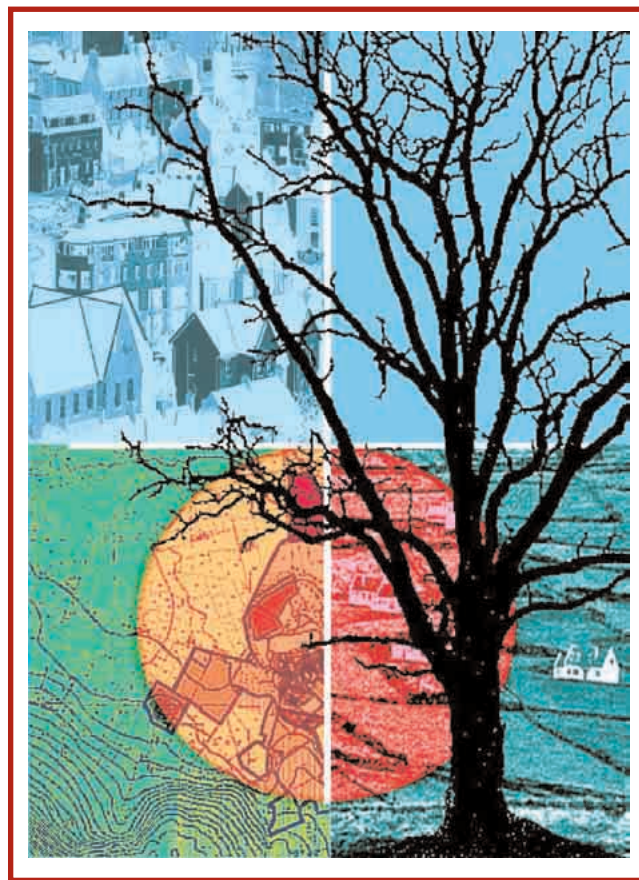


# **CORK**

## **County Development Plan**

### **2003**



3

**VOLUME 3**

Specific Zoning Objectives:  
Main Settlements



**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 3:  
Specific Zoning  
Objectives: Main  
Settlements**

Sets out the specific zoning objectives for 31 main settlements in County Cork. The overall zoning approach as well as general context material is given for each settlement.

**Volume 4:  
Maps**

The map volume contains six main sets of maps: Heritage & Scenic Amenity; Metropolitan Cork Green Belt; Rural Housing Control Zone; Landscape Character Areas and Types Map; Architectural Conservation Areas and Zoning Maps for the 31 Main Settlements.

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# Settlement 1

## Ballincollig



- 1.1 Ballincollig in Context
- 1.2 Overall Zoning Approach
- 1.3 Specific Zoning Objectives

**B**allincollig has been one of Cork's fastest growing satellite towns. It is located on the south bank of the River Lee, 10 km west of the city centre and separated from the city suburbs by a short stretch of open green belt.

The overall strategy aims for the town to expand towards the new southern bypass, whilst retaining its strong green belt setting, and encouraging an enhanced town centre employment function.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 1 in Volume 4.

## 1.1 Ballincollig in Context

**1.1.1** In the overall strategy of this plan, Ballincollig is designated a satellite town. The strategic aims for Ballincollig are to encourage the expansion of the town towards the new southern by-pass, within its strong green belt setting and to encourage the enhancement of its town centre employment function.



*....extending the range of shops, services and employment opportunities in parallel with the planned growth of the town.....*

### **Population Growth**

**1.1.2** The 1996 census recorded information for the Ballincollig District Electoral Division that includes parts of the city suburbs, Waterfall, and a large rural area south and west of the town as well as the built up part of Ballincollig itself. In that year, this area had a population of 13,760 equivalent to 3,798 households. By the year 2000, it is estimated that this had grown to a population of around 14,800 equivalent to 4,200 households.

**1.1.3** Because this chapter is concerned primarily with the urban area of Ballincollig itself, it is more appropriate to consider figures for the built up parts of the settlement only. The 2000 estimates for Ballincollig town itself, therefore, are a population of 13,490 in approximately 4,120 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 1,650 households approximately by 2011.

**1.1.4** This would bring the 2011 population of the built up part of Ballincollig to around 16,760 in approximately 5,770 households.

**1.1.5** The Cork Area Strategic Plan suggests that towns like Ballincollig may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 170 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**1.1.6** Ballincollig has a very strong east-west axis and the further extension of the town along either of these axes will result in the erosion of the strategic green belt gaps that are essential to its separate identity and setting.

**1.1.7** To the north the potential for future growth is constrained by the floodplain of the River Lee, designated as scenic landscape. Part of this area comprises the Lee Valley Regional Park and includes the proposed Lee Valley Natural Heritage Area.

**1.1.8** The proposed bypass will mark the ultimate southern extent of

the town's growth but the Cork Area Strategic Plan indicates that this extent of development is not planned to occur until well after the lifetime of this plan. It should also be noted that there are designated nature conservation areas adjacent to the River and in two other locations south of the town (these are marked on the zoning maps for the town).

**1.1.9** Throughout the town as a whole, there are 9 buildings or other structures entered in the initial Record of Protected Structures.

**1.1.10** Most of Ballincollig receives its water supply from the Inniscarra Reservoir as part of the Cork Harbour and City Water Supply Scheme. The drinking water treatment plant at Inniscarra Waterworks needs to be expanded to meet future demands. Additional storage will also be required to serve Ballincollig.

**1.1.11** The town's sewage treatment plant, located adjacent to the former Murphy Barracks, is operating close to capacity and will need to be upgraded to accommodate future demand.

**1.1.12** With the increased density of development in the town, a revised system of drainage is needed to assist the flow of the Maglin River, which is the main destination of all runoff.

**1.1.13** The major road proposal for the town is the construction of the by-pass. This will consist of a dual carriageway from Bandon Road Roundabout in Bishopstown running south of Ballincollig to join the existing national primary road at Ovens. A dual carriageway link from the by-pass to the Poulavone Roundabout will also be provided as part of the by-pass. This will alleviate the heavy traffic congestion being experienced at the moment. There is also a need for more link roads to improve internal circulation through Murphy Barracks and Greenfields. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

### ***Problems & Opportunities***

**1.1.14** During the period of the last Development Plan, Ballincollig experienced a high level of growth and development pressure, mainly for residential development at medium to low densities. The town centre suffers from severe traffic congestion due to its location on the N22. This seriously degrades the quality of the town centre and main street. With the completion of the bypass and the provision of two new internal distributor roads the traffic situation should be improved greatly.

**1.1.15** There is a significant opportunity for the town through the proposed re-development of the former Murphy Army Barracks for a range of uses including office, residential, retail, business park, enterprise units, healthcare facilities, voluntary services, hotel, leisure facilities and a mix of community facilities. The site is the subject of an integrated action area plan and its implementation will allow significant improvements to the environment of the town centre while extending the

range of shops, services and employment opportunities in parallel with the planned growth of the town.

## 1.2 Overall Zoning Approach: Ballincollig

**1.2.1** A new development boundary has been proposed for Ballincollig. It is tightly drawn to the west, ensuring a clear separation from Killumney. To the east, it is determined by the green belt (ensuring that the town does not merge with the western city suburbs), and to the north by the River Lee. To the south, the development boundary is drawn relatively conservatively, leaving a strategic land reserve for a certain amount of properly serviced and phased development to occur further southwards towards the bypass during future development plan periods (possibly after 2020, as recommended in the Cork Area Strategic Plan).

**1.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 1.3 Specific Zoning Objectives: Ballincollig

### *Residential Areas*

**1.3.1** A number of areas that were designated for housing in the 1996 County Development Plan remain undeveloped. Generally, these areas continue to represent suitable locations for the planned expansion of the town and many of them have been designated for new residential development in this plan.

**1.3.2** A significant undeveloped area to the south-west of the town, that was designated for housing in the 1996 County Development Plan, has been included, together with adjoining land, in an area with a 'Special' designation for a mixture of uses but including a substantial area (about 27 ha.) for new residential development (see objective X-02).

**1.3.3** The former Murphy Army Barracks (see objective T-01) is the main area where new residential development is proposed for the first

time in this plan. Here, in addition to other uses, up to about 900 dwellings may be built during the plan period.

**1.3.4** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. For Ballincollig, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**1.3.5** The specific residential zoning objectives for Ballincollig are set out in the following table.

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development (e.g. apartments and/or duplexes) including a minimum 20 metre wide tree planted buffer along the western frontage of the site and the provision of a playing pitch within the boundary of the site.	3.3
R-02	Medium density residential development (apartments and/or duplexes).	0.9
R-03	Medium density residential development. Development to include a crèche, medical centre, local shop and petrol filling station.	0.9
R-04	Medium density residential development including a detailed landscaping proposal.	6.4
R-05	High density residential development (apartments).	1.2
R-06	Medium density residential development.	3.2
R-07	Medium density residential development.	7.2
R-08	Medium density residential development.	14.3
R-09	High density residential development, (apartments).	2.5
R-10	Medium density residential development.	3.7
R-11	Medium density residential development (duplexes), subject to flood protection measures.	1.7

#### Objectives:

**RESIDENTIAL:  
BALLINCOLLIG**

**Zoning Map 1**

**Objectives:****Residential: Ballincollig***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-12	Medium density residential development with buffer planting, minimum 20 metres wide, along boundary with proposed new road to the east of the site.	7.7
R-13	High density residential development (apartments) including provision for a nursing home.	4.2
R-14	High density residential development.	6.7
R-15	Medium density residential development .	2.8

**Industry and Enterprise**

**1.3.6** Established industry/enterprise areas in the locality include the technology/industrial parks at Innishmore, on the inner relief road, and at the EMC facility (outside the development boundary to the west of the town).

**1.3.7** A significant undeveloped area to the south-west of the town, that was designated for industry in the 1996 County Development Plan, has been included, together with adjoining land, in an area with a 'Special' designation for a mixture of uses but including a substantial area (about 34 ha.) of office based industry including the provision of a science park (see objective X-02).

**1.3.8** A significant element of the proposals for the redevelopment of the Murphy Army Barracks site will involve the provision of enterprise development in the form of a business park (see objective T-01).

**1.3.9** An additional area for light industrial / high technology manufacturing units and associated office uses has also been provided to the east of the town centre.

**1.3.10** The specific industry and enterprise zoning objective for Ballincollig is set out in the following table:

**Objectives:****INDUSTRY AND ENTERPRISE:  
BALLINCOLLIG**

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Light industrial / high tech. Manufacturing units and associated office uses	10.6

**Zoning Map 1**



**Town Centre / Neighbourhood Centre**

**1.3.11** The redevelopment of the former Murphy Army Barracks represents an important opportunity to strengthen the role of Ballincollig town centre as the primary location in this satellite town for retail commercial, recreational, institutional, cultural and civic uses. A significant element of new residential development, up to about 900 new dwellings, and a business park are also proposed. An integrated action area plan has been prepared for the site that sets out details of the development that is envisaged.

**1.3.12** The specific town centre zoning objective for Ballincollig is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Former Murphy Barracks to be developed in an integrated manner, following the approach set out in the integrated action area plan.	55.8

**Objectives:**

**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
BALLINCOLLIG**

**Zoning Map 1**

**Commercial Areas**

**1.3.13** The primary location for new commercial development in Ballincollig is the former Murphy Army Barracks. In addition, land has been zoned for commercial use at the west end of the town to allow for the option of an hotel development.

**1.3.14** The specific commercial zoning objective for Ballincollig is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Hotel and ancillary uses.	1.1

**Objectives:**

**COMMERCIAL:  
BALLINCOLLIG**

**Zoning Map 1**

### Special Zoning Objectives

**1.3.15** An extensive undeveloped area, located south of the Killumney Road, that was zoned for either housing, industry or open space in the 1996 County Development Plan, has been included in an area that is subject to a "Special" zoning objective. It was considered that to zone specific parcels of land within this site for specific uses might, at this early stage, unreasonably restrict the final layout. This location is identified in the Cork Area Strategic Plan as an important location for office-based industry including a science park and comprehensive proposals for the site should reflect this as a priority. It is anticipated that about 27 ha. within the site will be made available for new residential development (including the provision of a nursing home) and at least 5 ha. should be provided for open space uses around the Castle. The specific objective for the site does not include provision for retail or commercial development. The development of these lands will be subject to an integrated brief for the entire area.

**1.3.16** The specific special zoning objectives for Ballincollig are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Existing shopping centre.	1.7
X-02	This area of land shall make provision for residential, industry and enterprise and open space. Provision shall be made for a large amount of open space around the protected monument of Ballincollig Castle and include measures for its protection and public access to it and the surrounding open space. The industry and enterprise area shall be specifically for office-based industry incorporating provision for a science park. The residential areas shall be for medium density residential development with provision for a nursing home and 2 number playing pitches that may be provided as part of the open space around the castle.	65.9

#### Objectives:

#### SPECIAL ZONING OBJECTIVES: BALLINCOLLIG

#### Zoning Map 1

***Educational, Institutional and Civic***

**1.3.17** A site has been identified at Carrigrohane, to the south of the Killumney Road, for an extension to the existing cemetery on the northern side of the road.

**1.3.18** The specific educational, institutional and civic objective for Ballincollig is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Cemetery extension including provision of tree planted buffer to existing residential areas on boundaries of site.	6.0

**Objectives:**

**EDUCATIONAL  
INSTITUTIONAL AND CIVIC:  
BALLINCOLLIG**

**Zoning Map 1**

***Open Space, Sports, Recreation and Amenity***

**1.3.19** The town is well served by recreational and sporting areas. The redevelopment of the former Murphy Barracks site is expected to incorporate additional amenity uses. The zoning maps show additional areas and walks to be provided in the vicinity of the river.

**1.3.20** The specific open space, sports, recreation and amenity objectives for Ballincollig are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space for informal public recreation including the provision of an amenity walk along the river bank.	13.5
O-02	Active open space for informal public recreation.	0.9
O-03	Active open space for informal public recreation with the option for a small portion of housing and associated open space on the south-western part of site subject to flood protection.	16.9
O-04	Active open space for informal public recreation including the provision of an amenity walk along the river bank.	2.0

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
BALLINCOLLIG**

**Zoning Map 1**

**Utilities and Infrastructure**

**1.3.21** The specific utilities and infrastructure objectives for Ballincollig are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>UTILITIES AND INFRASTRUCTURE: BALLINCOLLIG</b>  <b>Zoning Map 1</b>	U-01	Provision of internal distributor route.	-
	U-02	Proposed Classes link to proposed Ballincollig Bypass.	-
	U-03	Proposed Ballincollig Bypass.	-
	U-04	Proposed road realignment.	-
	U-05	Proposed Poulavone link road to proposed Ballincollig bypass.	-
	U-06	Develop pedestrian walk connecting U-07 to public road at Classis	-
	U-07	Develop and maintain pedestrian walkway from Coolroe to Carrigrohane.	-
	U-08	Proposed cycleway.	-





# Settlement 2

## Bandon



### 2.1 Bandon in Context

### 2.2 Overall Zoning Approach

### 2.3 Specific Zoning Objectives

**B**andon is located 30km west of Cork City. Bandon is a ring town of special architectural importance in a pleasant riverside setting flanked by rising land to the north and south. The town performs an important service function to a wide hinterland as well as being a key gateway to West Cork.

The overall strategy aims to develop Bandon as a gateway to West Cork and consolidate its employment and service functions.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 2 in Volume 4.

## 2.1 Bandon in Context

**2.1.1** In the overall strategy of this plan, Bandon is designated as a ring town. The strategic aims for Bandon are to encourage continued growth and consolidation of its employment and service functions so that it can continue to act as a gateway to West Cork.



*...steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape...*

### **Population Growth**

**2.1.2** The 1996 census recorded a population of 4,751 persons in 1,553 households for Bandon town. By the year 2000, it is estimated that this had grown to a population of 4,990 persons, equivalent to 1620 households. According to the forecasts and strategy in this plan, the town could grow by 310 households by the year 2011.

**2.1.3** This would bring the 2011 population to around 5,250 in approximately 1,930 households.

**2.1.4** The North and West Cork Strategic Plan suggests that towns like Bandon may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 260 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**2.1.5** The Bandon River represents a major constraint to future growth to both the east and west of the town. Low lying land here is itself subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the west of the town, the river valley forms part of a proposed Natural Heritage Area. The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. The N71 to the east of the town is designated as part of the County's network of Scenic Routes.

**2.1.6** Because of its recognised importance from an historic and architectural perspective, the County Council has designated much of the older part of the town centre as an Architectural Conservation Area. Details of this can be found in Volumes 2 & 4 of this plan.

**2.1.7** Throughout the town as a whole, there are 54 buildings or other structures entered in the initial Record of Protected Structures. The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**2.1.8** The town continues to suffer adverse effects arising from the conflict between through and local traffic. There is only one bridge

crossing the Bandon River taking traffic through the town, and this suffers congestion. A relief road has been partly constructed on the south side of the town.

**2.1.9** In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

**2.1.10** Drinking water is supplied from the Bandon River, and there is sufficient capacity to meet likely future demands. A new reservoir may be required in the northern part of the town.

**2.1.11** The sewage treatment works is currently operating within its capacity but the collection network is deficient in parts of the town, particularly in areas north of the river where the construction of a pumping station will be necessary to meet future demands.

**2.1.12** The town's existing surface water drainage scheme is combined with the foul sewers, causing problems at high rainfall periods. Flooding occurs and work will be required on the quays and the feeder-rivers on the northern side of the town. There is a proposed flood relief scheme, planned as part of the Bandon Sewerage Scheme Stage 2, to alleviate this problem.

### ***Problems & Opportunities***

**2.1.13** Bandon has grown rapidly in recent years on the basis of industrial development in and around the town. The food industry is an important source of employment, but there has also been growth in the pharmaceutical and electronic industries. Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

**2.1.14** Important issues for the town include internal traffic management the maintenance and enhancement of the town's Georgian and Victorian architectural heritage and its other natural amenities and the provision of additional recreational, civic, cultural and commercial facilities in and around the town centre.

**2.1.15** To the west of the town, on the southern bank of the Bandon River, is the Castlebernard Estate. The attractive wooded estate is predominantly used by Bandon Golf Club and there is potential to expand this use and create new opportunities for outdoor recreation. There is also some potential to restore the historic house at Castlebernard with potential for commercial use such as an hotel.

## 2.2 Overall Zoning Approach: Bandon

**2.2.1** A new development boundary has been proposed for Bandon. It is tightly drawn to the south, ensuring a clear separation between the urban area and the surrounding countryside.

**2.2.2** To the north, it is less restrictive and a number of areas of established primarily open space have been included within it. In some cases, the specific objective for these areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**2.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 2.3 Specific Zoning Objectives: Bandon

### *Residential Areas*

**2.3.1** Much of the land zoned for residential development in Bandon was zoned in the 1996 County Development Plan and concern was expressed during the preparation of this plan that there may be long-term constraints on some of these areas coming forward for development.

**2.3.2** Therefore, in this plan, substantial new areas have been designated for new residential development so that, at all times, a genuine choice of location for housing development will exist.

**2.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**2.3.4** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. For Bandon, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.



**2.3.5** The specific residential zoning objectives for Bandon are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.5
R-02	Medium density residential development including detailed landscaping and screen planting to the eastern boundary.	5.0
R-03	Medium density residential development.	16.8
R-04	Medium density residential development.	5.8
R-05	Medium density residential development screen planting required.	9.0
R-06	Medium density residential development.	2.8
R-07	Medium density residential development to include provision for screen planting.	3.6
R-08	Medium density residential development to include provision for screen planting.	7.7
R-09	Medium density residential development.	5.9
R-10	High density terraced infill residential development.	0.3
R-11	High density residential development, townhouse frontage to Connolly Street, allowing for way leave for sewer and car parking to rear.	1.1
R-12	Medium density residential development.	5.3
R-13	High density residential development (duplex or apartments) with screen planting to relief road.	1.4
R-14	Medium density residential development.	1.0
R-15	High density residential development with specific provision for nursing home.	2.4

## Objectives:

**RESIDENTIAL: BANDON****Zoning Map 2**

**Objectives:****Residential: Bandon***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-16	Medium density residential development.	4.3
R-17	Medium density residential development.	4.2

**Industry and Enterprise**

**2.3.6** The construction of the relief road to the south of the town has created opportunities for this class of development in locations that will minimise the adverse impact of additional traffic on the town centre. Separate provision has been made for Office Based Industry because of the higher environmental standards generally required for this form of development and because the site itself, (I-03), adjoins established and proposed residential areas.

