

A Development Plan
for Fermoy

Fermoy Urban District Council
1967

FERMOY URBAN DISTRICT COUNCIL

Development Plan for

FERMOY URBAN COUNCIL

made under the Local Government (Planning & Development) Act, 1963, by the County Council by resolution dated this _____th. day of _____ 196 .

Fermoy/
b7

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PART ONE - DEVELOPMENT POLICY

Fermoy is a local service and communications centre on the Cork-Dublin arterial route. It is envisaged that it will maintain its existing status and further develop its tourist and industrial potential.

The long and persistent decline in population seems to have been arrested and reversed in the town and its environs. The population of the Rural District also appears to be stabilizing itself as the decrease in the 1961-66 intercensal period was only .1%. It would not appear to be wise to attempt to make population projections while the situation is in its present transitional stage from numerical decline to increase. The future trend in population will largely be determined by the success which attends the towns efforts to develop further industries and the tourist potential of the neighbourhood.

It is intended to complete the scheme for the reconstruction and augmentation of the existing water supply. This scheme when complete will secure considerable flexibility for providing for future increased supplies if demanded.

It is intended to make a comprehensive survey of the existing sewerage system and to investigate the capacity of the river to absorb further effluent without endangering its biological balance or its amenity standards. The discharge of untreated sewage is objectionable and the possibility of partial treatment of the effluent will be investigated.

It is intended to undertake a programme of minor road construction and improvements which will facilitate traffic circulation and safety. In examining development proposals particular attention will be paid to the reduction of car-parking on public thoroughfares by providing alternative accommodation. Means will be sought to keep heavy industrial and through traffic out of the residential and shopping centres where economically feasible.

It is proposed to keep the housing situation under constant review and to acquire and develop suitable sites for both public and private housing. The past trends and uncertain future suggest that extensive housing schemes should not be expected or proposed and a policy of infilling and reconstruction of existing sites where appropriate will be adopted.

The town has a number of small manufacturing and service industries but these do not cater adequately for the needs of the population. The possibility of acquiring and developing an industrial site will be examined.

The existence of extensive derelict buildings appears to have been a major deterrent to the development of the old barrack sites which are the premier sites contained within the Urban bounds. It is proposed to examine the possibility of programming the systematic clearance or improvement of these and other minor areas of dereliction in co-ordination with other developments in the town and adjacent localities, according as the opportunity arises.

The town is at present fairly adequately served by a comprehensive range of community facilities. In addition it is planned to erect a new library in the town in the near future. The provision of a community centre is being actively promoted by local bodies and the incorporation of a conference hall in this project would appear desirable. The possibility of acquiring some open space adjacent to the new school on the north side, to allow for play-grounds and future possible expansion will be examined.

The major amenity feature of the town is the Blackwater River and the riverside parks and walks. It is proposed to safeguard the river against pollution by the control of sewage and waste disposal, and also to protect the high amenity quality of the river valley in the vicinity of the town.

Outdoor advertising will be strictly controlled and the tidying of unsightly areas and the painting of groups of buildings will be encouraged.

It is intended to preserve the present scale of buildings in the town and in general tall buildings will not be acceptable near the centre of the town.

In principle, as and when land comes on the market consideration shall be given to its purchase in order to facilitate the proper development of the town and in particular its amenities.

With the exception of the promotion of industrial sites which are expected to yield a return in due course, all the proposals involve expenditure which can be financed by the Council in the ordinary course during the 5 year period of the Plan.

PART TWO - Boundaries, Zoning Etc.

1. Boundaries.

a) Development Area Boundary.

From a technical point of view for the purpose of Development only the Development Area shall be taken as being within the continuous line shown on the Zoning Map.

b) First-stage Development Boundary.

The area within the broken line shown on the Zoning Map is the area of immediate or first-stage development. Extensive or dense development will not be permitted outside this area until such a time as the land within it is substantially developed. In pursuance of this policy, and in view of the limitations on utility services and the high cost of prematurely extending them, it is intended not to extend such services outside the area of first stage development until the facilities within it are substantially absorbed by development.

c) Urban District Boundary.

The Urban Boundary is shown by the dash-dot line on the Zoning Map. The area enclosed by this boundary is 329 acres and is the administrative area to which this plan applies.

2. Use Zoning.

It is proposed to establish three use zones as follows -

a) General Development - All uses with the exception of

Special Industry. In areas principally residential in character, General Industry will not normally be permitted unless it offers no threat to that residential character through noise, traffic generation or other nuisance.

(b) Industry -

General industry and ancillary uses.

c) Agriculture -

Uses in connection with agriculture; and residential and industrial uses at low density, subject to conditions to protect public health and amenity, and to obviate the need for extending services. Special industry will not normally be permitted in the Development Area.

3. Density Zoning.

Having regard to the size of the town and the existing distribution of development it is considered that no significant facts would be revealed by a density zoning analysis, and that the existing density control standards will be sufficient to prevent any problem arising in the foreseeable future.

4. Miscellaneous Requirements.

In considering applications for development permission, the following points will receive special attention:-

- a) Roads and Traffic - Business premises should in principle provide loading space within their own curtilages, together with car parking for their own vehicles. Where practicable space for visitors cars should be provided.
- b) Outdoor advertising - Generally signs attached to buildings are preferable to those on free standing hoardings. Signs should not interfere with windows or other features of the facade, or project above the skyline. The size and scale of signs should not conflict with those of existing structures in the vicinity. Signs will not normally be permitted in residential or agricultural areas. Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- c) Filling Stations shall conform to current standards for protecting amenity and traffic safety. Kerbside pumps will not be permitted.

