecommunications Task Force comprising service providers, user representatives and local development agencies to assist in the planning, implementation and monitoring of the roll out of broadband infrastructure in the county.</i></p>



Chapter 6

Housing and Community Facilities

6.1 Housing: Overall Approach

6.2 Housing Density and the Supply of Residential Land

6.3 Meeting Housing Needs

6.4 Community Facilities

This Chapter sets out the context for the provision of housing and community facilities. The objectives included here are based on the following important principles:

- a. The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life;
- b. Balanced communities should be encouraged in order to promote the social, environmental and economic well being of the County;
- c. A high quality of living environment is important for sustaining communities;
- d. The proper provision of community facilities of high standard, in the most appropriate locations is important for all age groups and sectors of society and is an essential component for proper planning.

6.1 Housing: Overall Approach

6.1.1 This chapter sets out the planning policies for the provision of housing and community facilities. It shows how the Council has addressed its statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the County's projected housing requirements over the plan period and to ensure that an undue shortage will not arise. It also shows how particular housing needs can be accommodated (such as social and affordable housing etc.) taking into account the requirements of the Joint Housing Strategy for Cork (2001). The chapter concludes with policies for the provision of new community facilities and the protection of existing facilities through the operation of the plan.

Housing Strategy

6.1.2 The Planning & Development Act 2000 requires each planning authority to include the provisions of its Housing Strategy in its Development Plan. The planning authority must also ensure that sufficient and suitable land is zoned in the plan to meet the requirements of the Strategy and that a scarcity of such land does not occur at any time during the period of the plan.

6.1.3 Accordingly, the County Council, together with the City Council and the other planning authorities in the county, prepared a Joint Housing Strategy, which was adopted by the County Council on 22nd October 2001. The policies of the strategy are set out in Appendix A of this volume.

6.1.4 Another requirement of the Act is to include, in the development plan, objectives for securing implementation of the Housing Strategy, taking into account:

- *The existing and likely future need for social and affordable housing;*
- *The need to ensure that housing is available for persons who have different levels of income;*
- *The need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households; and*
- *The need to counteract undue segregation in housing between persons of different social backgrounds.*

6.1.5 These matters are addressed in sections 6.2 and 6.3 below. Where appropriate, other chapters of this plan have also taken into account relevant considerations of the housing strategy. The following general objective confirms that the Joint Housing Strategy is a key part of this plan which will, in turn, support the implementation of the policies and programmes for action set out in the strategy (see Appendix A of this volume).

HOU 1-1

Implementation of the Housing Strategy

It is an objective to implement the Joint Housing Strategy prepared by the Cork Local Authorities and adopted by the County Council on 22nd October 2001.

Objectives:

HOUSING STRATEGY

6.2 Housing Density and the Supply of Residential Land

6.2.1 Over the last few years, increasing concern both nationally and in Cork at the apparent shortage of suitable land to meet the rapidly growing demand for new residential development was considered to be a contributory factor in the rapid rise in house prices.

6.2.2 In the midst of its life, the 1996 County Development Plan was the subject of substantial variations that were considered essential to overcome this land shortage and enable the supply of new housing to catch up with demand. This enabled the output of the construction industry to remain at a consistently high level. It is important, particularly bearing in mind the growth expected in the county, that such a shortage of land should not occur again.

6.2.3 To prevent any undue shortage of land for new residential development arising, the objectives of this plan address:

- *The need, identified by the Government, to carry out new residential development at higher densities that will make better use of developable land and the infrastructure that services it; and*
- *The need to ensure that sufficient areas of suitable land, are designated for new residential development in suitable locations where new development will be consistent with the principles of proper planning and sustainable development.*

Housing Density

6.2.4 The question of density plays an important part in ensuring that the best use is made of land intended for development. National concern at the dramatic increase in house prices in recent years and the Government's strategy for Sustainable Development, are clear indications that the Development Plan should seek to maximise the use of zoned and serviced residential land so that:

- *The loss of agricultural land can be minimised;*
- *The cost of providing services and supporting infrastructure will be minimised;*
- *Unnecessary urban 'sprawl' can be prevented; and*
- *Energy, transport and natural resources can be used efficiently.*

6.2.5 The hitherto relatively cheap cost of land in Ireland and rising car ownership has resulted in extensive suburban development at densities that are relatively low by European standards. Taking all these factors into account, the Government issued guidance to planning authorities in 1999 in a document called 'Residential Density: Guidelines for Planning Authorities'. The guidelines encourage increased densities for future housing development in a broad range of locations, particularly in town centres and close to existing or proposed public transport corridors. This can be achieved without lowering the environmental standards for new housing.

6.2.6 The Government's advice does not include a prescriptive list of densities to be applied in particular circumstances but, instead, for sites larger than 0.5 hectares, it makes the following recommendations:

- *Densities less than 20 dwellings (net) per hectare should be discouraged;*
- *There should be a general encouragement of densities in the range 35 – 50 dwellings (net) per hectare, with no upper limit, in principle, on town and city centre sites;*
- *Sites close to existing or proposed public transport corridors should be considered for development in excess of 50 dwellings (net) per hectare (on 'green-field' lands - Local or Action Area Plans should set targets for increased density yields).*

6.2.7 It goes on to say that in certain exceptional cases, limited areas of lower density may be considered. This would apply where there are special environmental or ecological considerations, where there is a need to make a transition between higher density development and the open countryside, or on serviced land in villages as an alternative to the provision of one off rural housing. In this plan, a small number of such locations have been identified to accommodate lower densities and indications have been given that, in Local Area Plans, further such locations may be identified at the edges of settlements where appropriate.

6.2.8 Throughout the residential density guidelines, the Government places particular emphasis on the importance of qualitative standards in relation to design and layout in order to ensure that the highest quality of residential environment is achieved. To assist with this the County Council intends to produce a design guide for residential areas as part of its forthcoming Planning Guidance and Standards series.

Housing Density in County Cork

6.2.9 In County Cork generally there is a tradition of relatively low densities of housing development. However, the need to adopt a more sustainable approach in the long-term along the lines recommended by Government is recognised. Many of the sites zoned in this plan lend themselves to development at densities in the ranges recommended by the government. However, this plan also recognises that in some cases, a more flexible approach to density can be taken bearing in mind local circumstances and the nature and character of existing development. It may also take some time for the average densities currently being achieved to increase to the recommended levels and this is also recognised in this plan.

HOU 2-1

Achievement of Higher Densities

(a) It is an objective to recognise that average housing densities currently being achieved in County Cork are generally well below the range recommended in Government advice.

(b) It is an objective, to encourage a steady increase in the density of new housing development so that average densities will be generally in accordance with Government advice, by the end of the plan period.

(c) In order to achieve this, new housing development will be in accordance with the densities set out in the following table.

Objectives:

HOUSING DENSITY

TABLE 6.0
SPECIFIC ZONING
OBJECTIVE
DENSITIES

Specific Zoning Objective Density	Main Settlements	Comments	Villages and Other Settlements	Comments
High restricted to	> 50 ha	Town centre and public transport nodes	> 25 ha	Normally Village centre and
Medium	20 - 50 ha	< 35 Units per ha discouraged	12 - 25 ha	Specific density dependant on issues such as, layout and servicing arrangements
Low	8 - 12 ha	> 5 and up to 20 maybe accepted in certain circumstances where sewer provided. < 5/ha not accepted	5 - 12 ha	Subject to satisfactory servicing arrangements
Very Low	< 5 ha		< 5 ha	

Achieving density targets

6.2.10 The target densities set out in the plan (and in the residential density guidelines) can only be achieved on a site by site basis if certain high standards of design and layout are met. Designers and developers have a responsibility to seek to achieve these standards and new, more appropriate approaches to design and layout for residential areas will be required. The Council's forthcoming design guide for residential areas will assist in this change of approach.

6.2.11 Similarly, individual zoned sites may often have constraints due to topography or portions that cannot be built for technical, amenity or other reasons that will affect the overall number of deliverable units on the lands. Potential developers should be mindful of this when assessing individual projects and adjust their proposals accordingly.

Sufficiency of Zoned Lands for housing

6.2.12 In determining whether enough land has been provided for housing development in this plan an examination should be made of both the projected requirement for new housing and the amount of zoned land.

The Requirement for New Housing

6.2.13 The research carried out for the housing strategy suggests that for the period 2001 – 2006 the annual housing output across Cork as a whole will be about 5,000 houses per annum. Although there is some suggestion that this may reduce somewhat after that period, it is appropriate to use this figure as a guide for assessing the likely requirement during the lifetime of this plan.

6.2.14 The figure of 5,000 units per annum includes activity within the City itself (on lands zoned in the City Development Plan) estimated at 750 units per annum. The remaining requirement (approximately 4,250 units per year) will be met right across the county: in the main settlements, in the smaller towns and villages as well as in the open countryside. The estimate of the annual requirement can be further aggregated as shown in the table below.

County Cork	Annual new housing requirement (dwellings per year)
31 Main Settlements	2,400
Smaller Towns, Villages and Agricultural Areas	1,850
Total	4,250

TABLE 6.1

ANNUAL REQUIREMENT FOR NEW HOUSING (DWELLINGS PER YEAR) – EXCLUDING THE CITY ITSELF

Estimates based on the research carried out for the Joint Housing Strategy 2001

The Supply of Land for Residential Development

6.2.15 In order to meet the requirement for new housing identified in table 6.1, the County Council intend to make a local area plan for each of the electoral areas that make up the county. Locations that are intended to be the focus of major growth initiatives may also be the subject of special local area plans. The County Council will include appropriate specific land zoning objectives in these local area plans to meet the requirement for new residential development identified for that electoral area in chapter 10.

6.2.16 It is important that development and local area plans should ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan. Therefore, the local area plan for each electoral area in the county will, unless inconsistent with the proper planning and sustainable development of the area, include objectives to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the plan itself. Each local area plan will take into account the extent to which there is potential for:

- New dwellings to be built on land zoned in the plan, or any special local area plan, for residential development or mixed uses including residential;
- New housing development within the operational area of any Town Council planning authority within the electoral area;
- New housing development on land within settlements but not itself zoned in the plan for development; and
- New housing development on un-zoned land outside settlements.

Objectives:

RESIDENTIAL LAND SUPPLY

HOU 2-5

Residential Land Supply

(a) It is an objective of this plan through the making of a local area plan for each electoral area of the county to ensure that there is an adequate range and choice of sites available and that a shortage of land suitable for new residential development does not arise during the lifetime of a plan.

(b) Unless it is considered to be inconsistent with the proper planning and sustainable development of the area, each local area plan will include objectives, including specific zoning objectives, to ensure that sufficient suitable land is available for new residential development for at least five years beyond the period of the local area plan itself.

(c) It is an objective, during the lifetime of this plan, to monitor the availability of zoned residential land within the county and to ensure that a scarcity of such land, to meet the needs of the population within that time, does not arise. The County Council have made a commitment to implement this monitoring exercise before the end of 2005.

Bringing zoned residential lands forward for development

6.2.31 In order to overcome the serious planning difficulties caused by zoned and serviced lands in very suitable locations not becoming available for development, the County Council is mindful of its powers of compulsory purchase in certain circumstances and also of its powers, as a planning authority, to 'de-zone' such lands in subsequent development plans without fear of compensation. The County Council will give very serious consideration to all of the available options open to it in the event of lands not becoming available for development, particularly in settlements with high growth demands where services and infrastructure have been provided with the assistance of public funds.

6.3 Meeting Housing Needs

Social and Affordable Housing

6.3.1 The Planning and Development Act 2000 has an additional provision which states that development plan objectives must require a specified percentage of land zoned for residential use, or a mixture of residential and other uses, to be reserved for social & affordable housing.

6.3.2 Cork, and Ireland as a whole, has seen significant increases in house prices in recent years. A detailed survey of new house prices was undertaken as part of the housing strategy study and research was commissioned to determine the level and distribution of household incomes. In each an assessment was made to determine the affordability of housing in each housing market area.

6.3.3 The Joint Housing Strategy concluded that between 34% and 37% of new households across the County as a whole will experience difficulties in buying a home on the open market. Therefore, an essential aspect of the strategy is to ensure adequate provision for households that cannot gain access to housing on the open market.

6.3.4 To meet this need the strategy states that the local authorities in Cork will exercise their powers under Part V of the Planning & Development Act 2000 and require that 20% of land zoned for residential use, or for a mixture of residential and other uses, subject to certain exemptions, shall be reserved for the provision of social and affordable housing. This will increase the supply of this type of housing by about 500 – 600 units per year in the Cork area as a whole.

Definitions of Social and Affordable housing

6.3.5 In this plan and in the Housing Strategy, the terms social and affordable housing have particular meanings. **Social Housing** is defined as rented housing provided either by the local authority, or a voluntary or co-operative housing body. **Affordable Housing** is defined as owner-occupier, or shared ownership housing, provided at a price below market value.

Reserved land for social and affordable housing

6.3.6 The study carried out for the strategy contains an analysis of the need for social and affordable housing in each of the different housing market areas in the county. In essence, the evidence suggests that the demand for social housing will be predominantly in the Metropolitan Housing Market Area (see figure 6.1) whilst the number of households falling below the affordability threshold is more evenly spread around the County as a whole. With this in mind, the strategy requires that a minimum of a quarter of the reserved land in the Metropolitan Housing Market Area will be for social housing except where in certain areas there are established high concentrations of social housing. In such areas, specific plan objectives can indicate that there is no requirement for social housing on reserved land.

6.3.7 Elsewhere, the proportion of social housing on the reserved land will be a matter for agreement between the County Council and developers in the light of the local housing profile and local housing needs. Where appropriate, future Local Area Plans or individual zoning objectives may provide specific guidance on the proportion required. The following objective specifically implements these proposals in the development plan:

FIGURE 6.1

THE METROPOLITAN HOUSING MARKET AREA

One of the five housing market areas studied for the Joint Housing Strategy



HOU 3-1

Reserved Land for Social and Affordable Housing

(a) *It is an objective, on lands zoned for residential / housing or lands zoned for a mixture of residential / housing and other uses, to require 20% of all new residential developments, to be reserved for social and affordable housing in accordance with principles, policies and programmes for action set out in the Joint Housing Strategy,*

(b) *The objective in (a) above does not apply in respect of proposed developments that are specifically exempt from this requirement under Part V of the Planning and Development Act 2000 or in respect of proposed developments of student housing in accordance with the location and design criteria set out in the Finance Act Guidelines on Residential Developments for Third Level Students.*

(c) *In the Metropolitan Cork Housing Market Area, a quarter of the reserved lands shall be allocated to social housing and three quarters of the reserved lands shall be allocated to affordable housing except where, either specific development objectives or Local Area Plan objectives indicate, on the basis of an established high concentration of social housing in the area, that there is no requirement for social housing on certain lands.*

(d) *In the remainder of the county the appropriate proportion of social housing on the reserved lands, up to a maximum of a quarter of the reserved lands, and based on the existing housing profile and needs of the area, is subject to agreement with Cork County Council except where the proportion to be allocated to social housing in a particular area is indicated in specific development plan objectives or specific local area plan objectives.*

Objectives:**RESERVED LAND FOR SOCIAL AND AFFORDABLE HOUSING***Important note in relation to social and affordable housing*

6.3.8 The Planning and Development (Amendment) Act 2002, which was passed by the Oireachtas after the Housing Strategy was adopted, makes certain changes to the way in which the social and affordable housing requirements of different development proposals may be achieved. The policies of this plan (and the Housing Strategy), particularly in relation to implementation, should of course be read in the context of these modified legislative provisions.

House Types and Sizes

6.3.9 With regard to house types and sizes, the Housing Strategy draws attention to

- *the need to ensure that a mixture of house types and sizes is developed to reasonably match the requirements of different categories of households; and*
- *the need to counteract undue segregation in housing between persons of different social backgrounds.*

6.3.10 County Cork as a whole (including the City Council and Town Council areas) saw increases in new semi-detached houses (8.1%) and decreases in new bungalows (11.6%) from 1996 – 2000. Detached houses and terraced houses showed little change, whereas flats and apartments had a slight increase of 5.5%. In 1996 the greatest proportion of new houses were bungalows (27.1%) and detached (29.2%). In 2000 the greatest proportion of new houses were semi-detached (30.6%) and detached (28%).

6.3.11 Many of the new households forming in the county during the period of this development plan will be below the current average size and often consist of one or two persons.

6.3.12 Despite the modest increase in terraced houses and apartments observed in recent years, the majority of new houses built are traditional family units for larger households. In order to accommodate the increasing number of smaller households, a greater mix of house type and an increase in the delivery of smaller units is required.

6.3.13 The Cork Area Strategic Plan indicates targets for new housing mix over the period 2001 – 2011 and these are shown in table 6.4 below.

Household size distribution		Urban housing size distribution		Suburban housing size distribution	
1 person	27%	1 bed	15%	1 bed	5%
2 person	34%	2 bed	35%	2 bed	20%
3 person	16%	3 bed	35%	3 bed	40%
4 person	16%	4 bed	10%	4 bed	25%
5+ person	8%	5+ bed	5%	5+ bed	10%
Total	100%		100%		100%

TABLE 6.4

TARGETS FOR HOUSE TYPES AND SIZES

As set out in the Cork Area Strategic Plan

6.3.14 Whilst the greatest proportion of new households are likely to form in the Metropolitan area, it is nevertheless important to improve the range of choice available throughout the county as a whole. Lack of access to appropriately sized housing can contribute to falling populations in rural areas as younger people leave rural areas for the cities where a larger number of smaller housing units are available.

6.3.15 Taking these factors into account, the following Development Plan Objective will ensure that a mixture of house types is developed over the Development Plan period in line with proposals set out in the Cork Area Strategic Plan:

HOU 3-2**Housing Mix**

It is an objective to secure the development of a mix of house types and sizes throughout the county as a whole to meet the needs of the likely future population in accordance with the guidance set out in the Joint Housing Strategy.

Objectives:**MIX OF HOUSE TYPES AND SIZES****Accommodation for Travellers**

6.3.16 For many years, the Traveller Community has utilised informal halting places (e.g. roadside verges) to support a traditional semi-nomadic pattern of life that, for much of the year, enjoyed close

economic and social ties with the agricultural community. More recently, the increasing dependence of the Travelling Community on urban economic activity, has resulted in growing conflict between the two groups. Travellers wish to maintain their independent life-style while the urban community often finds the appearance of informal halting sites unacceptable. The solution has been to develop a network of sites that allows Travellers the opportunity to follow a semi-nomadic life style and at the same time provide materials storage and workspace to support typical activities.

6.3.17 The County Council recognises these distinct requirements of Travellers in relation to the provision of accommodation and other facilities, the socio-economic issues relevant to the Travelling Community and the link between adequate accommodation, employment, health and education. The Traveller Accommodation Programme for County Cork 2000 - 2004 was adopted in March 2000 under the Housing (Traveller Accommodation) Act 1998. The plan puts forward a programme for the provision of permanent accommodation for the County's indigenous Traveller Community.

6.3.18 The objectives for Traveller accommodation are set out in the following table.

Objectives:

ACCOMMODATION FOR TRAVELLERS

HOU 3-3

Accommodation for Travellers

(a) It is an objective, to encourage the provision of permanent accommodation for Travellers subject to proper planning considerations and the principles of sustainable development, having regard to the provisions of the Traveller Accommodation Programme for County Cork 2000 – 2004

(b) It is an objective in particular to provide permanent accommodation for the county's indigenous Traveller Community and for the natural increase of that community through the provision of: Standard Houses within housing schemes, both existing and new of Cork County Council (in conjunction with the nine housing authority town councils in the county), single houses, group housing, sites, social housing measures, including shared ownership / loans, improvement works in lieu of housing etc.)

(c) It is also an objective to provide transient accommodation through the provision of sites to address the accommodation needs of travellers other than at their normal place of residence, having regard to annual patterns of movement.

Student Accommodation

6.3.19 In planning terms, purpose-built student accommodation has particular requirements in terms of design and location. They are generally relatively high-density projects with a whole range of ancillary facilities appropriate for student living. They should be located so that they have convenient access to the colleges, particularly on foot, bicycle and public transport and, generally, either within urban or suburban centres or within college campuses.

6.3.20 The local area plans will include zonings for high-density developments in various suburban locations that would be suitable for student accommodation that could cater for over 400 apartments or well over 1,200 students. This does not include any capacity within the former Murphy Barracks site in Ballincollig (or, of course, any capacity that may become available within the City Council area).

6.4 Community Facilities

Leisure facilities

6.4.1 In this section, the term 'leisure facilities' refers to all sports, recreation, leisure and public open space facilities. The appropriate provision of these facilities is an important issue for development plans. There are three key documents that are relevant to the formulation of planning policies for the future. These are:

- *A Parks Policy for Local Authorities (DOE 1987);*
- *Cork Recreational Needs Study. Cunnane, Stratton, Reynolds (1999).*
- *The Recreation, Amenity and Cultural Policy for South Cork Hinterland Division (July 2002)*

6.4.2 The 'Recreation, Amenity and Cultural Policy for South Cork' provides important information on the extent of and requirement for leisure facilities that can generally be applied to the county as a whole. It recommends a policy approach to the management and use of existing facilities and a format for the provision of facilities in association with proposals for new residential development. Key elements of the policy approach are as follows:

- *The development of existing public or private open space, including sports grounds, for other purposes will not be permitted unless a suitable alternative open space or the enhancement / upgrading of an existing facility can be achieved as a replacement in the same area.*

- *Development resulting in the loss of built leisure facilities will not be permitted unless suitable alternative facilities can be provided as a replacement.*
- *The Council will encourage community liaison and community partnership in relation to the development of amenity and recreational facilities as well as in their ongoing management.*
- *The Council will investigate ways to improve the quality and capacity of existing facilities and ways to develop new recreational and amenity facilities through initiatives in both the public and private sector. Sources of funding will be investigated and pursued to achieve this at Government level with the sports governing bodies, through local community partnership and through private development proposals.*
- *The Council proposes to use its powers under Section 48 of the Local Government Planning and Development Act 2000 to impose development charges to achieve both the enhancement of existing facilities and for the provision of new facilities as appropriate. The Council also proposes to use its powers under Section 109 of the Local Government Act 2001 to set up a community fund.*
- *Developers will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposal. Such provision shall include direct provision on or off site or a development levy to enable the council to make appropriate alternative provision.*

6.4.3 A table of minimum standards for the provision of leisure facilities to be provided as part of new developments is also set out in the document.

6.4.4 Proposals for leisure facilities, whether they form part of a larger development proposal (e.g. for housing), are independent or are a replacement for an existing facility elsewhere, will be assessed in relation to proper planning considerations and the principles of sustainable development. This assessment will consider whether or not the proposal is located where it can best meet the needs of the community that the facility is intended to serve. All facilities will need to place particular emphasis on the ease of access for pedestrians (including children), cyclists and wheelchair users. Facilities serving a more widely based community than that from the immediate locality of the site will, additionally, need to demonstrate that there is good access for both public transport and car users.