**2.3.7** On the northern side of the town, provision has been made for the expansion of an existing area of food related industry.

**2.3.8** The specific industry and enterprise zoning objectives for Bandon are set out in the following table:

**Objectives:****INDUSTRY AND ENTERPRISE:  
BANDON****Zoning Map 2**

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Food related industry.	1.7
I-02	Industrial estate development suitable for small to medium sized industrial units.	6.7
I-03	Office based industry.	3.1
I-04	Industrial estate development suitable for small to medium sized industrial units.	10.2

### **Town Centre / Neighbourhood Centre**

**2.3.9** The exceptional stock of Georgian and Victorian buildings that characterise the town centre and form the basis of the Architectural Conservation Area require an innovative approach to the management of development pressure in the future. It is considered essential to the continued vitality of the town that the established town centre should continue to be the focus of retail and commercial activity. The completion of the relief road should improve the town centre environment.

**2.3.10** This plan designates three additional areas to allow some future expansion of the town centre. It is envisaged that this will take the form, primarily, of retail development, although an element of other appropriate uses would not be ruled out.

**2.3.11** The specific town centre zoning objectives for Bandon are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	To facilitate retail expansion of the town centre, perhaps incorporating an element of other appropriate uses.	2.8
T-02	To facilitate mixed use including retail and residential uses.	0.1
T-03	To facilitate mixed use including office and residential uses.	0.1

#### **Objectives:**

**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
BANDON**

**Zoning Map 2**

### **Commercial Areas**

**2.3.12** Whilst it is intended that the town centre will continue to be the principal focus for retail and commercial activity, provision has been made for modest extensions to the four main established primarily commercial areas outside the town centre. Development in these areas will be subject to the general objectives for Commercial Areas set out in Chapter 9, Volume 1 of the Plan.

**2.3.13** The specific commercial zoning objectives for Bandon are set out in the following table:

## Objectives:

**COMMERCIAL: BANDON**

## Zoning Map 2

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Extension to existing co-operative business uses.	2.9
C-02	Suitable for car showroom development.	0.6
C-03	Suitable for retail warehousing uses.	4.0

***Educational, Institutional and Civic***

**2.3.14** The plan includes provision for an extension to the existing cemetery on the southern side of the town.

**2.3.15** The specific educational, institutional and civic objective for Bandon is set out in the following table:

## Objectives:

**EDUCATIONAL, INSTITUTIONAL AND CIVIC: BANDON**

## Zoning Map 2

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Cemetery extension.	1.9

***Open Space, Sports, Recreation and Amenity***

**2.3.16** The principal areas designated as proposed open space in this plan form part of the floodplain of the Bandon river to the west of the town. These areas are not, in themselves, suitable for development and can provide important facilities for informal recreation often in parallel with their existing agricultural use.

**2.3.17** Pedestrian walkways are proposed from the town park on the northern side of the river to the town centre and along both banks of the river.

**2.3.18** To both the north and south of the town, a number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**2.3.19** The specific open space, sports and recreational zoning objectives for Bandon are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	2.1
O-02	Active open space with provision for playing fields.	1.3
O-03	Passive open space that will remain predominantly open and rural in character with generally no linear roadside development. This zoning could facilitate small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. The ridge and plateau on the southern portion of the lands should remain free from development.	6.1
O-04	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	4.4
O-05	Passive open space that will remain predominantly open and rural in character. There is limited capacity to accommodate very low density individual dwellings in an appropriate form and setting subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees, hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. The ridge and plateau on the northern portion of the lands should remain free from development.	12.3

**Objectives:**

**OPEN SPACE, SPORTS, RECREATION AND AMENITY: BANDON**

**Zoning Map 2**

**Objectives:****Open Space, Sports, Recreation  
and Amenity: Bandon***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-06	Open space and amenity area.	1.2
O-07	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	11.1
O-08	Active open space for informal public recreation including the provision of an amenity walk connecting with other open space areas in the town.	12.2
O-09	Passive open space that will remain predominantly open and rural in character. There is limited capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to one-off housing in the countryside.	6.2

**Utilities and Infrastructure**

**2.3.20** The specific utilities and infrastructure objectives for Bandon are set out in the following table:

**Objectives:****UTILITIES AND  
INFRASTRUCTURE: BANDON****Zoning Map 2**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Provision for the completion of relief road.	-
U-02	Develop pedestrian walkway from town park through open space 0-04 to town centre.	-
U-03	Develop pedestrian walk along river bank to town centre.	-
U-04	Develop pedestrian walk through town centre and east along river bank.	-





# Settlement 3

## Bantry



### 3.1 Bantry in Context

### 3.2 Overall Zoning Approach

### 3.3 Specific Zoning Objectives

**B**antry, a county town and growth/development centre, is situated 80 Km west of Cork and is one of the larger towns in West Cork. Bantry is a major service, community and civic centre serving an extensive hinterland.

The overall strategy aims to develop Bantry as the primary urban centre for a large rural hinterland, with an important port related role and key employment functions in the marine, service, and tourism industries.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 3 in Volume 4.

## 3.1 Bantry in Context

**3.1.1** In the overall strategy of this plan, Bantry is designated as a county town. The strategic aims for Bantry are to encourage its development as a primary urban centre for a large rural hinterland. It has an important deep-water port and acts as an employment centre for the marine industry and the service and tourism sectors.



*....enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre....*

### **Population Growth**

**3.1.2** The 1996 census recorded a population of 2,936 persons, equivalent to 1,039 households, in the town of Bantry. By the year 2000, it is estimated that this had grown to a population of 3,080 persons, equivalent to 1,110 households. According to the forecasts and strategy in this plan, the town could grow by 240 households by the year 2011.

**3.1.3** This would bring the 2011 population to around 3,360 in approximately 1,350 households.

**3.1.4** The North and West Cork Strategic Plan suggests that towns like Bantry may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 230 households or so (in addition to the figures set out above) by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**3.1.5** The town of Bantry is located at the head of a narrow inlet on the eastern shore of Bantry Bay. This inlet is enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre. Much of the sloping open land around the town that overlooks Bantry Bay is designated Scenic Landscape.

**3.1.6** Because of this unique topography and landscape setting, much of the sloping and elevated land around the town centre is unsuitable for development either because of servicing difficulties or because of the contribution that the land makes in its open state to the setting of the town. Of particular importance is Bantry House, its grounds and setting.

**3.1.7** The town centre of Bantry contains architectural and urban design features of considerable importance. Wolfe Tone Square is a dominant open space and is one of the most important townscape features in the rural part of the county. The contrast between this expanse of open space, its setting and the close-knit Georgian and Victorian shopping streets to the east give the town a special character and charm.

**3.1.8** For this reason much of the town centre, including Wolfe Tone



Square has been designated as an Architectural Conservation Area. Details of this can be found in Volumes 2 & 4 of this plan.

**3.1.9** Throughout the town as a whole, there are 44 buildings or other structures entered in the initial Record of Protected Structures.

**3.1.10** There are two separate water supply sources serving the town. Both sources have problems of water quality and peak demand exceeds capacity. The upgrading of supply network is planned including a new reservoir.

**3.1.11** There are proposals to upgrade the existing sewerage scheme with a new waste water treatment plant.

**3.1.12** Surface water from most of the existing developed areas drains into the Mill River, the capacity of which is limited. Although preliminary work towards a solution for this problem has been undertaken, there are no firm proposals for its implementation.

**3.1.13** There is a by-pass road proposed for the eastern part of town, which, when complete should relieve traffic congestion in the town centre.

**3.1.14** Limited availability of car parking at peak times may have a long term effect on the vitality of the town centre, and lead to pressure for out of town centre development which could be an even more serious threat. Land is zoned at Church Road for an additional car park. Opportunities for further car parking provision should be examined as they become available, and consideration given to whether changes in existing parking controls could make better use of the available space.

### ***Problems & Opportunities***

**3.1.15** In recent years, Bantry has experienced some growth, mainly for residential, industrial and commercial development. Despite the introduction of a one-way system, the town continues to suffer adverse effects arising from the conflict between through and local traffic. There is a shortage of car parking facilities at peak times.

**3.1.16** A significant number of sites that were zoned for housing in the 1996 County Development Plan remain undeveloped. The possible construction of the relief road to the south of the town centre may encourage the development of some of these sites.

**3.1.17** The topography of the town centre limits opportunities for its expansion. Pressure for retail and commercial development in peripheral locations could progressively undermine the vitality and attractiveness of the town centre.

**3.1.18** Proposals for a new pier on the north side of the harbour are well advanced. It is envisaged that this facility would cater for freight shipment and docking for fishing, government and oil industry vessels

etc. Development of this nature would help broaden the economic base of the town and surrounding area, and support the various marine industries around Bantry Bay. The pier development's success is dependent on the availability of adjacent land for storage and other marine related activities.

**3.1.19** The main issues for the town include internal traffic management and parking, consolidating and expanding the town centre, and ensuring provision for growth in a range of town centre uses.

## 3.2 Overall Zoning Approach: Bantry

**3.2.1** A new development boundary has been proposed for Bantry. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**3.2.2** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**3.2.3** Special attention will be paid to the necessity to facilitate the tourist industry in the town centre, particularly the demand for tourist accommodation, cultural and entertainment facilities, shopping, special attractions and tourist related traffic.

**3.2.4** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

**3.2.5** A number of sites have been given 'Special' zoning objectives because they involve either a mix of uses across the above categories or uses that do not fall squarely into these categories. These included the quays to the north and south of the harbour, and the potential development areas at Ropewalk and on the hill immediately to the east of the town centre. In the latter two cases the zoning makes provision for the preparation of a planning and development brief.

### 3.3 Specific Zoning Objectives: Bantry

#### *Residential Areas*

**3.3.1** Much of the land zoned for residential development in Bantry was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. Because of this, and in order to ensure that no shortage of developable land should arise during the life-time of this plan, many of these zonings have been continued into the current plan.

**3.3.2** In the light of the planned growth of both population and households, it was not considered necessary to make further large scale zonings for new residential development.

**3.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**3.3.4** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. For Bantry, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**3.3.5** The specific residential zoning objectives for Bantry are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	1.6
R-02	Medium density residential development.	4.6
R-03	Low density residential development.	23.3
R-04	Medium density residential development.	9.0
R-05	Medium density residential development.	2.7
R-06	Medium density residential development.	8.5

#### Objectives:

#### **RESIDENTIAL: BANTRY**

#### **Zoning Map 3**

**Objectives:**  
**Residential: Bantry**  
*continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-07	Medium density residential development, terraced units.	0.9
R-08	Medium density residential development.	1.8
R-09	Medium density residential development.	6.4
R-10	Medium density residential development to be designed and laid out in accordance with a special planning and development brief for this area (as proposed in objective X-03).	2.9
R-11	Low density residential development, individual serviced sites.	1.1
R-12	Medium density residential development.	1.1
R-13	Medium density residential development.	0.5
R-14	Low density residential development, individual serviced sites.	16.0
R-15	Low density residential development, individual serviced sites.	6.9

### **Industry and Enterprise**

**3.3.6** Much of the land zoned for industry and enterprise development in Bantry were originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan.

**3.3.7** The topography of the area around Bantry is such that there are relatively few areas suitable for industrial and enterprise development within the existing built up area or close to the town centre. Indeed, in the past, it was necessary to develop the successful Bantry Enterprise Centre in a relatively remote location on Rope Walk. Therefore, although the main areas zoned are in locations that are somewhat removed from the existing built up area, these are considered appropriate areas for new industrial and enterprise development.

**3.3.8** In addition, provision has been made for harbour and marine related development as part of proposals for a new pier on the north

side of the harbour. In order to accommodate an appropriate mix of suitable uses, this area is the subject of a specific zoning objective (see specific objective X - 01).

**3.3.9** The specific industry and enterprise zoning objectives for Bantry are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate type development for small to medium industrial units.	9.4
I-02	Large single industrial operation.	3.9
I-03	Industrial and/or warehousing and distribution subject to acceptable layout.	13.7
I-04	Office based industry, with option of small to medium scale industry/warehousing on the rear of the site, provided that sufficient space is reserved at the front of the site for office based industry and a landscaped buffer zone between the two categories of use.	6.5

**Objectives:**
**INDUSTRY AND ENTERPRISE:  
BANTRY**
**Zoning Map 3**
***Educational, Institutional and Civic***

**3.3.10** A new school site will need to be identified in Bantry to replace the existing school at the Convent, and appropriate alternative uses identified for the existing school having regard to the importance of the buildings and their visual setting.

**3.3.11** At the time this plan was prepared, discussions concerning the location for a new school had yet to be concluded and it was therefore inappropriate to include a specific zoning objective in the plan at this stage.

**3.3.12** The specific educational, institutional and civic objective for Bantry is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Extension to hospital.	0.8

**Objectives:**
**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
BANTRY**
**Zoning Map 3**

### ***Open Space, Sports, Recreation and Amenity***

**3.3.13** The unique setting of Bantry town is recognised in the scenic designation of much of the landscape surrounding it. The green hills within the town contribute a great deal to its charm and appearance, and specific objectives are included to protect their openness. This should also help to strengthen the special form of the town.

**3.3.14** Proposals are being refined to develop a sports complex in the vicinity of the Ropewalk, but these are as yet insufficiently certain to warrant a zoning in this plan.

**3.3.15** The Peace Park and associated land is a valuable recreational and visual resource and is protected as such.

**3.3.16** The town benefits from a large number of undeveloped, or relatively undeveloped, small pieces of land. These add to the visual character and to local visual amenity, but can also provide a useful reservoir of in-town locations for further development. Whilst individually they do not all merit permanent protection, in dealing with any future applications for permission to develop such lands, regard should be had to the overall level of open space remaining in the vicinity and in the town as a whole.

**3.3.17** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**3.3.18** The specific open space, sports, recreation and amenity zoning objectives for Bantry are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<p style="text-align: center;"><b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: BANTRY</b></p> <p style="text-align: center;"><b>Zoning Map 3</b></p>	O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	27.0
	O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning	5.6

Objective No	Specific Zoning Objective	Approx Area (Ha)
	considerations and consistency with the policies and objectives of this plan.	
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	3.7
O-04	This prominent slope to be protected for its significant contribution to the landscape setting of the town and its value for local visual and recreational amenity.	1.5
O-05	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.2
O-06	Open space providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs.	0.9
O-07	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.1
O-08	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	8.1
O-09	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning	13.1

**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Bantry**

***continued***

**Objectives:****Open Space, Sports and Recreation: Bantry***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
	considerations and consistency with the policies and objectives of this plan.	
O-10	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	5.7
O-11	Open space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.	19.7
O-12	Open space of great landscape importance and providing private and semi-public recreational space. Retain general openness, dominance of trees, and parkland quality.	34.9

**Utilities and Infrastructure**

**3.3.19** The specific utilities and infrastructure objectives for Bantry are set out in the following table:

**Objectives:****UTILITIES AND INFRASTRUCTURE: BANTRY****Zoning Map 3**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Town Centre Parking.	-
U-02	Proposed local access road.	-
U-03	Proposed relief road.	-
U-04	Road Improvements.	-
U-05	Proposed relief road.	-
U-06	Proposed local access road.	-



Objective No	Specific Zoning Objective	Approx Area (Ha)
U-07	Pedestrian walk.	-

**Objectives:**

**Utilities and Infrastructure:  
Bantry**

*continued*

**Special Zoning Objectives**

**3.3.20** A number of areas, in Bantry, that are suitable for development, require a mix of uses including more than one of the normal categories used in this plan. These sites have been given special zoning objectives to best facilitate their development. They include the quays to both the north and south of the harbour, and the potential development areas at the Ropewalk and on the hill immediately to the east of the town centre. In the latter two cases, the zoning makes provision for the preparation of a planning brief.

**3.3.21** Nightclub, super-pub and amusement arcade uses are not preferred uses for the South Quays site. This is because they are unlikely to generate the quality of character and urban design sought, and raise difficulties of compatibility with residential amenity of the apartments that are likely to form a significant component on the site.

**3.3.22** The specific mixed use and special use objectives for Bantry are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Harbour and marine related development.	1.5
X-02	Key redevelopment opportunity, suitable for mixed uses such as apartments; marine activities; leisure; tourism; professional offices; specialist and small scale retail (excluding supermarkets, DIY, car sales); etc. Nightclub, super-pub and amusement arcade proposals would only be acceptable if they form part of a comprehensive scheme for the site and where the scheme provides major benefits for the town in terms of design and mix of uses.  Any development should avoid prejudicing existing marine related activities.  A very high standard of design is required, both in terms of appearance and relationship to	1.1

**Objectives:**

**SPECIAL ZONING  
OBJECTIVES: BANTRY**

**Zoning Map 3**

**Objectives:****Special Zoning Objectives:****Bantry***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
	adjoining activities. The design should provide for a significant 'gateway' to the town centre, with visual interest at the scales of passing pedestrian, approaching motorist and when viewed across the harbour.	
X-03	Development of this area (including the area that is subject to objective R10) shall be subject to a comprehensive planning and development brief, to be prepared following consultation with landowners. Such a brief shall have regard in particular to the configuration of the proposed relief road the distinctive topography of the area (which contributes to the visual amenity of the town) the development potential of all the lands (including in particular the potential of the convent lands and the importance of the existing buildings and their setting) and the kinds of land uses (including residential, amenity open space and other suitable uses) that are appropriate in this location. In particular, the brief shall make provision for the form and layout of new development to make a positive contribution to the townscape.	14.0
X-04	An opportunity exists for the development of a range and mix of land uses covering education, recreation, commercial and public utilities. A detailed planning brief needs to be prepared for the site to enable the orderly and most functional development of the land.	15.2





# Settlement 4

## Blarney



### 4.1 Blarney in Context

### 4.2 Overall Zoning Approach

### 4.3 Specific Zoning Objectives

**B**larney, a satellite town, is located 8km north west of Cork city. Blarney is an internationally important tourist destination based on the castle, its attractive surroundings and the village itself.

The overall strategy aims for consolidation of the settlement of Blarney firmly within its green belt setting continued promotion of its special tourism and heritage functions and investigation of potential for medium term rail-based growth to the north.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 4 in Volume 4.

## 4.1 Blarney in Context

**4.1.1** In the overall strategy of this plan, Blarney is designated as a satellite town. The strategic aims for Blarney are to encourage the consolidation of the town within its strategic Green Belt setting; continue the promotion of its special tourism and heritage functions; and investigate the potential for medium term rail based growth to the north.

**4.1.2** One of the principal recommendations of the Cork Area Strategic Plan involves the promotion of a major growth corridor between Blarney and Midleton. Central to this strategy is the upgrading and better utilisation of the rail system, and the location of development to avail of the rail infrastructure.

**4.1.3** The Department of Public Enterprise, Iarnrod Eireann, Cork City Council and Cork County Council are carrying out a feasibility study into the rail aspects of the strategy with a view to considering, through the preparation of a series of Special Local Area Plans, additional provision for development in locations close to possible stations on the rail route.

**4.1.4** If the outcome of the feasibility study is positive it is envisaged that a Special Local Area Plan, along these lines, would be prepared for Blarney. Until the outcome of the study is known, it would be premature to make provision for large-scale development at Blarney.



*...important to maintain the attractiveness of the small-scale rural character of the town....*

### **Population Growth**

**4.1.5** The 1996 census recorded a population of 1,963 persons in 580 households for Blarney. It is estimated that this had grown to a population of 1,890 persons equivalent to 560 households by the year 2000.

**4.1.6** Until the outcome of the rail study is known, it is inappropriate to provide for more than a limited amount of additional growth in Blarney. On this assumption, it is envisaged that the town's population may remain broadly static but the number of households may increase by about 70 by the year 2011.

### **Key Planning Considerations**

**4.1.7** The historic village of Blarney grew up close to the castle within the floodplain of the Blarney River and its tributaries. This network of river floodplains, extending to the west, east and north of the town, is still a significant constraint on its physical expansion. Indeed, the wetlands associated with these watercourses have themselves been designated as proposed Natural Heritage Areas.