PART THREE - Development Objectives.

1. Period of Plan.

In the absence of any specific statement to the contrary the period of this plan should be taken as being five years from its adoption. (Matters arising beyond this period are noted in Appendix C).

2. Utility Services.

- S.1 Proceed with the water supply renovation and augmentation scheme which has been programmed and is at present in hands.
- S.2 Arrange for a comprehensive survey of the existing sewerage system and determine the extent of sewage treatment which will be necessary in order not to endanger the biological balance or amenity standards of the River Blackwater.

3. Roads and Traffic.

- T.1 If and when the existing rail service is closed down examine the situation from the following aspects:-
 - (i) make an appraisal of the impact of this event on the traffic pattern in the town.
 - (ii) Examine the possibility of adopting and incorporating the existing permanent way in the road network either as traffic routes or pedestrian walks to improve safety and circulation.
 - (iii) Examine the possibility of acquiring redundant C.I.E. property for development as an industrial site or other appropriate use.
- T.2 Seek to widen Connolly Street to give rear access to the business premises on McCurtain Street.
- T.3 Seek to provide off-the-street parking by clearing areas of blight and dereliction.
- T.4 Seek to construct new link road between McCurtain Street and the river road in the vicinity of the Technical School.
- T.5 Seek to acquire and reclaim the area liable to flooding on the northern bank of the river east of the bridge with a view to the construction of a road to link with the Lismore road near Rathaly House.
- T.6 Preserve access to back lands at Duntahane.
- T.7 Preserve access to backlands at Grange East.
- T.8 Preserve access to backlands near Richmond Hill.
- T.9 Preserve access to backlands near New Barracks.

4. Housing.

- M.1 Proceed with construction of 20 houses at Duntahane.
- M.2 Seek to acquire suitable site for public housing near New Barrack site on the north/west side of the town.
- M.3 Seek to acquire suitable site for private housing near the old Barracks or Duntahane.

5. Industry.

- M.4 Seek to acquire suitable site for Industrial site near new Barracks or Railway Station premises.

Removal of blight; Renewal of obsolete areas Contd.

- R.2 Survey and seek to acquire and develop as car parks the areas of dereliction in Connolly Street.
- R.3 Survey and seek to acquire derelict sites at Chapel Square with a view to clearance and development as a car park.
- R.4 Investigate the possibility of acquiring and reclaiming the area subject to flooding on north side of river to east of bridge.

7. Community Facilities.

- C.1 Proceed with the construction of new Library.
- C.2 Investigate the possibility of providing a swimming pool.

8. Amenity.

- A.1 Develop the riverside walks.
- A.2 Further develop the town park particularly by planting and landscaping.

APPENDICES

Appendix A - Feasibility and Priorities.

The projects recommended are in proportion to the size and needs of the town. In most cases grants or subsidies are available from central funds for the works listed and in the case of sites proposed for acquisition for housing or industrial development a return might be expected from these in due course.

Wherever sufficient data was not available or investigations were not sufficiently detailed the proposal is usually limited to a recommendation to examine the problem further with a view to determining its feasibility.

Priorities and programming of the plan must of necessity be flexible to allow for the co-ordination of projects in the most economic sequence and also to allow for the fact that unpredictable factors will in many cases determine what is the most opportune time to implement certain proposals.

APPENDIX B - Summary of Survey Data.

(1) Status and Context.

Fermoy is a market town and communication centre situated on the Cork-Dublin arterial route approximately 23 miles north east of Cork. Its service area of 180 square miles has a total catchment population of about 15,000, and is of high agricultural quality. The town has attracted a number of small industries which provide female employment for the most part. The Defence forces help to balance the employment position, and generate further limited benefit to the town by their F.C.A. training activities. The Agricultural Institute appears to be in a position to play an increasingly important role in the future of the town. It provides employment opportunities, predominantly male at a high level and is geared for expansion. Its activities attract large numbers but the extent to which the town can benefit from this appears to be limited by the facilities available. The possibility of attracting an industry based on agriculture should be actively explored and the future development of the tourist potential of the locality should be one of the main objectives.

(2) Population and Employment.

The history and structure of the population and the employment position are illustrated by the following tables -

- a) Population History - Table 1.
- b) Population Age and Sex Structure - Table 2.
- c) Employment and Unemployment Data - Tables 3 and 4.
- d) Variety of Job opportunities - Table 5.

(3) Utility Services.

a) Water - The water supply is derived from a reservoir at Knockananig approximately 3 miles south west of the town with a top water level of 485 O.D. and draw off at 442. Treatment is by slow sand filter. Extensive renovations and augmentation of the supply system have been carried out or are envisaged. The distribution mains have been replaced and it is proposed to supplement the existing source by pumping from the Blackwater to a proposed new service reservoir.

It would be admirable to allow for substantial spare capacity to cater for future possible industrial demand.

b) Sewerage - The sewerage system has been developed in a disjointed fashion according as the need arose for extensions etc. Effluent is discharged without treatment directly to the river at a number of points. The system is apparently functioning satisfactorily and gives little trouble. It would be desirable to have an approximate assessment of the dilution available and the minimum capacity of the river to cater for further effluent without effecting its amenity value. With the data available it was not possible to determine the limits of economic drainage.