HOU 4-1	<p>Replacement of Leisure Facilities</p> <p><i>It is an objective to prevent the loss of existing leisure facilities, including sports clubs, grounds, built leisure facilities and areas of public and private open space through redevelopment to other uses unless an alternative open space or leisure facilities can be provided to serve the same area.</i></p>
HOU 4-2	<p>Improvement of Facilities</p> <p><i>It is an objective to seek opportunities to improve the quality and capacity of existing leisure facilities and where appropriate, the Council will use its powers under the Planning & Development Act 2000 to require development levies to achieve the enhancement of existing facilities.</i></p>
HOU 4-3	<p>Provision of New Leisure Facilities</p> <p><i>(a) It is an objective of the plan to ensure that all new leisure facilities are located where they can best meet the needs of the community that the facility is intended to serve.</i></p> <p><i>(b) It is an objective in the case of large residential developments, to require developers to make appropriate provision for sports and recreation infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or the payment of a development levy to enable appropriate alternative provision to be made.</i></p> <p><i>(c) It is an objective to issue, as part of the Planning Guidance and Standards Series, a set of countywide standards for the provision of leisure facilities as part of new developments. Until such time as this is issued, the standards set out in the Recreation, Amenity and Cultural Policy for South Cork shall apply.</i></p>

Objectives:**LEISURE FACILITIES**

Childcare Facilities

6.4.5 National policy recognises childcare facilities as integral to economic and social well being. The National Anti-Poverty Strategy identifies childcare provision as a means of alleviating poverty and social exclusion.

6.4.6 The Childcare Facility Guidelines for Planning Authorities published by the Department of the Environment and Local Government (June 2001), emphasise the role of planning in the promotion of increased childcare provision, ensuring adequate standards of provision and protection of the local environment. The detailed regulation of childcare facilities is carried out in accordance with the Child Care (Pre-School Services) Regulations, 1996. The specific zoning objectives in the plan contain specific objectives for the provision of Childcare Facilities as an integral part of new development.

6.4.7 From the Development Plan point of view it is important to ensure that provision is made for childcare facilities to be in appropriate locations including residential areas, town and neighbourhood centres and employment areas. One of the more important locations for childcare facilities will be larger new housing developments. Here, normally, provision should be made for well-located, purpose built childcare facilities in developments of 75 dwellings or more. The size and number of the facilities should be determined in relation to local needs and likely future demand from the immediate locality. In existing housing developments, the establishment of small crèches will be considered, but the premises must remain primarily residential and traffic and access arrangements must not interfere with general residential amenity.

6.4.8 In town and neighbourhood centres and employment areas the provision of childcare facilities will, normally, be encouraged. Facilities located in these areas should be able to provide open space, good access to public transport and any cycle routes, off street parking and drop off and collection points.

HOU 4-4	<p>Provision of Childcare Facilities – New Residential Areas</p> <p><i>It is an objective normally to require the provision of appropriate purpose built childcare facilities as an integral part of proposals for new residential development. Direct provision on site will, normally, be required where proposals involve the provision of 75 or more dwellings. Smaller developments may be required to pay a development levy to enable appropriate provision to be made elsewhere.</i></p>
HOU 4-5	<p>Provision of Childcare Facilities – Other Areas</p> <p><i>It is an objective to encourage the provision of childcare facilities in appropriate locations in town and neighbourhood centres and in industrial and enterprise areas. Such facilities will, normally, provide open space, good access to public transport and any cycle routes, off street parking and drop off and collection points.</i></p>

Objectives:**CHILDCARE FACILITIES****Healthcare Facilities**

6.4.9 A number of public and voluntary agencies share the responsibility for providing healthcare services. The Southern Health Board is the primary body responsible for the delivery of health and personal social services to the people of Cork. Their strategy is to deliver services that can respond to the healthcare needs of the population. Coupled with a health care system that treats people who are unwell, they are seeking to implement policies and strategies that will enhance the extent to which the public can take increasing responsibility for keeping itself healthy.

6.4.10 This requires a degree of shift from the more traditional hospital based care towards community based care with an increased emphasis on meeting people's needs at a primary care level by local sector teams.

6.4.11 Through the objectives of this development plan, the County Council will seek to facilitate the provision of built facilities to meet the operational requirements of the agencies that provide healthcare services in the County. The trend away from traditional hospital based care towards a strategy that will require an increased number of built facilities in other locations is recognised.

6.4.12 Many of these facilities will have differing location and site-specific requirements and they will need careful consideration on a case-by-case basis against the background of proper planning considerations and the principles of sustainable development. The aim

will be to encourage the integration of these facilities within new and existing communities and to discourage proposals which will cause unnecessary isolation or other access difficulties, particularly for children, the disabled and the elderly. There may often be advantages, to both the operating agency and the community at large, in combining some of these facilities, where their location and site-specific requirements overlap.

6.4.13 Provision has been made within both the general zoning objectives set out in chapter 9 and the specific zoning objectives set out in the ten Local Area Plans described in chapter 10.

6.4.14 The objectives for Healthcare facilities are set out in the following table:

<p>Objectives:</p>	<p>Healthcare Facilities</p>
<p>HEALTHCARE FACILITIES</p>	<p>HOU 4-6</p> <p>(a) <i>It is an objective to encourage the provision of appropriate healthcare facilities to develop both the system of hospital care and the provision of appropriate community based care facilities, subject to proper planning considerations and the principles of sustainable development.</i></p> <p>(b) <i>It is an objective in particular to encourage the integration of these facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, the elderly and children.</i></p> <p>(c) <i>It is a particular objective to encourage Nursing Homes, where possible to be located close to centres of population with easy access both for staff (who may be involved in shift work) and visitors (many of whom may be elderly). Where site selection takes these requirements into account, rural locations may be suitable in this regard.</i></p>



Chapter 7

Environment and Heritage

7.1 Environmental Quality

7.2 The Natural Environment

7.3 Landscape and Visual Amenity

7.4 Archaeological Heritage

7.5 The Built Environment

7.6 Cultural Heritage

This chapter presents the various policies and objectives for Environment & Heritage. They have been developed in accordance with the following principles that have been set out in the overall strategy of this plan:

- a. The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;
- b. The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the county;
- c. The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;
- d. The 'polluter pays' principle and the 'precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;
- e. The long term economic, social and environmental well-being of Cork requires water and air quality to be of the highest possible standard.

7.1 Environmental Quality

Water Quality

7.1.1 Water is a shared resource that is used in many different ways. The quality of all water in the county is of importance. This includes the quality of surface water, groundwater and seawater. The quality of water can be easily damaged and is difficult to restore. In many cases damage to water quality has widespread and long-term effects.

River Basin Management

7.1.2 The EU Water Framework Directive (2000/60/EC) heralds a new approach to water quality management based on River Basin Management. River Basin Management assesses water quality and associated ecological factors (including land use) within the basins and develops integrated and coherent policies based on these. These Plans will cover regions including parts of a number of Counties. In the south of the country, Cork County Council and Cork City Council, part of Kerry, Waterford, Limerick and South Tipperary will form one such basin. The Plans will incorporate the substantial work that has been undertaken by the Phosphorous Regulations (1998).

Objectives:

RIVER BASIN MANAGEMENT

ENV 1-1

River Basin Management Plans

Cork County Council in partnership with Cork City Council, Kerry, Waterford, Limerick and South Tipperary County Councils and other relevant bodies will prepare River basin Management Plans in accordance with the EU Water Framework Directive (2000/60/EC).

Groundwater Protection

7.1.3 Groundwater is a natural resource with both an ecological and economic value and is of vital importance for sustaining life, health, agriculture and the integrity of ecosystems. This is particularly true in North Cork where 90% of the water supply comes from groundwater sources. Groundwater also contributes to our rivers, lakes and sea and therefore influences its amenity and recreational value. The quality of

groundwater is threatened by worsening pollution levels, directly attributable to human activities. The main threats to groundwater include intensive agriculture; land spreading of pig and cattle slurry and hatchery wastes; other farmyard wastes such as silage effluent and soiled water; and septic tank effluent. Once contaminated, groundwater is difficult and expensive to clean.

7.1.4 The Department of Environment and Local Government, the Environmental Protection Agency and the Geological Survey of Ireland have developed a recommended approach for the preparation of "Groundwater Protection Schemes". It includes a methodology for assessment of activities impacting on groundwater resources. A key recommendation is the preparation of Groundwater Protection Schemes for all Groundwater Reserves in the county. The Council will also ensure that proposals for septic tanks and proprietary treatment plants comply with relevant standards. The cumulative impact of such facilities will also be considered in the assessment of proposals.

ENV 1-2	<p>Groundwater Protection</p> <p><i>It is an objective to protect known and potential groundwater reserves in the county. It is an objective to develop comprehensive Groundwater Protection Schemes for all groundwater reserves in the County.</i></p>
ENV 1-3	<p>Guidelines for Groundwater Protection</p> <p><i>In assessing applications for development the Council will consider the impact on the quality of water reserves and will have regard to the recommended approach 'Groundwater Protection Schemes' (and the Response Matrices) published by the Department of Environment and Local Government, the Environment Protection Agency and the Geological Survey of Ireland.</i></p>
ENV 1-4	<p>Septic Tanks / Proprietary Treatment Systems</p> <p><i>It is an objective to ensure that proposals for development incorporating septic tank or proprietary treatment systems comply with relevant guidelines, (including maintenance) and to ensure that the cumulative impact of such systems are considered in the assessment process.</i></p>

Objectives:**GROUNDWATER PROTECTION**

Nitrate Vulnerable Zones

7.1.5 Excess Nitrates are a health hazard in water, which are used as sources of drinking water and also contribute to eutrophication, especially in coastal and marine waters. The Nitrates Directive (91/676/EEC) includes objectives for reducing water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution.

7.1.6 Some areas in Cork have been identified as Nitrate Vulnerable Zones under this Directive. These areas have shown consistently high levels of nitrate pollution. The Council is obliged to implement a four-year action plan to address the problem. The types of action required primarily relate to limiting application of fertiliser (organic and artificial) and improving capacity of storage vessels. It may also mean a restriction on any further intensive farming activity within the catchments or restriction of any expansion of existing intensive farms within the areas.

7.1.7 Intensive Pig and Poultry production over a certain threshold requires an Environmental Impact Study and may also require an Integrated Pollution Control Licence from the Environmental Protection Agency. The Department of Agriculture's 'Guidelines and Recommendations on the Control of Pollution from Farmyard Wastes' and the Code of Practice to Protect Waters from Pollution by Nitrates provides the principal guidance in relation to the spreading of farm wastes.

7.1.8 A report commissioned by the Council identifies catchments within the county whose soils are overloaded with phosphorous. Recommendations included centralised treatment of slurry from intensive pig farms and the diversion of any future expansion of units to areas that were not showing signs of stress in relation to water quality.

Objectives:	
VULNERABILITY TO NITRATES	
ENV 1-5	<p style="text-align: center;">Protection from Nitrate Pollution</p> <p><i>It is an objective to protect waters from nitrate pollution in accordance with the Nitrates Directive (91/676/EEC).</i></p>
ENV 1-6	<p style="text-align: center;">Nitrate Vulnerable Zones</p> <p><i>It is an objective to establish and implement action programmes in relation to designated Nitrate Vulnerable Zones in accordance with Nitrates Directive (91/676/EEC).</i></p>

ENV 1-7

Developments Relating to Agricultural Industry

It is an objective in assessing proposals for agricultural development that regard will be had to the relevant guidelines including the requirements of:

- *The Guidelines and Recommendations on the control of Pollution from Farmyard Wastes*
- *The Code of Good Agricultural Practice to Protect Waters from Pollution by Nitrates*
- *The Cork County Pig Industry report*
- *Phosphorous Regulations. The Measures and Implementation Reports.*

Objectives:**Vulnerability to Nitrates****continued***Information on Water Quality*

7.1.9 Raising awareness is essential to the improvement of our water quality. The provision of information regarding the quality of water in the county is an essential component and the Council is committed to providing easily accessible information.

ENV 1-8

Information on Water Quality

It is an objective to provide information in an easily accessible and usable form in order to provide information as to the importance of good water quality, the risks to good water quality and the standards that are required.

Objectives:**INFORMATION ON WATER QUALITY****Noise and Light Emissions**

ENV 1-9

Noise and Light Emissions

It is an objective generally to seek the minimisation of noise and/or light pollution associated with activities or development.

Objectives:**NOISE AND LIGHT EMISSIONS**

7.2 The Natural Environment

Nature Conservation Generally

7.2.1 County Cork supports a wide diversity of natural and semi-natural habitats that have survived in part because of the sympathetic manner in which they have been managed over time. These include marine, coastal, wetland, woodland, lake, river and upland habitats that support a wide range of wild plant and animal species. However, wild areas are coming under increasing threat in the modern world as development pressures intensify and the demand for land for new development increases.

7.2.2 It is important that measures are put in place to respond to these pressures in a responsible way with measures to ensure that the natural environment does not become irreparably damaged.

7.2.3 Many areas which do not have formal protection under legislation have a level of natural value in terms of the plant and animal life that they support and the biodiversity that lies within them. It is important that these areas are managed well. Some such sites, like the Commoge Marsh in Kinsale are of importance in their own right and may in time be given formal protected status.

<p>Objectives:</p>		
<p>NATURAL ENVIRONMENT - GENERAL</p>	<p>ENV 2-1</p>	<p>The Natural Environment</p> <p><i>It is a general objective to seek the conservation and wise management of areas of natural environmental value.</i></p>
	<p>ENV 2-2</p>	<p>Features of Natural Interest</p> <p><i>It is an objective generally to seek the conservation and protection of features of natural interest such as woodlands, hedgerows, wetlands, unspoilt uplands and known habitats.</i></p>
	<p>ENV 2-3</p>	<p>Public Awareness of Nature Conservation</p> <p><i>It is an objective to raise awareness and improve practices in relation to nature conservation by promoting the development and implementation of codes of best practice. Such promotional work would be carried out by Cork County Council in partnership with other relevant agencies.</i></p>

ENV 2-4**Nature Conservation Species**

It is a particular objective to protect plant, animal species and habitats which have been identified by the Habitats Directive, Birds Directive, Wildlife Act (1976) and the Flora Protection Order (S.I. No. 94 of 1999).

Objectives:**Natural Environment - General****continued****Protected Nature Conservation Sites**

7.2.4 European and National Legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, Special Areas of Conservation and Special Protection Areas.

7.2.5 The designation of these sites at a national level is the responsibility of Dúchas the Heritage Service, but it is the responsibility of all of us to protect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there is a range of plants and animals that are protected under national legislation (see objective ENV 2-4).

Proposed Natural Heritage Areas

7.2.6 Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. It is important that the conservation value of these areas, which are proposed for designation from time to time by Dúchas the Heritage Service, be maintained.

7.2.7 The current list of pNHA's (dated September 2002) is given in Volume 2 of the plan and shown on the Heritage and Scenic Amenity Maps in Volume 4.

ENV 2-5**Proposed Natural Heritage Areas**

It is an objective to maintain the conservation value of all Natural Heritage Areas proposed for designation by Dúchas the Heritage Service, either before or during the lifetime of this plan.

Objectives:**NATURAL HERITAGE AREAS**

Candidate Special Areas of Conservation

7.2.8 The candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called ‘candidate sites’ because they are currently under consideration by the Commission of the European Union.

7.2.9 The current list of cSACs (dated September, 2002) is given in Volume 2 of the plan and shown on the Heritage and Scenic Amenity Maps in Volume 4.

Objectives:

PLANT AND ANIMAL HABITATS

ENV 2-6

Candidate Special Areas of Conservation

It is an objective to maintain the conservation value of those sites identified by Dúchas the Heritage Service as candidate Special Areas of Conservation as well as any other sites that may be so identified during the lifetime of this plan.

Special Protection Areas

7.2.10 The Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs (above) they form part of the ‘Natura 2000’ network of sites throughout Europe.

7.2.11 The list of SPAs (dated September, 2002) is given in Volume 2 of the plan and shown on the Heritage and Scenic Amenity Maps in Volume 4.

Objectives:

PROTECTION OF BIRD HABITATS

ENV 2-7

Special Protection Areas

It is an objective to maintain the conservation value of those sites selected by Dúchas the Heritage Service as Special Protection Areas as well as any other sites that may be so identified during the lifetime of this plan.

A Note on Hen Harrier Habitats

7.2.12 The National Parks and Wildlife Service of Dúchas the Heritage Service has indicated to Cork County Council that a number of areas in Cork are important breeding and feeding grounds for the rare and protected Hen Harrier. These areas are being examined by Dúchas with a view to designation as Special Protection Areas for this species. Where development is proposed in these areas, appropriate assessment of the risk to the Hen Harrier, will need to be made and consultation with Dúchas is advised.

Trees and Tree Preservation

7.2.13 Trees make a valuable contribution to the landscape and to local visual amenity across County Cork. They can provide shelter from wind, and act as a barrier providing privacy or helping screen out otherwise intrusive sights, movement, dust and noise. They are also important for their production of oxygen and absorption of carbon dioxide.

7.2.14 Particular trees, or more often groups of trees, can be important components of the local landscape/townscape, the setting of buildings, or to the successful integration of new development into the landscape.

7.2.15 Development can, if not sensitively designed, located and built, result in loss of or damage to important trees. It is therefore desirable that existing trees are taken into consideration in the formulation and assessment of development proposals. Where trees or groups of trees are of particular value and may be at risk from development or other activities, consideration should be given to the making of tree preservation orders.

7.2.16 It is important that new planting is promoted to ensure the continued regeneration of tree cover generally, and avoid key groupings becoming increasingly aged, over-sized, and unhealthy.

ENV 2-8**Tree Preservation**

It is an objective to preserve and enhance the general level of tree cover in both town and country, to ensure that development proposals do not compromise important trees and include an appropriate level of new tree planting and where appropriate to make use of tree preservation orders to protect important trees or groups of trees which may be at risk.

Objectives:**TREE PRESERVATION**

Areas of Geological Interest

7.2.17 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by Dúchas the Heritage Service and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas. In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in this plan the important geological features within the county with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.

<p>Objectives:</p> <p>GEOLOGICAL INTEREST</p>	<p>ENV 2-9</p>	<p>Features or Areas of Geological Interest</p> <p><i>(a) It is a general objective to seek the preservation of important features of geological interest within the county.</i></p> <p><i>(b) It is a particular objective to maintain the conservation value of those features or areas of geological interest that are listed in Chapter 3 of Volume 2 of this plan.</i></p>
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Management of Sensitive Sites

7.2.18 Although areas that are environmentally sensitive should not automatically be considered unsuitable for development, it is certainly important that any development considered is very carefully assessed in relation to the capacity of the area to accommodate development.

<p>Objectives:</p> <p>MANAGEMENT OF SENSITIVE SITES</p>	<p>ENV 2-10</p>	<p>Development Control in Environmentally Sensitive Areas</p> <p><i>It is an objective to apply the precautionary principle in relation to proposed development in environmentally sensitive areas. This means that a scientific / ecological risk assessment is required in order to ensure that development does not undermine the conservation objectives for these sites.</i></p>
	<p>ENV 2-11</p>	<p>Consultation in Management of Sites</p> <p><i>It is an objective to work with landowners, Dúchas and other stakeholders to contribute to the effective management of sites of natural conservation value.</i></p>

7.3 Landscape & Visual Amenity

7.3.1 County Cork contains significant areas of landscape importance which are important not only for their intrinsic value as places of natural beauty but also because they provide a real asset for residents and visitors alike in terms of recreation and tourism.

7.3.2 The importance of landscape and visual amenity and the role of planning in its protection is recognised in the Planning and Development Act 2000, which requires that Development Plans include objectives for the preservation of the landscape, views and prospects and the amenities of places and features of natural beauty. It also provides for Landscape Conservation Areas, and Areas of Special Amenity and the assessment of landscape character.

Landscape Character

7.3.3 As explained above, it is important to ensure the preservation of the character of Cork's landscapes. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) recommend a particular approach to dealing with this. It concentrates on the distinctiveness of different landscapes and an understanding of how different kinds of development can be accommodated within them.

7.3.4 In this plan, Cork County Council has begun to use this method by establishing a set of 76 landscape character areas reflecting the complexity and diversity of the entire county. For a practical understanding of this at a county level it would also be useful to have a more general categorisation. Accordingly, the character areas have been amalgamated into a set of 16 generic landscape types based on similarities evident within the various areas. These types are listed in table 7.1 below (for full details see the landscape character map in Volume 4).

Ref no.	Type
1	City Harbour and Estuary
2	Broad Bay Coast
3	Indented Estuarine Coast
4	Rugged Ridge Peninsulas
5	Fertile Plain with Moorland Ridge

TABLE 7.1

LANDSCAPE TYPES IN COUNTY CORK

See also the landscape character map in volume 4

Table 7.1
Landscape Types in County
Cork
continued

Ref no.	Type
6	Broad Fertile Lowland Valleys
7	Rolling Patchwork Farmland
8	Hilly River and Reservoir Valleys
9	Broad Marginal Middleground and Lowland Basin
10	Fissured Fertile Middleground
11	Broad Marginal Middleground Valleys
12	Rolling Marginal Middleground
13	Valleyed Marginal Middleground
14	Fissured Marginal and Forested Rolling Upland
15	Ridged and Peaked Upland
16	Glaciated Cradle Valleys

7.3.5 This work will form the basis of assessing the sensitivity of landscapes to different kinds of development having regard to the character and values associated with local areas. It is proposed to carry this process forward through the Local Area Plans that will be developed in accordance with this development plan.

ENV 3-1	<p style="text-align: center;">Landscape Character Assessment</p> <p><i>(a) It is an objective to promote a better understanding of the landscape character of different parts of the county and the degree of sensitivity that such areas have to various kinds of development.</i></p> <p><i>(b) It is an objective to continue the procedure for landscape character assessment, in line with the Draft Guidelines issued by the Department of the Environment and Local Government, for inclusion in Local Area Plans.</i></p>
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Objectives:**LANDSCAPE CHARACTER****Scenic Amenity, Views and Prospects**

7.3.6 The plan also includes the identification of scenic areas and scenic routes. These are based on designations established by previous development plans and, in general, they make up those areas of natural beauty and the important views and prospects that people in Cork (and visitors to the county) value most highly.

7.3.7 Planning objectives governing scenic routes and scenic landscape areas are set out in the following tables. The list of scenic routes is presented in Volume 2 and maps of the scenic routes and scenic landscape areas are shown in Volume 4 of this plan. Chapter 3 of this plan also sets out certain settlement policy requirements for areas of scenic landscape.

7.3.8 Each scenic route has certain stretches that have very special views and prospects and it is the character of these views and prospects that require particular preservation. The remainder of the scenic route, while not as sensitive, also has important qualities that need to be respected because it is from along this route that the quality of the entire environment and landscape is experienced.