**4.1.8** The sides of the river valleys around the town are also steeply sloping and, often, attractively wooded. Therefore, these areas have been designated as Scenic Landscape to afford them an appropriate degree of protection.

**4.1.9** The town's most important industry is tourism, based on the attraction of the castle and its grounds. It is considered important to maintain the attractiveness of the small-scale rural character of the town by avoiding large-scale development close to the main approach routes.

**4.1.10** Blarney's water supply comes from the Inniscarra Reservoir as part of the Cork Harbour and City Water Supply Scheme. The drinking water treatment plant at Inniscarra Waterworks needs to be expanded to meet future demands. A new reservoir at Knockacorbally will be required to serve new development.

**4.1.11** The existing capacity of the waste-water treatment works is inadequate and it is proposed to upgrade this and extend the sewer network in the town.

**4.1.12** Surface water drainage is via a combined system. Some areas have flooding problems in high rainfall periods. The separation of storm-water is required. The existing river channel also needs widening.

**4.1.13** Traffic management problems occur in the village but the current relief road project is expected to relieve these. The Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

### ***Problems & Opportunities***

**4.1.14** Growth in Blarney has been notably less than in many Satellite Towns over recent years. This has largely been because of the complex topography and the environmental sensitivity of the well wooded river valleys in which the town is located. The combined advantages of the area's proximity to the city, recent improvements to the N20 Cork – Limerick road, and the potential for high-quality rail-based public transport, make the area highly attractive for development.

**4.1.15** However, the loss of the town's rural character resulting from insensitive large-scale development could seriously undermine the healthy tourist industry based on the attraction of the castle.

**4.1.16** Careful planning will be required if it is considered appropriate to locate additional development in the town in response to proposals to reopen the railway service.

## 4.2 Overall Zoning Approach: Blarney

**4.2.1** A new development boundary has been proposed for Blarney. It is tightly drawn on the western side, ensuring a clear separation from the neighbouring town of Tower. To the south and east, it is set a little less tightly to accommodate some areas of established open space within the settlement. To the north a significant length of river valley flood-plain has been included because of the potential for this area to contribute to the provision of informal recreation space in the town. The boundary included the proposed Blarney Business Park located between the railway line and the N20 road.

**4.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 4.3 Specific Zoning Objectives: Blarney

### *Residential Areas*

**4.3.1** A number of areas that were designated for housing in the 1996 County Development Plan, and its variations, remain undeveloped. Generally, until such time as the outcome of the rail study is known, these areas continue to represent suitable locations for the planned expansion of the town and many of them have been designated for new residential development in this plan.

**4.3.2** An additional area to the west of the town has been included in the specific zoning objectives in order to provide a choice of location for intending developers and to overcome concerns expressed during the consultation phases of the plan, that there may be long term constraints on the release of other zoned land for development.

**4.3.3** The housing strategy states that on zoned land, 20% of new residential development be reserved for social & affordable housing. For Blarney, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**4.3.4** The specific residential zoning objectives for Blarney are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development with provision for a nursing home, where development must take account of the need to protect the NHA on the western boundary of the site.	6.9
R-02	Low density residential development, with common access.	3.9
R-03	Medium density residential development.	4.4
R-04	Medium density residential development limited to the lower portion of the site. The upper part of the site, closer to the ridge, is generally unsuitable for development and should be retained as open land uses with long term strategic planting as part of the overall scheme.	7.6
R-05	High density residential development, to include an extension of the amenity walk network, retention of trees along northern site boundary, and provision of a playing pitch. A retail component for the village centre to be provided.	11.2

**Objectives:**

**RESIDENTIAL: BLARNEY**

**Zoning Map 4**

**Industry and Enterprise**

**4.3.5** At present, the Blarney Business Park is under construction to the north of the Mallow road. This is intended to cater for medium to large-scale prestige type developments.

**4.3.6** The specific industry and enterprise zoning objective for Blarney is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Business park - office based industry type uses.	35.9

**Objectives:**

**INDUSTRY AND ENTERPRISE: BLARNEY**

**Zoning Map 4**

### ***Open Space, Sports, Recreation and Amenity***

**4.3.7** The principal providers of sports open space in Blarney are the GAA, the various schools, the Golf Club, and the pitch and putt facility. There is a need for additional sports provision to serve the village, and to provide passive open space and pedestrian walks to enhance the environment for both residents and tourists. In response to this, it is proposed that an area west of the present GAA field be zoned for sports use, and that the walk to Waterloo be further developed and enhanced by the addition of a sculpture park when the walk is completed.

**4.3.8** The specific open space, sports, recreation and amenity zoning objectives for Blarney are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space for informal public recreation including the provision of an amenity walk and sculpture park.	33.6
O-02	Active open space for informal public recreation including the provision of playing pitches.	3.8

#### **Objectives:**

#### **OPEN SPACE, SPORTS, RECREATION AND AMENITY: BLARNEY**

#### **Zoning Map 4**

### ***Utilities and Infrastructure***

**4.3.9** The specific utilities and infrastructure objectives for Blarney are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Local access road.	-
U-03	Develop pedestrian walk from town centre to Waterloo bridge.	-
U-04	Extend amenity walk through residential site to meet existing walk to the east.	-
U-05	Develop pedestrian walk along Blarney river to Tower.	-

#### **Objectives:**

#### **UTILITIES AND INFRASTRUCTURE: BLARNEY**

#### **Zoning Map 4**







# Settlement 5

## Carrigaline



### 5.1 Carrigaline in Context

### 5.2 Overall Zoning Approach

### 5.3 Specific Zoning Objectives

**C**arrigaline is located 12 km south of Cork city and is separated from the city suburbs by open green belt. Carrigaline has a distinctive identity as a thriving Satellite Town.

The overall strategy aims for targeted growth of Carrigaline firmly within its green belt setting while maintaining its distinctiveness as a self-contained satellite town and improvement of town centre and residential amenities.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 5 in Volume 4.

## 5.1 Carrigaline in Context

**5.1.1** In the overall strategy of this plan, Carrigaline is designated as a satellite town. The strategic aims for Carrigaline are to encourage the targeted growth of the town firmly within its greenbelt setting while maintaining its distinctiveness as a self contained satellite town and to promote improvements to the town centre and residential amenities.



*.....maintaining its distinctiveness as a self contained satellite town and to promote improvements to the town centre ....*

### **Population Growth**

**5.1.2** The 1996 census recorded, a population of 7,827 persons equivalent to 2,276 households in the town of Carrigaline. It is estimated that this had grown to a population of 9,780 persons, equivalent to 3,060 households, by the year 2000.

**5.1.3** According to the forecasts and strategy of this plan, the town could grow by 1,500 households by the year 2011.

**5.1.4** This would bring the 2011 population to around 12,880 persons in approximately 4,560 households.

### **Key Planning Considerations**

**5.1.5** Carrigaline is located at the head of the estuary of the Owenabue River. The estuary itself is of considerable scenic beauty and is designated part of an extensive area of scenic landscape. Much of it is also a proposed Natural Heritage Area.

**5.1.6** To the west of the town the flood plane of the River Owenabue and the steep hills that form its valley, limit the potential for expansion.

**5.1.7** The area to the south of Carrigaline is ultimately constrained by steep hills forming the valley side, but there is an extensive area of more gently undulating land, above the level of the flood plain that is generally suitable for development.

**5.1.8** Throughout the town as a whole, there are 3 buildings or other structures entered in the initial Record of Protected Structures.

**5.1.9** Drinking water is supplied from two separate schemes: the Inishannon Water Supply Scheme and the Cork Harbour and City Water Supply Scheme. Although adequate source capacity is available, a study is underway to rationalise the two schemes. Additional network and storage is required in the south of the town.

**5.1.10** Waste water is discharged directly into Cork Harbour by pumping to the outfall at Ringaskiddy. It is proposed to provide treatment facilities as part of a scheme, currently at the planning stage, to serve all the lower harbour towns.

**5.1.11** Surface water is disposed of to the combined sewerage system.

There is a need to separate the foul and storm water drainage systems as problems occur at times of heavy rainfall.

**5.1.12** Traffic congestion is a problem in the town. The proposed inner relief road from the Kilnagleary road to the R611 near Pipers Cross at Kilmoney together with the completion of the inner relief road from the Crosshaven road to the Ashgrove roundabout should relieve this. In addition, an investigation will be carried out to establish the potential need for a relief road to the west of the town. As part of the continuing programme of road improvements in Carrigaline, the Rock Road will be upgraded from its junction with Church Road to the south, to its junction with the Ringaskiddy Road to the north. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

### ***Problems & Opportunities***

**5.1.13** Carrigaline has grown rapidly in recent years reflecting its good access to employment centres at Cork City, Douglas, Ringaskiddy and the Shanbally Industrial Zone. It has good retail and other services but these are dispersed around the single main street that suffers from traffic congestion.

**5.1.14** The construction of an inner relief road, immediately to the west of the existing town centre, will help relieve traffic congestion on the main street, but, it will also provide a framework for the expansion and consolidation of the town centre itself.

## **5.2 Overall Zoning Approach: Carrigaline**

**5.2.1** A new development boundary has been proposed for Carrigaline. To the west and north, it is determined by the green belt (ensuring that the town does not merge with the southern city suburbs), and to the east by the Owenabue Estuary. To the south, the development boundary is set to accommodate the planned expansion of the town.

**5.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 5.3 Specific Zoning Objectives: Carrigaline

### *Residential Areas*

**5.3.1** Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development. So far as the large areas of land to the south of the town are concerned, these were only zoned for the first time in the 1999 Variation to the 1996 County Development Plan and significant infrastructure works are necessary before development can commence. The recent completion of the eastern relief road is a significant milestone towards the development of this land.

**5.3.2** Other undeveloped areas, now designated for development, are generally areas representing the logical rounding-off of established residential areas.

**5.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Carrigaline, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**5.3.4** The specific residential zoning objectives for Carrigaline are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>RESIDENTIAL: CARRIGALINE</b>	R-01	Medium density residential development.	1.0
<b>Zoning Map 5</b>	R-02	Medium density residential development.	5.6
	R-03	Medium density residential development.	10.4
	R-04	High density residential development (apartments or duplexes).	0.2
	R-05	Medium density residential development.	5.8
	R-06	Medium density residential development to include provision of pedestrian walk from U-04 to Ballea Road including provision of open space at the northern triangular portion of R-06 for active recreation uses. Any proposed development will take account of scenic	2.6

Objective No	Specific Zoning Objective	Approx Area (Ha)
	landscape designations on the southern part of the site and protection of the flood plain.	
R-07	Medium density residential development.	1.8
R-08	High density residential development (apartments or duplexes).	1.8
R-09	Residential development to provide for the accommodation needs of the elderly in Carrigaline.	0.3
R-10	Medium density residential development.	3.4
R-11	Medium density residential development to include serviced sites and a mix of house types. Local shop, medical centre, nursing home and creche shall also be provided. A tree planted buffer, minimum 20 metres wide including a pedestrian walkway shall be provided along the south eastern boundary of the site.	15.6
R-12	Medium density residential development.	2.7
R-13	Low density residential development individual serviced sites.	10.1
R-14	Medium density residential development to include serviced sites and a mix of housetypes. Specific arrangements shall be made for the provision and construction of an inner relief road (U-02), amenity walk (U-07) and playing pitch.	19.7
R-15	Medium density residential development to include serviced sites and a mix of house types. Specific arrangements shall be made for the provision and construction of an inner relief road (U-02), amenity walk (U-07) and playing pitch.	25.6
R-16	Low density residential development individual serviced sites.	8.1

**Objectives:****Residential: Carrigaline****continued**

### ***Industry and Enterprise***

**5.3.5** The principal area for industry and enterprise development in Carrigaline is to the south east of the town. The land zoned for this class of development provides for the logical consolidation and extension of the area. The completion of the eastern relief road will avoid the necessity for commercial vehicles to pass through the town centre.

**5.3.6** Carrigaline is located on the River Owenabue estuary. The estuary is designated as a National Heritage Area and the land north and south of the estuary is designated as Scenic Landscape. This designation is not intended to undermine the principle of industrial development in the area, but in determining applications for planning permission, special attention will be paid to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

**5.3.7** The specific objectives for industry and enterprise for Carrigaline are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Office based industry.	9.7
I-02	Large single use industrial enterprise.	9.7
I-03	Industrial estate development suitable for small to medium sized industrial units.	6.2

#### **Objectives:**

#### **INDUSTRY AND ENTERPRISE: CARRIGALINE**

#### **Zoning Map 5**

### ***Town Centre / Neighbourhood Centre***

**5.3.8** The reinforcement and improvement of the town centre of Carrigaline is one of the most important elements of this plan. Despite its rapid development over recent years, the town has retained a strong separate identity. The expansion of the town centre will add to the range of shops, services and employment opportunities whilst reducing any tendency to depend on the large established shopping areas in Cork City or Douglas, improving the overall quality of life in the town and discourage unnecessary journeys by car.

**5.3.9** The construction of an inner relief road, immediately to the west of the existing town centre, will provide a framework for this expansion and consolidation while contributing to the relief of traffic congestion on the main street. The objective for this development is linked to the provision of new open space, sports and recreation facilities on adjoining land.

**5.3.10** The specific town centre / neighbourhood centre zoning objectives for Carrigaline are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	The area shall be subject to an Action Area Plan or Development Brief which shall include comprehensive proposals for a variety of town centre type uses including, retail, residential, commercial, office and service uses within the line of the new road. The scheme shall include the provision of open space and amenity uses including playing pitches and pedestrian walks and links with the new town centre area.	9.2
T-02	Retail expansion of the town, possibly incorporating some housing, perhaps above ground floor level.	1.2

**Objectives:**

**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
CARRIGALINE**

**Zoning Map 5**

***Educational, Institutional and Civic Areas***

**5.3.11** The specific educational, institutional and civic objective for Carrigaline is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Site for proposed church in Carrigaline town centre.	0.1

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
CARRIGALINE**

**Zoning Map 5**

***Open Space, Sports, Recreation and Amenity***

**5.3.12** Four parcels of land located close to, and to the east and west of the town centre have been provided for new open space, sports and recreation zoning. These locations have good accessibility to residential areas to the north and south of Carrigaline and benefit from the proximity of the Owenabue River.

**5.3.13** The specific objectives for open space, sports recreation and amenity for Carrigaline are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: CARRIGALINE</b>  <b>Zoning Map 5</b>	O-01	Active open space for informal public recreation including the provision of an amenity walk along the river bank and protection of the flood plain.	1.3
	O-02	Town park including provision of playing pitches to be provided as part of the development of T-01.	15.1
	O-03	Active open space for informal public recreation including the provision of pedestrian walks and playing pitches.	7.2
	O-04	Active open space with provision for playing field and pedestrian walk.	3.2
	O-05	Active open space for informal public recreation.	0.2

#### ***Utilities and Infrastructure***

**5.3.14** The specific utilities and infrastructure objectives for Carrigaline are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>UTILITIES AND INFRASTRUCTURE: CARRIGALINE</b>  <b>Zoning Map 5</b>	U-01	Develop new town centre car park.	-
	U-02	Provide for new service access/parallel street to town centre as part of the development of T-01.	-
	U-03	Construction of an inner relief road.	-
	U-04	Provide pedestrian walkway along old railway line from the river north towards Ballyhemiken.	-
	U-05	Provide pedestrian walkway along river bank to Ballea road.	-
	U-06	Provide pedestrian walkway along shoreline towards Coolmore.	-



Objective No	Specific Zoning Objective	Approx Area (Ha)
U-07	Provide pedestrian amenity walk from Mountain road east to join existing amenity walk on the Crosshaven road.	-

**Objectives:**

**Utilities and Infrastructure:  
Carrigaline**

**continued**





# Settlement 6

## Carrigtwohill



### 6.1 Carrigtwohill in Context

### 6.2 Overall Zoning Approach

### 6.3 Specific Zoning Objectives

**C**arrigtwohill, an important satellite town, is located about 14 km east of Cork City close to the Owenacurra estuary. The eastern end of the settlement contains the heart of the town with its church, schools, linear shopping street and various amenities.

The overall strategy aims to develop Carrigtwohill as a strategic location for the expansion of residential and employment functions with a focus on accessibility by rail, retention of the green belt setting and upgrading of community and commercial facilities. Rail based expansion will also be the subject of local investigation in a Special Local Area Plan.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 6 in Volume 4.

## 6.1 Carrigtwohill in Context

**6.1.1** In the overall strategy of this plan, Carrigtwohill is designated as a satellite town. The strategic aims for Carrigtwohill are to encourage the development of the town as a strategic location for the expansion of its residential and employment functions with a focus on accessibility by rail; retaining its green belt setting and upgrading commercial and community facilities. Additionally, these aims include the local investigation of rail-based expansion in a Special Local Area Plan.

**6.1.2** One of the principal recommendations of the Cork Area Strategic Plan involves the promotion of a major growth corridor between Blarney and Midleton. Central to this strategy is the upgrading and better utilisation of the rail system, and the location of development to avail of the rail infrastructure.

**6.1.3** The Department of Public Enterprise, Iarnrod Eireann, Cork City Council and Cork County Council are carrying out a feasibility study into the rail aspects of the strategy with a view to considering, through the preparation of a series of Special Local Area Plans, additional provision for development in locations close to possible stations on the rail route.

**6.1.4** If the outcome of the feasibility study is positive it is envisaged that a Special Local Area Plan, along these lines, would be prepared for Carrigtwohill. Until the outcome of the study is known, it would be premature to make provision for further large-scale development at Carrigtwohill.

### **Population Growth**

**6.1.5** The 1996 census recorded a population of 1,232 persons, equivalent to 366 households, in the town of Carrigtwohill. It is estimated that this had grown to a population of 1,680 persons equivalent to 540 households, by the year 2000. According to the forecasts and strategy of this plan, the town could grow by 2,420 households by the year 2011.

**6.1.6** This would bring the 2011 population to around 8,140 persons in 2,960 households.

**6.1.7** The Cork Area Strategic Plan suggests that towns like Carrigtwohill may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 690 households (in addition to the figures set out above) or so by 2011.

### **Key Planning Considerations**

**6.1.8** Carrigtwohill has a very strong east-west axis and the further extension of the town along either of these axes will result in the erosion



*...focus on accessibility by rail; retaining its Green Belt setting and upgrading commercial and community facilities.....*

of the strategic green belt gaps that are essential to its separate identity and setting. The town is bordered to the south by parts of the Owenacurra estuary and the upper reaches of Cork Harbour. Northwards, beyond the Cork – Youghal railway line, lies a steeply climbing escarpment where development would be prominent in longer distance views.

**6.1.9** There are designated Natural Heritage Areas to the south and southwest of the town, including a Special Area of Protection (SPA) associated with Cork harbour and a Special Area of Conservation (the Great Island Channel). The scenic quality of the landscape to the west and south west of the town is acknowledged by the Scenic Landscape designation.

**6.1.10** Throughout the town as a whole, there are 2 buildings or other structures entered in the initial Record of Protected Structures.

**6.1.11** Drinking water is supplied from the Cobh rural water supply scheme, which has no spare capacity. A proposed scheme to provide an extension from the Cork Harbour & City Water Supply Scheme at Little Island is awaiting approval from the Department of the Environment and Local Government.

**6.1.12** The waste water treatment plant currently has sufficient capacity but will need to be up-graded to take account of planned future development.

**6.1.13** Surface water discharges to the Slatty Pond, a proposed Natural Heritage Area. This in turn discharges to the estuary. Approval to examine the storm water drainage has been submitted to the Department of the Environment and Local Government.

### ***Problems & Opportunities***

**6.1.14** Once a firm commitment to the re-opening of the rail service between Cork and Carrigtwohill has been made by the appropriate agencies, a Special Local Area Plan will be prepared to make provision, in particular, for additional housing, but also for other development in locations within the catchment areas of the proposed new stations to support the new service. In Carrigtwohill the aim will be to encourage further population growth in locations with good access to the rail line so as to bring about an overall reduction in car-borne commuting within the Metropolitan Area.

**6.1.15** The Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

## 6.2 Overall Zoning Approach: Carrigtwohill

**6.2.1** A new development boundary has been proposed for Carrigtwohill. It is tightly drawn on the western side, ensuring a clear separation from the settlement of Glounthaune. To the south, it follows the edge of the existing built up area, the border of near-by nature conservation areas and the alignment of the N25 by-pass. To the east, it follows the green belt boundary securing the towns strategic separation from Middleton. To the north the boundary is set to include land designated for planned development.