(4) Roads and Traffic.

The pattern of traffic flow in the 1963 Survey was as follows. The figures give the Annual Average Daily Traffic with the percentage Heavy Commercial Vehicle content in brackets.

T.6	- Mitchelstown - Fermoy	1397	(16%)
T.30	- Lisnore - Fermoy	1086	(16%)
L.36	- Tallow - Fermoy	791	(10%)
T.6	- Cork - Fermoy	1983	(17%)
T.30	- Mallow - Fermoy	613	(21%)
L.36	- Kildorrery - Fermoy	925	(11%)

There are no acute problems of traffic congestion in Fermoy at present, thanks to the generous dimensions of its main streets. It would be unwise to presume that this happy situation will continue indefinitely as there are a number of features affecting the situation which are not satisfactory. It is undesirable that through traffic on an arterial route should be compelled to pass through the town centre and particularly the shopping frontages. The existing street pattern in the town limits its capacity to cater for the major stream of through traffic to the rather rigid limits imposed by the capacity of this route. No adequate off the street parking accommodation has been provided convenient to the shopping centres.

(5) Housing.

The Urban Council's housing estate comprises 305 houses at the moment. Within the past 10 years 18 have been erected and the construction of a further 18 is contemplated in the near future. Private housing development has been more active and an estimated 65 have been constructed in the past 10 years. According to the 1961 census the total no. of dwellings in the Urban Area were 846 and in the environs 81.

The overall Occupancy Rate (persons per room) was .82 which is an acceptable ratio and indicates that there is no general overcrowding. A survey of housing needs in July '64 revealed that there were 69 applicants and of this number 41 were considered to be in urgent need of alternative accommodation.

(6) Industry.

The total number of the towns population who are gainfully employed is approximately 1,250.

The main employment, apart from the normal commercial and service activities, is provided by, four manufacturing companies, the building and construction concerns, the defence forces and the Agricultural Institute.

There is a need to attract further industry to absorb the substantial labour pool available in both the town and its hinterland.

(7) Blight and Renewal.

The evacuation of the British garrison and the destruction of the two barracks resulted in a substantial area of the best development land in the town reverting from an area of intense use to that of complete dereliction. Minor sections of this area have since been converted to industrial use but in general the greater portion of the area is still either derelict or devoted to low intensity use which is not compatible with its central location and suitability for development. Other areas of blight and obsolescence are Connolly Street, Oliver Plunkett Hill (east side), Chapel Square and part of Cork Road.

(8) Community Facilities.

Fermoy has a comprehensive range of social facilities - educational, Religious, recreational and sporting. It also has a very large number of active bodies promoting social activities including those of a cultural and historical nature as well as the usual recreational and sporting societies. A very commendable effort is being made by the Civic Action Group to provide further facilities for which there is a growing demand. The provision of a swimming pool is one of the more obvious needs.

The Agricultural Institute is likely to create need for more accommodation and for facilities for dissemination of information to both foreign and native visitors by lectures, seminars, conferences etc. There will also be increasing demand for technicians for the Institute's research work, which would justify increased concentration on this branch of Vocational Education. St. Patrick's Hospital provides a service for general medical, maternity and chronic cases and employs over 60 of a staff.

(9) Amenity.

The main amenity feature of Fermoy is the River Blackwater. The stretches of this river in the vicinity of the town are of high scenic quality and provide some of the finest game fishing in the Country. Coarse fishing is becoming a very popular attraction as well as canoeing and boating. The surrounding countryside holds many castles and monuments of historic interest. Buildings of interest in the town itself are: St. Patrick's Catholic Church, Church of Ireland Church and the Georgian houses adjacent to the latter. The town park is centrally situated on the northern bank of the river and there are riverside walks to east and west on the southern bank. Hunting is a popular sport in the area and provides a winter attraction. The terrain is admirably suited for pony trekking and hiking if suitable routes were defined. Accommodation is limited to two hotels and a number of guest houses and does not appear to be quite adequate.

The fact that hunting and fishing facilities are available means that some form of outdoor recreation can be provided the whole year round and this is an economic advantage from a tourist point of view. Consideration should be given to the development of suitable caravan sites.

(10) Miscellaneous.

APPENDIX C. Long-term considerations.

1) It is envisaged that ultimately a comprehensive sewerage scheme with partial treatment will be necessary for the town and its provision should be considered as soon as feasible

2) Until such time as the long-term plans for catering for both through and circulating traffic have been finalised, planning control should seek to preserve routes for the possible solutions to the problem.

APPENDIX D - Further Studies.

1) A comprehensive traffic and parking survey should be undertaken to determine existing capacities, future requirements and the steps to be taken to provide for ultimate requirements.

POPULATION HISTORY

TABLE 1.

Year	Fermoy U.D.	Fermoy Rural D.E.D.	Fermoy R.D.
1911	6,869	1,099	15,970
1926	4,510	1,052	14,217
1936	4,120	933	13,187
1946	4,215	1,080	12,869
1951	4,617	885	12,423
1956	3,427	1,051	12,321
1961	3,241	1,112	11,921
1966	3,207	1,280 (Est.)	11,905 (est.)

AGE & SEX STRUCTURE - FERMOY U.D. 1961.