ENV 3-2	<p style="text-align: center;">General Visual and Scenic Amenity</p> <p><i>It is a general objective to protect the visual and scenic amenities of County Cork's built and natural environment.</i></p>
ENV 3-3	<p style="text-align: center;">Scenic Landscape</p> <p><i>It is a particular objective to preserve the visual and scenic amenities of those areas of natural beauty identified as 'scenic landscape' and shown in the scenic amenity maps in Volume 4 of this plan.</i></p>

Objectives:**VISUAL AND SCENIC AMENITY**

<p>Objectives:</p> <p><i>Visual and Scenic Amenity</i></p> <p><i>continued</i></p>	<p>ENV 3-4</p>	<p>General Views and Prospects</p> <p><i>It is a general objective to preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountain, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty.</i></p>
	<p>ENV 3-5</p>	<p>Scenic Routes</p> <p><i>It is a particular objective to preserve the character of those views and prospects obtainable from scenic routes identified in this plan. These routes are shown on the scenic amenity maps in Volume 4 and listed in Volume 2 of this plan.</i></p>
	<p>ENV 3-6</p>	<p>Details of Scenic Routes</p> <p><i>It is an objective to examine in some detail those scenic routes identified in this plan with a view to setting out, in Local Area Plans, the specific requirements of different stretches of the route in terms of sensitivity to development and the preservation of the character of views and prospects.</i></p>

7.4 Archaeological Heritage

7.4.1 Archaeology is an irreplaceable link which we have with our past. Only a proportion of the material remains of past societies have survived. Many sites have disappeared from the landscape while others survive beneath the current ground surface. This part of our national heritage provides precious knowledge about our history. Archaeological sites and monuments vary greatly in form and date, and include megalithic tombs from the prehistoric period, Bronze Age fulachta fiadh (cooking places), medieval buildings, urban archaeological deposits and underwater sites such as wrecks.

7.4.2 In Ireland, archaeological sites are legally protected from unauthorised damage or interference through powers and functions under the National Monuments Act, the National Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) was created in 1994 as an amendment of the National Monuments Act.

7.4.3 Various types of development can have impacts on archaeological heritage. It is important that this heritage be protected, in particular during a time of increasing development arising from our economic success. Previously unidentified archaeological sites may be uncovered during construction works including drainage schemes or road making. Archaeological deposits, which will be damaged by the development must be investigated and recorded in great detail.

7.4.4 Occasionally archaeological excavation may be inappropriate, the archaeology may be preserved in-situ and the development proposals consequently are altered. Cork County Council has its own archaeological expertise to advise on any matters relating to archaeological heritage. The Council will also have regard to recommendations of the Cork Historic Monuments Advisory Committee.

7.4.5 It is also important to facilitate access to National Monuments in State and Local Authority ownership.

ENV 4-1

Sites, Features and Objects of Archaeological Interest

(a) It is an objective to safeguard sites, features and objects of archaeological interest generally.

(b) It is an objective to safeguard the archaeological value of the sites (and their setting) listed in the Record of Monuments and Places. In assessing proposals for development the Council will have regard to the recommendations of Dúchas the National Heritage Service.

Objectives:

ARCHAEOLOGY

<p>Objectives:</p> <p>Archaeology</p> <p>continued</p>	<p>ENV 4-2</p>	<p>Newly Discovered Archaeological Sites</p> <p><i>It is an objective to protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places.</i></p>
	<p>ENV 4-3</p>	<p>Zones of Archaeological Protection</p> <p><i>It is an objective to protect the Zones of Archaeological Potential located within urban areas identified in the Record of Monuments and Places.</i></p>
	<p>ENV 4-4</p>	<p>Archaeology and Infrastructure Schemes</p> <p><i>The Council will have regard to archaeological concerns when considering proposed service schemes (including electricity, sewerage, telecommunications, water supply) and proposed roadworks (both realignments and new roads) located in close proximity to Recorded Monuments and Places and the Zones of Archaeological Potential.</i></p>
	<p>ENV 4-5</p>	<p>Underwater Archaeology</p> <p><i>It is an objective to protect and preserve the archaeological value of underwater archaeological sites. In assessing proposals for development the Council will take account of the rivers, lakes, intertidal and sub tidal environments.</i></p>
	<p>ENV 4-6</p>	<p>Raising Archaeological Awareness</p> <p><i>It is an objective to raise awareness and improve practice in relation to archaeology in County Cork. Guidance material will be produced setting out the requirements for archaeological protection in County Cork.</i></p>

7.5 The Built Environment

7.5.1 Built Heritage is addressed in this section under the following subheadings: Protection of Structures (Record of Protected Structures and Protection of Non-Structural Elements), Architectural Conservation Areas and New Buildings and their surroundings.

Protection of Structures

7.5.2 It is estimated that there are many thousands of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in County Cork. The principal mechanism for protection of these is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

Record of Protected Structures

7.5.3 This Plan establishes the initial Record of Protected Structures in County Cork, and includes a draft list of over 1,000 structures. The completion of the Record will be an ongoing task and it is estimated that up to 6,000 structures will be included in the final Record. The main sources for the record are buildings that are already listed, the Cork Archaeological Survey and recent fieldwork carried out by the Council's own Heritage Unit.

7.5.4 Dúchas, The Heritage Service, have commenced a National Inventory of Architectural Heritage. When the Inventory for County Cork is complete, it will serve as a major source for the compilation of the Record.

ENV 5-1	<p style="text-align: center;">General Protection of Structures</p> <p><i>(a) It is an objective to seek the protection of all structures within the county which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.</i></p> <p><i>(b) In accordance with this objective, a Record of Protected Structures has been established and is set out in Volume 2 of this Plan.</i></p>
ENV 5-2	<p style="text-align: center;">Record of Protected Structures</p> <p><i>It is a particular objective to ensure the protection of all structures (or parts of structures) contained in the Record of Protected Structures.</i></p>

Objectives:

PROTECTION OF STRUCTURES

Objectives:

Protection of Structures

continued

ENV 5-3

Developing a Comprehensive Record

(a) It is an objective, during the lifetime of this plan, to extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the county.

(b) The identification of structures for inclusion in the Record will be based on criteria set out in the Draft Guidelines for Planning Authorities on Architectural Heritage Protection published by the Government (2001).

Protection of Non-Structural Elements

7.5.5 Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture contributes to our built heritage. Carelessness and a lack of awareness can result in the loss of these elements.

7.5.6 An absence of a tradition in 'best practice' for the conservation of historic gardens means that appraisal and surveying are essential in considering development proposals for sensitive sites. Stone walls are an integral part of our urban and rural landscape, often providing significant historic references and contributing to the character of areas. They can be vulnerable to needless partial or total destruction, as well as poor reconstruction. Raising awareness of the value of traditional stone walls and to promote standards in relation to rebuild and repair will be an important step.

Objectives:

NON-STRUCTURAL ELEMENTS OF BUILT HERITAGE

ENV 5-4

Protection of Non-Structural Elements of Built Heritage

It is an objective to protect important non-structural elements of the built heritage. These elements include historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture. The Council will promote awareness and best practice in relation to these elements.

Architectural Conservation Areas

7.5.7 The physical character of towns and villages has been moulded by the history of each area and place. The nature of urban development is such that each period leaves a layer on the physical manifestation of the town. The process is ongoing and for this reason it is important to conserve but also to allow for the ongoing evolution of a town.

7.5.8 The special character of an area generally stems from its collection of buildings and their setting as a whole rather than the presence of individual buildings in isolation. In many cases, the presence of a historic demesne, estate or park adjacent to a town will have shaped it and dictated its fortunes. Many such estates have their own character with a large house and planned gardens. The need to protect these areas is acknowledged in the Plan and it is intended to continue to establish Architectural Conservation Areas in the county.

7.5.9 It is important to promote these areas and to explain, to residents and visitors alike, how special they are. The main consequence of the designation of these areas is the control of inappropriate development, and a requirement to obtain planning permission for certain changes that would otherwise not require a permission.

7.5.10 Special planning controls will be developed for ACAs that set out development objectives for the preservation and enhancement of the area. The designation of Architectural Conservation Areas will give protection to the greater part of the built heritage that may never be suitable for inclusion in the Record of Protected Structures but, without which, areas would be characterless.

7.5.11 From time to time additional ACAs will be adopted formally through the variation process. Where appropriate, areas of special planning control will be established for each ACA.

ENV 5-5

Architectural Conservation Areas

It is an objective to conserve and enhance the special character of the Architectural Conservation Areas included in this plan. These Architectural Conservation Areas are shown on the Architectural Conservation Area Maps in Volume 4 and are also listed in Volume 2 of this Plan. The special character of an area includes its traditional building stock and material finishes, spaces, streetscape, landscape and setting.

Objectives:

**ARCHITECTURAL
CONSERVATION AREAS**

<p>Objectives:</p> <p>Architectural Conservation Areas</p> <p><i>continued</i></p>	<p>ENV 5-6</p> <p>Areas of Special Planning Controls</p> <p><i>It is an objective (where appropriate) to establish areas of special planning control within Architectural Conservation Areas. These areas will include a scheme setting out objectives for the conservation and enhancement of the special character of the area, and will be based on an Architectural Appraisal of each town.</i></p>
	<p>ENV 5-7</p> <p>Additional Architectural Conservation Areas</p> <p><i>It is an objective (where appropriate) to continue to identify and establish additional Architectural Conservation Areas. These will be established through proposed variations to the plan.</i></p>

New Buildings and their Surroundings

7.5.12 The general policy for how new buildings are to be set into our townscapes and landscapes is included in this chapter because, in effect, they will make up a significant proportion of our built heritage for years to come. Like many other parts of the country, County Cork has not seen a consistent evolution of vernacular building forms over the last number of decades.

7.5.13 This has resulted in many instances in buildings, that are modelled on bungalow and other non-Irish forms, sitting uncomfortably in their surroundings with little connection to established field patterns or to traditional building layouts in the vicinity.

7.5.14 It is also noticeable that where insufficient attention is paid to such things as the position of buildings on the site, their orientation with respect to the sun path, and the internal layout of buildings, the overall residential amenity for the occupants (including energy costs, exposure to daylighting etc.) has suffered.

7.5.15 In recent years, there has been an increased awareness of energy efficiency issues and a renewed interest in the preservation of natural features in new development. There has also been an increased recognition of traditional building styles in particular areas and the use of natural and local materials.

7.5.16 It is important for the County Council as a planning authority to foster these trends and to provide guidance and expertise to assist applicants for planning permission. It is also important, in appropriate locations to encourage genuine innovation in design in a way that shows respect for (but does not slavishly imitate) traditional buildings.

<p>ENV 5-8</p>	<p>Design of New Buildings</p> <p><i>(a) It is an objective to encourage new buildings that respect the character, pattern and tradition of existing places, materials and built forms and that fit appropriately into the landscape. It is also an objective to encourage new building projects to be energy efficient in their design and layout;</i></p> <p><i>(b) It is an objective generally to foster an approach to design that acknowledges the diversity of suitable design solutions in most cases, safeguards the potential for exceptional innovative design in appropriate locations and promotes the added economic, amenity and environmental value of good design;</i></p> <p><i>(c) In order to achieve this objective, it is also an objective to produce design guides based on the above principles that would: disseminate the principles of good design and site selection among the public; to assist those who advise planning applicants on matters of design and site selection; to function as a yardstick for general consistency in decision making; and to illustrate the sustainability benefits of good design, layout and site selection.</i></p>
<p>ENV 5-9</p>	<p>Village Design Statements</p> <p><i>It is an objective, in conjunction with Local Area Plans to produce indicative village design statements in order to encourage sympathetic design of new buildings into established villages or village nuclei.</i></p>
<p>ENV 5-10</p>	<p>Design of New Housing Areas</p> <p><i>It is an objective to produce a design guide for new housing areas having regard to the requirements for high levels of residential amenity, integration of community facilities with housing and achieving appropriate mixes of house types and densities.</i></p>

Objectives:

DESIGN

7.6 Cultural Heritage

The Heritage Plan

7.6.1 The preparation of Local (County) Heritage Plans is stated to be a priority in the National Heritage Plan (2002), which has been prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. It is a cross agency county strategy for the identification, protection, conservation, management, enhancement and interpretation of heritage.

7.6.2 The objectives of the County Heritage Plan will be consistent with those of the County Development Plan. Its preparation will involve the establishment of a Heritage Forum comprising of representatives of key organisations involved in the protection of heritage in the county and an extensive public consultation process. It is envisaged that it will take the form of a broad countywide policy document and that it could be integrated with Local Area Plans at local level.

Naming of New Developments

Objectives:

NAMING OF NEW DEVELOPMENTS

ENV 6-1

Naming of New Developments

It is an objective to promote local heritage by encouraging the use of local place names or geographical, historical or cultural names in the naming of new residential and other developments. Such an approach will be a requirement of planning permissions for new developments.

The Gaeltacht and Linguistic Heritage

7.6.3 Parts of the Cork County lie within the Gaeltacht. These are Cléire (Clear Island), and an area to the west of Macroom and adjoining the Kerry boundary including Baile Bhuirne (Ballyvourney) and Béal Atha an Ghaorthaidh (Ballingearry).

7.6.4 These areas require special treatment to protect their linguistic and cultural heritage without hindering development and response to opportunities and challenges. The challenge is to promote these areas as a focus for development, whilst ensuring that the development which does occur supports or complements the linguistic and cultural heritage.

7.6.5 While attention tends to focus on the Irish language aspect of the Gaeltacht, there are other aspects of its cultural heritage (including, perhaps, building traditions; settlement patterns; archaeology; music;) which merit protection and upon which the development plan could potentially have some influence. Local Area Plans will be prepared

following this Development Plan. At that stage a more detailed examination of the various aspects of the cultural heritage, and the challenges and opportunities facing it, will be undertaken for the various parts of the County Cork Gaeltachtaí.

7.6.6 The Development Plan policy approach for the Gaeltacht areas is based upon the following principles:

- *The cultural heritage of the Gaeltacht areas, including the use of the Irish language, deserves fostering.*
- *An economically and socially vibrant community is a pre-condition for sustaining Irish as the community language of these areas.*
- *Recognition that the relationship between development and Irish language and culture is a complex one not amenable to simplistic measures, and also that planning powers have significant, though indirect and not unlimited, influence on the protection and promotion of culture.*
- *The Gaeltachtaí are interdependent with the wider areas in which they are located. They cannot function, or be properly understood, in geographic isolation. The Gaeltachtaí should play their full part in the life and well being of the County, Region and Country, and likewise should benefit from the resources of the territory around them.*
- *An isolationist approach, or one which put unnecessary obstacles in the path of development generally, would, in the current context, be damaging to the long term sustenance of Irish language and culture in these areas.*

7.6.7 Like much of rural County Cork, the Gaeltacht area to the west of Macroom is suffering a decline in traditional employment and a loss of a significant proportion of its young people to the extent that the long term sustainability of the community is threatened. These trends also affect Cléire to an extent, though the context is rather different. The small, relatively isolated, area and population, and the island's appeal as a focus for tourism and for Irish language activities, provide a distinctive pattern of pressures and opportunities. In both areas achieving development which provides jobs and supports local social activities, especially those that appeal to younger people, is key to a vibrant and continuing Irish speaking community.

7.6.8 Development which is owned or may be used by non-Irish speaking people, or which provides non-Irish language services or entertainment to local people, should not be discouraged. To do so would exacerbate the pattern of decline seen in recent years, and hence be damaging to the sustenance of the Irish language use and culture in the locality over the medium and long term.

7.6.9 On the other hand, development which is unlikely to provide any

substantial employment or social benefit to the local community (holiday homes, for instance), and which will also bring in non-Irish speakers who are unlikely to become active contributors to the cultural life of the local community should be resisted unless it provides compensatory benefits to the planning and sustainable development of a wider area.

Objectives:

**LINGUISTIC AND CULTURAL
HERITAGE – GAELTACHT
AREAS**

ENV 6-2

Gaeltacht Areas

It is an objective to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by:

- *Encouraging development within the Gaeltacht which conserves, facilitates or complements the cultural heritage, including Irish language use;*
- *Encouraging development within the Gaeltacht which provides employment or social facilities, especially, but not exclusively, where these are of relevance to local young people;*
- *Resisting development within the Gaeltacht which would be likely to erode the cultural heritage (including the community use of Irish language), unless there are over-riding benefits for the long term sustainability of the local community or for the proper planning and sustainable development of a wider area;*
- *Ensuring that where the County Council erects signs within the Gaeltacht these have Irish as their primary language, unless there are positive and over-riding reasons for doing otherwise;*
- *In the determination of applications for planning permission for the exhibition of advertisements within the Gaeltacht, discouraging the display of signs which do not use Irish as their primary language;*
- *Considering the desirability of demanding linguistic impact analyses with planning applications for particular major developments. These would be cases where the potential impact of the development on the use of Irish as the community language is both not immediately apparent and also pivotal in the determination of the application.*



Chapter 8

Rural, Coastal and Islands

8.1 Rural County Cork

8.2 Coastal Areas

8.3 Islands

This chapter addresses the special planning policy requirements of rural, coastal and island areas based on the following important principles set out in the overall strategy:

- a. Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy;
- b. Population loss and persistent rural decline are key issues for many rural and island areas, and also for many coastal areas, and planning policy should be directed at reversing these trends;
- c. Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the main land;
- d. Many coastal areas have limited capacity to accommodate large-scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development and management measures.

8.1 Rural County Cork

8.1.1 Most of the area of County Cork is rural, with no town larger than 8,000 inhabitants outside the Metropolitan area around Cork City. This large rural area contains a diversity of communities and landscapes, and a unique range of pressures, problems – and opportunities.

8.1.2 The particular combination of economic, social and political forces that shaped the historic pattern of rural settlements and livelihood is now almost gone. Rural Cork faces pressure for change from the economic forces that, in recent years, have brought about the significant economic and social changes in our cities and urban areas. Agricultural employment has fallen and incomes in this sector are often insufficient on their own to support a vibrant countryside.

8.1.3 Rural areas remote from the main towns are experiencing declining population, that in turn is causing declining service levels. Both communities and the environment are under pressure.

8.1.4 Of particular concern is the decline in the proportion of the population aged 20 to 29 years, especially in the case of women. Young people, especially those who achieve higher educational qualifications, are leaving the area to take up opportunities in the urban areas. The remaining population is becoming disproportionately elderly and increasingly economically inactive. In some areas, the relatively low proportion of women of childbearing age may have an impact on the population's natural ability to recover from these imbalances.

8.1.5 It is important to create conditions that will attract young people to the rural areas of the county by encouraging new development that respects the existing settlement pattern so that existing businesses and services will remain viable and, in future, conditions may allow facilities, infrastructure and services to be provided.

Objectives:

**DEVELOPMENT IN RURAL
CORK**

RCI 1-1

Population and Economic Initiatives

(a) It is an objective to promote land use planning measures which encourage the retention of the population in the rural parts of County Cork

(b) It is an objective to foster the potential for innovation and dynamism in the rural economy and to support the retention of rural services. The Clár programme for revitalising rural areas, launched in 2001, covers parts of the county and complements this objective.

RCI 1-2	<p>Land Use in Rural Areas</p> <p><i>It is an objective to recognise and support those important development sectors that are intrinsically part of development in rural areas (such as agriculture, forestry, mineral extraction and rural industry) and to ensure that other forms of incompatible development are not located in such a way as to undermine their long term viability.</i></p>
RCI 1-3	<p>Facilities and Housing in Rural Areas</p> <p><i>(a) It is an objective, through its policies for strengthening the settlement network in rural areas (set out in Chapter 3) to build up the population of rural villages in order to stimulate a reversal of rural decline and retain and improve key facilities which in turn serve the wider rural community.</i></p> <p><i>(b) It is an objective to initiate village development programmes in areas where there is a demand for housing in the locality and to accommodate appropriate proposals for housing development within established villages or village nuclei.</i></p> <p><i>(c) It is an objective generally to accommodate the housing needs of established rural communities in their local area, subject to normal proper planning considerations.</i></p>
RCI 1-4	<p>Local Development in Rural Areas</p> <p><i>(a) It is a particular objective to incorporate all rural areas of the county within scheduled Local Area Plans in order to take account of the special requirements of local rural areas and to ensure that local planning is not confined to built up areas only.</i></p> <p><i>(b) It is an objective, particularly through Local Area Plans to encourage an active role for communities in the development of their local settlements.</i></p>

Objectives:***Development in Rural Cork******continued***

8.2 Coastal Areas

8.2.1 The Cork coastline extends for some 1094 km, approximately one fifth of the national coastline. It is home to 65% of the county's population who live on or adjacent to the coast, including seven inhabited islands. It contains areas of intense activity and some of our most important economic activities are located here. The Port of Cork, Whiddy Island Oil Transshipment Terminal and Castletownbere fisheries port for example are of national importance.

8.2.2 The coast also contains some of our most stunning scenery, and internationally important habitats. There are significant stretches which are undeveloped, remote and peaceful. A common characteristic of our entire coastline is its complexity.

8.2.3 Some of the key issues facing the coastal zone of Cork are:

- a. *Lack of integration between regulatory bodies who control activities in the Coastal Zone.*
- b. *Greater public awareness of and involvement in environmental issues.*
- c. *Decline in traditional industries such as fishing due to impact of EU quota restrictions.*
- d. *Expansion of newer industries such as aquaculture which require an integrated response between land and sea.*
- e. *Protection against risks including flooding and erosion.*
- f. *Economic decline in peripheral areas.*
- g. *Need for ongoing maintenance and upgrading of ports and facilities.*
- h. *Increased pressure for development. Satellite imagery shows that the proportion of the coastal zone covered by discontinuous urban development has increased by over 25% since the mid 1980's.*
- i. *Development of sustainable marine tourism opportunities.*

8.2.4 The Coastal Zone is therefore a very special place with unique interactions between people and their environment. Historically, different parts of the coastal zone have been managed by separate agencies. This has sometimes resulted in a lack of co-ordination, leading to difficulties for the people and environments of these areas. The County Council, for example, is the primary regulatory body on the landward side, the Department of Marine and Natural Resources on the seaward side, while many other bodies have a role in regulating and promoting development. The interrelations between people and their natural environment is not confined within administrative boundaries and so there is a clear need for regulatory bodies to work together to best manage the coastal zone.

8.2.5 Cork County Council has taken a lead in this field through its participation in the EU Demonstration Programme on Integrated Coastal Zone Management and the development of the Bantry Bay Coastal Zone Charter. This Charter is the first Integrated Coastal Management Plan in Ireland. It was developed on the basis of consensus amongst all local stakeholders and regulatory bodies on how the coastal zone should be managed. These lessons have helped to define the way ahead for coastal management in County Cork.

8.2.6 Cork's coastal and inland waters are a major asset in terms of tourism. It is estimated that the marine leisure sector supports 14,500 jobs, but that there is considerable potential to increase this, which could be important throughout the county (East and West Cork in particular). Both the North and West Cork Strategic Study and the Cork Area Strategic Plan emphasise the potential for development of marine leisure.