**6.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 6.3 Specific Zoning Objectives: Carrigtwohill

### *Residential Areas*

**6.3.1** Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development. So far as the large areas of relatively new zoning to the north of the town are concerned, these were only zoned for the first time the 1999 Variation to the 1996 County Development Plan and significant infrastructure works are necessary before development can commence.

**6.3.2** The land, in Carrigtwohill, zoned for new residential development in this plan is not sufficient to accommodate the scale of growth envisaged for the town, for the period of this plan, by the Cork Area Strategic Plan. It is envisaged that the proposed Special Local Area plan will make additional land available in locations that will support the reintroduction of rail services.

**6.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. For Carrigtwohill, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**6.3.4** The specific residential zoning objectives for Carrigtwohill are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.1
R-02	Medium density residential development to include a mix of house types and sizes.	29.3
R-03	Medium density residential development. Development proposals will need to take account of uncertain geological conditions that may affect parts of the site. Planning applications will need to be supported by appropriate survey material.	22.7
R-04	Medium density residential development to include a mix of house types and sizes.	11.9
R-05	Medium density residential development.	0.3
R-06	Medium density residential development.	0.9
R-07	High density residential development (apartments / duplexes) to include buffer planting minimum 10 metres wide on southern boundary with East Cork Parkway.	2.5

#### Objectives:

**RESIDENTIAL:  
CARRIGTWOHILL**

**Zoning Map 6**

### **Industry and Enterprise**

**6.3.5** Carrigtwohill has proved to be an attractive location for a wide variety of industrial developments and the development of well-located industrial estates has been a significant contributory factor. This plan provides a substantial area to the north of the railway line to allow for the extension of this area and a bridge over the rail-line has recently been constructed.

**6.3.6** This plan has zoned an additional area, yet further north, for industrial development for the first time. This extends the planned industrial area on to more sensitive rising land where the provision of services may cause difficulties. The specific objective for this land has been framed in order to secure an acceptable form of development.

**6.3.7** The specific industry and enterprise zoning objectives for Carrigwohill are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>INDUSTRY AND ENTERPRISE: CARRIGWOHILL</b>  <b>Zoning Map 6</b>	I-01	Industrial development. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible in longer distance views. Vehicular access to the site will be from the adjoining industrial areas to the south only. Proposals will also include for the provision of a satisfactory means of water supply and waste water disposal.	19.8
	I-02	Industry and/or warehousing and distribution.	10.8
	I-03	Industry and/or warehousing and distribution.	43.7
	I-04	Large stand-alone industry with a minimum 10m wide tree planted buffer along western site boundary and minimum 20m wide tree planted buffer along southern site boundary.	41.7
	I-05	Office based industry.	2.7
	I-06	Office based industry.	6.8
	I-07	Industrial estate development of small or medium industrial units.	2.2
	I-08	Industrial estate development of small or medium sized units.	5.5

### ***Town Centre / Neighbourhood Centre***

**6.3.8** The town is at present served by a traditional linear street with a small shopping mall at the eastern end. This plan makes provision for some significant town centre development towards the western end of the town as part of a major new development to the north.

**6.3.9** A 'special' zoning objective has been included in the plan to facilitate the development of a supermarket on land close to the church.

**6.3.10** The specific town centre / neighbourhood centre zoning objectives for Carrigtwohill are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Neighbourhood Centre including convenience and comparison-shopping, a hotel and restaurants.	3.5

**Objectives:**

**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
CARRIGTWOHILL**

**Zoning Map 6**

***Educational, Institutional and Civic***

**6.3.11** The specific educational, institutional and civic zoning objectives for Carrigtwohill are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision of crèche and reservation for possible future school.	1.0

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
CARRIGTWOHILL**

**Zoning Map 6**

***Open Space, Sports, Recreation and Amenity***

**6.3.12** The principal providers of sports open space in Carrigtwohill are the GAA, and the various schools. With the expected growth in the population, additional playing fields for a variety of sports will be required. The area already has a town park which will be augmented by the proposed open spaces in the new residential proposals. Some additional playing fields may be required to the north of the rail line.

**6.3.13** The specific objectives for open space, sports, recreation and amenity for Carrigtwohill are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Linear park including provision for a playing area to be provided as part of the development of R-02 and R-04.	1.7
O-02	Open space, including a lagoon, primarily for informal recreation but also including sports and children's play facilities. To be provided as part of the development of R-02 and R-04.	3.9

**Objectives:**

**OPEN SPACE, SPORTS  
RECREATION AND AMENITY:  
CARRIGTWOHILL**

**Zoning Map 6**



**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Carrigwohill**

*continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-03	Open space and amenity area including pedestrian walk to connect to main street.	6.9
O-04	Open space comprising a tree planted buffer a minimum 10m deep along eastern boundary of the site with I-04.	5.6

**Utilities and Infrastructure**

**6.3.14** The specific utilities and infrastructure objectives for Carrigwohill are set out in the following table:

**Objectives:**

**UTILITIES AND  
INFRASTRUCTURE:  
CARRIGTWOHILL**

**Zoning Map 6**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Reserved site for possible park and ride railway station.	-
U-02	Proposed pedestrian walk linking main street through open space and amenity area.	-

**'Special' Zoning Objectives**

**6.3.15** Special zoning objectives have been applied to two sites where the mix of uses considered appropriate is not consistent with the principal zoning categories used throughout the plan.

**6.3.16** The specific special zoning objectives for Carrigwohill are set out in the following table:

**Objectives:**

**SPECIAL ZONING OBJECTIVES:  
CARRIGTWOHILL**

**Zoning Map 6**

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Industry, enterprise or commercial (non town centre) uses.	13.4
X-02	Retail Supermarket selling convenience goods (primarily food), associated car parking and delivery vehicle facilities.	1.0





# Settlement 7

## Castletownbere



### 7.1 Castletownbere in Context

### 7.2 Overall Zoning Approach

### 7.3 Specific Zoning Objectives

**L**ocated on the northern shore of Bantry Bay, Castletownbere is the principal town on the Beara Peninsula. Castletownbere is the largest white fish port in Ireland and also serves as a key support settlement, service and tourist centre.

The overall strategy aims to consolidate Castletownbere as a key fisheries harbour and an important local and employment centre and promote its role as a marine-based tourism and employment location.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 7 in Volume 4.

## 7.1 Castletownbere in Context

**7.1.1** In the overall strategy of this plan, Castletownbere is designated as an urban development node. The strategic aims for Castletownbere are to encourage its consolidation as a key fisheries harbour and an important local and employment centre. The plan aims to promote the town's role as a marine-based tourism and employment location.



*....a primary urban economic and social centre on the remote Beara Peninsula....*

### **Population Growth**

**7.1.2** The 1996 census recorded a population of 926 persons, equivalent to 306 households in the town of Castletownbere. By the year 2000, it is estimated that this had grown to a population of 950 persons, equivalent to 340 households. According to the forecasts and strategy in this plan, the town could grow by 60 households by the year 2011.

**7.1.3** This would bring the 2011 population to around 1000 in approximately 400 households.

**7.1.4** The North and West Cork Strategic Plan suggests that towns like Castletownbere may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 70 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**7.1.5** Castletownbere is the primary urban economic and social centre on the remote Beara Peninsula. The fishing industry underpins the economic life of the town and it is therefore important that it can achieve reasonable freedom to grow and expand.

**7.1.6** The town is also set in a dramatic and largely unspoilt landscape that is an important asset for the development of secondary, tourist based, economic activity.

**7.1.7** Throughout the town as a whole, there are 19 buildings or other structures entered in the initial Record of Protected Structures.

**7.1.8** Ample and good quality drinking water is supplied from Lake Glenbeg. Some water mains are in poor condition and require replacement and a treatment plant upgrade is required.

**7.1.9** Waste water from the town is only subject to primary treatment at present. The opportunity to provide secondary treatment by combining resources with the Department of Communications, Marine & Natural Resources on Dinish Island needs investigation. Some parts of the existing development in the town are not served by the sewer network and extensions are required. Some areas will require pumping or on site treatment.

**7.1.10** Generally, surface water is disposed to a combined network. This causes problems at times of peak rainfall. Some surface water runs into stone culverts that serve parts of the town while others drain directly to the sea or streams. Separation of foul and storm sewers will be required for the new sewerage scheme. Any new development will require separate storm and foul sewers.

**7.1.11** There is only one principal road running east-west through the town, giving rise to certain traffic circulation and parking problems. A preliminary indicative route for a future relief road to the north of the town centre has been identified in this plan. There is also a need to identify a new car park location and to provide public lighting and footpaths in a number of locations.

### ***Problems & Opportunities***

**7.1.12** Even though the town plays an important role as a tourism hub for the Beara peninsula, Castletownbere is in need of additional high quality tourism accommodation. This would include hotel accommodation (with associated facilities e.g. leisure centre etc.) as well as a range of self-catering enterprises, hostels etc. Such uses will be accommodated within the town at appropriate locations in such a way as to support the general economic vitality of the town. Tourism accommodation proposals could be located on residential lands (at an appropriate scale) but care should be taken to ensure that this does not hinder the provision of dwellings for permanent occupation within the town or the residential amenity of existing dwellings.

**7.1.13** The principal issues for Castletownbere include improving the social, cultural, commercial, community and civic functions of the town.

## **7.2 Overall Zoning Approach: Castletownbere**

**7.2.1** A new development boundary has been proposed for Castletownbere. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes some areas of either established or proposed open space that form part of the structure of the town

**7.2.2** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**7.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 7.3 Specific Zoning Objectives: Castletownbere

### *Residential Areas*

**7.3.1** For topographical and accessibility reasons, land has been zoned for new residential development to the north-east and south-west of the town. Revised proposals for a relief road to the north of the town centre (which are indicated in a preliminary way in this plan) may in the longer term open up the potential for some additional suitable residential land with pedestrian links through to the town centre/main street.

**7.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Castletownbere, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**7.3.3** The specific residential zoning objectives for Castletownbere are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**CASTLETOWNBERE**  
**Zoning Map 7**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, at net density of no greater than 10 dwellings per hectare, with opportunity for individual sites, subject to no buildings being sited on the more elevated parts of the lands, provision of adequate road access for in-depth development and a link to adjoining residential site (R-02).	8.8
R-02	Medium density residential development, country lane layout including provision for access road.	11.6
R-03	Low density residential development.	0.6
R-04	Low density residential development.	0.1

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-05	Medium density residential development.	0.5
R-06	Medium density residential development including provision for access road.	3.1
R-07	Medium density residential development including provision for access road.	3.7
R-08	Medium density residential development including provision for access road.	8.3

**Objectives:**

**Residential: Castletownbere**

*continued*

**Industry and Enterprise**

**7.3.4** The specific industry and enterprise zoning objective for Castletownbere is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Small to medium industrial units.	21.4

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
CASTLETOWNBERE**

**Zoning Map 7**

**Open Space, Sports, Recreation and Amenity**

**7.3.5** Some areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**7.3.6** The specific open space, sports, recreation and amenity zoning objectives for Castletownbere are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain generally open in character, with limited potential on the south western part of the	4.6

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
CASTLETOWNBERE**

**Zoning Map 7**

**Objectives:****Open Space, Sports,  
Recreation and Amenity:  
Castletownbere***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
	lands for residential development on a small scale subject to an overall layout scheme including provision for a footpath or road link between the two roads.	
O-02	Passive open space: Retain openness, trees and parkland quality.	1.1
O-03	Passive Open Space contributing to character and amenity of the town. Protect trees and view across the site and cove.	0.6
O-04	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.4

**Utilities and Infrastructure**

**7.3.7** The specific utilities and infrastructure objectives for Castletownbere are set out in the following table:

**Objectives:****UTILITIES AND  
INFRASTRUCTURE:  
CASTLETOWNBERE****Zoning Map 7**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Proposed road realignment to improve entrance to town.	-
U-03	Proposed future relief road to the north of the town centre.	-
U-04	Local access road.	-
U-05	Local access road.	-
U-06	Local access road.	-





# Settlement 8

## Charleville



### 8.1 Charleville in Context

### 8.2 Overall Zoning Approach

### 8.3 Specific Zoning Objectives

Located close to the county boundary, Charleville is set in generally level landscape. The excellent agricultural land in the hinterland of the town has facilitated and encouraged the food based industries now established there.

Charleville is a county town which acts as a growth / development centre for its rural hinterland both in counties Cork and Limerick.

The overall strategy aims to promote its potential as an important employment, commercial and industrial location and its strategic road and rail connections.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 8 in Volume 4.



## 8.1 Charleville in Context

**8.1.1** In the overall strategy of this plan, Charleville is designated as a county town. The strategic aims for Charleville are to encourage the promotion of its potential as an important employment, commercial and industrial location and its strategic road and rail connections.

### *Population Growth*

**8.1.2** The 1996 census recorded a population of 2,667 persons, equivalent to 903 households, in the town of Charleville. By the year 2000, it is estimated that this had grown to a population of 3,020 persons, equivalent to 1,020 households. According to the forecasts and strategy in this plan, the town could grow by 210 households by the year 2011.

**8.1.3** This would bring the 2011 population to around 3,210 persons in approximately 1,230 households.

**8.1.4** The North and West Cork Strategic Plan suggests that towns like Charleville may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 150 households (in addition to the figures set out above) by 2011 and this has been reflected the zoning provisions of the plan.

### *Key Planning Considerations*

**8.1.5** Charleville is located in generally low-lying, gently undulating area close to the northern boundary of the county. The town has become a significant centre for the food processing industry.

**8.1.6** The N20 Cork – Limerick national route passes through the town centre causing considerable congestion and poor environmental conditions. The town is served by a station on the Cork – Dublin railway line located about 1 km south east of the town centre.

**8.1.7** Throughout the town as a whole, there are 58 buildings or other structures entered in the initial Record of Protected Structures.

**8.1.8** The water supply scheme has adequate source capacity to serve the development envisaged. Any large industrial development may require upgrading of pumps.

**8.1.9** The sewerage scheme has adequate capacity for the predicted population increase. The large areas to be zoned for industry may require the upgrading of the treatment plant depending on the type of industry.

**8.1.10** The sewers are combined sewers and are at capacity in some



*...greater provision of off-street parking would improve the amenities of the main street ...*

areas at times of heavy rainfall. Separation of storm and foul sewers is required in parts of the town.

**8.1.11** Route corridors have been developed for the N20 between Boherarash Cross, just north of Twopothouse to the southern end of the Croom Bypass including the bypass of Charleville. A preferred route will be established following further engineering and environmental studies.

### ***Problems & Opportunities***

**8.1.12** In recent years Charleville has experienced some growth. The town's service and food employment base has provided a stable economic foundation. The town continues to suffer adverse effects arising from the conflict between through and local traffic. The completion of the bypass should ease this problem and make the town centre more attractive for residents and visitors alike. A reduction of on-street parking and a greater provision of off-street parking would improve the amenities of the main street and enable full appreciation and enjoyment of the rich architectural heritage of the town.

**8.1.13** Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

## **8.2 Overall Zoning Approach: Charleville**

**8.2.1** A new development boundary has been proposed for Charleville. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. Generally, provision has been made to extend existing residential and industrial areas to both the east and west of the town centre. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**8.2.2** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**8.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 8.3 Specific Zoning Objectives: Charleville

### *Residential Areas*

**8.3.1** Residential zoning is largely focused on two main parcels to the north west of the town centre. Much of this land was zoned in the 1996 County Development Plan and although concern was expressed during the preparation of this plan that there may be long-term constraints on some of these areas coming forward for development, they were, nevertheless, considered the most appropriate locations for future residential development.

**8.3.2** There is adequate serviceable land available for future requirements. The main objective will be to ensure that new residential areas are consolidated close to the centre.

**8.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. In Charleville, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**8.3.4** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**8.3.5** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses.

**8.3.6** The specific residential zoning objectives for Charleville are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	26.7
R-02	Medium density residential development to include a mix of house types and sizes.	16.7
R-03	Low density residential development to include a mix of house types and sizes.	13.9

#### Objectives:

#### RESIDENTIAL: CHARLEVILLE

#### Zoning Map 8

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-04	Medium density residential development to include a mix of house types and sizes.	9.5
R-05	Medium density residential development to include a mix of house types and sizes.	4.1
R-06	Medium density residential development to include a mix of house types and sizes.	2.5
R-07	Low density individual sites.	1.9
R-08	Medium density residential development to include a mix of house types and sizes.	7.5
R-09	Medium density residential development to include a mix of house types and sizes.	0.8

**Objectives:**

**Residential: Charleville**

*continued*

**Industry and Enterprise**

**8.3.7** Charleville's established industrial area is located to the east of the town centre. There is sufficient space available for large scale stand-alone industry. In addition the Council will explore the possibility of providing space for small to medium enterprises, start-ups, or incubator units. The location of the industrial area close to the proposed bypass and the railway line gives it a strategic locational advantage.

**8.3.8** The specific industry and enterprise zoning objectives for Charleville are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units.	3.2
I-02	Industry - suitable for large stand-alone industry.	32.6
I-03	Industry or warehousing and distribution.	29.6
I-04	Small to medium sized enterprises.	16.0

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
CHARLEVILLE**

**Zoning Map 8**

**Town Centre / Neighbourhood Centre**

**8.3.9** The main focus for retail and commercial activity in Charleville is the existing town centre area and provision has been made for a modest extension to its area.

**8.3.10** The specific town centre / neighbourhood centre zoning objective for Charleville is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	To facilitate retail expansion of the town centre and appropriate town centre uses, with provision for pedestrian access to the main street.	1.0

**Objectives:****TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
CHARLEVILLE****Zoning Map 8****Commercial Areas**

**8.3.11** In recent years a number of commercial uses have grown up in locations either on the fringe of the established town centre or alongside the N20 towards the edge of the built up area itself. By and large, these developments accommodate uses that would be inappropriate in the town centre itself.

**8.3.12** Provision has been made in the plan for two new commercial areas outside the town centre for commercial uses that are not appropriate to the town centre itself.

**8.3.13** The specific commercial zoning objectives for Charleville are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	New commercial uses subject to satisfactory layout, access and servicing provisions.	3.0
C-02	New commercial uses subject to satisfactory layout, access and servicing provisions.	2.5

**Objectives:****COMMERCIAL: CHARLEVILLE****Zoning Map 8**

**Educational, Institutional and Civic**

**8.3.14** The specific educational, institutional and civic zoning objective for Charleville is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	To allow for expansion of existing educational use on adjacent site and /or similar development.	1.0

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
CHARLEVILLE**

**Zoning Map 8**

**Open Space, Sports, Recreation and Amenity**

**8.3.15** The town is reasonably well provided for by means of the Soccer Club, the GAA, the Pitch and Putt Course, the Golf Course and the attractive town park close to the town centre.

**8.3.16** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**8.3.17** The specific objectives for open space, sports, recreation and amenity for Charleville are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. Any development on these lands must not compromise the landscape setting of the town.	20.2

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
CHARLEVILLE**

**Zoning Map 8**

**Objectives:****Open Space, Sports,  
Recreation and Amenity:  
Charleville****continued**

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	11.5
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	7.4
O-04	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	5.9
O-05	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns and should not compromise the future development of the electricity sub station.	10.9

**Utilities and Infrastructure**

**8.3.18** The specific utilities and infrastructure objectives for Charleville are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access / relief road.	-
U-02	Local access road.	-
U-03	Pedestrian walk through town park to town centre.	-

**Objectives:**  
**UTILITIES AND INFRASTRUCTURE: CHARLEVILLE**  
**Zoning Map 8**







# Settlement 9

## Clonakilty Environs



- 9.1 Clonakilty in Context
- 9.2 Overall Zoning Approach
- 9.3 Specific Zoning Objectives

**C**lonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland. It is also a significant tourist centre and has been designated under the seaside resorts scheme.

Most of Clonakilty is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The overall strategy aims to promote the settlement of Clonakilty as a key technology based employment location, consolidate its important tourism and leisure functions and maintain high quality residential amenities and facilities.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 9 in Volume 4.

## 9.1 Clonakilty in Context

**9.1.1** The majority of the built up area of Clonakilty is administered by the Clonakilty Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction.