TABLE 2

Age Group	State		Munster		Cork Co.		Fermoy U.D.	
	M %	F %	M %	F %	M %	F %	M %	F %
0 - 14	15.9	15.2	15.6	15.1	14.9	14.2	14.9	15.7
15 - 44	18.2	18.2	18.2	17.4	18.3	17.4	15.7	19.2
45 - 64	10.8	10.6	10.6	10.8	11.6	11.4	11.0	12.0
65 & over	5.3	5.8	5.8	6.5	5.9	6.3	4.1	7.4
TOTAL -	50.2	49.8	50.2	49.8	50.7	49.3	45.7	54.3

MONTHLY LIVE REGISTER RETURNS DEC. '65 - NOV. '66

TABLE 3.

Month	Number
December, 1965.	63
January, 1966.	166
February, "	158
March, "	140
April, "	126
May, "	117
June, "	86
July, "	65
August, "	69
September, "	58
October, "	93
November, "	105

WINDYBROOK URBAN DISTRICT COUNCIL

ANNUAL AVERAGE LIVE REGISTER, 1961 - 1965.

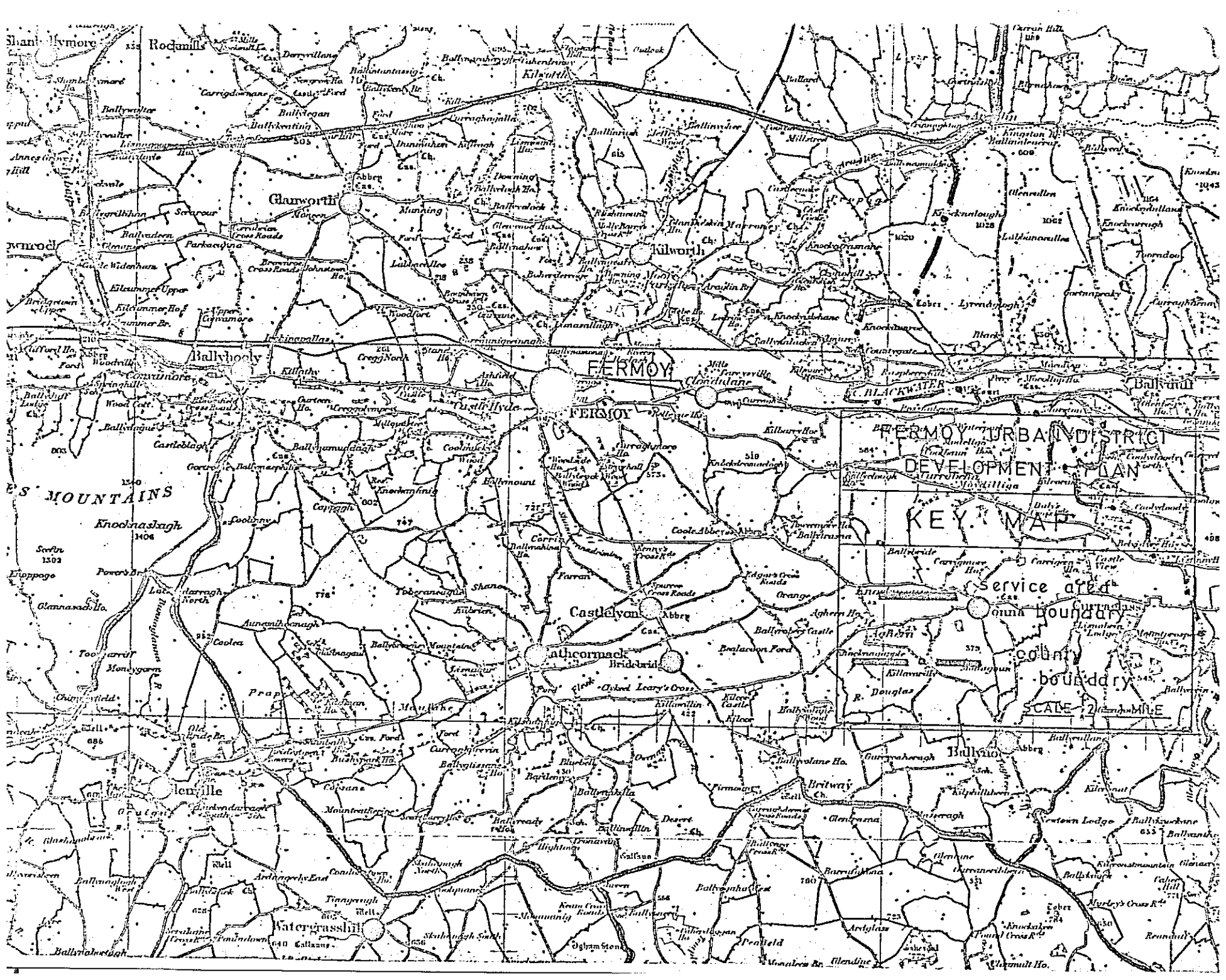
APPENDIX B - TABLE 4.