8.2.7 Marine leisure facilities should be sited, designed and managed to avoid the visual intrusion, pollution, and conflicts with other uses with which they can otherwise be associated.

RCI 2-1	<p style="text-align: center;">The Broad Scope of Coastal Zone Management</p> <p><i>(a) It is an objective to support the development of an integrated approach to coastal zone management in Ireland generally, and in particular to foster the application of this concept in appropriate coastal zones throughout the county</i></p> <p><i>(b) It is an objective, where the sensible identification of coastal zone units involves crossing local administration boundaries, to co-operate with adjoining local / planning authorities in promoting coastal zone management in a particular area.</i></p>
RCI 2-2	<p style="text-align: center;">Approach to Coastal Zone Management</p> <p><i>(a) It is a particular objective to promote concepts of coastal zone management that strive for meaningful participation of all stakeholders to address issues in coastal zones, that are as fully integrated as possible and that deliver appropriate responses to local requirements.</i></p> <p><i>(b) It is an objective as a County Council, to continue to work with the Department of the Marine and Natural resources, The Department of the Environment & Local Government, the Department of Arts, Heritage and the Gaeltacht, and other relevant bodies in the promotion of coastal zone management.</i></p>

Objectives:**COASTAL AREAS**

<p>Objectives:</p> <p>Coastal Areas</p> <p><i>continued</i></p>	<p>RCI 2-3</p>	<p>Coastal Zone Initiatives</p> <p>(a) <i>It is an objective, within Local Area Plans to identify those coastal areas that may have particular coastal zone management requirements and, where appropriate set out any requirement that may exist for special coastal management plans.</i></p> <p>(b) <i>It is a particular objective, when considering coastal zone management initiatives, to have regard to the need for effective co-ordination between Council departments and areas of service and to the lessons and ongoing experience of the Bantry Bay Coastal Zone Charter.</i></p>
	<p>RCI 2-4</p>	<p>Development in Coastal Areas</p> <p>(a) <i>It is an objective, for coastal areas, to encourage development generally to be located in accordance with the settlement policies of this plan and in particular to recognise the limited capacity of many coastal areas for accommodating development on a large scale.</i></p> <p>(b) <i>It is a particular objective to reserve sufficient land in the various settlements to accommodate the particular requirements of coastal industry, ports and harbour development and other coastal infrastructure.</i></p>
	<p>RCI 2-5</p>	<p>Marine leisure</p> <p><i>It is an objective to support the development of rural Cork's inland and coastal marine leisure facilities, where this is compatible with the long-term well-being of the environment and local livelihood.</i></p>

The Special Role of Cork Harbour

8.2.8 Because of the importance of Cork harbour to the economic, leisure, amenity, marine transport and heritage role of the county, it is appropriate to promote the idea of managing the area in line with the best principles of Coastal Zone Management that have developed over recent years throughout Europe. As a preliminary step in preparing the three Local Area Plans that intersect the Cork Harbour Coastal Zone, it may be necessary to prepare a coastal zone management study of the area. Such a study would be based primarily on the special provisions for Cork Harbour as set out in chapter 7 of the 1996 County

Development Plan (as amended) entitled 'The Amenity and Tourism Role of Cork Harbour'. Until these local Area Plans are finalised, planning policy for tourism and amenity in the harbour area (e.g. in relation to landscape and to The Upper harbour and Fota Island) is governed generally by the provisions set out in that chapter.

8.3 Islands

8.3.1 The unique group of islands off the coast of County Cork have, for decades, experienced the forces of decline that, only more recently, have been experienced in the mainland rural areas. Of course, the added isolation of an island location has exacerbated the effects of these forces of decline. The island communities, however, have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and have retained, and even developed, their unique culture and identity.

8.3.2 Numerous political policy initiatives, both nationally and locally (including the West Cork Islands Study, 1994), over many years have done much to help alleviate the impact of these economic and social forces on these isolated communities. This has resulted in three islands, Bere Island, Oileán Chléire and Sherkin Island, retaining significant populations (Bere – 208, Clear – 119, Sherkin – 135). The area of Bere Island, uniquely, creates the potential for some appropriate development that could improve the economic outlook for the community.

8.3.3 Dursey and Long Island are close to complete depopulation and have less than 10 inhabitants each. In the longer term this situation could arise on Hare and Whiddy Islands. There are also 9 islands with an area in excess of 50 acres each that are uninhabited.

8.3.4 In many ways, the isolation of the islands, that has caused this long period of decline, is also one of their most attractive features. The increasing desire amongst many who live in urban communities to holiday or own second homes in very remote locations may result in some inward investment to the islands. The impact of development proposals will need to be carefully assessed to prevent adverse physical or social impacts. Proposals for second homes, even in small numbers, can have seriously adverse effects on islands where the natural population base is already fragile.

<p>Objectives:</p>	<p>RCI 3-1</p>	<p>Supporting the Islands</p> <p><i>It is an objective to support the inhabited islands in County Cork and to recognise the special planning and development needs of islands and island communities, particularly access, infrastructure and services.</i></p>	
<p>DEVELOPMENT OF THE ISLANDS</p>		<p>RCI 3-2</p>	<p>Economic Development on the Islands</p> <p><i>It is an objective to support the economic development of the islands for the benefit of island communities generally and to encourage the development of speciality or niche economic sectors that might be appropriate to different islands.</i></p>
			<p>RCI 3-3</p>
		<p>RCI 3-4</p>	

RCI 3-5**Uninhabited Islands**

(a) It is an objective generally to preserve access to all islands, including uninhabited ones.

(b) For currently uninhabited islands it is an objective to recognise the potentially long term serious impacts that particular kinds of development, such as individual holiday homes or second homes, can have and to restrict developments that lead to individual islands having a single use only.

Objectives:***Development of the Islands******continued***



Chapter 9

Land Use and Zoning

9.1 Overall Approach to Land Use and Zoning

9.2 General Land Use Objectives

9.3 Primary Land Use Categories

This chapter presents the general land use and zoning policies of the development plan. It explains the various land use categories used and the zoning objectives that apply to them. In accordance with the overall strategy of the plan, it is based on the following important principles:

- a. Sufficient zoned lands should be provided at appropriate locations throughout the county to accommodate the expected population and growth needs of County Cork within the lifetime of the Plan;
- b. Encouraging development in established areas, and the re-development of land that has been previously used, will help to re-vitalise areas, will be more sustainable and will help to prevent unnecessary encroachment onto finite green field land;
- c. It is important to set out the characteristics of various primary land use categories, in order to provide a framework for assessing the most appropriate locations for new development that may occur during the lifetime of the plan.

9.1 Overall Approach to Land Use and Zoning

9.1.1 The Planning and Development Act 2000 requires development plans to look forward over a six-year period, which in the case of this plan would extend to 2009. However, so that no shortage of suitable land will arise at anytime during that period, and to ensure that there is always an element of choice of location available for development, this plan looks forward to the year 2011.

9.1.2 When this plan was originally approved a third volume (Volume 3) included zoning objectives for the 31 main settlements in the county but this volume has since been deleted from the plan and the zoning objectives and maps for the 31 main settlements transferred to ten local area plans and three special local area plans that have been prepared for the whole of the county. The zoning objectives and maps for all the settlements in the county can now be found in the relevant local area plan or special local area plan.

9.1.3 The local area plans bring forward a number of development plan policies at a local level of detail and address the planning issues faced in the villages and rural areas of the county. Although previous development plans also included maps for a large number of smaller towns and villages, these will now be dealt with in Local Area Plans.

9.1.4 The three special local area plans will address the planning issues faced in the Blarney - Middleton rail corridor. Also, the County Council, together with the Mallow Town Council, are in the course of preparing a special local area plan for Mallow that will take account of the town's 'hub' status arising from the National Spatial Strategy. Together, the County Development Plan, the Local Area Plans and the Special Local Area Plans will make up a comprehensive suite of planning documents to guide growth and development in the county in the years to come.

Objectives:

ZONING AND DEVELOPMENT BOUNDARIES

ZON 1-1	<p>Development and Land Use Zoning</p> <p><i>It is an objective to ensure that development, during the lifetime of this plan, proceeds in accordance with the general land use objectives set out in this chapter and any specific zoning objectives that apply to particular areas as set out in any relevant Local Area Plans and Special Local Area Plans.</i></p>
ZON 1-2	<p>Development Boundaries</p> <p><i>For any settlement, it is a general objective to locate new development within the development boundary that defines the extent to which the settlement may grow during the lifetime of the plan.</i></p>

<p>ZON 1-4</p>	<p>Zoning Objectives for Places Outside the Main Settlements</p> <p><i>Where lands outside the main settlements were zoned in the 1996 County Development Plan (or in subsequent variations to that plan) the zoning objectives for such lands, until such time as the appropriate Local Area Plan has been adopted, shall be those set out in the 1996 County Development Plan (as varied) subject to such objectives being consistent with the overall strategy and general objectives of this plan.</i></p>
<p>ZON 1-5</p>	<p>Zoning Objectives for Other Lands</p> <p><i>Where lands have not been explicitly zoned, either in this development plan or in an adopted Local Area Plan, or deemed to be zoned under objective ZON 1- 4 above, the specific zoning shall be deemed to be that of the existing use of the lands (if such a use is not an unauthorised use under the Planning Acts) or, if such a use is unauthorised, that of the most recent authorised use of the lands.</i></p>
<p>ZON 1-6</p>	<p>Development Boundaries for Places Outside the Main Settlements</p> <p><i>Where a development boundary was specified for a settlement in the 1996 County Development Plan (or in subsequent variations to that plan) and where a new development boundary has not been explicitly included for that settlement in this plan, the development boundary shall, until such time as the appropriate Local Area Plan been adopted, be that set out in the 1996 County Development Plan (as varied).</i></p>

Objectives:

Zoning and Development Boundaries

continued

*Zoned lands that also have other designations
(e.g. scenic or heritage designations)*

9.1.5 As a point of clarification, where particular zoned lands have a scenic landscape designation or adjoin a scenic landscape designation, there is still a presumption in favour of development for the specified land use, but special attention may need to be paid to design, siting and landscaping depending on the individual area and the type of development proposed.

9.1.6 Similarly, where a heritage designation or objective coincides with a zoning objective, the land use specified in the zoning still stands subject to any modifications to development proposals that might be required to fulfill the requirements of the other designation.

The Housing Strategy and Zoned Lands

9.1.7 Certain provisions of Part V of the Planning and Development Act 2000, which are concerned with the provision of social and affordable housing, apply to lands that are “zoned residential or lands that are zoned for a mixture of residential and other uses”. In the interests of clarity for this plan therefore, it is important to make the following statement with regard to lands within development boundaries: Where either general zoning objectives or specific zoning objectives indicate that a certain amount of residential development may be appropriate on certain lands, such lands are considered to be zoned for a mixture of residential uses and other uses. This is a provision which is being brought forward from the 1996 County Development Plan (as varied).

9.2 General Land Use Objectives

9.2.1 These general land use objectives apply to **all settlements** within the county and to land zoned in Local Area Plans and Special Local Area Plans.

Land Uses in Established Areas

9.2.2 Within predominantly built up areas, development proposals normally involve in-fill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of towns and villages. In many ways, this is more sustainable than continually encouraging growth to concentrate only towards undeveloped areas.

9.2.3 A new feature of this plan, therefore, is the inclusion of general land use objectives for established areas in addition to those for new, or 'green-field' areas. This serves to identify the primary uses that are suitable within various areas. These will help to encourage the best use of land by the application of appropriate planning objectives for development within established areas, rather than concentrating solely on new or green-field areas.

9.2.4 In many towns and villages, the pattern of land uses that characterises the established built up areas began before the advent of planning controls and it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.

9.2.5 Problems can arise, however, when the intensification or expansion of an existing use that is not the primary use in an area upsets the balance between different uses. The intention in introducing general objectives for established areas in this plan is to indicate that development proposals, for uses other than the primary use should be compatible with or reinforce it. This prevents imbalances occurring so that the overall character of established areas can be protected and enhanced.

9.2.6 Within established areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. Often these areas perform valuable functions in their existing state, such as providing attractive open space or even providing important local employment. The inclusion of this land within an established area does not imply any presumption in favour of development or redevelopment unless this would enhance the character and amenity of the area as a whole.

Land Uses in New Areas

9.2.7 The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of our towns and villages by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within our towns and villages.

9.2.8 This approach will help reduce congestion and unnecessary road journeys, encourage patterns of sustainable development that will support the use of public transport, minimise the area of agricultural land that will be lost for development and protect the character and amenity of established areas.

'Brownfield' Sites and the Re-use of Land and Buildings

9.2.9 While it is accepted that green field sites are easier and sometimes cheaper to build on, planning policies should not concentrate solely on such sites. If development plans adopted such an approach, there would be an inevitable consumption of land at the edges of settlements and a steady continuation of sprawl. This would result in more expensive services and public transport systems, poor quality neighbourhoods and, ultimately, an unsustainable and unplanned pattern of settlements.

9.2.10 To avoid such poor management of resources, any serious attempt at sustainability must include an allowance for redevelopment of existing areas, mixed uses (such as apartments and flats above shops), conversion of disused industrial or warehouse buildings, refurbishment of derelict buildings etc. to deliver new housing or other uses. Indeed, it is established practice in other countries to make a significant allowance (up to 10%) for 'brownfield' development in assessing land requirements and setting development plan targets.

Derelict Sites

9.2.11 The County Council, under the terms of the Derelict Sites Act 1990 maintains a register of derelict sites. The Council will liaise with property owners to encourage their re-development. Derelict sites, if they are not re-developed or improved, are liable to be levied an annual tax of between 3% and 10% of their value. In certain cases, the Council may acquire derelict sites for the purposes of infill housing or other developments. This does not however apply to buildings that would be capable of being rendered habitable by the carrying out of reasonable works or repair and refurbishment.

ZON 2-1	<p>Primary Land Use Zoning Categories</p> <p><i>(a) It is an objective, as a key element of the land use policy in this plan, to establish primary categories of land use in order to provide a clear framework for determining the most appropriate uses in any particular area.</i></p> <p><i>(b) These land use zoning categories are set out in section 9.3 below.</i></p>
ZON 2-2	<p>Primary Uses – Main Settlements</p> <p><i>(a) It is an objective, normally, to encourage development that supports the primary land use categories for established areas defined on the zoning maps for the main settlements.</i></p> <p><i>(b) Development that does not support, or threatens the vitality or integrity of, the primary use of these areas will be resisted.</i></p>
ZON 2-3	<p>Primary Uses – Places Outside the Main Settlements</p> <p><i>Within all other settlements throughout the County, it is an objective, normally, to encourage development that supports in general the primary land use of the surrounding established area. Development that does not support, or threatens the vitality or integrity of, the primary use of these established areas will be resisted.</i></p>
ZON 2-4	<p>Brownfield Lands</p> <p><i>It is an objective actively to seek and promote a significant proportion of development within the lifetime of this plan to occur on brownfield lands.</i></p>

Objectives:**GENERAL LAND USE OBJECTIVES**

9.3 Primary Land Use Categories

9.3.1 The following paragraphs set out the requirements for the main categories of land use: residential; town centres /neighbourhood centres / other centres; commercial; industrial / enterprise; educational / institutional / civic; utilities / infrastructure; open space / sports / recreation / amenity.

Residential Areas

Established Residential Areas

9.3.2 Primarily residential areas consist mainly of housing but also include a range of other uses. In Established Residential Areas, the pattern of these other uses has often developed over many years and will include some that support the residential community in the area (such as schools, crèches, small shops, doctors surgeries, playing fields etc.) and others that have, over time, the potential to threaten its viability as a place to live (such as large-scale retail uses, holiday housing and certain industrial uses etc.).

9.3.3 The general objectives for established primarily residential areas are intended to provide a measure of protection from unsuitable new development or certain bad-neighbour developments that would either threaten or be incompatible with the overall residential function of the area. It is not intended to rule out development other than housing development but simply to apply a test that the new development should be compatible with or reinforce the residential function of the area as a whole.

9.3.4 New housing development on 'in-fill' sites or sites with a frontage to a residential road can be beneficial to an established residential area as a whole and lead to the more efficient use of land and the provision of services. Care must be taken to ensure that both the character of the area as a whole, and the setting of any original buildings on the site are preserved or enhanced.

9.3.5 An aspect of established residential areas that often gives rise to concern is the difficulty sometimes caused by through traffic using roads intended for only local traffic. Wherever opportunities arise, steps should be taken to alleviate these adverse effects in the interests of public safety and amenity.

New Residential Areas

9.3.6 New Residential Areas are intended primarily for housing development but may also include a range of other uses particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close

relationship to the immediate community and have high standards of amenity, such as crèches, some schools, nursing homes or elderly peoples' homes, open space, recreation and amenity uses.

9.3.6(1) Occasional retailing may be appropriate in new residential areas. This should be of limited scale to provide valuable services to the local community and support the overall residential function of the area. Consideration should be given to the introduction of a residential element to these proposals, possibly at first floor level.

9.3.7 Particularly in new developments, there is an opportunity to create high standards of layout, design, and landscaping, and to achieve a general segregation from roads used by through traffic from the outset so that high standards of amenity can be achieved. Appropriate amenity and public open space will always be required as an integral part of new development proposals.

9.3.8 Proposals for non-residential uses in these areas, will be assessed particularly in relation to their need for close links to the local community and any potential for adverse impacts on the standard of amenity appropriate in these areas.

9.3.9 Where a specific zoning objective indicates that development on a particular piece of land should include provision for something very specific (e.g. a residential zoning with provision for a nursing home or a playing field) then the intention of this plan is that it should be provided. It gives clarity to the developer / designer so that an appropriate location is included when designing the layout of a development. It also gives clarity to third parties who are aware of the planning authority's intention with regard to the provision of the nursing home, playing field, etc. in the area. However, in cases where it can be demonstrated to the satisfaction of the planning authority that the need for the required facility has since been met satisfactorily in the locality, then this requirement can be relaxed. The existence of such a zoning does not of course prevent a nursing home / playing field etc. being on other suitable lands in the area, provided it is compatible with the policies and objectives elsewhere in the plan.

ZON 3-1	<p>New Housing Development</p> <p><i>It is an objective to ensure that all new housing developments in the county shall, normally, be carried out in accordance with Chapter 6 of this plan, particularly in relation to housing mix, housing density and housing tenure.</i></p>
ZON 3-2	<p>Amenity in Residential Areas</p> <p><i>It is an objective, normally, to maintain and enhance overall standards of amenity within established residential areas.</i></p>

Objectives:

**LAND USE CATEGORY:
RESIDENTIAL AREAS**

<p>Objectives:</p> <p>Land Use Category: Residential Areas</p> <p>continued</p>	<p>ZON 3-3</p>	<p>Community Facilities in Residential Areas</p> <p><i>It is an objective, normally, to promote the provision of community and other facilities as an integral part of both new and established residential areas subject to overall residential amenity.</i></p>
	<p>ZON 3-4</p>	<p>Design of Residential Areas</p> <p><i>(a) It is an objective, normally, in both established and new residential areas, to foster a high standard of neighbourhood design, to encourage improved pedestrian and public transport access.</i></p> <p><i>(b) It is an objective to prepare a design guide for development in residential areas.</i></p>
	<p>ZON 3-5</p>	<p>In-fill Development: Residential Areas</p> <p><i>It is an objective, normally, in residential areas, to ensure that proposals for 'in-fill' development preserve or enhance both the character of the area as a whole and the setting of any original buildings on the site.</i></p>
	<p>ZON 3-6</p>	<p>Incompatible Uses: Residential Areas</p> <p><i>It is an objective of this plan, normally, in residential areas, to discourage the expansion or intensification of existing uses that are incompatible with residential amenity.</i></p>
	<p>ZON 3-7</p>	<p>New Residential Areas</p> <p><i>It is an objective, on land zoned for new residential development, to promote development mainly for housing, associated open space, community uses and, only where an acceptable standard of amenity can be maintained, a limited range of other uses that support the overall residential function of the area.</i></p>

Town Centres, Neighbourhood Centres and Other Centres

9.3.10 Town centres and neighbourhood centres are included in the same broad category of land use because they have a substantial component of mixed retail activities including convenience food stores. They also have a particular requirement for easy pedestrian and public transport access. They have additional individual characteristics to be considered as set out below.

Existing Town Centres

9.3.11 Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, car parks, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

9.3.12 To maintain of the role of town centres, new development must enhance their attractiveness and safety for pedestrians and reinforce the diversity of uses throughout the day and evening.

9.3.13 The importance and vitality of our town centres in recent years has been threatened by pressures to locate general offices and retail uses in less appropriate locations. Also, relatively new forms of retailing, often involving large-scale developments more closely related to the national road network, can seriously threaten the vitality and viability of town centres.

9.3.14 In town centres it is important to develop and maintain a compact core where retail and commercial uses are close enough to each other to benefit from each other's pedestrian flows. In recent years, there has been a tendency for some convenience retail and general office development to occur in areas that are considered generally unsuitable for key town centre uses such as general offices and convenience shopping and are not strictly part of the core-retailing zone. To help reverse this trend, established town centre zonings have not been extended to include these areas. This will prevent further weakening of the importance and vitality of the town centres themselves and to protect the often-essential residential component in these other areas from incompatible development.

New Town Centres

9.3.15 Land suitable for New Town Centre Development generally consists of specific areas within or adjoining existing town centres where it is intended that new development appropriate to the town centre should take place. Appropriate uses will primarily include shops, food

supermarkets, housing, civic buildings and offices, banks & other retail financial services, professional practices, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses.

9.3.15(1) The preferred location for new retail development where practicable and viable, is within a town centre (or district or major village centre). Where it is not possible to provide the form and scale of development that is required on a site within the town centre then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site, for the purposes of this Development Plan, is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400 metres from the edge of the prime shopping area, and less in smaller settlements.

9.3.15(2) Having assessed the size, availability, accessibility and feasibility of developing both sites and premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available. This is commonly known as the sequential approach to the location of retail development.

9.3.16 In established town centres, problems can arise when the design and layout of older, sometimes historic buildings, make them difficult to adapt to modern requirements. The resolution of these difficulties will require an innovative and imaginative approach by developers and designers.

9.3.17 Wherever possible opportunities should be taken to improve access to town centre areas especially for pedestrians.

Neighbourhood Centres

9.3.18 Neighbourhood Centres share many characteristics with town centres but generally serve smaller communities in small towns, villages or suburbs within larger urban areas and particularly in the retail sector, there is greater emphasis on food and convenience goods. They are located near or adjacent to residential areas and may include an element of housing particularly at higher densities and above ground floor level.

9.3.19 In many respects, the importance and vitality of these centres is threatened by some of the same trends that threaten town centres. The location of retail uses, particularly large-scale convenience retailing, and general office uses in unsuitable locations would undermine the viability of established neighbourhood centres and cause difficulties in reaching essential shops and services for many people.