**9.1.2** In the overall strategy of this plan Clonakilty is designated as a county town. The strategic aims for Clonakilty are to encourage its promotion as a key technology based employment location, consolidate its important tourism and leisure functions and maintain its high quality residential amenities and facilities.

### **Population Growth**

**9.1.3** The 1996 census recorded a population of 2,950 persons, equivalent to 911 households, in the town of Clonakilty (including the Town Council's area). By the year 2000, it is estimated that this had grown to a population of 3,770 persons, equivalent to 1,200 households. According to the forecasts and strategy in this plan, the town could grow by 300 households by the year 2011.

**9.1.4** This would bring the 2011 population to around 4,200 in approximately 1,510 households.

**9.1.5** The North and West Cork Strategic Plan suggests that towns like Clonakilty may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 390 households (in addition to the figures set out above) or so by 2011 and this has been reflected the zoning provisions of the plan.

### **Key Planning Considerations**

**9.1.6** A key issue facing Clonakilty is the control of flooding. The Clonakilty Development/Flood Control Study will address the expansion of the town and the control of freshwater flooding in the town. The strategies resulting from the study will ensure a sustainable context for development, conservation and renewal of the town centre.

**9.1.7** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**9.1.8** Drinking water is abstracted from the Arigideen River. There is adequate capacity for planned development subject to upgrading of pumping stations, treatment works and storage capacity. The proposed Dunmanway Regional Water Supply Scheme, phase 1, will supplement the north-western part of the Clonakilty scheme in times of peak demand.



*...maintain its high quality residential amenities and facilities.....*

**9.1.9** Waste water disposal is to a combined system with secondary treatment discharging to the estuary. The treatment plant, constructed in 1988, is presently overloaded and requires upgrading.

**9.1.10** The town is subjected to both tidal and surface water flooding. The Fealge River does not have the capacity to cater for surface water drainage from development on the western part of the town. Storm retention conditions will apply to some new developments. The Clonakilty Development/Flood Control Study will address the expansion of the town and the control of freshwater flooding in the town. The Study will propose strategies to overcome the flooding problem.

**9.1.11** The long narrow streets in the town can be a source of major traffic congestion but the new one-way system through the town has improved traffic flows and reduced the conflict between through and local traffic. There are proposals for alternative by-pass routes from the Cork Road running south crossing the estuary and joining the Skibbereen road west of the town or a northern circular route.

## **9.2 Overall Zoning Approach: Clonakilty Environs**

**9.2.1** Because the majority of the built up area of Clonakilty is within the area administered by the Town Council, land has only been zoned for development in this plan where it makes a logical adjunct to the pattern of development in their area. It is envisaged that, with a few exceptions, most of the development needs of the town will be met within their area.

**9.2.2** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 9.3 Specific Zoning Objectives: Clonakilty Environs

### *Residential Areas*

**9.3.1** Much of the land zoned for residential development in Clonakilty Environs was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. A small number of areas have been added to the existing residential areas, to round off their boundaries, mainly to the west adjacent to existing developments in the Town Council's area.

**9.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Clonakilty, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing

**9.3.3** The specific residential zoning objectives for Clonakilty Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development. Development will comprise individual houses rather than estate development.	2.2
R-02	Low density residential development, single storey dwellings.	3.3
R-03	Low density residential development.	3.8
R-04	Medium density residential development to include a mix of house types and sizes.	5.4
R-05	Medium density residential development to include a mix of house types and sizes.	11.4

#### Objectives:

#### RESIDENTIAL: CLONAKILTY ENVIRONS

#### Zoning Map 9

**Industry and Enterprise**

**9.3.4** Clonakilty’s established industrial areas are located within the Town Council boundaries. The Clonakilty Enterprise Park is located to the north of the town on the Cork road and caters for office-based industry and technology uses. With the exception of one site zoned for light industrial use adjacent to the Town Council boundary on the western side of the town, no other lands have been zoned for industrial use.

**9.3.5** The specific industry and enterprise zoning objective for Clonakilty Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Light industry.	3.2

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
CLONAKILTY ENVIRONS**

**Zoning Map 9**

**Utilities and Infrastructure**

**9.3.6** The specific utilities and infrastructure objective for Clonakilty Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Relief road.	-

**Objectives:**

**UTILITIES AND  
INFRASTRUCTURE:  
CLONAKILTY ENVIRONS**

**Zoning Map 9**





# Settlement 10

## Cobh Environs



### 10.1 Cobh in Context

### 10.2 Overall Zoning Approach

### 10.3 Specific Zoning Objectives

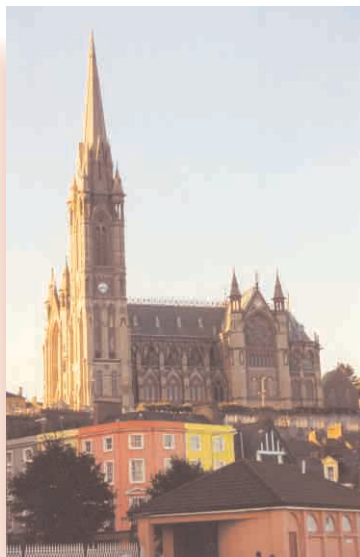
**C**obh, a satellite town, is located approximately 10 Km south east of Cork City and commands spectacular views of the western harbour. Cobh developed dramatically during the nineteenth century as a military base, a transatlantic seaport, an industrial dormitory town, and as a tourist resort. Its town centre, with its narrow steep streets and fine ornate waterfront streetscape, remains in an excellent state of preservation.

The overall strategy aims to promote the important residential opportunities based on accessibility by rail and promotion of its distinctive character and green belt / harbour setting.

Most of Cobh is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 10 in Volume 4.

## 10.1 Cobh in Context



*...the town centre and waterfront area has an architectural ambience.... of the highest quality .....*

**10.1.1** Most of the built-up area of Cobh is administered by Cobh Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**10.1.2** In the overall strategy of this plan, Cobh is designated as a satellite town. The strategic aims recognise the town's important residential development opportunities based on accessibility by rail, the promotion of its distinctive character and scenic green belt/harbour setting.

### **Population Growth**

**10.1.3** The 1996 census recorded a population of 8,459 persons, equivalent to 2,602 households, in the town of Cobh (including the Town Council's area). By the year 2000, it is estimated that this had grown to a population of 9,730, equivalent to 3,130 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 1,170 households approximately by 2011.

**10.1.4** This would bring the 2011 population of the town to around 11,570, equivalent to 4,380 households.

**10.1.5** The Cork Area Strategic Plan suggests that towns like Cobh may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 625 households (in addition to the figures set out above) or so by 2011 and this has been reflected the zoning provisions of the plan.

### **Key Planning Considerations**

**10.1.6** Cobh is the largest of a group of towns that developed as 19th century port towns around Cork Harbour. The town centre and waterfront area has an architectural ambience and environmental quality of the highest quality but there are problems of congestion arising in part from both the difficult topography and the historic street layout. The areas most sensitive to new development are those overlooking the harbour itself.

**10.1.7** A frequent rail service operates from Cork to Cobh serving a total of five intermediate stations. In addition, there is a long-standing proposal to develop a further station in the Cobh area at Ballynoe, close to new residential areas and the vehicle ferry to Glenbrook.

**10.1.8** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**10.1.9** Drinking water is supplied from the waterworks at Tibbotstown and is also supplemented by the Cork Harbour and City Water Supply

and Glashaboy Schemes. Pressure problems have been resolved through the construction of a 2000m<sup>3</sup> reservoir on Ballard hill. With planned improvements, supplies are considered adequate for proposed future developments.

**10.1.10** There is no waste water treatment plant serving the town and existing sewers discharge to the harbour via a number of outfalls. The existing combined network is at full capacity in some locations and does not serve all the existing zoned lands. The provision of a new treatment plant is in the planning stage as part of the Lower Harbour Towns scheme.

**10.1.11** Surface water is disposed of to a combined system that causes overflowing during heavy rainfall periods. The proposed sewerage scheme will ensure the separation of the foul and storm water drainage.

**10.1.12** Road access to the town requires upgrading. In particular, the R624 has poor alignment and capacity problems. There is a need for continued upgrading of the existing road network within the town and consideration should be given to the possibility of new roads linking east to west and connecting any new developments to appropriate railway stations. In addition, the Cork Area Strategic Plan recommends that an integrated local transport plan should also be prepared.

### ***Problems & Opportunities***

**10.1.13** There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the county area. To the north of the town a valley runs east – west from Cuskinney to Ballynoe. This represents the most appropriate area for new development because it is well hidden from the more prominent areas that overlook the harbour itself.

**10.1.14** There has been considerable pressure, because of congestion and the lack of development opportunities, for some retail activities to relocate from the town centre to this area on the northern edge of the town. On a large scale, such edge of town developments could seriously undermine the vitality of the town centre itself. A more balanced approach would be to make some provision at the edge of the town for the relocation of those uses that attract large volumes of commercial vehicles to the town centre or have a reasonable requirement for forms of building that cannot be successfully accommodated in the town centre.

**10.1.15** Although substantial areas of new residential development have occurred in Cobh over recent years, uncertainty over the future of important local industry (Haulbowline steel works, Marino Point fertiliser plant and Rushbrooke docks) may have adversely affected the town's potential. Two of these major industrial undertakings have now closed thereby bringing some of the uncertainty, with which they were associated, to an end. It may be appropriate for the proposed Local Area Plan for the Midleton Electoral Area to determine redevelopment strategies for these areas.



## 10.2 Overall Zoning Approach: Cobh Environs

**10.2.1** A new development boundary has been proposed for Cobh Environs. It includes the area where new development is proposed to the north of the towns existing built up area.

**10.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 10.3 Specific Zoning Objectives: Cobh Environs

### *Residential Areas*

**10.3.1** Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development. So far as the large areas of relatively new zoning to the north of the town are concerned, these were only zoned for the first time the 1999 Variation to the 1996 County Development Plan and significant infrastructure works are necessary before development can commence. Substantial new areas have been added to accommodate the scale of growth envisaged in the Cork Area Strategic Plan.

**10.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Cobh, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**10.3.3** The specific residential zoning objectives for Cobh Environs are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**COBH ENVIRONS**  
**Zoning Map 10**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	High density residential development including the provision of car parking for the proposed new railway station. Only development of high quality design and environmental standards will be permitted on this site that adjoins the cross-river ferry and forms an attractive gateway to the town.	0.9

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-02	Medium density residential development to include a mix of house types and sizes.	6.0
R-03	Medium density residential development to include a mix of house types and sizes.	13.4
R-04	Medium density in-depth residential development.	2.9
R-05	Medium density in-depth residential development.	4.7
R-06	Medium density in-depth residential development.	2.9
R-07	Medium density in-depth residential development.	2.9
R-08	Medium density residential development.	1.2
R-09	Medium density residential development to include a mix of house types and sizes with provision for nursing home.	11.5
R-10	Medium density residential development to include a mix of house types and sizes.	8.8
R-11	Medium density residential development to include a mix of house types and sizes with provision for nursing home.	17.8
R-12	Medium density residential development to include a mix of house types and sizes and to include the provision of a sports pitch.	13.7
R-13	Medium density residential development (duplex or apartments).	1.6
R-14	Medium density residential development to include a mix of house types and sizes.	8.5
R-15	Medium density residential development to include a mix of house types and sizes with provision for nursing home.	8.1
R-16	Medium density residential development to include a mix of house types and sizes, with 20 metre tree planted buffer along the northern site boundary.	4.4

**Objectives:**

**Residential:  
Cobh Environs**

***continued***

**Industry and Enterprise**

**10.3.4** Industrial and enterprise activity in the town has diminished recently with the closure of both the steel and fertiliser plants. A variety of smaller industrial undertakings have grown up in redundant buildings formerly associated with Rushbrooke docks. This plan has identified a new site to the north of the town where purpose built accommodation for small and medium sized undertakings can be developed.

**10.3.5** The specific industry and enterprise objectives for Cobh Environs are set out in the following table:

**Objectives:**  
**INDUSTRY AND ENTERPRISE:**  
**COBH ENVIRONS**

**Zoning Map 10**

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Estate sized development for small to medium light industrial units.	11.4

**Commercial Areas**

**10.3.6** The town centre is considered to be the appropriate location for retail and commercial development in Cobh during the life of this plan. However, provision for a new supermarket has been made on a site, formerly zoned for industry, a short distance to the north of the town in order to relieve some of the traffic congestion and because a suitable site for a modern supermarket was unlikely to become available in the town centre.

**10.3.7** In order to make the best use of the site and to provide some potential for commercial development that would not be appropriate in the town centre, the site has been designated for commercial uses with the provision for a retail supermarket as an exception to the pattern of uses normally encouraged in these areas.

**10.3.8** The specific commercial zoning objectives for Cobh are set out in the following table:

**Objectives:**  
**COMMERCIAL:**  
**COBH ENVIRONS**

**Zoning Map 10**

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Commercial development including provision for a retail supermarket selling convenience goods (primarily food), associated car parking and delivery vehicle facilities.	5.2

**Educational, Institutional and Civic Areas**

**10.3.9** The specific educational, institutional and civic objective for Cobh Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Extension to cemetery.	1.2

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
COBH ENVIRONS**

**Zoning Map 10**

**Open Space, Sports, Recreation and Amenity**

**10.3.10** The principal providers of sports open space in Cobh are the GAA, Soccer, Rugby and Golf Clubs, and the various secondary schools. With the harbour constraining the southern and western edges of the town, it is essential to maintain and expand on the provision of open space for additional sporting and recreational uses close to the main residential areas.

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space with public access primarily for informal recreation but provision could also be made for a car park (including ancillary roads) to serve a covered walkway to Rushbrooke Station.	14.4
O-02	Open space.	1.0
O-03	Open space and amenity area.	1.2

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
COBH ENVIRONS**

**Zoning Map 10**

**Utilities and Infrastructure**

**10.3.11** The provision for a new railway station at Ballynoe was made in the 1996 County Development Plan. This is considered the most advantageous location for this important development because of its location near the ferry to Glenbrook and on the principal east – west route serving the main area where new residential development is proposed.

**10.3.12** The specific utilities and infrastructure objectives for Cobh Environs are set out in the following table:

<p><b>Objectives:</b></p> <p><b>UTILITIES AND INFRASTRUCTURE: COBH ENVIRONS</b></p> <p><b>Zoning Map 10</b></p>	Objective No	Specific Zoning Objective	Approx Area (Ha)
	U-01	New railway station including park and ride facilities.	-
	U-02	Provide circular pedestrian walkway through new housing developments and open space and amenity areas.	-





# Settlement 11

## Cork City North Environs



### 11.1 Cork City North Environs in Context

### 11.2 Overall Zoning Approach

### 11.3 Specific Zoning Objectives

**T**he North Environs refer to the northern suburbs of Cork City which lie outside the Cork City Council area and include areas like Lota, Ballyvolane, Dublin Hill, Kilbarry and parts of Knocknaheeny and Hollyhill. These areas have a distinctive green belt setting on the edge of the city.

The overall strategy aims for consolidation of the northern suburbs, promotion of residential, community and recreational facilities and targeted expansion of residential areas subject to identification of a suitable route for the north ring road.

The possibility of any development along the railway line corridor will be determined by the results of a special Rail Study into the Blarney to Midleton rail catchment area to be carried out in accordance with the recommendations of the Cork Area Strategic Plan.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 11 in Volume 4.

## 11.1 Cork City – North Environs in Context



*...the promotion of residential, community and recreational facilities and the targeted expansion of residential areas.....*

**11.1.1** This chapter concerns the northern suburbs of the City of Cork that lie outside the area administered by the City Council. The City Council is a separate planning authority and prepares its own development plan. This is currently under review and it is anticipated that a new draft plan is to be published in February 2003.

**11.1.2** Cork City is the social, economic and educational focus for the region. The strategic aims for the North Environs are seek the consolidation of the northern suburbs and the promotion of residential, community and recreational facilities and the targeted expansion of residential areas subject to the identification of a suitable route for a northern ring road.

### **Population Growth**

**11.1.3** In the year 2000, the population of the North Environs of the city was estimated to be 3,180 persons, equivalent to 940 households. According to the strategy and forecast of this plan, the city's North Environs will accommodate growth of 310 households approximately by 2011.

**11.1.4** This would bring the 2011 population of the area to around 3,710, equivalent to 1,250 households.

**11.1.5** The Cork Area Strategic Plan suggests that Cork City's North Environs may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 190 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**11.1.6** The northern periphery of the city is located in a hilly area incised by often steeply sloping valley sides. In the past, it has tended to be a less popular location for development than the lower lying, gently undulating land on which the southern suburbs of the city are largely built.

**11.1.7** The city's North Environs are served by drinking water from the treatment works at Inniscarra. This plant has only limited spare capacity and will require upgrading to accommodate the level of planned development within the area it serves.

**11.1.8** Waste water treatment facilities will shortly be available at Carrigrennan, Little Island.

**11.1.9** As part of future development it is proposed to construct a new North Ring Route which would initially link the N20 (Limerick Road) to the N22 (Killarney Road) and eventually extend to the N8 (Dublin Road). Until greater detail of the proposed alignment of this road is known, it would be premature to make any large-scale provision for new development on the northern periphery of the built up area.

### ***Problems & Opportunities***

**11.1.10** In recent years, the general pace of development in the city's North Environs has been less than that in the South Environs. Where residential development is concerned, there is a greater proportion of social housing than in other parts of the city.

**11.1.11** The Cork Area Strategic plan seeks to redress these imbalances to rebalance the city socially, economically and spatially and to ensure that the best use is made of existing and proposed infrastructure.

**11.1.12** Ballyvolane is an area that has the potential to accommodate new residential development in the future. The zoning of appropriate lands will have to take account of the topography, protection of the strategic green belt between the city and Glanmire and the proposed North Ring Route, the preferred corridor for which will be selected within the next 12 to 18 months. This will be addressed further in the progress report to be prepared two years after this plan comes into force.

**11.1.13** Important issues for the North Environs include the maintenance of the green belt, the Cork Area Strategic Plan, new public transport initiatives including proposed rail stations, and the proposed northern ring route.

## **11.2 Overall Zoning Approach: Cork City - North Environs**

**11.2.1** A new development boundary has been proposed for the North Environs of the city. It is, generally, tightly drawn, ensuring a clear separation of the neighbouring settlements, particularly Blarney to the north and Glanmire to the east. To the south and east, it is formed by the boundary with the City Council.

**11.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.



## 11.3 Specific Zoning Objectives: Cork City – North Environs

### Residential Areas

**11.3.1** A total of seven areas have been designated for new residential development in this plan. This relatively cautious approach has been taken at this stage because of uncertainties over the route of the proposed North Ring Road.

**11.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In the city's North Environs, because of the high proportion of social housing that already exists in the area, the housing strategy allows the proportion of the reserved land that will be for social or affordable housing to be determined by the development plan. In the interests of enhanced social integration, the specific objectives for new residential development in this plan require that all the reserved land be used for the provision of affordable housing only.

**11.3.3** The specific residential zoning objectives for the Cork City – North Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development. The reserved lands on this site shall be reserved for affordable housing only.	7.0
R-02	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	11.1
R-03	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.1
R-04	Medium density residential development, including provision for a primary school. The reserved lands on this site shall be reserved for affordable housing only.	5.6
R-05	Medium density residential development (apartments or duplexes). The reserved lands on this site shall be reserved for affordable housing only.	4.4
R-06	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	4.2

#### Objectives:

#### RESIDENTIAL: CORK CITY NORTH ENVIRONS

#### Zoning Map 11

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-07	Medium density residential development. The reserved lands on this site shall be reserved for affordable housing only.	5.6

**Objectives:**

**Residential: Cork City  
North Environs**

**continued**

**Industry and Enterprise**

**11.3.4** Four areas have been set aside for industry and enterprise development. Generally, these areas are either extensions to existing established areas or are well located in relation to the road network.