Towns	Gainfully occupied persons - Census of Population 1961.	Average Total Live Register					Average Total live register as % of gainfully occupied persons 1961				
		1961	1962	1963	1964	1965	1961	1962	1963	1964	1965
Bandon	913 (39.5 %)	19	18	18	15	13	2.1	2.0	2.0	1.6	1.6
Bantry	904 (40.4 %)	19	18	17	17	19	2.1	2.0	1.9	1.9	1.9
Clonakilty	901 (37.2 %)	22	14	13	16	12	2.4	1.6	1.4	1.8	1.8
Cobh	1,571 (36.8 %)	92	71	98	79	97	4.7	3.7	5.0	4.1	4.1
Fermeoy	1,240 (37.8 %)	45	39	41	42	47	3.6	3.1	3.3	3.4	3.4
Kinsale	646 (40.8 %)	38	44	30	37	44	5.9	6.8	4.6	5.7	5.7
Macroom	818 (37.7 %)	15	19	16	12	17	1.8	2.3	2.0	1.5	1.5
Mallow	2,052 (37.0 %)	53	56	73	66	58	2.6	2.7	3.6	3.2	3.2
Middleton	1,107 (39.9 %)	49	42	49	56	40	4.4	3.8	4.4	5.1	5.1
Passage West	914 (35.7 %)	43	36	46	33	40	4.7	3.9	5.0	3.6	3.6
Skibbereen	760 (36.9 %)	32	27	22	17	16	4.2	3.6	2.9	2.2	2.2
Toughal	1,836 (36.4 %)	55	54	54	50	57	3.0	2.9	2.9	2.7	2.7

Table 5:

FERMOY URBAN DISTRICT.

EMPLOYER.	Type of Industry	EMPLOYEES	
		Male	Female
J. J. O'Leary & Sons Oliver Plunkett Hill Fermoy.	Contractors	119	3
Agricultural Instit. Moorpark, Fermoy.	Research	98	12
Faber-Castell Ltd. Fermoy.	Manufacturing	27	74
Minister for Defence Fitzgerald Camp Fermoy.	Dept. of Defence	78	0
Cavanaghs Fermoy.	Garage	68	4
Edmund Quinlan Ltd., Pearse Square, Fermoy.	Woolen	30	32
Pyne Bros. Oliver Plunkett Hill Fermoy.	Constructions	29	1
E.S.B. Fermoy.	Public Utility	26	2
Grace & Co. Ltd., Clancy Street, Fermoy.		0	26
Patrick O'Connor, McCurtain Street, Fermoy.	Motor Engineers	17	1
C.I.E. Fermoy Railway Fermoy.	Public Utility	16	0
Kire Manufacturers Co.Ltd.	Clothing.	0	14