9.3.20 It is important to ensure that any new development always serves to reinforce the vitality of the neighbourhood centre and meet the needs of local areas served by it. When opportunities arise accessibility,

particularly for public transport, pedestrians and cyclists, should be enhanced.

9.3.21 Consideration should be given to the introduction of appropriate housing development, possibly at first floor level and at higher densities, to enhance the vitality of these centres.

9.3.22 Other shopping centres, often purpose built, have been developed in a number of locations. They generally consist of a large food-store with a range of smaller shops and non-retail service outlets with ample on-site car parking.

9.3.23 These shopping centres tend to lack the range of uses, particularly housing, that helps town and neighbourhood centres remain attractive especially during the evenings. They also tend to be, necessarily, set in large areas of car parking that can sometimes become subject to pressure for development for other uses.

9.3.24 Opportunities should be taken to ensure that these shopping centres remain attractive to the public by ensuring that a good range of shops and other retail services are available. Opportunities to introduce an element of housing, particularly at first floor level would increase their vitality during the evenings. Well-designed landscaping proposals could help reduce the dominance of extensive car parking areas.

9.3.25 Proposals to increase the scale and density of retail and service uses in these other centres will be assessed in relation to relevant planning considerations including the Council's retail strategy, as outlined in Chapter 4, Section 4.3, and the traffic and transportation impacts of the proposed development. Control will be exercised through these means, rather than the amount of land subject to this descriptive zoning. Any proposals for development should exploit opportunities to improve access by pedestrians and public transport.

9.3.26 The application of the highest standards of design and hard and soft landscaping and the careful planning of links with existing retail areas will secure the success and attractiveness of this type of development.

<p>Objectives:</p> <p>LAND USE CATEGORY: TOWN, NEIGHBOURHOOD AND OTHER CENTRES</p>	<p>ZON 3-22</p>	<p>Appropriate Uses: Town and Neighbourhood Centres</p> <p><i>a) It is an objective to promote the development of town & neighbourhood centres as the primary locations for retail and other uses that provide goods or services principally to visiting members of the public. Core shopping areas will form the primary focus and preferred location for new retail development, appropriate to the scale and function of each centre.</i></p> <p><i>b) It is an objective to recognise that where it is not possible to provide the form and scale of development that is required on a site within the core area then consideration can be given to sites on the edge of the core area.</i></p>
	<p>ZON 3-9</p>	<p>Maintenance & Enhancement of Mixed Use Character</p> <p><i>It is an objective to maintain and enhance the mixed use character of town & neighbourhood centres by encouraging the retention and development of general office, retail, housing, office based industry, community, civic and entertainment uses. The development of uses that are considered particularly important to the vitality of town centres, such as retailing and general offices, will be discouraged in other, less appropriate, locations.</i></p>
	<p>ZON 3-10</p>	<p>Design, Access & Safety: Town and Neighbourhood Centres</p> <p><i>It is an objective to improve the quality of civic design and hard and soft landscaping, to promote improved pedestrian & public transport access, movement and safety throughout town & neighbourhood centres.</i></p>

Commercial Areas

Established Commercial Areas

9.3.27 Commercial areas generally contain one or more of a wide variety of uses that includes business uses, offices, hotels, public houses, and limited forms of retailing. Established areas may also contain other uses including industry, warehousing, and even a housing element, although these may not always sit well with the general pattern

of other uses.

9.3.28 Uses that are particularly appropriate to these areas include wholesale, business service uses, the sale of motor vehicles and limited forms of retailing that involve the sale of bulky goods unsuitable to be carried away by pedestrians. Other non-retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses may also be appropriate.

9.3.29 Inappropriate development in these areas often poses a threat to both appropriate commercial uses and other established areas. For example, convenience shopping or general office uses here could well threaten the viability of a nearby town or neighbourhood centre. Industrial uses could result in bad-neighbour problems for appropriate commercial uses.

9.3.30 Established primarily commercial areas require a measure of protection from new development (or proposals to intensify or expand existing development) that would either threaten or be incompatible with the overall commercial function of the area. It is important to prevent the expansion or intensification of existing uses that would be more appropriate elsewhere (e.g. in town or neighbourhood centres or in industrial areas). This would allow uses that are compatible with, or reinforce, the commercial function of the area as a whole to be fostered.

New Commercial Areas

9.3.31 With new development, opportunities should be taken to improve access for pedestrians, public transport, and large delivery vehicles and to secure overall amenity improvements. Where possible, several related uses should be grouped together in one location so that the number of car trips can be kept to a minimum.

9.3.32 Proposals, particularly those involving retail uses, will need to be assessed in relation to a number of considerations including the Council's Retail Strategy as outlined in Chapter 4, Section 4.3, and their impact on the vibrancy and importance of town and neighbourhood centres.

9.3.33 By their nature, proposals for these areas involve large scale buildings and require a high degree of accessibility and parking space for car users and delivery vehicles. The application of high standards of design and landscaping is essential, if this kind of development is to be successfully assimilated into its surroundings. If poorly located or provided with inadequate car parking it can lead to substantial congestion.

Retail Warehouse Development

9.3.33(1) Retail warehouses are large single-level stores specialising in the sale of household goods and bulky items catering mainly for car-

borne customers. They have a maximum size of 6,000 square metres and a minimum size of 700 square metres, and there will be a presumption against their sub-division resulting in units less than this minimum.

9.3.33(2) This plan requires that the range of goods sold be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, industrial plant and equipment.

9.3.33(2)(1) Acceptable uses also include the sale of computers, toys and sports goods, however, there should be some restriction on the sale of these goods. It is suggested that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross). This will allow current market requirements to be met without encouraging an excessive scale of provision.

9.3.33(2)(2) While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units. The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

9.3.33(3) Retail parks, typically involve the development of three, or more, retail warehouses, together comprising 8,000 - 15,000 square metres, around a shared car park. They can be anchored by a single unit of up to 6,000 square metres (including garden centre). There can be benefits in grouping retail warehouses selling bulky goods on planned retail parks so that the number of trips by car are minimised and outside the town centre so that there is relief from additional traffic within a congested town centre.

9.3.33(3)(1) In order to ensure that retail parks incorporate a high proportion of bulky goods it is appropriate to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is therefore, recommended that no more than 3,500 square metres gross, (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers toys or sports goods.

9.3.33(4) Particularly outside the City and its suburbs, there is concern that poorly planned retail warehouses could seriously undermine the sometimes fragile comparison shopping element in many town centres. Where the range of goods sold from retail warehouse parks extends to the type of non-bulky durables which are normally retailed from town centres, then there is much more potential for an adverse impact on an nearby town centre. Yet properly planned, retail warehouses can add to the overall shopping attraction of any place.

ZON 3-11	<p>Appropriate Uses in Commercial Areas</p> <p>(a) <i>It is an objective to promote the development of commercial areas as the primary locations for uses including wholesale, business service uses, the sale of motor vehicles and other non-retail uses for which there is a specific requirement in the locality, such as petrol filling stations, hotels or public houses.</i></p> <p>(b) <i>Retail uses will not normally be encouraged in commercial areas except where they:</i></p> <ul style="list-style-type: none"> - <i>involve the sale of bulky goods unsuitable to be carried away by pedestrians:</i> - <i>and not adversely affect the vitality of any town or neighbourhood centre.</i>
ZON 3-12	<p>Commercial Areas: Car Parking, Design & Access</p> <p><i>It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest standards of design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.</i></p>
ZON 3-23	<p>Retail Warehouse: Scale of Development</p> <p>(a) <i>It is an objective to ensure that the maximum Retail Warehouse size is 6,000 square metres and that the minimum unit size is 700 square metres, and that there is a presumption against their sub-division resulting in units less than this minimum.</i></p> <p>(b) <i>It is an objective to ensure that proposals for retail warehouse parks should, typically, involve the development of three, or more, retail warehouses, together comprising 8,000 - 15,000 square metres, around a shared car park and anchored by a single unit of up to 6,000 square metres (including garden centre).</i></p> <p>(c) <i>It is an objective of this plan to limit the proportion of total space within a retail park which is devoted to the sale of computers, toys and sports goods. It is recommended that no more than 3,500 square metres (gross), (or 20% of the Retail Park if the Retail Park is less than 15,000 square metres (gross) in size) be devoted to the sale of computers toys or sports goods.</i></p>

Objectives:

**LAND USE CATEGORY:
COMMERCIAL AREAS**

Objectives:

Land Use Category: Commercial Areas

continued

ZON 3-24

Retail Warehouse: Range of Goods

(a) It is an objective that the range of goods sold in retail warehouses be restricted to the sale of bulky household goods including: carpets, furniture, automotive products, white electrical goods, DIY items, garden materials, office equipment, Industrial plant and equipment. Acceptable uses also include the sale of computers, toys and sports goods.

(b) It is an objective of this plan that the size of store selling computers, toys and sports goods be restricted to a maximum of 2,000 square metres (gross).

(c) While the uses listed above is not a complete list of acceptable uses, the range listed is a good indication of the types of uses considered appropriate for Retail Warehouse Units.

(d) The permitted uses exclude the sale of goods, which are not bulky such as food, clothing and footwear items.

Industry and Enterprise Areas

9.3.34 Industrial and enterprise areas are included in the same broad category of land use because they are mainly concerned with process oriented employment and production. These areas usually contain one or more of a broad mix of employment related uses, including manufacturing, office based industry, warehousing, research facilities, waste disposal uses, and some retailing.

9.3.35 Some of these uses require site conditions where standards of amenity are not particularly important whilst others, on the other hand, require a location with relatively high amenity standards. Generally, these uses do not involve visiting members of the public and so would not be appropriate to town centres. They both have individual requirements in terms of location, infrastructure, and travel to work patterns. Therefore, in order to encourage appropriate uses to develop in appropriate areas separate consideration is given to the needs and requirements of each sub-category. The test for the suitability of a proposed change of use or the introduction of a new use is whether the character of the area is predominantly industrial or predominantly enterprise.

Industrial Areas

9.3.36 Uses appropriate to Industrial Areas include activities that include manufacturing, repairs, warehousing, distribution, open-storage,

and transport operating centres. These types of use often, necessarily, result in standards of amenity that would not be acceptable in other areas. They can inadvertently cause bad neighbour problems for uses with higher amenity expectations that are inappropriately located in these areas. With certain exceptions as set out in the objectives below, primarily industrial areas are also generally suitable for waste management activities (including the treatment and recovery of waste materials but not including landfill or incineration of waste generated elsewhere).

9.3.37 Primarily industrial areas require a measure of protection from other uses that could be more appropriately located in other areas (e.g. office based industry, retailing etc.) so that the best use can be made of them. Proposals for new development or, in established areas, the intensification of existing uses, that would be more appropriate to other locations (such as town centres, commercial or enterprise areas) should, therefore, be resisted.

9.3.38 New buildings should be single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant, machinery and delivery vehicles throughout their design life. Because of the nature of many of the uses themselves it is important to apply high standards of layout, landscaping and design to help assimilate these areas into their surroundings. These areas require accessibility by both public transport and large commercial vehicles.

Enterprise Areas

9.3.39 Enterprise Areas are those where the primary uses include employment uses that require environmental standards higher than those in industrial areas. They include office-based industry and business or technology parks. In many established areas, a broad range of other employment related uses including industry and some retail have grown up over a number of years.

9.3.40 Problems can arise in these areas particularly when inappropriate uses such as industrial uses or retailing causes bad-neighbour problems, traffic congestion or can threaten the vitality of town and neighbourhood centres. A measure of protection is required to encourage appropriate uses and resist the development or intensification of other uses.

9.3.41 Travel to work patterns can result in heavy peak-hour traffic to and from these areas. Improved accessibility by public transport and the implementation of other commuter management measures (e.g. car-pooling schemes) are essential to reduce this congestion.

Objectives:

**LAND USE CATEGORY:
INDUSTRY AND ENTERPRISE
AREAS**

ZON 3-13

Appropriate Uses – Industrial Areas

(a) It is an objective to promote the development of Industrial areas as the primary locations for uses including manufacturing, repairs, warehousing, distribution, open-storage, waste materials treatment and recovery, and transport operating centres. The development of inappropriate uses, such as office based industry and retailing will not, normally, be encouraged.

(b) It is an objective that Industrial areas that are not used mainly for small to medium industry, warehousing or distribution are considered to be generally suitable for waste management activities (including the treatment and recovery of waste materials but not including landfill or contract incineration facilities). In the interests of clarity, contract incineration facilities comprise those whose primary role is to manage wastes which are not generated by the company itself.

(c) It is an objective that subject to local considerations, civic amenity sites and waste transfer stations may be suitable on industrial sites with warehousing and / or distribution uses.

ZON 3-25

Appropriate Uses – Enterprise Areas

(a) It is an objective to promote the development of Enterprise areas as the primary locations for the development of employment uses that are inappropriate to town centres and require environmental standards higher than those in industrial areas, such as office based industry and business parks. The development of inappropriate uses, such as industry and retailing will not, normally, be encouraged. Non-retail general offices will also be discouraged unless, on a case-by-case basis, it can be demonstrated that suitable premises or sites are not available in city or town centres. Non retail commercial uses will be considered, provided that the area as a whole generally remains in enterprise uses.

(b) Having regard to the provisions of EU Block Exemption dated 1st October, 2002, the Council considers it necessary to make provision for the possible location of car showroom automall developments within Enterprise Areas.

(c) In assessing the suitability of any such proposal the Council will take into consideration the supply of car showroom automalls in the general area and the overall scale and design of the proposed development,

ZON 3-25 contd.	<i>together with the proximity of the proposed location to National Primary Routes and / or centres of population, provided always that any such development will not be detrimental to the predominant designation of such Enterprise Areas.</i>
ZON 3-15	<p>Building Design – Industrial Areas</p> <p><i>It is an objective to ensure that, normally, new buildings in primarily industrial areas are single storey with high ceilings to provide versatility and adaptability to accommodate a broad range of types of plant machinery and delivery vehicles throughout their design life.</i></p>
ZON 3-16	<p>Car Parking, Site Design & Access: Industrial and Enterprise areas</p> <p><i>It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest standards design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.</i></p>

Objectives:

Land Use Category:
Industry and Enterprise Areas

continued

Educational, Institutional and Civic Land Uses

9.3.42 These areas generally include community related development including schools & colleges, residential health care institutions (e.g. hospitals) and development for other community uses (e.g. club meeting facilities such as scout and guide halls). Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.

9.3.43 These uses can sometimes cause amenity problems for adjoining uses (e.g. the noise of 24-hour traffic going to and from a hospital might cause problems in an adjoining residential area). However, they are generally considered essential uses and require a reasonable degree of operational freedom to function properly.

9.3.44 Opportunities should be taken, through the treatment of boundaries and landscaping etc. to protect adjoining uses from any adverse effect that may necessarily arise from this category of uses.

Objectives:

**LAND USE CATEGORY:
EDUCATIONAL, INSTITUTIONAL
AND CIVIC AREAS**

ZON 3-17

Appropriate Uses: Educational, Institutional and Civic

It is an objective to promote the provision of educational, community related and health-care development that is not, generally, appropriate to town centres or other areas including, where relevant, the provision of ancillary accommodation and facilities.

ZON 3-18

Car Parking, Site Design & Access: Educational, Institutional and Civic

It is an objective to ensure that the likely demand for car-parking and delivery vehicle facilities are fully met within the site, to apply the highest standards design, hard and soft landscaping and to ensure that pedestrian and public transport access is provided.

Utilities and Infrastructure Uses

9.3.45 These areas are largely for utility and infrastructure operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading.

9.3.46 Sometimes problems can arise in relation to adjoining uses that expect a high standard of amenity. To help prevent these situations arising, opportunities should be taken to help assimilate these uses into their surroundings through the treatment of boundaries and the landscaping of appropriate areas.

Objectives:

**LAND USE CATEGORY:
UTILITIES AND
INFRASTRUCTURE**

ZON 3-19

Appropriate Uses: Utilities and Infrastructure

It is an objective to promote the provision of development to meet the operational requirements of utilities and infrastructure operators.

Open Space, Sports, Recreation and Amenity Areas

Active Open Space Uses

9.3.47 The main suitable uses in primarily Active Open Spaces include playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped

areas. They are often closely related to residential areas and town centres. High standards of accessibility are essential. These should be appropriate to the use that will be made of the area concerned. For example, local amenity areas and playgrounds may require the emphasis to be placed on access for pedestrians and cyclists. Sports centres and training centres, serving a wider catchment area will, additionally, require accessibility by public transport and car users.

Passive Open Space Uses

9.3.48 The main suitable uses in primarily Passive Open Space generally include agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, these passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. The land uses in these areas should generally remain open.

ZON 3-20	<p>Active Open Space Uses</p> <p><i>(a) It is an objective to promote the provision of development for playgrounds, parks, other areas for outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas.</i></p> <p><i>(b) It is an objective generally to maintain established active open spaces in that use and to discourage other development unless it is ancillary or complementary to the open space function.</i></p>
ZON 3-21	<p>Passive Open Space Uses</p> <p><i>(a) It is an objective to promote agriculture, landscaped gardens, woodland or other open uses appropriate to the setting</i></p> <p><i>(b) It is an objective generally to maintain passive open spaces in that use and only to allow other development where it is complementary to the open space function and / or any specific zoning objective for those lands.</i></p>

Objectives:

LAND USE CATEGORY: OPEN SPACE, SPORTS, RECREATION & AMENITY AREAS

Special Zoning Designations

9.3.49 On a small number of sites that have special development requirements, the zoning maps in this plan have indicated that there is a 'special' zoning objective. In such cases, the requirements of the particular lands do not lend themselves to one of the general land use categories but instead, carefully drafted 'special' zoning objectives have been included.



Chapter 10

Local Area Development

10.1 Planning for Local Areas

10.2 County Policy at a Local Level

10.3 Schedule of Local Area Plans (Electoral Areas)

10.4 Other (Special) Local Area Plans

This Chapter sets out the approach to development at local level. It is based on the following key requirements, which are set out in the Overall Strategy (Chapter 2);

- a. A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;
- b. Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;
- c. Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exist that cross these boundaries, mechanisms for joint working should be developed;
- d. Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;
- e. Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney - Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy.

10.1 Planning for Local Areas

10.1.1 It is considered that many local planning issues cannot be given the kind of detailed treatment that they deserve in such a broad-ranging document as the County Development Plan. This applies to a large proportion of the matters raised by local level groups and organisations during the consultation phase. It is proposed to deal with this by making comprehensive use of Local Area Plans, as allowed for under the new Planning and Development Act 2000. The local area plans will bring forward a number of the development plan policies at a local level of detail and address the planning issues faced in the villages and rural areas of the county. The local area plans will also contain the land use zoning maps for the main settlements originally included in this plan so that, in future, all zoning issues will be dealt with in the Local Area Plan.

10.1.2 Although the Act focuses mainly on Local Area Plans for towns (requiring local area plans to be prepared for all census towns as well as those with a population of more than 2,000), Cork County Council will take a broader approach by also including the rural hinterland of the towns, incorporating villages, smaller settlements and agricultural areas. Provision is also made for three special local area plans which address the planning issues faced in the Blarney - Midleton rail corridor. Also, the County Council, together with the Mallow Town Council, are in the course of preparing a special local area plan for Mallow that will take account of the towns 'hub' status arising from the National Spatial Strategy. Together, the County Development Plan, the Local Area Plans and the Special Local Area Plans will make up a comprehensive suite of planning documents to guide growth and development in the county in the years to come.

10.1.3 Initially, it is intended to prepare a Local Area Plan for each of the ten Electoral Areas in County Cork (Kanturk, Mallow and Fermoy in North Cork; Midleton, Blarney, Carrigaline, Bandon and Macroom in South Cork; and Skibbereen and Bantry electoral areas in West Cork). In this way, the entire county will be covered by local level planning policies.

Objectives:	
LOCAL PLANNING AREAS	
LAP 1-1	<p>A Local Area Plan for each Electoral Area</p> <p><i>It is an objective to deliver a comprehensive set of local plans, one for each electoral area, which will be based on an understanding of the existing settlements, their character the way they function and their needs.</i></p>
LAP 1-2	<p>Areas of Common Interest</p> <p><i>It is an objective to recognise subjects of common interest that exist between different areas in the county and to expand and foster a greater understanding of these relationships in the Local Area Plans.</i></p>

Building on work already carried out

10.1.4 The detailed nature of many of the community based submissions already received indicates that much relevant survey and analysis has already been carried out. In the case of areas in North and West Cork, the community appraisal and 'future search' work carried out for the North & West Cork Strategic Study will form a strong basis for the Local Area Plans.

10.1.5 Other important guiding work includes studies such as the Charleville Development Strategy 2001, The Fermoy Integrated Economic and Planning Strategy 2001, and the Bantry Bay Coastal Zone Charter. The preparation of the Local Area Plans will make it possible for local groups to liaise with the County Council so their local initiatives are complementary to the Local Area Plan process and vice versa.

10.1.6 The Local Area Plans will of course have to be in conformity with the overall strategy and objectives of the County Development Plan itself. Nevertheless, they do present an opportunity to develop sound, locally appropriate planning objectives on a statutory basis that could help enrich the quality of life and development opportunities of local areas. It is intended to use widespread consultation in preparing these plans and also to be responsive to local planning development work already being carried out by various state, local, commercial or voluntary organisations.

LAP 1-3	<p>Participation</p> <p><i>It is an objective to encourage active participation in the preparation of their Local Plan, thus ensuring extensive public involvement and consultation.</i></p>
LAP 1-4	<p>Incorporate Local Priorities</p> <p><i>It is an objective to incorporate local priorities into plans and programmes where they are in accordance with the County Development Plan and normal considerations of proper planning and sustainable development.</i></p>
LAP 1-5	<p>Building Confidence within Communities</p> <p><i>It is an objective to build confidence within communities and where possible to provide technical supports for communities who wish to make local action plans, or village development plans/village design statements.</i></p>

Objectives:

APPROACH TO LOCAL PLANS

Objectives:

Approach to Local Plans

continued

LAP 1-6

Islands in the Local Area Plans

It is a particular objective to incorporate all inhabited islands within a scheduled Local Area Plan in order to take account of the special local requirements of individual islands and to ensure that local planning is not confined to built up mainland areas only. Where appropriate, the West Cork Islands Study may be updated as part of this process

10.2 County Policy at a Local Level

10.2.1 One of the functions of the Local Area Plans will be to bring forward at local level the main policies of the County Development Plan. The principles and objectives introduced at the county level in this Plan will be further examined and outlined in greater detail in the local plans.

10.2.2 The table below indicates some of the main policy topics that may need to be developed further in the Local Area Plans so that the county policy can realistically be implemented at local level.

Objectives:

COUNTY POLICY AT LOCAL LEVEL

LAP 2-1

Architectural Conservation Areas in Local Area Plans

It is an objective to examine the potential for designating Architectural Conservation Areas within local areas.

LAP 2-2

Record of Protected Structures in Local Area Plans

It is an objective to extend the initial Record of Protected Structures at a local level.