**11.3.5** The specific industrial and enterprise objectives for Cork City – North Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units.	3.8
I-02	Warehousing and distribution.	6.6
I-03	Warehousing and distribution.	2.2
I-04	Industry. A portion of the site may be reserved for office based industry subject to adequate separation from industrial zone and acceptable mobility plan.	31.5

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
CORK CITY  
NORTH ENVIRONS**

**Zoning Map 11**

**Open Space, Sports, Recreation and Amenity**

**11.3.6** The principal proposal for new development in this category is based in the area north of the city near Knocknaheeny. During the preparation of this plan, interested groups engaged in a significant debate as to the appropriate form of development for this area. The City Council proposed a Regional Park the main element of which would be a complex of additional sports pitches and changing facilities on the most level area of land. Significant numbers of private individuals made submissions favouring further housing development, particularly housing for owner-occupation.

**11.3.7** Part of the area concerned is sensitive to longer distance views

toward the city from the rural area to the north. However, some parcels of land were considered capable of accommodating housing development without impinging on these views. In view of the recognised need to redress imbalances in the housing stock and because additional residential development could improve the extent to which new open space was integrated within the community as a whole, it was considered appropriate to provide for a mix of new residential development and a regional park.

**11.3.8** A substantial area has been set aside for the proposed regional park. This area not only includes a significant area that is generally level and suitable for playing pitches but also includes an extensive steeply sloping area more suited to informal recreation. It is considered that the inclusion of this larger area in the plan will encourage the development of a regional park that will provide a broader range of facilities and contribute to an improvement in the range of recreational facilities available to a wide area of Metropolitan Cork.

**11.3.9** The specific open space, sports, recreation and amenity objectives for Cork City North Environs are set out in the following table:

**Objectives:**  
**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
CORK CITY NORTH ENVIRONS**  
**Zoning Map 11**

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space for public recreation including the provision of playing pitches, amenity walks, pitch and putt course, children's playground, open parkland and areas of urban forestry.	111.0
O-02	Active open space including the provision of playing pitches.	15.3
O-03	Active open space for public recreation including the provision of playing pitches.	4.1
O-04	Active open space for public recreation including the provision of pedestrian walks and play areas.	3.9
O-05	Active open space for public recreation including the provision of pedestrian walks and play areas.	4.8
O-06	Passive open space that fulfils an important function in providing a strategic gap between the city boundary and Glanmire and an open landscaped setting to the buildings within it and to the entrance to the city. Subject to normal proper planning considerations, it is not the intention of this objective to unreasonably restrict the continued operation, intensification or expansion of established institutional or commercial uses.	22.4

**Utilities and Infrastructure**

**11.3.10** The specific utilities and infrastructure objectives for Cork City - North Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Pedestrian walk with access through proposed North Western Regional Park and connection to Glenamought River Valley.	-
U-02	Linear pedestrian route along stream bank connecting open space and amenity areas O-04 and O-05.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE:  
CORK CITY  
NORTH ENVIRONS**

**Zoning Map 11**





# Settlement 12

## Cork City South Environs



### 12.1 Cork City South Environs in Context

### 12.2 Overall Zoning Approach

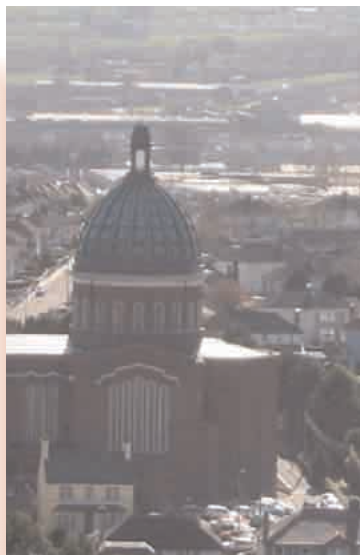
### 12.3 Specific Zoning Objectives

**T**he South Environs refer to the southern suburbs of Cork City which lie outside the City Council area. These include areas such as Doughcloyne, Togher, Frankfield, Grange, Donnybrook, Douglas, Maryborough and Rochestown.

The overall strategy aims to consolidate the southern suburbs, promote the suburban centres as important locations for residential and community facilities and to ensure a clear demarcation of the inner green belt boundary.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 12 in Volume 4.

## 12.1 Cork City – South Environs in Context



*....the promotion of residential, community and recreational facilities and the clear demarcation of the inner green belt boundary.....*

**12.1.1** This chapter concerns the southern suburbs of the City of Cork that lie outside the area administered by the City Council. The City Council is a separate planning authority and prepares its own development plan. This is currently under review and it is anticipated that a new draft plan is to be published in February 2003.

**12.1.2** Cork City is the social, economic and educational focus for the region. The strategic aims for the South Environs seek the consolidation of the southern suburbs and the promotion of residential, community and recreational facilities and the clear demarcation of the inner green belt boundary.

### **Population Growth**

**12.1.3** In the year 2000, the population of the Cork City's South Environs was estimated to be 24,890 persons, equivalent to 7,600 households. According to the forecasts and strategy of this plan, the area will accommodate growth of 2,160 households approximately by 2011.

**12.1.4** This would bring the 2011 population of the area to around 28,530, equivalent to 9,760 households.

### **Key Planning Considerations**

**12.1.5** The southern periphery of the city is located on the southern edge of the River Lee valley partly on low lying gently undulating land and partly on the more steeply rising slopes of the valley side. In the past, it has tended to be a more popular location for development than the more hilly land on which the northern suburbs of the city are largely built.

**12.1.6** The South Environs of the city include Douglas Village, an important suburban centre for shopping, employment and leisure activities that has grown from its origin as a small village outside the city boundary. It has been granted an Architectural Conservation Area designation to preserve and enhance the architectural and historical importance of the area against the pressures for change arising from its suburban location. The village stems from a strong milling history, as is evident through its mills and associated cottages. It is dissected by a large green area, which includes the area's two churches, and is particularly picturesque.

**12.1.7** Good communications, proximity to the city, an attractive environment and the availability of good building land have made Douglas and the adjoining suburbs of Rochestown and Grange, the focus of significant pressure for new residential development over a

considerable number of years. Despite significant public investment in road based transport infrastructure, the area continues to suffer from serious traffic congestion.

**12.1.8** To the south west of the city, the Bishopstown area faces similar pressures. The strategic Green Belt gap separating the city from the satellite town of Ballincollig is particularly vulnerable.

**12.1.9** Although there has been substantial new development in this area in recent years, the open and wooded character of the valley sides has been successfully retained and makes an important contribution to the setting and character of the city as a whole.

**12.1.10** Cork Airport, located in the green belt, is served by a relatively fast and efficient road access to the city. It is a key gateway to the south of Ireland for all economic sectors. This plan recognises its essential role in the economic and social development of the sub region.

**12.1.11** Throughout the city's South Environs as a whole, there are 26 buildings or other structures entered in the initial Record of Protected Structures.

**12.1.12** The city's South Environs are served by drinking water from the treatment works at Inniscarra. This plant has only limited spare capacity and will require upgrading to accommodate the level of planned development within the area it serves.

**12.1.13** Some areas are outside the design catchment for the Tramore Valley Sewerage Scheme and other areas will require extensions to the existing sewer network.

**12.1.14** Surface water generally discharges to one of a number of local watercourses that feed in to the Tramore River. At times of heavy rainfall, the extent of development in recent years has sometimes led to floods occurring where flows have exceeded the capacity of this river system. Future development proposals will require detailed analysis to ensure that the rate and volume of projected surface water discharge is within the capacity of the receiving system.

**12.1.15** As part of the future development of the N25 (South Ring Road), it is proposed that the Kinsale Road Roundabout, Sarsfield Road Roundabout and the Bandon Road Roundabout be upgraded to grade separated junctions.

**12.1.16** It is also proposed to widen the South Ring Road to three lanes in either direction between the Kinsale Road Roundabout and the Sarsfield Road Roundabout and between Mahon, Bloomfield and Douglas interchanges.

**12.1.17** As part of the future development of the N27 (Airport Road), it is proposed to upgrade this road to dual carriageway standard with grade separated junctions and incorporating bus lanes.

**12.1.18** As part of the future development of the N71 (Bandon Road) National Secondary Road, it is proposed to upgrade it to dual carriageway standard on its southern approach to the N25 (South Ring) Bandon Road Roundabout.

**12.1.19** In addition, the Douglas Traffic Study, which the Council has adopted is currently being implemented and included in this programme of works is the objective to upgrade the "Board of Works" road at Ballinimlagh.

### ***Problems & Opportunities***

**12.1.20** The need to encourage more sustainable commuting patterns will require some degree of moderation in the rate of development in the city's southern suburbs. Whilst there is a need to make the best use of available land, this should be balanced against the need to prevent further congestion and protect the attractive setting to the city as a whole.

**12.1.21** Planned improvements to road junction capacity will bring a degree of alleviation to the general extent of congestion.

## **12.2 Overall Zoning Approach: Cork City - South Environs**

**12.2.1** A new development boundary has been proposed for the South Environs of the city. It is, generally, tightly drawn, ensuring a clear separation from neighbouring settlements, particularly Passage West to the east, Carrigaline to the south and Ballincollig to the west. To the north it is formed by the boundary with the City Council.

**12.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.



## 12.3 Specific Zoning Objectives: Cork City – South Environs

### Residential Areas

**12.3.1** Residential zonings in the South Environs are a mix of densities in a varied distribution of sites adjacent to existing developments or in other serviced areas.

**12.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Cork City – South Environs, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**12.3.3** The specific residential zoning objectives for the Cork City – South Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes. A tree planted buffer, minimum 20 metres wide shall be provided along the boundaries of the site. Open space and recreation facilities including playing pitches to be provided on O-01 as part of the development of R-01.	15.0
R-02	Medium density residential development, estate type layout.	3.4
R-03	Medium density residential development estate type layout.	8.3
R-04	Medium density residential with provision for a minimum 20 metres wide tree planted buffer along the southern boundary of the site to establish a definite limit to further development in this area.	5.6
R-05	Medium density residential development.	15.0
R-06	Medium density residential development, estate type layout.	4.5
R-07	Medium density residential development, estate type layout with provision for nursing home.	4.1
R-08	High density residential development, (apartments / duplexes).	0.5

### Objectives:

#### RESIDENTIAL: CORK CITY SOUTH ENVIRONS

#### Zoning Map 12

**Objectives:****Residential: Cork City  
South Environs***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-09	Medium density residential development, estate type layout.	3.3
R-10	High density residential development.	0.5
R-11	High density residential development (apartments or duplexes).	1.1
R-12	High density residential development (apartments).	0.9
R-13	Medium density residential development, estate type layout.	17.2
R-14	Medium density residential development to include a mix of houses types.	23.2
R-15	Medium density residential development to include a mix of houses types with lower densities on southern part of site.	12.4
R-16	Low density residential development.	2.5
R-17	Medium density residential development including a nursing home and the provision of an off ramp from the Sli Carrighoun subject to National Roads Authority approval.	21.7
R-18	Medium density residential development, estate type layout.	3.8
R-19	Medium density residential development including detailed landscaping proposals.	2.5

### ***Industry and Enterprise***

The main established industrial areas are located in Togher/Pouladuff. It is proposed to provide some additional industrial zoning in this area. An extension to the Airport Business Park is proposed which is contiguous with the existing area and services.

**12.3.4** The specific industry and enterprise objectives for Cork City – South Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Office based industry or warehousing to include park and ride facility. Any development on this site will provide adequate buffer planting to established residential areas and appropriate disposal of surface water run-off.	9.0
I-02	Industrial estate development suitable for small to medium sized industrial units.	1.5
I-03	Industrial estate development suitable for small to medium sized industrial units.	2.4
I-04	Office based industry, including internationally traded services, administration headquarters and airport related uses compatible with the uses in the existing business park. The development will be sited in a high quality landscaped setting including adequate tree planted buffer zones to the site boundaries and to the residential area immediately to the east to the site.	8.6

#### **Objectives:**

**INDUSTRY AND ENTERPRISE:  
CORK CITY  
SOUTH ENVIRONS**

**Zoning Map 12**

### ***Educational, Institutional and Civic***

**12.3.5** The specific educational, institutional and civic objective for Cork City - South Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision of new cemetery in Chetwynd townland.	7.6

#### **Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
CORK CITY  
SOUTH ENVIRONS**

**Zoning Map 12**

**Open Space, Sports, Recreation and Amenity**

**12.3.6** The specific open space, sports, recreation and amenity objectives for Cork City South Environs are set out in the following table:

<b>Objectives:</b>	<b>Objective No</b>	<b>Specific Zoning Objective</b>	<b>Approx Area (Ha)</b>
<p style="text-align: center;"><b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: CORK CITY SOUTH ENVIRONS</b></p> <p style="text-align: center;"><b>Zoning Map 12</b></p>	O-01	Open space, recreation and amenity provision including playing pitches to be provided as part of the development of R-01.	5.2
	O-02	Active open space for public recreation including the provision of playing pitches.	2.5
	O-03	Passive open space. This prominent slope makes a significant contribution to the setting of the city and the south environs in particular. The lands have certain potential to accommodate a school (primary/post primary) on the northern portion of the site with comprehensive landscaping and strategic planting on the southernmost parts of the site. Development of the site for a school will be dependant on a satisfactory, agreed solution to the surface water drainage problems in the area and a detailed landscaping proposal to reduce the visual impact of the development and to provide a strategic tree planted buffer to the southern boundary of the site which will act as a definite barrier to further encroachment into the green belt in the future.	7.7
	O-04	Active open space for public recreation including the provision of playing pitches.	5.7
	O-05	Active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the City Council's Area.	33.7
	O-06	Active open space. This area includes prominent wooded slopes that make a significant contribution to the visual setting of Cork City and Douglas Village and there is a general presumption against development here. The area also includes a building of national architectural and historic importance, Vernon Mount, and its grounds. Consideration may be given to development proposals comprising a comprehensive scheme for the future conservation and management of the house and grounds. Such a scheme may	41.2

Objective No	Specific Zoning Objective	Approx Area (Ha)
	involve the sensitive conversion (with a minimum of associated new building) of Vernon Mount to other appropriate uses including possibly an hotel, corporate headquarters or a conference or leisure centre.	
O-07	Active open space to provide for public recreation and playing pitches.	4.9
O-08	Active open space to provide for informal public recreation including amenity walks and urban forestry.	8.1
O-09	Active open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream.	6.1
O-10	Active open space including the provision of playing pitches and a pedestrian walk.	4.8
O-11	Active open space for informal public recreation.	0.4
O-12	Active open space for informal public recreation to be landscaped and planted.	9.3
O-13	Active open space for public recreation including the provision of a playing pitch, pedestrian walk, tree planting and protection of the stream.	28.5

**Objectives:**

**Open Space, Sports, Recreation and Amenity:  
Cork City South Environs**

*continued*

**Utilities and Infrastructure**

**12.3.7** The specific utilities and infrastructure objectives for Cork City - South Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed Ballincollig Bypass.	-
U-02	Provision for distributor road.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE:  
CORK CITY SOUTH ENVIRONS**

**Zoning Map 12**

<b>Objectives:</b>	<b>Objective No</b>	<b>Specific Zoning Objective</b>	<b>Approx Area (Ha)</b>
<b>Utilities and Infrastructure: Cork City South Environs</b>  <i>continued</i>	U-03	Develop and maintain pedestrian walk on route of old railway line.	-
	U-04	Develop and maintain pedestrian walk from Grange road north to South Link Road and east to Douglas Village. Provide pedestrian over-bridge to connect to pedestrian walk and proposed public park on old land fill site.	-
	U-05	Provide pedestrian walk through stream valley connecting open spaces to Donnybrook.	-
	U-06	Provide pedestrian walk through stream valley to Douglas Village.	-
	U-07	Develop and maintain existing amenity walk.	-
	U-08	Provide pedestrian walk through stream valley to connect open spaces and residential areas.	-

### Special Zoning Objectives

**12.3.8** This special zoning objective has been included in order to provide for the proper development of this important area at the western edge of the city. The completion of the Ballincollig by-pass and the possible provision of an access road serving the Cork Institute of Technology create the opportunity to prepare an Action Area Plan to identify the potential for a range of additional uses associated with both CIT and UCC.

**12.3.9** The specific special zoning objectives for Cork City – South Environs are set out in the following table:

<b>Objectives:</b>	<b>Objective No</b>	<b>Specific Zoning Objective</b>	<b>Approx Area (Ha)</b>
<b>SPECIAL ZONING OBJECTIVES: CORK CITY SOUTH ENVIRONS</b>  <b>Zoning Map 12</b>	X-01	Primarily active open space, sports and recreation uses with possible provision of an access road serving the Cork Institute of Technology. Subject to a detailed Action Area Plan, the area (such as brown-field portions) has potential for a range of additional uses associated with the specific sports, educational, research and campus accommodation needs of both CIT and UCC.	46.3

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-02	Existing shopping centre	4.6
X-03	Cork International Airport	248.0

**Objectives:**

**Special Zoning objectives:  
Cork City South Environs**

***continued***





# Settlement 13

## Dunmanway



### 13.1 Dunmanway in Context

### 13.2 Overall Zoning Approach

### 13.3 Specific Zoning Objectives

**D**unmanway is a key support settlement set in the heart of West Cork.

The overall strategy aims to improve Dunmanway's important commercial, administrative and institutional functions serving a wide area and to promote its potential as a rural industrial/enterprise location.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 13 in Volume 4.



## 13.1 Dunmanway in Context

**13.1.1** In the overall strategy of this plan, Dunmanway is designated as an urban development node. The strategic aims for Dunmanway are to improve its important commercial, administrative and institutional functions that serve a wide area and to promote its potential as a rural industrial/enterprise location.



*.....strengthening the tourist industry in the town, enhancing the town's inherent natural and man-made amenities.....*

### **Population Growth**

**13.1.2** The 1996 census recorded a population of 1,427 persons, equivalent to 490 households, in the town of Dunmanway. By the year 2000, it is estimated that this had grown to a population of 1,540 persons, equivalent to 490 households. According to the forecasts and strategy in this plan, the town could grow by 180 households by the year 2011.

**13.1.3** This would bring the 2011 population to around 1,820 persons in approximately 660 households.

### **Key Planning Considerations**

**13.1.4** Dunmanway town centre is constrained by the river to the east, by steeply rising ground to the north, by the wetlands and parklands to the south, and by an elevated scenic area on the west flank of the town centre. There is some capacity to expand to the west.

**13.1.5** Throughout the town as a whole, there are 28 buildings or other structures entered in the initial Record of Protected Structures.

**13.1.6** Drinking water is abstracted from Coolhellure Lake and, although the supply is inadequate, it should cater for limited expansion to the town. A new scheme, in the planning stages, will include an upgrade to the existing treatment works and will augment the existing scheme.

**13.1.7** The waste water treatment plant, discharges to the River Bandon and is presently overloaded. The upgrading of the plant is in the planning stage.

**13.1.8** Some areas of the town have been subjected to flooding and major flood relief work has been carried out along the Bandon River. An additional major flood relief project is necessary for the improved storm-water drainage throughout the town.

**13.1.9** Improvements to the alignment of roads near the town centre could improve traffic circulation. There is a need for the construction of a foot bridge from the proposed car park to the lane leading to the square.

### ***Problems and Opportunities***

**13.1.10** Important issues facing the town include strengthening the tourist industry in the town, enhancing the town's inherent natural and man-made amenities, encouraging the employment and enterprise sector and consolidating the settlement around its existing land uses.

## **13.2 Overall Zoning Approach: Dunmanway**

**13.2.1** A new development boundary has been proposed for Dunmanway. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**13.2.2** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**13.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## **13.3 Specific Zoning Objectives: Dunmanway**

### ***Residential Areas***

**13.3.1** Much of the land zoned for residential development in Dunmanway was originally zoned in the 1996 County Development Plan but did not come forward for development during the life-time of that plan. Because of this, and in order to ensure that no shortage of developable land should arise during the life-time of this plan, many of these zonings have been continued into the current plan.