Glanworth

FERMOYLE

FERMOYLE

FERMOYLE URBAN DISTRICT
DEVELOPMENT PLAN
KEY MAP

Service Area

County Boundary

County Boundary

SCALE 2 INCHES TO A MILE

S MOUNTAINS

Knocknashagh

Castletown

Rathcormack

Lenville

Watergrasshill

Ballyvaughan

Ballyvaughan

Ballyvaughan

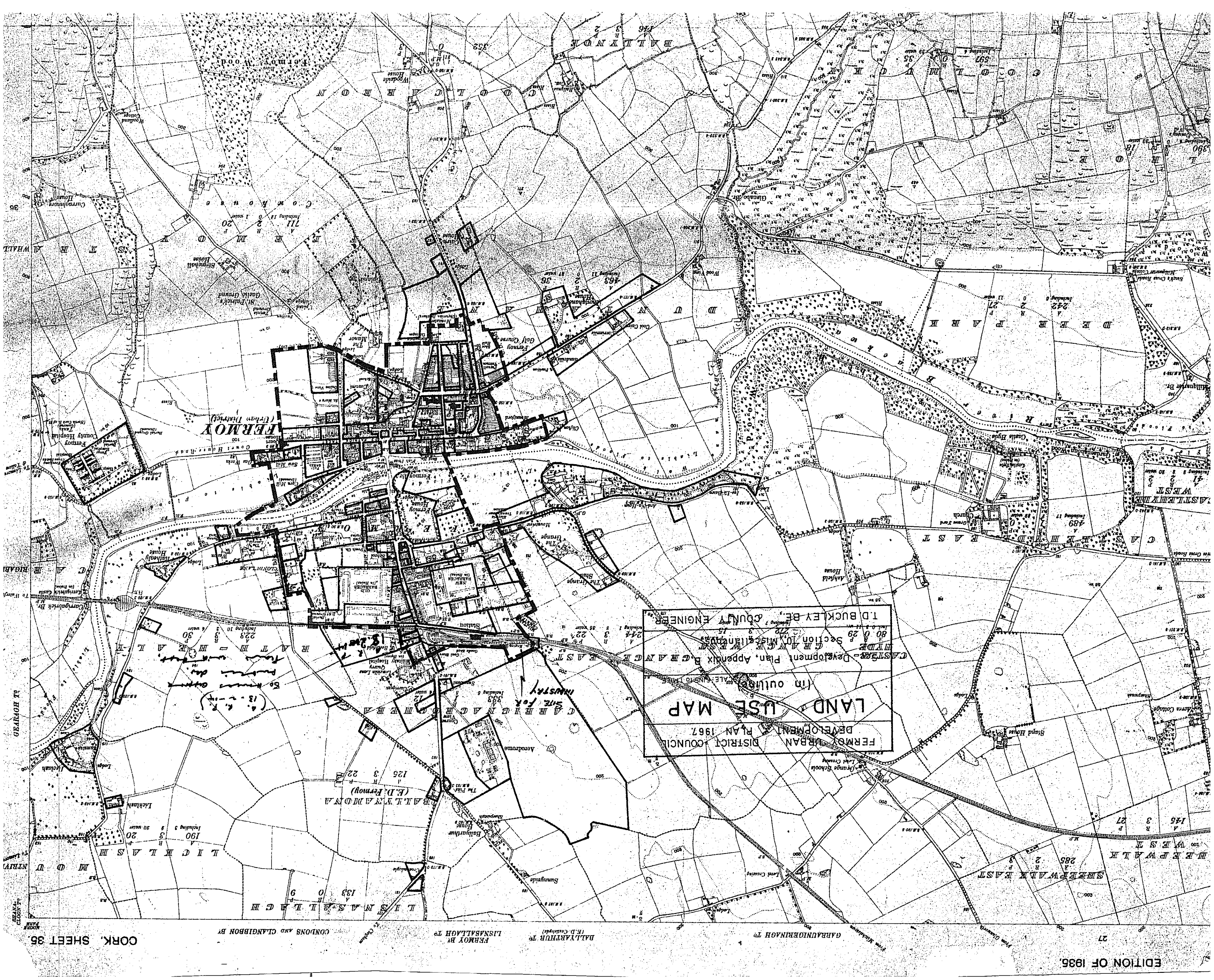
Ballyvaughan

Ballyvaughan

Ballyvaughan

FERMoy BY LISNAALLAGH Twp
BALLYARTHUR Twp (E.D. Contingent)
GARRAUNIGERRINAGH Twp
CONDONS AND CLANGIBBON BY LISNAALLAGH Twp

FERMoy URBAN DISTRICT COUNCIL
DEVELOPMENT PLAN 1967
LAND USE MAP
in outline
Development Plan, Appendix B, CHARTER
G.R.A.C. W.E.S. 80 0 29
Section 10, MISCELLANEOUS
T.D. BUCKLEY BE., COUNTY ENGINEER



FERMoy

CHARITABLE
SITE FOR
INDUSTRY

18.200
18.200

LICKLAUGH
M.O.W.