LAP 2-3

Village Development Boundaries in Local Area Plans

It is an objective to rationalise village development boundaries where appropriate.

LAP 2-4

Scenic Routes in Local Area Plans

It is an objective to examine at a level of local detail the individual scenic routes identified in this Plan in order to set out the more specific requirements of different stretches of the route in terms of local sensitivity to different kinds of development.

LAP 2-5	<p>Landscape Character Assessment in Local Area Plans</p> <p><i>It is an objective to complete, at local level, the procedure for Landscape Character Assessment in line with the recommendations of the Draft Guidelines issued by the Department of the Environment and Local Government.</i></p>
LAP 2-6	<p>Village Nuclei in Local Area Plans</p> <p><i>It is an objective to identify those Village nuclei that exist in each Electoral Area that would be suitable for appropriate levels of residential and other development in order to strengthen the network of settlements.</i></p>
LAP 2-7	<p>Low Density at the Edge of Larger Towns</p> <p><i>It is an objective to investigate locations at the edges of larger towns that may be suitable for low density self-build or serviced site developments in country lane or other suitable layouts thereby giving a larger range of housing choices and reducing pressures on the open countryside.</i></p>
LAP 2-8	<p>Local Road Improvements in Local Area Plans</p> <p><i>It is an objective, in conjunction with the preparation of Local Area Plans to identify key local priorities for road improvements.</i></p>

Objectives:***County Policy at Local Level******continued***

10.3 Schedule of Local Area Plans (Electoral Areas)

10.3.1 The main Local Area Plans to be prepared will address the entire county on an electoral areas basis. Some particular requirements of each electoral area are set out (in alphabetical order) in the following pages.

Bandon Electoral Area

10.3.2 This Local Area Plan will incorporate the towns of Bandon and Kinsale and their environs and the key village of Inishannon. The plan will also include a whole range of smaller supporting settlements including: Newcestown; Tinkers Cross; Old Chapel; Kilbrittain; Ballinspittle; Garrettstown; Ballinadee; Dunderrow; Cross Barry; Ballyheada; Riverstick; Belgooly; Halfway; Oysterhaven; Nohoval, etc.

THE BANDON ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the towns of Bandon and Kinsale and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside



10.3.3 The area falls entirely within the West Cork Leader Development Area and the Local Area Plan may have to examine common development opportunities jointly with the electoral areas of Macroom, Skibbereen and Carrigaline.

10.3.3(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

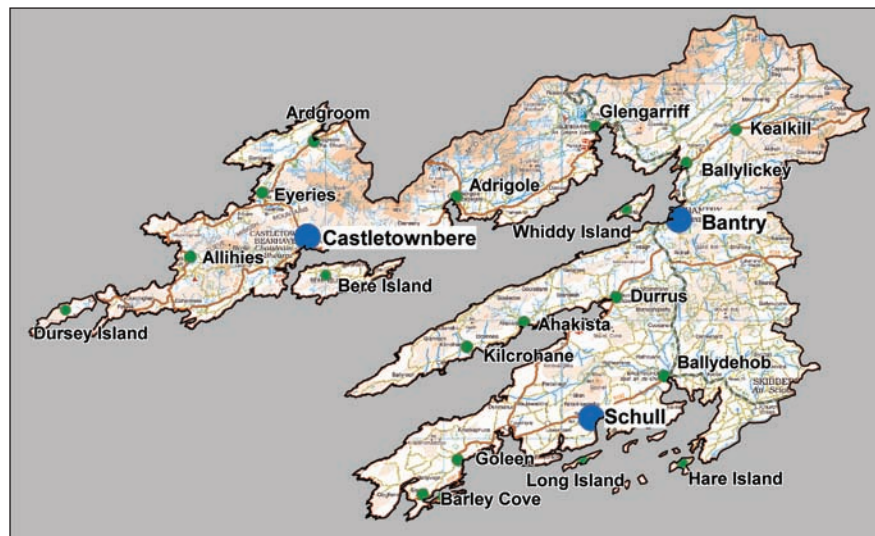
Bandon Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Kinsale environs,	Population	21,048	25,886	-720	25,166
Kinsale Town and Bandon	Households	6,177	8,395	593	8,988
	New Dwellings			682	

Bantry Electoral Area

10.3.4 This Local Area Plan will incorporate the towns of Bantry, Castletownbere and Schull and their environs and the key villages of Ballydehob, Durrus and Glengarriff. The plan will also include a whole range of smaller supporting settlements including: Allihies; Bere Island; Dursey Island; Whiddy Island; Hare Island; Long Island; Eyeries; Ardgroom; Adrigole; Kealkill; Ballylickey; Ahakista; Kilcrohane; Goleen; Crookhaven; Barley Cove, etc.

THE BANTRY ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the towns of Bantry, Castletownbere and Schull and their environs as well as a whole range of smaller supporting settlements, the islands and the surrounding countryside....



10.3.5 The Bantry Electoral area falls fully or partly within the operational areas of a number of development initiatives including the West Cork Leader Area, The Bantry Integrated Development Group, Comhdháil Oileán na hÉireann and The Bantry Bay Coastal Zone Charter. Regard should be had to any cross boundary implications of this and joint working with adjoining electoral areas may be required while the Local Area Plan is being prepared.

10.3.6 Part of the Bantry electoral area is included in the CLÁR Programme which was launched by the Department of Agriculture, Food and Rural Development in 2001. This programme is designed to tackle the problem of depopulation, decline and lack of service provision by prioritising National Development Plan spending in these rural areas. These issues will be highlighted in the Bantry Local Area Plan.

10.3.6(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Bantry Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Bantry, Castletownbere and Schull	Population	18,095	18,840	1,668	20,508
	Households	6,213	6,827	631	7,458
	New Dwellings			1,576	

Blarney Electoral Area - Local Area Plan

10.3.7 The Blarney-Kilbarry Special Local Area Plan deals with the settlement of Blarney and the proposed new settlement at Monard. This Local Area Plan will include larger settlements such as Glanmire, Tower and Little Island and their environs and the key villages of Carrignavar, Glenville and Grenagh. The plan will also include a whole range of smaller supporting settlements including: Dripsey; Berrings; Matehy; Inniscarra; Rathduff; Waterloo; Kerry Pike; Whitechurch; Killeens; Clogheen; Upper Glanmire; Knockraha; Glounthaune, etc.

THE BLARNEY ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the main settlements of Tower, Little Island and Glanmire and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside...

...the settlements of Blarney and the proposed new settlement at Monard are included in the Blarney-Kilbarry Special Local Area Plan...



10.3.8 The Blarney Electoral area falls partly within the operational areas of two development initiatives, namely East Cork Area Development Ltd. and the Avonduh / Blackwater Development Area. Regard should be had for any cross boundary implications and joint working with adjoining electoral areas may also be required.

10.3.8(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Blarney Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Cork City North Environs, Glanmire, Little Island, Tower and Blarney	Population	27,168	38,069	6,445	44,514
	Households	8,471	11,508	3,330	14,838
	New Dwellings			3,830	

Carrigaline Electoral Area - Local Area Plan

10.3.9 This Local Area Plan will include the larger towns and villages of Ballincollig, Carrigaline, Passage West, Ringaskiddy, and the key village of Crosshaven and Bays. The plan will also include a whole range of smaller supporting settlements including: Ballynora; Waterfall; Ballinhassig; Fivemilebridge; Ballygarvan; Tracton; Minane Bridge; etc.



THE CARRIGALINE ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns and villages of Ballincollig, Carrigaline, Passage West, Ringaskiddy, Douglas, Togher and Crosshaven and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside....

10.3.10 The area falls entirely within the West Cork Leader Development Area and the Local Area Plan may have to examine common development opportunities jointly with the electoral areas of Bandon, Macroom, Blarney and Midleton. Due to its proximity to the city, regard should be had to any cross boundary implications and joint working with other such functional areas may be required.

10.3.10(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Carrigaline Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Ballincollig, Carrigaline, Cork City South Environs, Passage West and Ringaskiddy	Population	58,362	68,691	9,618	78,309
	Households	17,211	21,969	5,800	27,769
	New Dwellings			6,670	

Fermoy Electoral Area - Local Area Plan

10.3.11 This Local Area Plan will incorporate the larger towns of Fermoy and Mitchelstown and their environs and the key villages of Ballyhooly, Castletyons/Bridebridge, Conna, Glanworth, Kildorrery, Kilworth, Rathcormack and Watergrasshill. The plan will also include a whole range of smaller supporting settlements including: Glennahulla; Ballindangan; Clondulane; Coolagown; Curraglass; Kildinan; Aghern; Ballynoe; Bartlemy, etc.

THE FERMOY ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns of Fermoy and Mitchelstown and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside....



10.3.12 Part of the Fermoy Electoral area falls under Blackwater Resource Development, its sister company Avondhu Development Group and Ballyhoura Development Ltd. Regard should be had to any cross boundary implications of this and joint working with adjoining electoral areas may be required. Other development strategies such as the Fermoy Integrated Economic and Planning Strategy, 2001 and the Integrated Social, Economic Strategy for Mitchelstown should act as an important reference point in the Local Area Plan.

10.3.12(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Fermoy Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Fermoy Town and environs and Mitchelstown	Population	22,855	23,991	2,719	26,710
	Households	7,074	7,955	1,865	9,820
	New Dwellings			2,145	

Kanturk Electoral Area - Local Area Plan

10.3.13 This Local Area Plan will incorporate the larger towns of Charleville, Newmarket, Kanturk and Millstreet and their environs and the key villages of Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford and Newtownshandrum. The plan will also include a whole range of smaller supporting settlements including Newtown/Ballyhea; Tullylease; Freemount; Rockchapel/Knockaclarig; Meelin; Taur; Lismire; Kilbrin; Kiskeam; Castlemagner; Cecilstown; Dromtariffe; Cullen; Ballydaly; Rathcoole; Lyre; Nad; Kilcorney; Aubane; Cloghboola; Derrinagree, etc.



THE KANTURK ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns of Charleville, Newmarket, Kanturk and Millstreet and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside...

10.3.15 Most of the Kanturk Electoral area falls under the operational area of I.R.D. Duhallow. A small area in the north of the Electoral area falls under Ballyhoura Development Area. The Charleville Development Strategy 2001 is another important guiding study and should feed into the local plan for Kanturk Electoral Area. The CLAR programme also includes part of the Kanturk Electoral area and will be included in the Local Area Plan.

10.3.15(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Kanturk Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Charleville, Newmarket, Kanturk and Millstreet	Population	26,232	26,049	1,799	27,848
	Households	8,280	8,829	1,485	10,314
	New Dwellings			1,708	

Macroom Electoral Area - Local Area Plan

10.3.16 This Local Area Plan will incorporate the town of Macroom and its environs and the key villages of Ballygeary, Ballymakeery/Ballyvourney, Coachford and Killumney/Ovens. The plan will also include a whole range of smaller supporting settlements including: Inchigeelagh; Toon Bridge; Kilmurry; Crookstown; Cloghdud; Aherla; Farran; Aghabullogue; Fornaght; Stuake/Donoughmore; Rylane/Seicne; Ballinagree; Carriganimmy; Clondrohid; Coolea; Reananeree; Carrigadrohid; Kilnamartya, etc.

THE MACROOM ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger town of Macroom and its environs as well as a whole range of smaller supporting settlements and the surrounding countryside



10.3.17 The Macroom Electoral Area falls under the operational boundary of three development initiatives, including West Cork Leader, Meitheal Forbartha na Gaeltachta and a small portion falls under I.R.D. Duhallow. Regard should be had to any cross boundary implications of this and joint working with adjoining electoral areas may be required.

10.13.17(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Macroom Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Macroom Town and environs	Population	20,349	21,485	1,155	22,640
	Households	5,973	6,782	1,025	7,807
	New Dwellings			1,178	

Mallow Electoral Area - Local Area Plan

10.3.18 This Local Area Plan will incorporate the larger towns of Mallow and its environs and the key villages of Buttevant and Doneraile. The plan will also include a whole range of smaller supporting settlements including: Churchtown; Liscarroll; Ballyclough; New Twopothouse; Shanballymore; Castletownroche; Killavullen; Lombardstown; Glantane; Dromahane; Laharn; Mourneabbey; Bweeng; Burnfort, etc.



THE MALLOW ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns of Mallow and Buttevant and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside...

10.3.19 Mallow Electoral area falls partly within the operational areas of a number of development initiatives including Blackwater Resource Development, its sister company Avondhu Development Group and Ballyhoura Development Ltd. Regard should be had to any cross boundary implications of this and joint working with adjoining electoral areas may be required. Local Area Plans should also consider current plans and strategies such as the proposed Mallow Town and District Development Strategy.

10.13.19(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Mallow Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Mallow Town and environs	Population	22,147	23,471	3,840	27,311
	Households	6,875	8,016	1,922	9,938
	New Dwellings			2,634	

Midleton Electoral Area - Local Area Plan

10.3.20 The settlements of Midleton and Carrigtwohill are dealt with in their respective Special Local Area Plans. This Local Area Plan will incorporate the larger towns of Youghal, Cobh, the settlement of Whitegate-Aghada and the key villages of Castlemartyr, Cloyne and Killeagh. The plan will also include a whole range of smaller supporting settlements including: Ballymore/Walterstown; Saleen; Farsid/Rostellan; Gyleen; Inch; Ballycotton; Shanagarry/Garryvoe; Ballymacoda; Ladysbridge; Gortaroo; Mount Uniake; Ballintotis; Mogeely; Dungourney; Ballincurragh; Lisgoold; Leamlara; Churchtown South; Redbarn, etc.

THE MIDLETON ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns of Youghal, Cobh and their environs as well as a whole range of smaller supporting settlements and the surrounding countryside...

...the settlements of Midleton and Carrigtwohill are included in their respective Special Local Area Plan...



10.3.21 The Midleton Electoral area falls partly within the operational areas of two development initiatives including East Cork Area Development and Avondhu Resource Group/Blackwater Development Group. Regard should be had to any cross boundary implications of this and joint working with adjoining electoral areas may be required.

10.13.21(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Midleton Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Midleton, Cobh, Youghal and their environs and Whitegate-Aghada and Carrigtwohill	Population	41,108	46,322	11,833	58,155
	Households	12,355	15,519	6,020	21,539
	New Dwellings			6,923	

Skibbereen Electoral Area - Local Area Plan

10.3.22 This Local Area Plan will incorporate the larger towns of Skibbereen, Clonakilty and Dunmanway and their environs and the key villages of Ballineen-Enniskeane, Baltimore, Courtmacsherry, Drimoleague, Leap, Rosscarberry, Timoleague and Union Hall. The plan will also include a whole range of smaller supporting settlements including: Sherkin Island; Oileán Chléire; Castletownshend; Drinagh; Darkwood; Coppeen; Lisbealad; Glandore; Owenahincha; Rathbarry/Castlefreke; Lissavard Pike; Ardfield; Inchydoney; Shannonvale; Ballinascarthy; Caheragh; Rossmore, etc.



THE SKIBBEREEN ELECTORAL AREA LOCAL AREA PLAN

...will incorporate the larger towns of Skibbereen, Clonakilty and Dunmanway and their environs as well as a whole range of smaller supporting settlements, the islands and the surrounding countryside...

10.3.23 Skibbereen Electoral area falls entirely within the West Cork Leader Development Area and the Local Area Plan may have to examine common development opportunities jointly with the electoral areas of Bandon, Macroom and Bantry. Two other development initiatives which are operational in the area include Comhdháil Oileán na hÉireann and Meitheal Forbartha na Gaeltachta. Regard should be had to any cross boundary implications of this.

10.13.23(1) Using the principles for forecasting planned growth in population and households set out in Chapter 2 and table 2.2 the following table sets out the corresponding growth planned for this electoral area and this will form the basis of the local area plan.

Skibbereen Electoral Area		1996 Census	2002 Census	Growth 2002-2011	2011 Forecast
Including Skibbereen, Clonakilty and their environs and Dunmanway	Population	30,229	31,963	2,262	34,225
	Households	9,574	10,671	2,050	12,721
	New Dwellings			2,358	

10.4 Other (Special) Local Area Plans

10.4.1 There are some subjects that may require a greater depth of discussion and consultation than that afforded in this County Development Plan. These may be suitable for 'Special' Local Area Plans if the need arises.

10.4.2 Areas that have particular needs, such as a high level of development pressure, are also suitable for 'Special' Local Area Plans. A small number of such areas have already been identified and the objectives for these are set out in the table below. Others will be identified during the lifetime of the Development Plan itself.

Objectives:

OTHER SPECIAL LOCAL AREA PLANS AND STUDIES

<p>LAP 4-1</p>	<p>Rail-based Development in Metropolitan Cork</p> <p><i>(a) It is an objective to investigate the feasibility of establishing a new settlement, and / or the expansion of existing settlement(s), along the Blarney to Midleton rail corridor in line with the recommendations of the Cork Area Strategic Plan.</i></p> <p><i>(b) It is an objective to carry out detailed planning assessment of the suitability of any possible locations for such a settlement, having regard to the outcome of the feasibility study and to prepare a Special Local Area Plan to guide any associated development.</i></p>
<p>LAP 4-2</p>	<p>Carrigtwohill</p> <p><i>It is an objective to carry out a Special Local Area Plan to assess the capacity of certain areas in Carrigtwohill to accommodate the level of development envisaged by the Cork Area Strategic Plan, having regard in particular, to the proximity of the rail line and to town centre traffic conditions.</i></p>
<p>LAP 4-3</p>	<p>Midleton</p> <p><i>It is an objective to carry out a Special Local Area Plan to assess the potential of certain areas of Midleton to accommodate the level of development envisaged by the Cork Area Strategic Plan having regard to the proximity of the rail line and to town centre traffic conditions.</i></p>
<p>LAP 4-4</p>	<p>Mallow</p> <p><i>It is an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy and set out land use proposals up to the year 2020.</i></p>



Chapter 11

Strategic Environmental Assessment of the Plan

11.1 Introduction to Strategic Environmental Assessment (SEA)

11.2 The SEA process for this Development Plan

11.3 Assessment of Main Planning Goals and Strategic Development Principles

This chapter presents the first stages of a process called Strategic Environmental Assessment which attempts to evaluate the likely consequences of the plan on the environment.

During the preparation of the new County Development Plan, it was considered appropriate to assess the principal planning goals and strategic planning principles of the plan against the following strategic environmental aims:

- *The encouragement of sustainable forms of transport*
- *The minimisation of waste*
- *The conservation and enhancement of biodiversity and natural heritage*
- *The conservation of built heritage and the protection of the county's cultural environment*
- *The minimisation of pollution*
- *The minimisation of the consumption of finite resources and a shift towards the use of renewable resources*
- *The encouragement of energy efficiency*
- *The protection of the landscape*

11.1 Introduction to Strategic Environmental Assessment (SEA)

11.1.1 The Planning and Development Act 2000 requires planning authorities to include in their plans information on 'the likely significant effects on the environment of implementing the plan'. This requirement is in anticipation of the implementation of the EU Strategic Environmental Assessment Directive by 2004. The Directive requires all authorities preparing formal plans to undertake Strategic Environmental Assessment and to prepare an environmental report describing the potential effects on the environment.

11.1.2 It is similar to an Environmental Impact Assessment (EIA) in that it attempts to influence proposed actions in order to minimise potential adverse environmental impacts. Unlike an EIA however, it is concerned with the implementation of an entire development plan, rather than an individual project.

11.1.3 Strategic Environmental Assessment is a new process which provides a useful simple tool or checklist to

- *help ensure that the full scope of environmental considerations is dealt with in the Plan and*
- *to influence proposed actions in order to minimise adverse environmental effects.*

The process has the additional benefit of raising awareness of the consequences of a plan.

11.1.4 The preparation of Development Plans has always included some consideration of environmental consequences but what is new about Strategic Environmental Assessment is the systematic approach involved. The process is however very new and the techniques used are still only developing.

11.1.5 Experience of Strategic Environmental Assessment (SEA) in Ireland is quite limited with assessment of Development Plans so far tending to focus only on heritage aspects rather than the environment as a whole. The Planning Act indicates that the Minister may make special provisions as to how the requirement is to be complied with but, to date, no guidelines have been issued.

11.2 The SEA process for this Development Plan





11.2.1 As there is as yet no agreed procedure, the approach proposed in this plan is based generally on the requirements of the Directive and on experience with heritage appraisals. The approach includes the following key initial steps:

- *Defining the purpose and scope of the Strategic Environmental Assessment;*
- *Setting the agreed strategic environmental aims;*
- *Appraising the Main Planning Goals and Strategic Development Principles against these environmental aims;*
- *Appraising, in detail the effects of implementing the Development Plan and achieving the various Development Plan objectives;*
- *Establishing indicators of environmental change and setting out the requirements for monitoring.*

11.2.2 The SEA will be a useful tool in ensuring that the plan has a fully integrated set of policies that will, in the long run result in minimal adverse impacts on the environment. It will also be useful in preparing the Progress Report on the implementation of the Development Plan.

Environmental Aims

11.2.3 The environmental aims against which the Plan is to be assessed are stated as follows:









-  *The encouragement of sustainable forms of transport*
-  *The minimisation of waste*
-  *The conservation and enhancement of biodiversity and natural heritage*
-  *The conservation of built heritage and the protection of the county's cultural environment*
-  *The minimisation of pollution*
-  *The minimisation of the consumption of finite resources and a shift towards the use of renewable resources.*
-  *The encouragement of energy efficiency*
-  *The protection of the landscape*

11.3 Assessment of Main Planning Goals and Strategic Development Principles

11.3.1 Over the following pages, the third stage of the SEA methodology is demonstrated by applying, to the plan's main planning goals and strategic development principles, a test as to whether the environmental effects are likely to be positive, neutral or negative. In some cases, it is indicated that the effect might be either indirectly positive or indirectly negative.

Assessment of the Main Planning Goals

11.3.2 The likely impacts of achieving the main planning goals (or vision statement - see Chapter 2) of the plan are assessed below briefly in relation to the strategic environmental aims.

MAIN PLANNING GOALS	STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN							
								
a. Enhanced quality of life for all, based on high quality residential, working and recreational environments and sustainable transportation patterns	✓	→ ✓	↔	✓	→ ✓	→ ✓	→ ✓	✓
b. Sustainable patterns of growth in urban and rural areas that are well balanced throughout the county, together with efficient provision of social and physical infrastructure	✓	✓	↔	✓	→ ✓	→ ✓	✓	✓
c. Sustainable and balanced economic investment together with wise management of the county's environmental and cultural assets	✓	✓	✓	✓	→ ✓	✓	✓	✓
d. Responsible guardianship of the county so that it can be handed on to future generations in a healthy state	✓	✓	✓	✓	✓	✓	✓	✓

Strategic Environmental Aims



Sustainable transport



Minimising waste



Natural heritage



Cultural & built heritage



Minimising pollution



Protecting finite resources



Energy efficiency











Protecting the landscape

11.3.3 The table shows that the likely effects are considered to be generally positive or neutral. This is to be expected, mainly because the main planning goals are very general in nature and should, directly or indirectly, have a sound environmental basis to them.