**13.3.2** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**13.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Dunmanway, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**13.3.4** The specific residential zoning objectives for Dunmanway are set out in the following table:

Objectives: <b>RESIDENTIAL: DUNMANWAY</b>  Zoning Map 13	Objective No	Specific Zoning Objective	Approx Area (Ha)
	R-01	Medium density residential development to include a mix of houses types and sizes.	6.8
	R-02	Medium density residential development to include a mix of houses types and sizes.	2.1
	R-03	Low density residential development individual sites.	2.8
	R-04	Low density residential development individual sites.	2.3
	R-05	Medium density residential development (apartments or duplexes).	0.8
	R-06	Medium density residential development to include a mix of houses types and sizes with provision for a nursing home.	2.5
	R-07	Medium density residential development, to include a mix of houses types and sizes with amenity walk along northern boundary of site. Provision for a nursing home.	2.3
	R-08	Medium density residential development to include a mix of houses types and sizes.	7.3
	R-09	Medium density residential development to include a mix of houses types and sizes.	3.3
	R-10	Medium density residential development.	1.9
	R-11	Medium density residential development to include a mix of houses types and sizes.	7.4

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-12	Medium density residential development to include a mix of houses types and sizes.	5.6
R-13	Low density residential development.	1.6

**Objectives:**

**Residential: Dunmanway**

**continued**

**Industry and Enterprise**

**13.3.5** The specific industry and enterprise zoning objective for Dunmanway is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industry suitable for a mixture of units including small to medium industrial units.	17.2

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
DUNMANWAY**

**Zoning Map 13**

**Educational, Institutional and Civic**

**13.3.6** The specific educational, institutional and civic zoning objective for Dunmanway is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision for post primary school.	5.1

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
DUNMANWAY**

**Zoning Map 13**

**Open Space, Sports, Recreation and Amenity**

The town has several attractive amenities including Dunmanway lake, playing fields and a swimming pool.

**13.3.7** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that

any development should not compromise the objective for the area as a whole.

**13.3.8** The specific open space, sport, recreation and amenity zoning objective for Dunmanway is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees, hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road past St Patrick's church. No access should be permitted from the Macroom road.	5.6
O-02	This prominent slope and ridge makes a significant contribution to the rural character of the town and the setting of St Patrick's Church.	9.9
O-03	Open space with provision for amenity walk.	9.1
O-04	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	4.0
O-05	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	12.2
O-06	The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.	2.3
O-07	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining and preserving the landmark trees as well as on-site features and field pattern(s). A design brief for individual dwellings should be part of the scheme	3.9

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATIONAL AND AMENITY:  
DUNMANWAY**

**Zoning Map 13**

Objective No	Specific Zoning Objective	Approx Area (Ha)
	along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road. Any scheme must preserve important landmark trees.	
O-08	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.9

**Objectives:**

**Open Space, Sports, Recreational and Amenity: Dunmanway**

*continued*

**Utilities and Infrastructure**

**13.3.9** The specific utilities and infrastructure zoning objectives for Dunmanway are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Local access road.	-
U-03	Provide pedestrian walkways connecting open space to the town centre and Dunmanway Lake.	-
U-04	Pedestrian walk connecting scenic landscape to town park.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: DUNMANWAY**

**Zoning Map 13**

**Special Zoning Objective**

**13.3.10** The Daughters of Charity Convent is in the process of closing. The substantial buildings and landscaped grounds that it comprises occupy a prominent position in the town. It is anticipated that this special zoning objective will encourage the emergence of proposals for an integrated mixed-use development that will utilise the potential of the existing buildings and their attractive setting.

**13.3.11** The special zoning objective for Dunmanway is set out in the following table:

**Objectives:**  
**SPECIAL ZONING OBJECTIVE:**  
**DUNMANWAY**  
**Zoning Map 13**

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	An opportunity site suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site.	3.1





# Settlement 14

## Fermoy Environs



### 14.1 Fermoy in Context

### 14.2 Overall Zoning Approach

### 14.3 Specific Zoning Objectives

**F**ermoy is located at the crossing of the Cork-Dublin National route and the Blackwater river, and functions as a ring town.

The overall strategy aims to promote Fermoy as a significant location for residential development to complement its important employment and commercial functions.

Most of Fermoy is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 14 in Volume 4.



## 14.1 Fermoy in Context

**14.1.1** Most of the built-up area of Fermoy is administered by Fermoy Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**14.1.2** In the overall strategy of this plan, Fermoy is designated as a ring town. The strategic aims are to promote the town as a significant location for residential development to compliment its important employment and commercial functions.



*The steeply sloping valley sides make an important contribution to the setting of the town.....*

### **Population Growth**

**14.1.3** The 1996 census recorded a population of 4,469 persons, equivalent to 1,460 households, in the town of Fermoy (including the Town Council's area). By the year 2000, it is estimated that this had grown to 4,860 persons, equivalent to 1,670 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 890 households approximately by 2011.

**14.1.4** This would bring the 2011 population of the town to around 6,510, equivalent to 2,560 households.

### **Key Planning Considerations**

**14.1.5** Most of the area administered by the Town Council is already developed and, therefore, a large part of the planned growth for the town will have to be accommodated within the County Council's area.

**14.1.6** The Blackwater River represents a major constraint to future growth to both the east and west of the town. Low lying land here is itself subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the west of the town, the river valley forms part of a proposed Natural Heritage Area. The steeply sloping valley sides make an important contribution to the setting of the town and are, in part, designated as Scenic Landscape. The principal roads approaching the town from the north, west and east of the town are designated as part of the county's network of Scenic Routes.

**14.1.7** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**14.1.8** The town continues to suffer adverse effects arising from the conflict between through and local traffic. There is only one bridge crossing the Blackwater River taking traffic through the town, and this suffers congestion.

**14.1.9** Drinking water is abstracted from the Blackwater River and there is adequate capacity to meet predicted growth.

**14.1.10** Proposals to upgrade the wastewater treatment plant are underway. The combined sewer network capacity is low in parts of the town and separation of storm and foul water is required.

**14.1.11** The River Blackwater has flooded the town on a number of occasions. A flood study report has been prepared.

**14.1.12** There is a proposal for the N8 Cork – Dublin road to by-pass the town to the east. This will involve the construction of a second river crossing and will substantially reduce congestion in the town centre and its approaches.

**14.1.13** The County Council in co-operation with the Town Council will encourage greater use of public transport and if necessary seek an appropriate location for a park and ride facility.

### ***Problems & Opportunities***

**14.1.14** Fermoy is an attractive, historic town with good services and a proven ability to attract modern industry. It is strategically located on the N8 Cork - Dublin road and when the proposed by-pass is completed the traffic relief to the town centre should allow many improvements.

**14.1.15** In recent years, Fermoy has experienced steady growth. Important issues for the town include the construction of the bypass and the maintenance and management of the town's amenities and heritage.

## **14.2 Overall Zoning Approach: Fermoy Environs**

**14.2.1** There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the County area.

**14.2.2** A new development boundary has been proposed for Fermoy. It is tightly drawn to both north and south, ensuring a clear separation between the urban area and the surrounding countryside.

**14.2.3** To the east, it is less restrictive, following the alignment of the proposed by pass, and a number of areas of established primarily open space have been included within it. In some cases, the specific objective for these areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**14.2.4** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent

sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 14.3 Specific Zoning Objectives: Fermoy Environs

### *Residential Areas*

**14.3.1** Eleven parcels of land for new residential development have been reserved in two main areas to the north and south of the town, respectively.

**14.3.2** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**14.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Fermoy, the strategy states that up to one quarter of that reserved land will be used for the provision of social housing.

**14.3.4** The specific residential zoning objectives for Fermoy Environs are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**FERMOY ENVIRONS**  
**Zoning Map 14**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development individual serviced sites.	6.2
R-02	Low/medium density residential development to include a mix of house types and sizes.	2.3
R-03	Medium density residential development to include a mix of house types and sizes. Provision for a nursing home.	9.1
R-04	Medium density residential development to include a mix of house types and sizes. Provide buffer tree planting minimum 20 metres wide to eastern boundary of site.	25.4

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-05	Medium density residential development to include a mix of house types and sizes. Provide buffer tree planting minimum 20 metres wide to eastern boundary of site.	6.2
R-06	Medium density residential development to include a mix of house types and sizes.	2.8
R-07	Medium density residential development to include a mix of house types and sizes.	2.6
R-08	Medium density residential development to include a mix of house types and sizes.	9.0
R-09	Medium density residential development to include a mix of house types and sizes.	4.0
R-10	Medium density residential development to include a mix of house types and sizes. Development shall include a creche, medical centre, local shop and a playing pitch.	11.8
R-11	Medium Density residential development subject to satisfactory access. The scheme shall provide development of active open space to include playing pitches. A link to pedestrian walks through O-05 shall also be provided.	11.2

**Objectives:****Residential: Fermoy Environs****continued****Industry and Enterprise**

**14.3.5** Three parcels of land have been reserved for industry and enterprise development. To the north of the town a large area is reserved mainly for high technology development but, because of local demand, some flexibility has been included in the terms of the specific zoning objective to allow for limited non-retail commercial development.

**14.3.6** To the south of the town an area has been reserved for a variety of industrial uses. The third area, to the west of the town, is intended to facilitate future expansion of an existing undertaking.

**14.3.7** The specific industry and enterprise zoning objectives for Fermoy Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>INDUSTRY AND ENTERPRISE: FERMOY ENVIRONS</b>  <b>Zoning Map 14</b>	I-01	Enterprise development, including office based industry. The intended use of these lands is for high technology development but provision of limited commercial development (non retail) may be accommodated on a small portion of the site provided it does not compromise the primary objective for this site.	30.2
	I-02	To facilitate the expansion of the existing industrial area.	5.5
	I-03	Industry - suitable for stand alone industry or light industrial and warehousing use.	5.9

#### ***Town Centre / Neighbourhood Centre***

**14.3.8** This plan recognises the potential for some town centre expansion to the east, subject to new development not impinging on the flood plain of the Blackwater River.

**14.3.9** The specific town centre / neighbourhood centre zoning objectives for Fermoy Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>TOWN CENTRE/ NEIGHBOURHOOD CENTRE: FERMOY ENVIRONS</b>  <b>Zoning Map 14</b>	T-01	Town centre uses (subject to flood study).	4.5
	T-02	Town centre uses (subject to flood study).	0.6

**Educational, Institutional and Civic**

**14.3.10** The specific educational, institutional and civic zoning objective for Fermoy Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provide for extension of Court House and related uses.	0.2

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
FERMOY ENVIRONS**

**Zoning Map 14**

**Open Space, Sports, Recreation and Amenity**

**14.3.11** Fermoy enjoys an attractive town park and other amenities including existing and proposed walks along the Blackwater.

**14.3.12** There are also extensive GAA and soccer playing fields on the north side of the town, and other playing fields close to the centre of the town.

**14.3.13** Some areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**14.3.14** The specific open space, sports recreation and amenity zoning objectives for Fermoy Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space and amenity area including provision for playing pitches and amenity walk.	13.6
O-02	This gateway site makes a significant contribution to the setting of Fermoy. The land is within a proposed Special Area of Conservation area and there is a general presumption against the development of the site.	0.6
O-03	This gateway site makes a significant contribution to the setting of Fermoy. The land	3.9

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
FERMOY ENVIRONS**

**Zoning Map 14**

**Objectives:****Open Space, Sports, Recreation  
and Amenity: Fermoy Environs***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
	is within a proposed Special Area of Conservation area and there is a general presumption against the development of the site.	
O-04	Active open space for informal public recreation including the provision of an amenity walk.	40.6
O-05	Open space and amenity area including provision for playing pitches.	4.1
O-06	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include detailed provision for the retention of existing trees, hedgerows and field patterns.	46.8

**Utilities and Infrastructure**

**14.3.15** The specific utilities and infrastructure objectives for Fermoy Environs are set out in the following table:

**Objectives:****UTILITIES AND  
INFRASTRUCTURE:  
FERMOY ENVIRONS****Zoning Map 14**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed Fermoy Bypass.	-
U-02	Proposed slip road to bypass.	-
U-03	Local Access road	-
U-04	Provide amenity walk along river bank through scenic area.	-
U-05	Provide amenity walk to connect to town centre.	-
U-06	Provide pedestrian access to river.	-

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-07	Provide amenity walk along river bank.	-
U-08	Provide circular amenity walk from town centre through open space and scenic area along bank of stream to Glenabo bridge	-
U-09	Amenity walk through residential area to open space and amenity area.	-

**Objectives:**

***Utilities and Infrastructure:  
Fermoy Environs***

***continued***







# Settlement 15

## Glanmire



### 15.1 Glanmire in Context

### 15.2 Overall Zoning Approach

### 15.3 Specific Zoning Objectives

**S**eparated from the city suburbs by a short stretch of green belt, the satellite town of Glanmire is a self contained community whose identity is reinforced by its setting.

The overall strategy aims to consolidate the settlement of Glanmire firmly within its setting by concentrating growth on the western side of the bypass and by the improvement of community and residential amenities.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 15 in Volume 4.

*(This chapter includes Glanmire, Riverstown and Sallybrook)*

## 15.1 Glanmire in Context

**15.1.1** In the overall strategy of this plan Glanmire is designated as a satellite town. The strategic aims are to encourage the consolidation of the settlement firmly within its green belt setting with the focus of development being to the west of the by pass and to improve community and residential amenities.

### *Population Growth*

**15.1.2** In the year 2000, the population of Glanmire was estimated to be 6,410, equivalent to 1,890 households. According to the forecasts and strategy of this plan, the settlement could grow by approximately 460 households by the year 2011.

**15.1.3** This would bring the 2011 population for Glanmire to around 7,030 persons in approximately 2,360 households.

### *Key Planning Considerations*

**15.1.4** Glanmire and Riverstown lie in the steep sided, wooded valley of the River Glashaboy. Although they have been expanded in recent years to form a single linear settlement, their character is enriched by the original historic hamlets and the complex topography of the area.

**15.1.5** To the north, west and east the settlement is surrounded by the Metropolitan Green Belt. The strategic green belt gaps between Glanmire, Little Island, Glounthaune and Mayfield (Cork City - North Environs) are particularly susceptible to development pressures.

**15.1.6** To the south, the River Glashaboy opens into the upper reaches of Cork Harbour at Dunkettle.

**15.1.7** Throughout the town as a whole, there are 17 buildings or other structures entered in the initial Record of Protected Structures.

**15.1.8** There are two water supply schemes serving Glanmire - the Knockraha Water Supply Scheme and the Glashaboy Water Supply Scheme. The Glashaboy scheme can be augmented with the Cork Harbour & City Water Supply Scheme when required.

**15.1.9** The sewerage scheme starts at Sarsfield Court and gravitates along the valley to a pumping station at Glanmire Bridge. The sewage is pumped to the top of the hill at Dunkettle and from there it gravitates to a pumping station at Little Island before discharging to Cork harbour. It is proposed to connect to the new treatment plant at Carrigrenan, Little Island.

**15.1.10** Surface water discharges directly to the river where possible.



*...their character is enriched by the original historic hamlets and the complex topography of the area....*

**15.1.11** A proposal for an additional connection to the Glanmire bypass near Brookfield is being assessed.

### ***Problems & Opportunities***

**15.1.12** Glanmire's attractive environment and its location close the city and the Jack Lynch Tunnel have made it a popular location for new development over recent years. However, it is important to maintain the strategic gaps to prevent it merging with adjoining settlements.

**15.1.13** New development should, generally, avoid the steeply sloping valley sides that contribute to the character of the town

**15.1.14** Important issues for Glanmire and Riverstown include internal traffic management, and the need for additional social, cultural, civic, community and employment facilities.

## **15.2 Overall Zoning Approach: Glanmire**

**15.2.1** A new development boundary has been proposed for Glanmire . It is tightly drawn to the west, ensuring a clear separation from the City's North Environs. To the east, it follows the N8 Glanmire Bypass.

**15.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

### ***Dunkettle House, Glanmire***

**15.2.3** Dunkettle House is a protected structure of national importance. The house and grounds make a significant contribution to the setting of the city and Glanmire. The setting of the house and the prominent slopes and its proximity to the proposed Natural Heritage Area and the Lee and Glashaboy estuaries requires that any proposed development needs to be managed very sensitively in this area.

**15.2.4** The development of lands in this area will be in accordance with a conservation and development brief approved by the County Council that makes provision for the phased restoration and conservation of Dunkettle House, the management of its grounds and the preservation of the scenic amenity of the area. Such a conservation and development

brief must make provision for woodland and parkland protection throughout the area, a high quality of design, a variety of house types, and a mix of compatible uses, visually sensitive placement of development and provision of pedestrian walkways. Financial contributions will be sought from development proposals on adjacent lands to meet the cost of implementing the approved brief. There is capacity in the former stable block of the house for medium density courtyard style residential development. All development on this site should take into account the style and setting of the existing Dunkettle House.

### 15.3 Specific Zoning Objectives: Glanmire

#### *Residential Areas*

**15.3.1** A number of areas that were designated for housing in the 1996 County Development Plan, or its variations, remain undeveloped. Generally, these areas continue to represent suitable locations for the planned expansion of the town and many of them have been designated for new residential development in this plan.

**15.3.2** The specific zoning objectives also make provision for new residential development on land near Dunkettle House.

**15.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Glanmire, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**15.3.4** In addition, land has been designated for new residential development in the area north of Dunkettle House, and consolidating an area of sporadic development to the west of the town.

**15.3.5** The specific residential zoning objectives for Glanmire are set out in the following table:

**Objectives:**  
**RESIDENTIAL: GLANMIRE**  
**Zoning Map 15**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development.	3.2
R-02	Low density residential development, with long term strategic planting on the northern and western edges of the site to act as a definite	8.4

Objective No	Specific Zoning Objective	Approx Area (Ha)
	limit to any further development in this area. Development of these lands should include landscaping and protection of the more vulnerable slopes.	
R-03	Medium density residential development to include mix of house types and sizes.	2.0
R-04	Medium density residential development to include a mix of house types and sizes.	1.5
R-05	High density residential development (apartments or duplexes).	1.2
R-06	Low density residential development, individual sites with buffer tree planting, minimum 20 metres wide.	3.7
R-07	Medium density residential development to include a mix of house types and sizes and buffer tree planting (minimum 20 metres wide) on the eastern boundary.	3.6
R-08	Medium density residential development to include a mix of house types and sizes.	8.7
R-09	Medium density residential development to include a mix of house types and sizes.	1.8
R-10	Medium density residential development with buffer tree planting, minimum 10 metres wide, on the southern boundary.	1.3
R-11	Low density development.	0.9
R-12	Low density residential development.	7.7
R-13	Low density residential development in keeping with the open and rural character of the area. Net densities should not exceed 10 dwellings per hectare. Road improvements will be required to the R615 and the New Inn to Glanmire road prior to the development of this site.	11.5
R-14	Low density residential development.	3.7

**Objectives:****Residential: Glanmire****continued**

**Objectives:****Residential: Glanmire***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-15	Medium density residential development to include a mix of house types and sizes.	11.1
R-16	Medium density residential development. The steep slopes, overlooking Glanmire and forming the western part of this site will not be developed. Elsewhere, the existing hedgerows and mature trees will be retained to form the basis of the new development.	29
R-17	Medium density residential development; the existing hedgerows and mature trees on site will be retained.	1.4
R-18	Low density residential development.	4.7
R-19	Medium density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development and provision of pedestrian walkways. Any proposal for development shall be in accordance with the approved brief, and will include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns.	15.1
R-20	Medium density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development.	3.5
R-21	Limited housing may be considered subject to the development being compatible with retention and reinforcement of existing tree belts, and avoiding development of areas which are steep or prominent and liable to have a significant visual impact.	9.3
R-22	Very low density residential development within the established framework of mature trees, including a high quality design and layout incorporating visually sensitive placement of development in relation to Dunkettle House and its setting. Any development in the area shall be in accordance with the approved brief and shall not adversely affect the character and integrity of the house and its setting. In addition, any	15.5

Objective No	Specific Zoning Objective	Approx Area (Ha)
	development must respect the elevated and visually sensitive areas of the lands so as to protect views of special amenity value. Any proposal for development shall include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and the provision of pedestrian walkways.	

**Objectives:****Residential: Glanmire****continued****Industry and Enterprise**

**15.3.6** The specific industry and enterprise area zoning objectives for Glanmire are set out in the following table;

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Small to medium industrial units.	1.9
I-02	Industrial estate development suitable for small to medium sized industrial units including provision for screen tree planting to northern boundaries of site.	12.3
I-03	Industrial estate development suitable for small to medium sized industrial units.	4.6

**Objectives:****INDUSTRY AND ENTERPRISE: GLANMIRE****Zoning Map 15****Open Space, Sports, Recreation and Amenity**

**15.3.7** Glanmire enjoys a dramatic, well-wooded setting and there are a considerable number of existing and potential amenity areas, mostly adjoining the meandering river bank. The town enjoys an attractive riverside town park, an estate demesne garden and a substantial GAA facility.