LISNAALLAGH
133 0 9

BALLYKILMADONNA
(E.D. Fermoy)
126 3 22

SHEEPWALK EAST
285

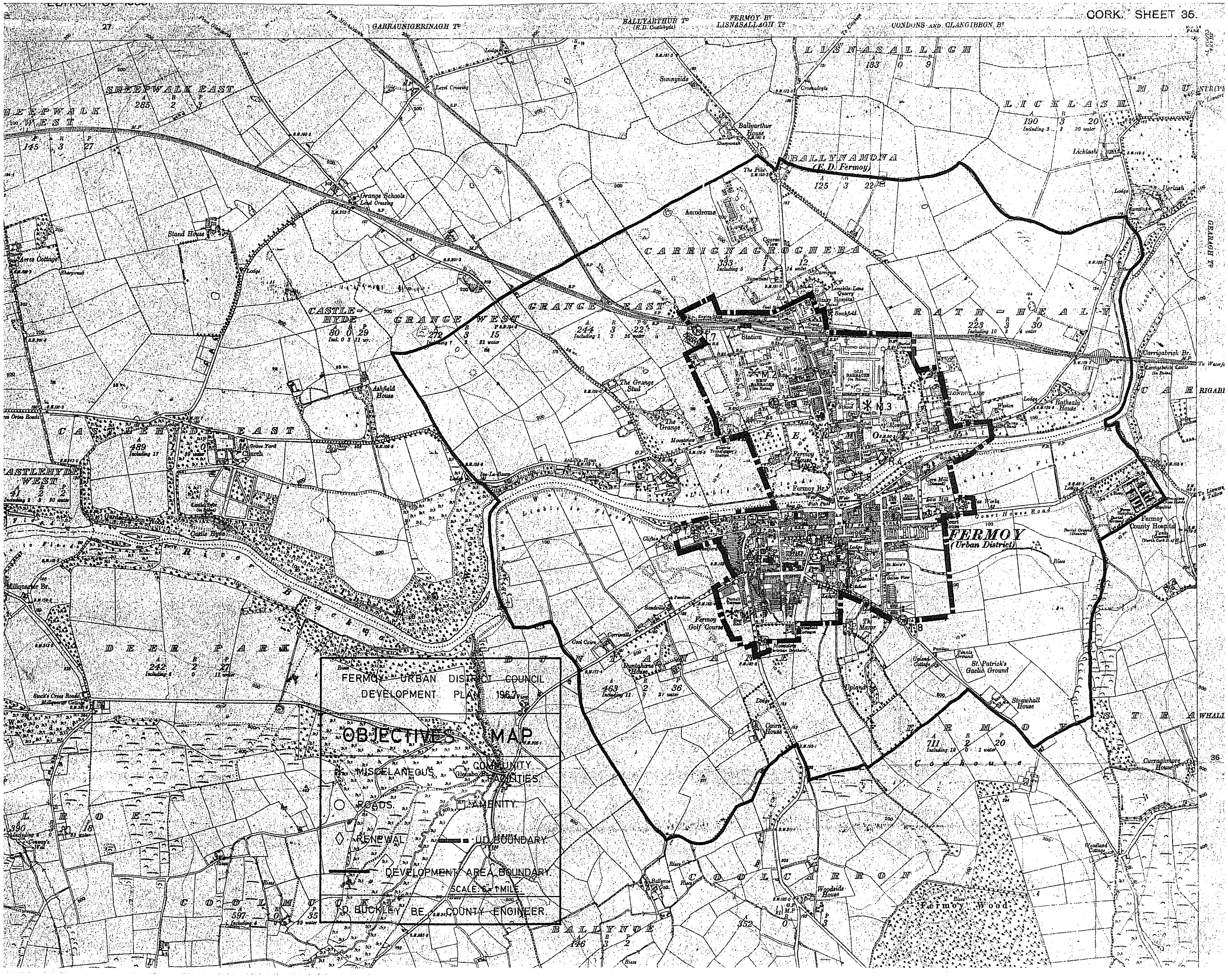
146 3 27

WELLS Twp

WELLS Twp

WELLS Twp

WELLS Twp



FERMOYLE URBAN DISTRICT COUNCIL
 DEVELOPMENT PLAN 1967

OBJECTIVES MAP

MISCELLANEOUS COMMUNITY FACILITIES

ROADS

RENEWAL

DEVELOPMENT AREA BOUNDARY

SCALE 6" = 1 MILE

D. BUCKLEY, COUNTY ENGINEER

SHEEPWALK EAST
285 2 2

CASTLE HYDE
80 0 29
Incl. 0 3 11 water

GRANGE WEST
272 3 15
Including 1 0 32 water

GRANGE EAST
244 3 22
Including 1 3 36 water

BALLYNAMONA
(E. D. Fermoyle)
125 3 22

LICKLAS
190 3 20
Including 3 2 30 water

RATHHOEALY
223 3 30
Including 10 3 4 water

FERMOYLE
(Urban District)

711 2 20
Including 19 0 1 water

145 3 27

489
Including 17

242 2 27
Including 6 0 11 water

463 2 36
Including 11 0 27 water

390 3 18

597 3 35
Including 4 0 29 water

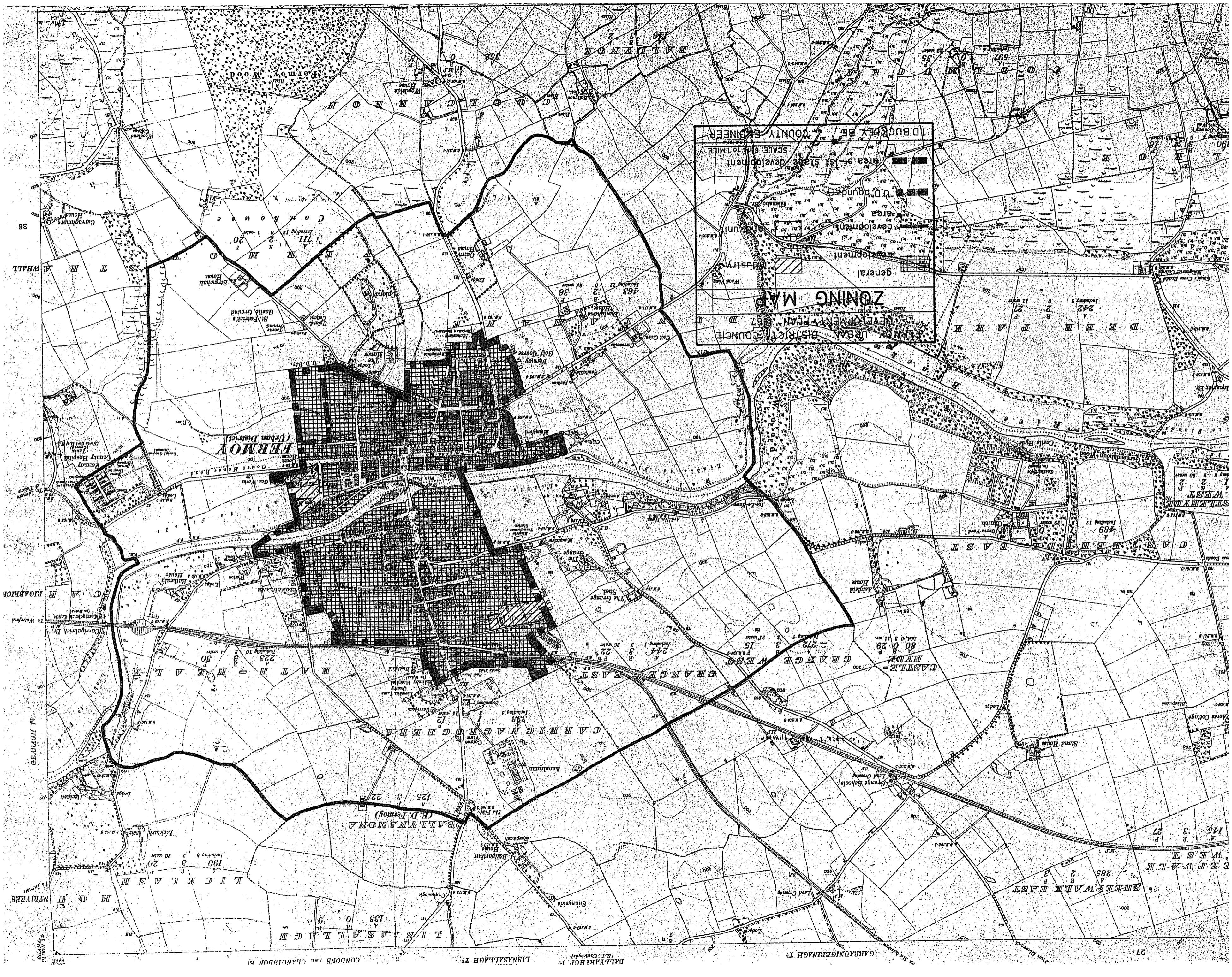
BALLYMONE
146 3 2

352 0

FERRYBY LISNASALLAGH TOWNSHIP (E.D. CORK) GARRAUNGEIRAGH TOWNSHIP (E.D. CORK) BALLYARTHUR TOWNSHIP (E.D. CORK) FERRYBY LISNASALLAGH TOWNSHIP (E.D. CORK) CONDONS AND CLANGIBBON TOWNSHIP (E.D. CORK)