Assessment of the Strategic Principles behind the Settlement Policy

11.3.4 The likely impacts of following the Strategic Principles behind the Settlement Policy (see Chapter 3) of the plan are assessed below briefly in relation to the strategic environmental aims.









STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN								SETTLEMENT POLICY
								
✓	↔	↔	✓	↔	?	✓	✓	a. A strong network of settlements is important for sustaining healthy population levels and for enhancing quality of life. Also, the functional relationships between the different types of settlements should be clearly understood;
✓	↔	✓	✓	→ ✓	✓	↔	✓	b. Urban sprawl on the edges of the city (and on the edges of towns) should be prevented and a character distinction between the built-up areas and the open countryside should be maintained;
X	→ X	→ X	?	→ X	X	X	X	c. Existing communities in rural areas should be supported and their local housing needs should be accommodated. The special land use requirements of primarily agricultural areas and open countryside should also be accommodated;
✓	→ ✓	→ ✓	?	→ ✓	✓	✓	✓	d. Large numbers of dispersed, urban-generated houses in rural areas can have a detrimental effect on the long-run viability of individual settlements. They can also be unsustainable in terms of transport patterns and the provision of services and infrastructure.

Likely Impacts

- ✓ = positive
- ↔ = neutral
- ✓ = indirectly positive
- ? = uncertain
- X = negative
- X = indirectly negative

Assessment of the Strategic Principles for Employment & Economic Activity

11.3.5 The likely impacts of following the Strategic Principles for Employment & Economic Activity (see Chapter 4) of the plan are assessed below briefly in relation to the strategic environmental aims.









EMPLOYMENT AND ECONOMIC ACTIVITY	STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN							
								
a. The securing of the county's economic future requires the timely and adequate provision of land for employment needs, including sites at suitable locations for industrial uses, enterprise uses, retail uses and other uses;	→ X	→ X	→ X	→ X	→ X	→ X	→ X	→ X
b. Land use provision for employment uses should be closely related to transportation, environmental and infrastructural considerations as well as to the effects on town centres, residential amenity and to the broader settlement policies;	✓	✓	✓	✓	✓	✓	✓	✓
c. Balanced improvement of the economy across the whole county will require special measures in areas where economic activity is weaker.	?	?	?	?	?	?	?	?

Strategic Environmental Aims

-  Sustainable transport
-  Minimising waste
-  Natural heritage
-  Cultural & built heritage
-  Minimising pollution
-  Protecting finite resources
-  Energy efficiency
-  Protecting the landscape

Assessment of the Strategic Principles for Transport & Infrastructure

11.3.6 The likely impacts of following the Strategic Principles for Transport & Infrastructure (see Chapter 5) of the plan are assessed below briefly in relation to the strategic environmental aims.









STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN								TRANSPORT AND INFRASTRUCTURE
								
✓	↔	→ ✓	→ ✓	✓	✓	✓	↔	a. An integrated approach to transport throughout the county is required with an increased emphasis on the use of public transport and particular attention given to social and environmental friendliness, efficiency, safety and competitiveness;
?	↔	?	↔	?	?	?	?	b. The county's principal transportation assets including ports, airports, and strategic road and rail corridors should be protected and developed;
✓	✓	?	→ ✓	✓	→ ✓	→ ✓	?	c. Investment in the county's infrastructure should be made in a sustainable and efficient manner in order to promote the social and economic well being of the county and its population;
✓	✓	✓	✓	✓	✓	✓	✓	d. The county's strategic infrastructural resources and distribution corridors should be protected and safeguarded having regard to environmental and social considerations;
✓	✓	✓	✓	✓	✓	✓	✓	e. Future provision for transportation and infrastructure should be firmly integrated with the county's overall land use strategies.

Likely Impacts

- ✓ = positive
- ↔ = neutral
- ✗ = negative
- ✓ = indirectly positive
- ? = uncertain
- ✗ = indirectly negative

Assessment of the Strategic Principles for Housing & Community Facilities

11.3.7 The likely impacts of following the Strategic Principles for Housing and Community Facilities (see Chapter 6) of the plan are assessed below briefly in relation to the strategic environmental aims.

HOUSING AND COMMUNITY FACILITIES	STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN							
								
a. The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life;	↔	↔	↔	↔	↔	↔	↔	↔
b. Balanced communities should be encouraged in order to promote the social, environmental and economic well being of the county;	?	?	?	?	?	?	?	?
c. A high quality living environment is important for sustaining communities;	✓	↔	→ ✓	✓	↔	↔	↔	→ ✓
d. The proper provision of community facilities of high standard is important for all age groups and sectors of society and is an essential component of proper planning.	↔	↔	↔	✓	↔	↔	↔	↔

Strategic Environmental Aims



Sustainable transport



Minimising waste



Natural heritage



Cultural & built heritage



Minimising pollution



Protecting finite resources











Energy efficiency



Protecting the landscape

Assessment of the Strategic Principles for Environment & Heritage

11.3.8 The likely impacts of following the Strategic Principles for Environment & Heritage (see Chapter 7) of the plan are assessed below briefly in relation to the strategic environmental aims.

STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN								ENVIRONMENT AND HERITAGE
								
✓	✓	✓	✓	✓	✓	✓	✓	a. The natural and built environment, particularly those elements that are non-renewable and most valuable, need to be properly protected, managed and enhanced;
↔	↔	↔	✓	↔	↔	↔	✓	b. The conservation and enhancement of biodiversity, natural heritage, landscape and the built environment should be promoted as important elements of the long term economic growth and development of the county;
↔	↔	✓	✓	✓	✓	↔	✓	c. The protection of Cork's physical heritage (including archaeology and historic buildings) is a tangible representation of the County's past and is a sound basis for economic growth and regeneration;
✓	✓	✓	✓	✓	✓	✓	✓	d. The 'polluter pays' principle and the 'precautionary approach' principle are important elements of any planning policies that deal with environmental and heritage matters;
✓	✓	✓	→ ✓	✓	?	→ ✓	→ ✓	e. The long term economic social and environmental well being of Cork requires water and air quality to be of the highest possible standard.

Likely Impacts

✓ = positive

→ ✓ = indirectly positive

↔ = neutral









? = uncertain

✗ = negative

→ ✗ = indirectly negative

Assessment of the Strategic Principles for Rural, Coastal and Islands

11.3.9 The likely impacts of following the Strategic Principles for Rural Coastal & Islands (see Chapter 8) of the plan are assessed below briefly in relation to the strategic environmental aims.









RURAL, COASTAL AND ISLANDS	STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN							
								
a. Communities in rural, coastal and island areas have many separate but distinctive needs from those in urban areas and this should be recognised in developing planning policy;	?	?	?	?	?	?	?	?
b. Population loss and persistent rural decline are key issues for many rural and island areas, and also for many coastal areas, and planing policy should be directed at reversing these trends;	?	?	?	?	?	?	?	?
c. Island communities need particular support in their economic, social and cultural development to ensure equality of opportunity with the mainland;	?	?	?	✓	?	?	?	?
d. Many coastal areas have limited capacity to accommodate large scale development and their environmental assets should be protected. Other coastal areas are more robust but they can still be threatened by inappropriate development and management measures.	→ ✓	↔	✓	✓	✓	✓	↔	✓

Strategic Environmental Aims

-  Sustainable transport
-  Minimising waste
-  Natural heritage
-  Cultural & built heritage
-  Minimising pollution
-  Protecting finite resources
-  Energy efficiency
-  Protecting the landscape

Assessment of the Strategic Principles behind Land Use & Zoning

11.3.10 The likely impacts of following the Strategic Principles for Land Use and Zoning (see Chapter 9) of the plan are assessed below briefly in relation to the strategic environmental aims.

STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN								LAND USE AND ZONING
								
X	→ X	↔	→ X	?	X	→ X	X	a. Sufficient zoned lands should be provided at appropriate locations throughout the county to accommodate the expected population and growth needs of County Cork within the lifetime of the Plan;
→ ✓	↔	✓	→ ✓	✓	✓	✓	✓	b. Encouraging development in established areas, and the re-development of land that has been previously used, will help to re-vitalise areas, will be more sustainable and will help to prevent unnecessary encroachment onto finite green field land;
✓	↔	✓	✓	✓	✓	✓	✓	c. It is important to set out the characteristics of various primary land use categories, in order to provide a framework for assessing the most appropriate locations for new development that may occur during the lifetime of the plan.

Likely Impacts

✓ = positive

→ ✓ = indirectly positive

↔ = neutral









? = uncertain

X = negative

→ X = indirectly negative

Assessment of the Strategic Principles behind the provisions for Local Area Development

11.3.11 The likely impacts of following the The Local Area Development principles (see Chapter 10) of the plan are assessed below briefly in relation to the strategic environmental aims.

LOCAL AREA DEVELOPMENT	STRATEGIC ENVIRONMENTAL AIMS OF THE PLAN							
								
a. A fully integrated set of Local Area Plans, covering the entire county, should be prepared in order to bring forward the policies of the County Development Plan at a local level and at the appropriate level of detail;	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓
b. Local Area Plans should recognise the important interrelationships that exist at local level between towns and the surrounding rural areas (including villages and open countryside). Local Area Plans should address both urban and rural local issues;	✓	✓	✓	✓	✓	✓	✓	✓
c. Local Area Plans should be based largely on established area boundaries. Where important social, environmental and economic links exists that cross these boundaries, mechanisms for joint working should be developed;	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓
d. Local Area Plans should take account of established local development initiatives in each area and be developed through consultation with local bodies and individuals;	?	?	?	?	?	?	?	?
e. Three Special Local Area Plans will be completed for the Blarney-Kilbarry, Carrigtwohill and Midleton areas. These will address the planning issues faced in the Blarney - Midleton rail corridor. It is also an objective to prepare a Special Local Area Plan with Mallow Town Council that will take account of the towns "hub" status arising from the National Spatial Strategy.	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓	→ ✓

Strategic Environmental Aims

-  Sustainable transport
-  Minimising waste
-  Natural heritage
-  Cultural & built heritage
-  Minimising pollution
-  Protecting finite resources
-  Energy efficiency
-  Protecting the landscape



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Appendices

APPENDIX A: HOUSING STRATEGY

Note: the full report and appendices of the housing strategy study are entitled 'Cork Planning Authorities Joint Housing Strategy' dated November 2001'. They are available in two volumes from the County Council Planning Department. This Appendix is in two parts: Housing Strategy: Principles and Policies and Housing Strategy: Implementation and Monitoring.

Housing Strategy - Principles and Policies

This section commences with a restatement of the aim of the housing strategy followed by the establishment of four key principles which underpin the Strategy. These are then expanded into detailed policies and programmes of action.

Aim of the Strategy

The overall aim of the Cork Housing Strategy for 2001 to 2010 is:

"To help enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price that they can afford."

Key Principles

Four key principles guide the Housing Strategy:

Principle 1: To Provide for a Diverse Range of Housing Needs.

Principle 2: To Promote Balanced Communities.

Principle 3: To Promote Sustainable Development of the Urban and Rural Environment.

Principle 4: To Promote a High Quality Living Environment.

Policies and Programmes of Action

Following the analysis carried out for this strategy and review of issues raised through the consultation process, a set of policies and programmes of action have been identified. The programmes of action identified are wide ranging: some are more general in nature and may already be contained in other policy documents of the Cork Local Authorities while others have been created to address specific issues, such as the reserved land policy. It is through the implementation of all of these actions together that we are likely to address existing and future housing needs in a comprehensive way.

The policies and programmes of action are presented below.

PRINCIPLE No. 1: *To provide for a Diverse Range of Housing Needs*

POLICY 1.1

POLICY 1.1 The Cork Local Authorities will ensure a mix of house types and sizes within communities and where appropriate within individual developments.

Proposed Actions:

- (a) Assess housing mix as a material consideration when considering individual planning applications for residential development.
- (b) When developing their own housing stock, the Local Authorities will aim to achieve a mix of housing types and sizes.
- (c) Seek to improve the quality of information exchanged between the local authorities, development industry and all other groups with an involvement or stake in the provision of social / affordable housing.

POLICY 1.2

POLICY 1.2 The Cork Local Authorities will ensure the delivery of a range of housing to suit varying income levels.

Proposed Actions:

- (a) Ensure that sufficient land is zoned at appropriate densities to meet housing requirements during the lifetime of the relevant Development Plans.
- (b) Introduce suitable new development plan objectives and development control procedures, having specific regard to implementing policy 1.3 below.
- (c) Work with educational and training institutions to support the development of student accommodation.
- (d) In partnership with the DoELG, private developers, the voluntary and co-operative housing sector, and academic bodies, the Local Authorities will investigate other methods for providing housing which is affordable to low and middle income groups.
- (e) Continue to promote the local authority shared ownership scheme.
- (f) In partnership with the DoELG, continue to support and enhance the voluntary and co-operative housing sector in the development of general and special needs housing.
- (g) Facilitate and support the provision of a high quality and affordable private rented sector.

POLICY 1.3 The Cork Local Authorities will require 20% of all land zoned for residential uses (or for a mix of residential and other uses) to be reserved for the purpose of social and affordable housing.

POLICY 1.3

Proposed Actions:

- (a) Seek a suitable balance between social and affordable housing on the reserved lands in accordance with policy 2.1 below.*
- (b) Where it is proposed that a site be developed for student accommodation, the portion of the site relating to this shall be exempt from the reserved land policy. The proposed development must comply with the location and design criteria set out in the Guidelines on Residential Developments for third level students (see extracts in appendix 7).*

POLICY 1.4 The Cork Local Authorities will support the development of housing for people with special housing needs.

POLICY 1.4

Proposed Actions:

- (a) Support the voluntary sector to develop housing for special needs.*
- (b) Work with the Homeless Forum in finding ways to prevent homelessness and finding housing solutions for homeless households.*
- (c) Provide appropriate accommodation for Travellers and / or halting site facilities through the implementation of the Traveller accommodation programmes.*
- (d) Work with the various Disability Organisations to ensure that wherever possible, housing (including Local Authority Housing) is built to barrier-free standards.*
- (e) Liaise with the Department of Justice to develop policy for the provision of short-term accommodation for refugees / asylum seekers in Cork and to develop policy on long-term provision for refugees.*
- (f) Liaise with representative organisations, the Southern Health Board and other stakeholders in undertaking a review of the need for accommodation for older people and people with a disability.*
- (g) Support the concept of independent living for older people and people with a disability and ensure where possible that housing for such groups is integrated with mainstream housing.*

PRINCIPLE No. 2: *To support the development of Balanced Communities*

POLICY 2.1

POLICY 2.1 The Cork Local Authorities will ensure that there is an appropriate balance between social, affordable and mainstream housing provision within communities.

Proposed Actions:

- (a) Within the Cork Metropolitan area, there will be a requirement that one-quarter of the reserved land be for social housing and the remainder for affordable housing, subject to the exceptions in b) below. This will be subject to review in future Development Plans.
- (b) In certain specified areas within the Cork Metropolitan housing market area, where there is an existing high concentration of social housing, there will be no requirement for social housing on reserved lands. In Cork City this exception applies to the selected City wards specified. In the County, such areas will be specified in future development plan objectives or local area plan objectives where appropriate.
- (c) In all other areas, the appropriate proportion of social housing on reserved lands will be agreed with the relevant planning authority, or specified in future development plan objectives or local plan objectives, based on the existing housing profile and needs of the area. This proportion is subject to a maximum of one-quarter of the reserved lands. This will be subject to review in future development plans.
- (d) The above actions do not preclude all of the reserved land from being used for social housing, if a developer wishes to make such an agreement.
- (e) The Local Authorities will investigate ways of developing multi-tenure developments on their own land.

POLICY 2.2

POLICY 2.2 The Cork Local Authorities will ensure that multi-tenure developments are developed as cohesive developments.

Proposed Actions:

- (a) Planning applications, subject to the reserved land policy, will be required to demonstrate how the overall development will be perceived as a cohesive unit.
- (b) Promotion of integration through a high standard of property management for Local Authority properties and promotion and support of good estate management practices.

POLICY 2.3 The Cork Local Authorities will maintain and enhance existing residential areas.*Proposed Actions:*

- (a) Support the development of high quality, higher-density residential units and 'living over the shop' within the city.
- (b) Identify opportunities for infill residential developments in the city centre, towns and villages.
- (c) Implement Urban / Village Renewal schemes to help upgrade the environment of city and town centres.
- (d) Prioritise the development of towns and villages with existing services, through land zoning policies.
- (e) Where appropriate, make use of powers under the Derelict Sites Act to acquire and secure the redevelopment of derelict sites.

POLICY 2.3***POLICY 2.4 The Cork Local Authorities will facilitate and support the development of a high quality private rented sector.****Proposed Actions:*

- (a) Actively encourage registration of rental accommodation.
- (b) Investigate other ways in which the Local Authority can support the development of the private rented sector at local level.

POLICY 2.4***POLICY 2.5 The Cork Local Authorities will ensure that development of second / holiday homes does not have a detrimental effect on provision of mainstream housing development.****Proposed Actions:*

- (a) Prioritise local demand in provision of housing in each area over provision of holiday / second homes.
- (b) Monitor the impact of second / holiday homes in Cork's rural areas.
- (c) Identify ways in which local housing needs can be met in areas of existing high second / holiday home pressure.

POLICY 2.5

PRINCIPLE No. 3: To promote sustainable development of the urban and rural environment

POLICY 3.1

POLICY 3.1 *The Cork Local Authorities will ensure that future residential development takes maximum advantage of existing and future services and transportation links.*

Proposed Actions:

- (a) Require higher density residential development in proximity to town centres.
- (b) Require higher density residential development within a walking catchment area of public transport facilities, i.e. at points of access.
- (c) Zone land for residential development, with other compatible uses, near existing or new railway stations in future development plans where appropriate.
- (d) Promote enhanced accessibility in all new residential developments including provision of pedestrian routes and cycle ways.

POLICY 3.2

POLICY 3.2 *The Cork Local Authorities will encourage mixed use developments.*

Proposed Actions:

- (a) Adopt land zoning policies in future development plans for appropriate mixed-use developments (thereby reducing demands for commuting to work / education and social facilities).
- (b) Look favourably on applications for home based economic activities where, by virtue of their nature and scale, they can be accommodated without detriment to the amenities of residential areas.

POLICY 3.3

POLICY 3.3 *The Cork Local Authorities will promote the development of sustainable design solutions for future residential development.*

Proposed Actions:

- (a) Encourage sensitive refurbishment of under-utilised or obsolete buildings.
- (b) Issue design guidelines to promote skillful design at a range of appropriate densities and designs for adaptable housing units.
- (c) Consider promoting architectural competitions for the design of residential developments, to encourage more sustainable designs for houses and residential neighbourhoods.
- (d) Promote the concept of 'Lifetime Housing', i.e. that housing is adaptable for people's needs as they change over their lifetime.

POLICY 3.4 The Cork Local Authorities will maximise the use of existing local authority housing stock.*Proposed Actions:*

- (a) *Review the utilisation of the existing housing stock and assess the numbers of tenants willing to transfer to smaller units and under what conditions.*
- (b) *Consider regeneration programmes involving the re-design of existing Local Authority housing units and housing estate layouts such as those already pioneered by Cork City Council.*

POLICY 3.4***POLICY 3.5 The Cork Local Authorities will ensure clear demarcation between urban and rural land uses.****Proposed Actions:*

- (a) *Promote housing development in existing towns and villages, at appropriate densities.*
- (b) *Make optimum use of existing infrastructure and serviced land, by requiring appropriate density levels.*

POLICY 3.5***POLICY 3.6 The Cork Local Authorities will protect and enhance the Natural Environment.****Proposed Actions:*

- (a) *Require applications for new developments to demonstrate that they are sensitive to the surrounding environment.*
- (b) *Require new developments to maintain vegetation and existing environmental features.*
- (c) *Promote the use of environmentally friendly / energy efficient construction materials and techniques.*
- (d) *Require the incorporation of parks into the overall design of new developments.*
- (e) *Promote Local Agenda 21 initiatives in new and existing residential developments.*

POLICY 3.6

PRINCIPLE No. 4: To promote a high quality living environment

POLICY 4.1

POLICY 4.1 The Cork Local Authorities will seek to ensure a safe residential environment.

Proposed Actions:

- (a) Liaise with the Garda Crime Prevention Unit in the design of new local authority estates and in developing design guidelines for new public and private housing developments.
- (b) Require applications for new developments to incorporate traffic calming methods within the development.
- (c) Promote residents' participation in estate management programmes targeted at enhancing the safety of housing areas.

POLICY 4.2

POLICY 4.2 The Cork Local Authorities will ensure the attractive design and layout of residential developments.

Proposed Actions:

- (a) Require applications for new residential developments to ensure adequate provision of well designed public and private open space, including provision of family-oriented recreation facilities.
- (b) Require applications for higher-density residential developments to provide appropriate laundry facilities and adequate storage space for domestic waste, including provision of 'user friendly' recycling facilities as part of the scheme.

POLICY 4.3

POLICY 4.3 The Cork Local Authorities will seek to maximise the provision of social infrastructure for residential areas.

Proposed Actions:

- (a) Require future land zoning policies to make adequate provision for community facilities and essential services such as schools, shops, health centres and childcare services.
- (b) Optimise use of existing facilities and services.
- (c) Require applications for residential development to make provision for childcare facilities, as outlined in appropriate guidelines.

Housing Strategy: Implementation and Monitoring*New approaches needed*

The Joint Housing Strategy becomes operational when it has been adopted into the relevant Development Plans, following the completion of procedures set out under the Planning & Development Act 2000.

The implementation of the housing strategy will present challenges to all those involved, including the Local Authorities, Developers, Voluntary Housing Agencies and future housing residents. The strategy presents an opportunity to deliver quality housing to the people of Cork.

The Housing Strategy is a new approach towards the planing and development of housing. In particular there is a need for:

- *closer inter-departmental working within Local Authorities;*
- *closer liaison between the Local Authorities within Cork;*
- *enhanced consultation and co-operation between Local Authorities, Developers, Voluntary and Co-operative Housing Sector and other relevant agencies;*
- *the development of Partnerships to deliver multi-tenure developments;*
- *the development of imaginative design solutions to deliver multi-tenure developments; and*
- *closer liaison with City and County Development Boards, Community and special needs Forums.*

The role of the Cork Local Authorities

Cork Local Authorities play an important role in influencing housing outcomes in our city and county. The key roles of the local authority include:

- *An integrated planning role: setting broad policy directions and land use development strategies and policies and, where appropriate, implementing these policies;*
- *A regulatory role: regulating land use development, building quality, the private rented sector and environmental health in accordance with national and local planning frameworks;*
- *A promoting role: promoting development and working with community agencies and other levels of government for housing outcomes that best address the social, cultural and economic needs of residents;*
- *An amenity role: developing, maintaining and preserving open space, parklands, recreational areas and physical infrastructure so that the residential amenity of local areas is improved;*
- *A facilitating role: Assisting in the leverage of funds and facilitating development opportunities that create affordable and social housing opportunities; and*
- *A landowner role: using the local authority's role as landowner to directly influence the market for housing to achieve established objectives.*

Overall Strategy

The effective implementation of the Joint Housing Strategy will primarily be achieved through its adoption in the relevant Development Plans and, where applicable, subsequently into Local Area Plans. This will ensure that housing development is integrated with essential services, such as transport, social and community facilities and employment opportunities.