FERRYBY URBAN DISTRICT COUNCIL
DEVELOPMENT PLAN 1967
UTILITY SERVICES
CHAMPION ENGINEERS
SCALE: 6 INCHES TO 1 MILE
See Development Plan Appendix B
Section 10, Miscellaneous
AND BUCKLEY BE COUNTY ENGINEERS





FERMOY DISTRICT COUNCIL
GENERAL DEVELOPMENT PLAN 1977
ZONING MAP
SCALE 6 IN. TO 1 MILE
COUNTY ENGINEER

FERMOY (Urban District)

CARRIGROHANE EAST

CASTLE RANGE WEST

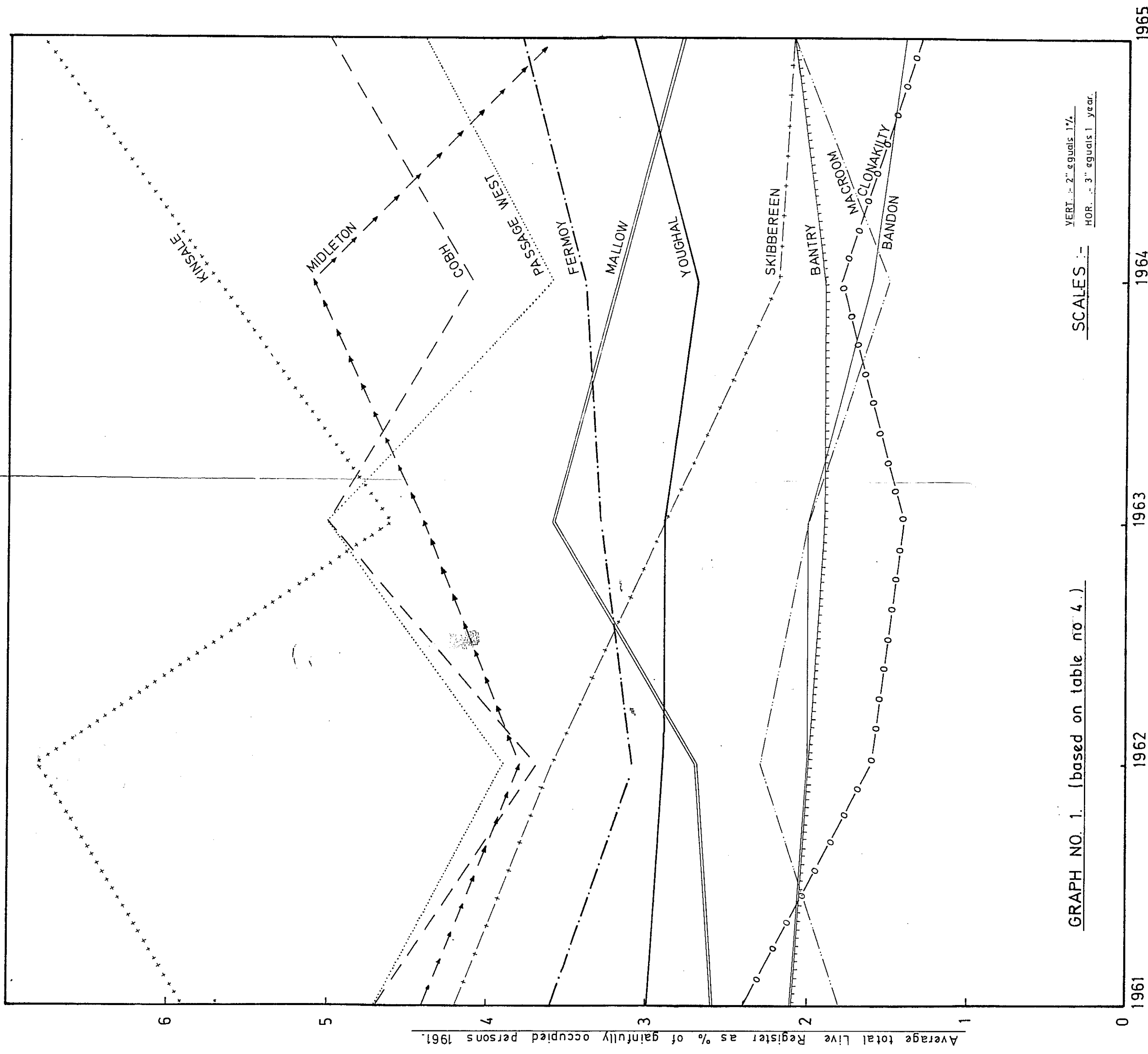
ILSASSALINGH

LISNASALLAGH T.P.

BALLYARTHUR T.P. (E.D. Carrigrohane)

GARRADONIGERINAGH T.P.

GONDONS AND CLARBURR T.P.



GRAPH NO. 1. (based on table no 4.)

VERT. = 2" equals 1%
 HOR. = 3" equals 1 year.

SCALES :-

1961 1962 1963 1964 1965

YEAR