In addition to the translation of the Housing Strategy into the appropriate plans there may be a need to establish internal working groups or external consultation Forums, to ensure the effective implementation of all aspects of the strategy, including the reserved land policy. There will be a need for an on-going liaison group between the City and County Councils to monitor the implementation of the joint strategy. Regular liaison should also be held between the County and Urban District Councils.

Reserved Land Policy

All aspects of the Housing Strategy will require specific implementation procedures to ensure that the policies are achieved. The policy of reserving zoned land for social and affordable housing requires particular attention, especially with regard to social integration and achieving attractive designs.

Exempted Developments

The principles of the Housing Strategy apply to all residential developments. The following categories of development are, however, exempt from the reserved land policy:

- *Conversion of an existing structure (subject to the retention of 50% of the external fabric);*
- *Works to an existing house;*
- *Developments of 4 houses or less;*
- *Developments on 0.2 hectares (1/2 acre), or less.*

Planning applications for developments, on land zoned for residential (or a mix of residential or other uses), and which fall within categories 3) & 4), must apply to the relevant Planning Authority for an 'exemption certificate'. The applicant must provide all relevant information and declare that the application is exempt from the reserved land policy of the Housing Strategy. The Planning Authority must provide the certificate within 4 weeks of receiving all the required information.

Transfer of Reserved Land

For residential developments that will be affected by the reserved land policy the following procedures apply:

In making an application to the Planning Authority the applicant must make a proposal, which states how the provisions of the reserved land policy will be met.

It will often be necessary for the applicant to meet with the Local Authority in advance of making an application, to discuss proposals regarding the reserved land. The Planning Authorities will provide broad guidelines on the type and size of social and affordable housing required, for the various local planning control areas.

The final decision of whether to transfer land or housing units is that of the applicant. In an attempt to maximise the cohesion of developments and the speed at which developments are completed, the Cork Planning Authorities will normally seek agreements for the transfer of completed units. In appropriate areas the transfer of serviced sites may be deemed to be more suitable.

Regardless of whether it is land or houses that are transferred, the social and affordable units must ultimately be seen as an integrated part of the overall development. Imaginative and flexible design options, which provide for an overall sense of cohesion to the development, are encouraged.

Agreements on transfers under the reserved land policy must be complete within 8 weeks of planning permission. Normal planning procedures will apply to permissions and the design, layout and number of units proposed must be finalised at permission stage.

*If agreement cannot be reached between the developer and the Planning Authority, either party can refer to an *Bórd Pleanála*. In the case of a dispute over the price to be paid for transferred lands, referral can be made to the Property Arbitrator.*

Estate Management

The Cork Local Authorities are committed to raising the quality of estate management on all their housing estates. It is recognised that the development of multi-tenure estates may present particular challenges in terms of estate management. The Local Authorities will work with developers and residents associations to ensure that a high standard of property management is maintained in multi-tenure estates.

Monitoring

The Housing Strategy is to be reviewed every two years or more quickly if there is a significant change in the housing market or in National Spatial Planning Policy. To facilitate this review and to assess if the policies of the housing strategy are being achieved, monitoring of the strategy will be essential. Systems will be put in place to monitor the following:

- *The housing market, including housing starts and completions, house prices and the prevailing interest rate.*
- *The general outputs of the housing strategy policies, such as ensuring a mix of housing types and sizes.*
- *Implementation of agreements under the reserved land policy.*

APPENDIX B: GLOSSARY OF TERMS USED IN THIS PLAN

A

Active Open Space

In this Plan, the term Active Open Space is used to describe parks, playgrounds, areas for outdoor activities, recreation, sports centres, sports pitches, training centres and landscaped areas. (compare to the separate definition for Passive Open Space).

Affordable Housing

This term, which is used in the housing strategy, means owner-occupier, or shared ownership housing, provided at a price below market value.

Architectural Conservation Area (ACA)

Designated areas, defined in the Development Plan, where significant groupings or concentrations of heritage structures in towns or villages require protection and conservation and, in the countryside, where there are strong concentrations of particular types of buildings or buildings related to a certain period of history. The special character of an ACA could include its traditional building stock, material finishes, spaces, streetscape, landscape and setting.

B

Bantry Bay Coastal Zone Charter

This charter is a consensus agreement between all those with a stake in the coastal zone area (including the regulatory agencies) about how they wish to see the area managed and developed into the future. The area includes Bantry, Beara and Sheep's Head and is a recognised model of integrated coastal zone management, which involves consulting as widely and fully as possible with local interests.

Brownfield development

This term refers to land that has been subjected to building, engineering or other operations (excluding temporary uses, agricultural buildings or urban green spaces) and associated fixed surface infrastructure. It is most generally used to describe redundant industrial lands or docks as well as former barracks, hospitals or obsolete housing areas.

C

Childcare facilities

Full day care and sessional facilities and services for pre-school children and school-going children out of school hours. Includes services involving care, education and socialisation opportunities for children.

CLÁR Programme

(Ceantair Laga Ard Riachtanais). A programme launched by the Department of Community, Rural and Gaeltacht Affairs, designed to address rural areas of special disadvantage. CLÁR aims to fast-track National Development Plan spending in selected regions throughout the country.

Comparison Retail

This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and, educational and recreation equipment and accessories. It specifically does not include the wholesale of goods. (Compare to the separate definition of Convenience Retail).

Consultation Distance (SEVESO)

This is the specified distance from certain establishments within which the Health and Safety Authority must be notified of all planning applications. This requirement comes from the EU Seveso II Directive and is concerned with the effects of potential major industrial accidents.

Convenience Retail

This term describes the retail of goods which include food, alcoholic and non-alcoholic beverages, tobacco and non-durable household goods. It specifically does not include the wholesale of goods. (Compare to the separate definition of Comparison Retail)

Cork Area Strategic Plan (CASP)

This sub-regional plan provides a vision and strategy for the development of the Cork city region up to 2020. It was jointly commissioned by Cork City Council and Cork County Council and covers the city itself and its suburbs, the satellite towns and a wide rural area stretching out to the ring towns of Kinsale, Bandon, Macroom, Mallow Fermoy and Youghal. The CASP is the successor to the 1978 Cork Land Use and Transportation Study LUTS (as reviewed in 1992).

Cork Harbour and City Water Supply Scheme

The largest water supply scheme in the county. It was designed to supply water to Cork city and harbour area. Treatment works for the scheme are at Inniscarra.

Cork Waste Strategy

A Waste Management Strategy for the Cork region produced in 1995 for Cork County Council and Cork City Council that formed the basis for the Cork Waste Management Plan.

County Development Board

Established in March 2000 primarily to prepare a Strategy for Economic, Social and Cultural Development of Cork County for the period 2002-2011 and to oversee its implementation. It has 37 members of broad sectoral representation including representatives from local government, local development, state agencies and social partners.

County town

In the settlement policy of this plan, the 'county towns' are Bantry, Charleville, Clonakilty, Mitchelstown and Skibbereen. The Plan envisages the county towns and the ring towns together functioning as a development counterbalance to Metropolitan Cork.

D**Density (housing density)**

The number of dwelling units provided on a given area of land, usually expressed in dwelling units per hectare. When a 'gross' density figure is used, land for main distributor roads, public open spaces and other facilities is added into the calculation. The area used

for 'net' density figures includes only private open space, access roads and incidental public open spaces. This plan addresses three categories of housing density: High density, Medium density, and Lower density.

Development Boundary

The development boundary of a settlement defines the extent to which a settlement may grow during the lifetime of the development plan.

Development Clusters (Economic Development)

If new employment or economic development is encouraged to locate close to other related activities, the resulting development clusters would help to reduce any adverse environmental impacts, reduce any unnecessary travelling and foster the development of specialised labour markets.

E

Environmental Protection Agency (EPA)

An independent body established under legislation in 1993 with the objective of promoting and implementing the highest practicable standards of environmental protection and management that embrace the principles of sustainable and balanced development.

Established Areas (Land Use Zoning)

This plan recognises the special characteristics of established, predominantly built up areas. In many towns and villages, the pattern of land uses that characterises these established areas began before the advent of planning controls and it is relatively rare to find land use patterns that are entirely homogeneous. Indeed, a mix of harmonious uses is often considered desirable for the vitality of an area. (Note: if there are existing primary land uses in such established areas that need particular protection then special policies come into play).

F

Foreign Direct Investment (FDI)

This term is used to describe investment from overseas in the manufacturing and international services sectors and encouragement of existing foreign enterprises in Ireland to expand their businesses.

G

General Offices

This plan recognises two types of general offices. This first, (often called 'retail' general offices) are those that are used primarily by visiting members of the public such as retail banks, building societies, solicitors, estate agents, public service bodies etc. The second, (non-retail general offices) are those that are not visited frequently by the general public such as 'back-offices', certain consultancies, etc. (see also the separate definition for 'office based industry').

General Land Use Objectives (zoning)

In this plan, general land use objectives are included for a range of different land use categories as well as for established areas, new areas, brownfield lands etc. These general

land use objectives apply throughout the county. (see also *specific zoning objectives* which are more detailed objectives that apply to particular pieces of land shown on zoning maps).

Green Belt

An area of countryside with particular planning controls aimed at maintaining the distinction in character between a town or city and its hinterland and preventing unrestricted sprawl of urban areas into the countryside. A green belt also helps to prevent individual settlements merging into one another, focuses attention on suitable development land within settlements, provides a source of recreation and amenity within easy reach of most built up areas and helps to retain land in agriculture, forestry and other uses that could be susceptible to pressure for inappropriate development.

Green field sites

Potential open development land on the periphery of urban settlements having no previous building on it. Development on such lands will generally require the provision of new infrastructure, roads, sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.

H

Heritage Plan

The National Heritage Plan 2002 was prepared by the Department of Arts, Heritage, Gaeltacht and the Islands. One of its key priorities is the preparation of local (county) heritage plans covering a full range of heritage issues. The county heritage plan will set out realistic actions to be achieved over a 5 year period and will be consistent with the County Development Plan.

High Density (housing density)

It is expected that new housing development on sites considered in the plan to be suitable for high density housing development would be carried out at a net density of over 50 dwelling units per hectare.

Holiday homes

Commercial holiday homes provide tourism accommodation on a short term letting basis. They may have different requirements from conventional residential developments in terms of location, design, layout, amenity and facilities etc. (see also the separate definition for second homes).

Housing Market Areas

During the preparation of the housing strategy study, the characteristics of the housing market were studied at sub-county level in order to examine the different housing environments in different parts of the county. In the study, five distinct housing market areas were identified.

Housing Strategy

A Joint Housing Strategy prepared by the 11 planning authorities in Cork. Its aim is to enable the people of Cork, now and in the future, to have a place to live, suited to their needs, at a price they can afford. The provisions of the housing strategy are incorporated in this development plan.

I**Integrated Pollution Control Licence**

Licence granted by EPA which licences and regulates large/complex industrial and other processes with significant polluting potential on the basis of Integrated Pollution Control (IPC). The Integrated Pollution Control approach to licensing dictates that only one licence will be issued to a facility to control all aspects of air, water, waste and noise pollution.

L**Landscape Character**

The character of a landscape is derived from topography, landform, land cover, geology and other features that explain its distinctiveness. The Government's Draft Guidelines for Landscape and Landscape Assessment (2000) set out a process for identifying landscape character for different areas.

Landscape Sensitivity

Landscape sensitivity describes the extent to which a particular landscape can absorb a particular kind of development without affecting its distinctive character. As an example, some landscapes may be very sensitive to large electricity pylons while others may be more robust to this kind of development. (See also the Government's Draft Guidelines for Landscape and Landscape Assessment (2000)).

Logistics

These are activities associated with storage and distribution by road, rail, sea and air.

Lower Density (housing density)

In this plan, 'lower density' describes housing developed at densities less than those recommended in the government's guidelines. Locations identified as being suitable for 'low' density development would normally accommodate 8 to 12 dwelling units per hectare (net). On the limited number of locations identified as having potential for 'very low' density, development would be at less than 5 dwelling units per hectare, subject to specified requirements for layout and landscaping.

M**Medium Density (housing density)**

It is expected that new housing development, on sites considered in this plan to be suitable for medium density housing development, will be carried out at a net density of between 20 and 50 dwelling units per hectare and that, during the lifetime of this plan, net densities of less than 35 dwelling units per hectare will increasingly be discouraged.

Metropolitan Cork

The concept of 'Metropolitan Cork' was introduced by the Cork Area Strategic Plan (CASP) to represent the greater Cork city area as a unified entity - with a single jobs and property market and an integrated transport system - supported by the social, cultural and educational facilities of a modern European city. Metropolitan Cork, the precise extent of which is set out in the CASP, encompasses the city itself, the satellite towns, Little Island, Ringaskiddy and Whitegate, a network of smaller settlements, the green belt and surrounding rural hinterland.

Metropolitan Cork Green Belt

This is the green belt that provides the setting for Cork city and its satellite towns. It includes most of the Metropolitan Cork area and its precise extent is shown in volume 4 of the Development Plan.

N**National Heritage Plan**

See Heritage Plan.

National Spatial Strategy (NSS)

The National Spatial Strategy (NSS) is a coherent 20-year national planning framework for Ireland. It's about people, places and potential, making the most of our cities, towns and rural places to bring a better spread of opportunities, better quality of life and better places to live in. Key to the strategy is the concept of balanced regional development.

Natural Heritage Area (NHA)

Areas which cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. It is important that the conservation value of these areas, which are proposed for designation by the national heritage service, be maintained.

Nature conservation area

In this plan, the term nature conservation area is used to describe the protected nature conservation sites i.e. the proposed Natural Heritage Areas, the candidate Special Areas of Conservation and the Special Protection Areas.

Non-structural elements (conservation of built heritage)

These include elements such as historic gardens, stone walls, landscapes and demesnes, curtilage features and street furniture which contribute to built heritage.

North and West Cork Strategic Plan (NWCSP)

The NWCSP is a 20-year sub-regional plan for the development of those areas of the county that lie outside the Cork Area Strategic Plan area. It was commissioned by Cork County Council and is based on the North and West Cork strategic study which carried out a detailed appraisal of the area using extensive public participation.

O**Office Based Industry**

These enterprises are offices concerned with producing an end product or providing telephone or web-based services. They do not normally serve visiting members of the public and are quite distinct from general offices (which have different land use requirements).

Offices

This plan makes a distinction between general offices and office-based industry because of their different land use requirements. See the separate definitions for General Offices

and *Office Based Industry* in this glossary.

Open Space

Open space is one of the land use categories used in this plan. The plan makes a clear distinction between *Active Open Spaces* and *Passive Open Spaces* (see chapter 9).

Overall Strategy

It is a requirement under the planning acts that an overall strategy be included in development plans. In this plan, the overall strategy is set out in chapter 2. It incorporates the main planning goals of the plan, the strategic development principles for each planning topic, a summary of the countywide strategic proposals in the county and the strategic aims for each of the main settlements in the county.

P**Park and ride**

Park and Ride is a facility that offers a choice to car users to change from their cars into public transport (rail or bus) with the benefit of reducing the number of cars entering the urban areas and thus easing congestion.

Passive Open Space

In this plan, the term *Passive Open Space* is used to describe open land with uses such as agriculture, private landscaped gardens, woodland etc. While not necessarily providing active public access, passive open spaces provide important visual settings that add to the character of a settlement or locality and enhance the surroundings. (compare to the separate definition of *Active Open Space*).

Planning Policy

For any particular topic in this plan, the planning policy is made up of the planning principles (found throughout the text) and the numbered planning objectives (set out in tables in the various chapters). The overall context for planning policy in this plan is given in the main planning goals (see Chapter 2).

“Polluter Pays” principle

Allocates the cost of pollution, energy consumption and environmental resource use, and the production and disposal of waste to the responsible polluters and consumers rather than to society at large or future generations

Primary Land Uses (Land Use Zoning)

This plan recognises that in *established areas*, there is often a primary land use that gives the area its land use character. The plan includes objectives that support the primary uses in established areas and protect them from other uses that could threaten their integrity or vitality. For settlements with new zoning maps the primary land uses for established areas are indicated on the maps.

Progress Report

The planning acts require the County Manager to prepare a report, two years after a development plan comes into force, on progress made in achieving the objectives of the development plan. This report is then presented to the elected members of the Council for their consideration.

R

Record of Protected Structures (RPS)

The principal mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county is through inclusion on the 'Record of Protected Structures'. This provides a positive recognition of the structures' importance, protection from adverse impacts and potential access to grant aid for conservation works.

Retail Strategy

The National Retail Planning Guidelines for planning authorities (Dec. 2000) have a requirement for strategic retail policies and proposals to be incorporated into development plans. With this in mind, Cork County Council commissioned the Cork Strategic Retail Study (Dec. 2002) jointly with Cork City Council. This is intended to form the basis of an agreed retail strategy to be incorporated into the development plan by way of a formal variation in due course.

Ring town

In the settlement policy of this plan, the ring towns are Kinsale, Bandon, Macroom, Mallow, Fermoy and Youghal. The plan envisages the ring towns and the county towns together functioning as a development counterbalance to Metropolitan Cork.

Rural Housing Control Zone (RHCZ)

This plan has established a rural housing control zone, surrounding the Metropolitan Cork green belt, for the purpose of restricting the development of individual urban-generated houses within easy commuting distance of the city. It is intended that strict controls in the RHCZ will help to protect the rural character of the area and help to strengthen towns and villages. The actual extent of the RHCZ is shown on maps in volume 4 of the plan.

S

Satellite town

In the settlement policy of this plan, the satellite towns are Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire-Riverstown, Middleton, Passage West, and Tower. Within Metropolitan Cork, the satellite towns are important residential, service and employment centres with strong distinctive individual identities in a green belt setting.

Scenic landscape

This plan has identified certain areas as scenic landscape, based on designations from previous development plans. They are shown in the scenic amenity maps in Volume 4 of this plan and include those areas of natural beauty that the people of Cork (and visitors to the county) value most highly. The intention is to preserve the visual and scenic amenities of these areas and the relevant objectives for such areas can be found in Chapters 3 and 7.

Scenic route

This plan describes certain roads as scenic routes, based on designations established by previous development plans. People travelling along these routes generally have an opportunity to experience the quality of some of most important areas of natural beauty

and cultural significance in the county. The main intention is to ensure that the character of the views and prospects that can be obtained from these routes are preserved.

Second homes

These are privately owned dwellings that are not used as a principal residence and are generally used only for short periods throughout the year. They are distinct from commercial holiday homes (which in this plan are considered to be a form of tourism accommodation for short-term letting).

Settlement Policy

In this plan, the term 'settlement policy' describes the set of planning policies that deal with strengthening the network of settlements in the county, preserving the identity of settlements, and safeguarding the needs of rural communities. It includes in particular objectives for the different types and sizes of settlements, objectives for green belts and objectives for houses in rural areas (see chapter 3).

Seveso II Directive

This EU Council Directive (ref 96/082/EEC) concerns the Control of Major Accident Hazards Involving Dangerous Substances. (See also Consultation Distance)

Social housing

Rented housing provided either by the local authority, or a voluntary or co-operative housing body. See also the separate definition for affordable housing.

Special Area of Conservation (SAC)

The candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. The sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union.

Special Local Area Plan

There are some subjects that may require a greater depth of discussion and detailed treatment than that afforded in the County Development Plan or in one of the proposed Electoral Area Local Plans. These may be suitable for 'Special' Local Area Plans if the need arises. A small number of such areas, relating to the potential for rail-based growth, have already been identified in the Development Plan (see chapter 10).

Special Protection Area (SPA)

These conservation areas have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the cSACs (above) they form part of the 'Natura 2000' network of sites throughout Europe.

Specific Zoning Objective

In this plan, specific zoning objectives are included for particular locations or parcels of land which are considered to have more detailed development requirements than those covered by the general zoning objectives for each land use category.

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment is a process which attempts to evaluate the likely consequences on the environment of implementing the Development Plan. (Note: it is a

requirement of the Planning and Development Act 2000 for a development plan to include information on the likely significant effects on the environment of implementing the plan).

Strategic Industrial Area

In this plan, the Strategic Industrial Areas are Little Island, Ringaskiddy and Whitegate. Because of the particular suitability of these locations, with strategic port access, and good quality national road / rail access, they have a vital role in the industrial development and economic and employment activity of the entire sub region and beyond.

Strategic Search Area (wind energy)

These are areas which are considered to have both relatively high wind speeds and relatively low landscape sensitivity to wind projects. While not all locations within these areas would be suitable for wind projects, it is intended that prospective developers would be encouraged to focus on these areas when searching for potentially suitable sites in County Cork.

Sustainable Development

Sustainable development is most often defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The strategic development principles of this plan, set out in Chapter 2, give a practical interpretation of what sustainable development means for the development of a diverse and complex county like Cork.

T

Town centre

Town Centres are commercial and cultural centres serving a wider urban and rural area. They are primarily for retail, housing, and a diverse range of other uses, particularly those where services are provided to visiting members of the public. These include shops, food supermarkets, civic buildings and general offices, banks & other retail financial services, professional practices, office-based industry, guest houses, hotels, hostels, restaurants, entertainment, leisure, recreation and community uses. They rely on high levels of accessibility, particularly for public transport, cyclists, and pedestrians.

U

Urban development nodes (settlement policy)

The urban development nodes / key support settlements identified in this plan are: Castletownbere, Dunmanway, Kanturk, Millstreet, Newmarket and Schull. They function as service centres to their rural hinterlands and have potential to develop as important urban centres with enhanced employment roles based on 'niche' economic sectors.

V

Very low density residential

In this plan, a limited number of locations are identified as having potential for development of dwellings at 'very low' density. On such sites, development would be at 5 dwelling units per hectare or less, subject to specified requirements for layout and landscaping.

Views and Prospects (scenic amenity)

This plan includes objectives for preserving the character of all important sea views, river or lake views, views of unspoilt mountain, upland or coastal landscapes, views of historical or cultural significance and views of natural beauty. It also includes particular objectives for views and prospects from designated scenic routes.

Village nucleus / nuclei (settlement policy)

This plan recognises the potential role that existing small settlements (i.e those with one or more established community or other local facilities such as a national school, church, community hall etc.) could play in the network of settlements (see chapter 3 in particular). Such village nuclei may have some potential for small scale expansion.

W

Waste Management Plan

See Cork Waste Strategy



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