**15.3.8** The specific open space, sports, recreation and amenity zoning objectives for Glanmire are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive Open Space. This prominent slope makes a significant contribution to the setting of Riverstown. There is a presumption against development on these lands because of the importance of the hillside to the setting of the area.	41.8
O-02	Active open space, playing pitches and amenity walk.	4.5
O-03	Active open space with provision for amenity walk.	10.7
O-04	Active open space for informal recreation including the provision of an amenity walk.	9.1
O-05	Passive open space. This important hillside makes a significant contribution to the rural character of Glanmire and is a visually attractive entrance to the city. This entire area is sensitive due to its proximity to Glanmire Wood and Dunkettle shore which are both proposed Natural Heritage Areas. The existing land uses will remain largely unchanged and there is a presumption against development.	33.8
O-06	Open space where existing land uses will remain largely unchanged. The management of this land may be carried out in accordance with the approved brief and associated contributions from any development proposals on adjacent lands.	19.7

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
GLANMIRE**

**Zoning Map 15**

**Utilities and Infrastructure**

**15.3.9** The specific utilities and infrastructure objectives for Glanmire are set out in the following table.

Objective No	Specific Zoning Objective	Approx Area
U-01	Watergrasshill proposed bypass.	-

**Objectives:**

**UTILITIES AND  
INFRASTRUCTURE: GLANMIRE**

**Zoning Map 15**



Objective No	Specific Zoning Objective	Approx Area (Ha)
U-02	Develop and maintain pedestrian walk through scenic area and open space to Glanmire Community College.	-
U-03	Develop and maintain pedestrian walk through residential areas and open space.	-
U-04	Develop and maintain pedestrian walk through existing open space and extend through proposed open space (O-04) along river bank.	-
U-05	Develop and maintain pedestrian walk through residential areas.	-

**Objectives:**

**Utilities and Infrastructure:  
Glanmire**

**continued**

**Special Zoning Objectives**

**15.3.10** This objective makes provision for a variety of uses and forms of development at Dunkettle House.

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Potential to accommodate residential development through the sensitive restoration of existing redundant buildings and a significant amount of appropriate forms of new building, in the stable block and walled garden immediately north of the house, that respects the form and setting of the house itself. Any proposals for development will be carried out in accordance with the approved conservation and development brief and will include a contribution to the conservation and management of Dunkettle House, its grounds and the existing trees, hedgerows, on-site features and field patterns and provision of pedestrian walkways. Consideration may be given to the sensitive conversion of the house itself and the adjoining outbuildings to a range of appropriate commercial uses that could perhaps include an hotel, a corporate headquarters or a conference or leisure centre.	2.7

**Objectives:**

**SPECIAL ZONING  
OBJECTIVES: GLANMIRE**

**Zoning Map 15**





# Settlement 16

## Kanturk



### 16.1 Kanturk in Context

### 16.2 Overall Zoning Approach

### 16.3 Specific Zoning Objectives

**S**et in the scenic Blackwater valley, Kanturk is an attractive town which functions as a key support settlement.

The overall strategy aims to improve 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.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 16 in Volume 4.

## 16.1 Kanturk in Context

**16.1.1** In the overall strategy of this plan Kanturk is designated as an urban development node. The strategic aims for Kanturk seek the 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.

### *Population Growth*

**16.1.2** The 1996 census recorded a population of 1,666 persons equivalent to 592 households in the town of Kanturk. By the year 2000, it is estimated that this had grown to 1,750 persons, equivalent to 570 households. According to the forecasts and strategy in this plan, the town could grow by 110 households by the year 2011.

**16.1.3** This would bring the 2011 population to around 1,840 in approximately 680 households.

**16.1.4** The North and West Cork Strategic Plan suggests that towns such as Kanturk may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in 230 extra households or so by 2011 (in addition to the above) in Kanturk and this has been reflected in the zoning provisions of the plan.

### *Key Planning Considerations*

**16.1.5** Kanturk is located close to the northern boundary of the county in a generally hilly area, at the confluence of the Rivers Allow and Dalua, where they form the central focus of the town park. To the south of the town, the attractive, broad floodplain of the Brogeen River effectively limits the potential for the future extension of the town. The floodplains of these two rivers are a significant constraint

**16.1.6** The town is an important employment, service, social and cultural centre for much of North West Cork.

**16.1.7** Part of the town has been designated an Architectural Conservation Area. One of the most attractive features of the town is Kanturk Bridge that still bears the inscription by the 14th century poet, Godfraidh Fionn O' Dalaigh. There are still a high number of good quality terraced housing in the town that illustrate its wealthy past. Throughout the town as a whole, there are 32 buildings or other structures entered in the initial Record of Protected Structures.

**16.1.8** Drinking Water is abstracted from a spring source, as part of a supply scheme that also serves the town of Newmarket, and there is little spare capacity at times of peak demand. It is proposed to provide a new source at East Castlemagner that will augment the scheme. There



*...a high number of good quality terraced housing in the town illustrate its wealthy past...*

is insufficient reservoir storage capacity and this may need to be upsized.

**16.1.9** The waste-water treatment plant was upgraded a number of years ago. Surface water generally drains to the local river network.

**16.1.10** It is proposed to provide a new downstream river crossing.

### ***Problems & Opportunities***

**16.1.11** During the period of the last Development Plan, Kanturk experienced growth, mainly of low density residential development.

**16.1.12** Important issues for the town include internal traffic management and off-street parking, the need for enhanced town centre functions and civic facilities, and the development and enhancement of the riverbanks.

**16.1.13** Residential development has been at relatively low densities. A number of large sites, often in prominent locations, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

## **16.2 Overall Zoning Approach: Kanturk**

**16.2.1** A new development boundary has been proposed for Kanturk. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**16.2.2** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**16.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 16.3 Specific Zoning Objectives: Kanturk

### Residential Areas

**16.3.1** There is adequate serviceable land available for future requirements. The main objective will be to ensure that new residential areas are consolidated close to the centre.

**16.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Kanturk, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**16.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**16.3.4** The specific residential zoning objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	6.2
R-02	Medium density residential development to include a mix of house types and styles.	6.1
R-03	Medium density residential development to include a mix of house types and sizes.	7.2
R-04	Medium density residential development (terraced units).	0.1
R-05	Medium density residential development to include a mix of house types and sizes.	4.3
R-06	Medium density residential development to include a mix of house types and sizes.	6.8
R-07	Low density residential development, individual serviced sites.	4.2
R-08	Medium density residential development to include a mix of houses types.	8.2

#### Objectives:

#### RESIDENTIAL: KANTURK

#### Zoning Map 16

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-09	Medium density residential development to include a mix of houses types. A medical centre, nursing home and creche shall also be provided. Part of site may be required for road link from Percival St. to Bluepool Upper.	2.6
R-10	Low density individual serviced sites subject to detailed layout for entire zoned area.	6.3
R-11	Low density individual serviced sites subject to detailed layout for entire zoned area.	7.4
R-12	Low density individual serviced sites subject to detailed layout for entire zoned area.	10.1

**Objectives:****Residential: Kanturk****continued****Industry and Enterprise**

**16.3.5** If appropriate industry becomes available consideration may need to be given to the possibility of extending the area to the north towards Buttevant Road.

**16.3.6** The specific industry and enterprise area zoning objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized industrial units and office based industry.	7.6
I-02	Industrial estate development suitable for small to medium sized industrial units.	0.5
I-03	Industrial estate development suitable for small to medium sized industrial units.	3.0

**Objectives:****INDUSTRY AND ENTERPRISE:  
KANTURK****Zoning Map 16**

**Town Centre / Neighbourhood Centre**

**16.3.7** The town centre is considered to be the appropriate location for retail and commercial development in Kanturk during the life of this plan. It is proposed to provide opportunities to strengthen town centre uses and with a greater range and diversity where appropriate.

**16.3.8** The specific town centre zoning objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	0.4
T-02	Potential for mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion. Development must include pedestrian link to Percival Street.	2.4
T-03	Mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion.	1.4

**Objectives:****TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
KANTURK****Zoning Map 16****Commercial Areas**

**16.3.9** The specific commercial objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	New commercial use (including an element of landscaped open space) subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle.	1.4

**Objectives:****COMMERCIAL: KANTURK****Zoning Map 16**

***Educational, Institutional and Civic***

**16.3.10** The specific Educational, Institutional and Civic zoning objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	To allow future expansion of the School.	1.8

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
KANTURK**

**Zoning Map 16**

***Open Space, Sports, Recreation and Amenity***

**16.3.11** Apart from the architectural heritage of the town, Kanturk enjoys a wealth of visual and natural amenities stemming from its location in the scenic Blackwater valley.

**16.3.12** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**16.3.13** The specific open space, sports, recreation and amenity zoning objectives for Kanturk are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings at very low density, subject to a single agreed landscape-based scheme for all the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	8.5

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
KANTURK**

**Zoning Map 16**



**Objectives:****Open Space, Sports,  
Recreation and Amenity:  
Kanturk***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-02	Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining existing trees and on-site features. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.2
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.4
O-04	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	4.7
O-05	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	10.7
O-06	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees, hedgerows, on site features and field patterns.	5.9

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-07	Passive open space. This prominent slope makes a significant contribution to the rural character of Kanturk.	5.3
O-08	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings without compromising in depth development at a later stage.	1.6
O-09	Passive open space with limited potential for individual dwellings. Any development on this site is subject to normal proper planning considerations and consistency with the policies and objectives of this plan, in particular, with regard to the adjacent protected structures, the existing ringfort, natural features of the site and provision of adequate access to the site.	3.2
O-10	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should include provision for retaining existing trees and on site features.	4.9
O-11	Open space with provision for amenity walk.	3.4
O-12	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.4
O-13	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands, with	22.4

**Objectives:**

**Open Space, Sports, Recreation and Amenity: Kanturk**

*continued*

**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Kanturk**

**continued**

Objective No	Specific Zoning Objective	Approx Area (Ha)
	development however, precluded on the southern most portion of the site subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with views of McDonagh's Castle.	
O-14	Open space and recreation area with provision for dressing rooms, playing pitches, cycling and running track.	5.7

**Utilities and Infrastructure**

**16.3.14** The specific utilities and infrastructure objectives for Kanturk are set out in the following table:

**Objectives:**

**UTILITIES AND  
INFRASTRUCTURE: KANTURK**

**Zoning Map 16**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	New Fire Station.	-
U-02	Proposed local access road.	-
U-03	Provide new downstream river crossing.	-
U-04	Develop and maintain pedestrian walk from town centre through open space along river bank to Brogeen Mill.	-
U-05	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area.	-





# Settlement 17

## Kinsale Environs



### 17.1 Kinsale in Context

### 17.2 Overall Zoning Approach

### 17.3 Specific Zoning Objectives

**K**insale is a ring town and important growth/development centre. It is also an important tourist and yachting destination and has a splendid medieval architectural heritage. In addition to its role of ring town, local service centre and tourist and recreational destination, Kinsale's environs also contain two important forts and the historic location of the Battle of Kinsale.

The overall strategy aims to consolidate the settlement of Kinsale within its scenic coastal setting and continue promotion of its special heritage and marine tourism functions.

Most of Kinsale is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 17 in Volume 4.

## 17.1 Kinsale in Context

**17.1.1** Most of the built-up area of Kinsale is administered by Kinsale Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**17.1.2** In the overall strategy of this plan, Kinsale is designated as a ring town. The strategic aims for Kinsale support the consolidation of the town within its scenic and coastal setting and the continued promotion of its special heritage and marine tourism functions.

### *Population Growth*

**17.1.3** The 1996 census recorded a population of 3,064 persons, equivalent to 1,083 households, for the town of Kinsale. By the year 2000, it is estimated that this had grown to 3,660 persons, equivalent to 1,290 households. According to the forecasts and strategy of this plan, the town will accommodate a modest growth of 80 households approximately by 2011.

**17.1.4** The Cork Area Strategic Plan suggests that low growth is appropriate for Kinsale to reflect the very sensitive townscape and landscape setting and to protect the local tourist industry. Small scale infilling is proposed as the most appropriate form of development, with emphasis being given to developments that would strengthen the town's rural service centre or tourist functions.

### *Key Planning Considerations*

**17.1.5** Most of the area administered by the Town Council is already developed and, therefore, a large part of the planned growth for the town will have to be accommodated within the County Council's area.

**17.1.6** The future development of Kinsale is constrained by the natural features that have also contributed to its success. These are found within and around its spectacular scenic and historic harbour. To the east, the necessity to preserve the rural character of the attractive entrance to the town, coupled with the attractive 'green fingers' of land separating the villages of Scilly and Summercove from the main town, limit the thrust of development. Only to the north of the town is there any significant capacity for development.

**17.1.7** However, the demand for housing in the town, if left unrestrained, could undermine the town's present scale and its unique and evenly balanced character.

**17.1.8** Drinking water is supplied from two different sources. Additional reservoir storage and a general upgrading of the scheme is required.

**17.1.9** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.



*...support the consolidation of the town within its scenic and coastal setting and the continued promotion of its special heritage....*

**17.1.10** There is currently no sewage treatment plant and the existing combined sewers discharge to the harbour at World's End. The scheme also has a number of storm water overflows. There is a proposed scheme to provide a treatment plant and separated storm water sewers.

**17.1.11** In periods of heavy rain, the combined sewers in the low areas of the town can surcharge. The proposed sewerage scheme should resolve this problem.

**17.1.12** The provision of a relief road to the north of the town will be investigated.

**17.1.13** The County Council recognises that the existing sight distance at Pewterhole Cross is seriously restricted and has led to a number of serious accidents at the junction and that the existing junction is not able to cope with weekend traffic peaks during the summer. Consequently, it has been decided to provide a roundabout at the realigned junction. The enhanced capacity of the proposed roundabout also has the advantage of catering for future traffic growth at the junction. In addition, it is proposed that the road from Pewterhole cross through Abbey Lands/Farm Lane passing the County Council Offices and Hospital to the proposed route U-05 will be improved. The proposed U-05 will connect with the Bandon Road, R-607, and will in turn connect with the new proposed road skirting the marsh and connecting to the existing R-605 at Commoge. This will allow western bound traffic to avoid the town and facilitate traffic from the west accessing the school.

### ***Problems & Opportunities***

**17.1.14** There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the county area. The north of the town represents the most appropriate area for new development because it is well hidden from the more prominent areas that overlook the harbour itself.

**17.1.15** There has been some pressure, because of congestion and the lack of development opportunities, for some retail activities to relocate from the town centre to edge of the town locations. On a large scale, such developments could seriously undermine the vitality of the town centre itself.

**17.1.16** The most important issues for the town include internal traffic management and the possible need for a relief road, the need for enhanced town centre functions and civic facilities. The County Council will co-operate with the Town Council in maintaining the vitality and character of the current status quo.

**17.1.17** The inner harbour, which lies within the jurisdiction of the Town Council, functions as both a commercial port and a centre for marine based leisure. It is recognised that re-location of commercial port

activities may be desirable during the life of this plan and a council study has identified the potential of Middle Cove, in the county area, in this context.

## 17.2 Overall Zoning Approach: Kinsale Environs

**17.2.1** A new development boundary has been proposed for Kinsale Environs. It includes the area where new development is proposed to the north of the town's existing built up area.

**17.2.2** Outside the development boundary to the north of the River Bandon, the land forms part of the Rural Housing Control Zone. Here, subject to certain exceptions, the objectives of this plan seek to discourage strongly new individual housing except within established villages or village nuclei. The detailed objectives for this area are set out in volume 1, chapter 3.

## 17.3 Specific Zoning Objectives: Kinsale Environs

### *Residential Areas*

**17.3.1** Some of the areas that were designated for housing in the 1996 County Development Plan, and its variations, have not yet come forward for development.

**17.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. For Kinsale, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**17.3.3** The specific residential zoning objectives for Kinsale Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	1.1
R-02	Medium density residential development to include a mix of house types and sizes.	2.0
R-03	Medium density residential development to include a mix of house types and sizes.	9.8
R-04	Medium density residential development to include a mix of house types and sizes.	1.4
R-05	Medium density residential development to include a mix of house types and sizes.	1.8
R-06	Medium density residential development to include a mix of house types and sizes and will include a comprehensive landscaping scheme.	1.1
R-07	Medium density residential development to include a mix of house types and sizes.	14.5
R-08	Medium density residential development to include a mix of house types and sizes.	0.6
R-09	Medium density residential development to include a mix of house types and sizes. Development shall include a crèche, medical centre, nursing home, local shop and two playing pitches.	21.2
R-10	Medium density residential development to include a mix of house types and sizes.	2.0

#### Objectives:

#### RESIDENTIAL: KINSALE ENVIRONS

#### Zoning Map 17

### **Industry and Enterprise**

Kinsale's established industrial area is located to the north west of the town and adjacent to the old rail terminus. Some additional land has been zoned for industry to allow for the extension of these areas. One of these areas has been identified as having some potential to accommodate commercial (non-retail) development. This will allow some flexibility in the type of employment uses that can be accommodated in the town.



**17.3.4** The specific industry and enterprise zoning objectives for Kinsale Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium units.	3.9
I-02	Industrial and commercial (non-retail) development, with no access from the R-600. A detailed landscaping scheme shall be submitted with any proposals for development on the site.	6.3

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
KINSALE ENVIRONS**

Zoning Map 17

***Educational, Institutional and Civic***

**17.3.5** The specific educational, institutional and civic objective for Kinsale Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision for a Primary school.	0.8

**Objectives:**

**EDUCATIONAL, INSTITUTIONAL  
AND CIVIC:  
KINSALE ENVIRONS**

Zoning Map 17

***Open Space, Sports, Recreation and Amenity***

**17.3.6** Kinsale enjoys a magnificent enclosed harbour, which includes Charles Fort, James Fort, and Castle Park beach. Extensive areas have been zoned for amenity purposes. In addition, the Council will examine the possibility of improving footpath access along popular walks and scenic areas.

**17.3.7** The County Council will seek to maintain the quality of the environment, in particular the protection of the scenic coastline and viewpoints within the harbour.

The GAA Club, the Rugby Club, the Golf Club and the Soccer Club cater for formal recreational needs in Kinsale.

**17.3.8** The specific open space, sports, recreation and amenity zoning objectives for Kinsale Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Active open space and amenity area.	5.0
O-02	Passive Open Space: Protection of these lands (and the wildlife habitats supported by the marsh) and preservation of the scenic amenities of the area with a presumption against development.	13.1
O-03	Passive open space including protection for the landscape setting of the area. As the area makes a significant contribution to the attractiveness of Kinsale the land uses will remain largely unchanged.	16.8
O-04	Passive open space. This prominent site is an important part of the scenic and historical setting of Charles Fort. The site, however, may have potential to accommodate a primary school at Rocket House if a suitable proposal is made. The archaeological significance of the area is, however, paramount and any proposal for a school on the site will be dependant on a satisfactory proposal which does not detract from the archaeological, historical and visual importance of the site.	1.6
O-05	Passive open space and amenity area including protection of historic fort and setting. There is a general presumption against new development in the area as it makes a significant and prominent contribution to the entire setting of the town and its' amenities.	13.6

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
KINSALE ENVIRONS**

**Zoning Map 17**

**Utilities and Infrastructure**

**17.3.9** The specific utilities and infrastructure objectives for Kinsale Environs are set out in the following table:

**Objectives:**  
**UTILITIES AND  
INFRASTRUCTURE:  
KINSALE ENVIRONS**

**Zoning Map 17**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Waste water treatment plant.	-
U-02	Local access road, forming part of future relief road from Pewter Hole Cross to Commoge.	-
U-03	Local access road.	-
U-04	Local access road.	-
U-05	Pedestrian walkway through residential neighbourhood connecting to the town on the north and the foreshore on the south.	-





# Settlement 18

## Little Island



[18.1 Little Island in Context](#)

[18.2 Overall Zoning Approach](#)

[18.3 Specific Zoning Objectives](#)

**L**ittle Island is primarily an industrial/enterprise location, it also has a significant and long established resident population.

The overall strategy aims to red-affirm its strategic industrial location and promote its potential for strategic distribution & logistics development. Limited expansion of its residential role is envisaged while improving the amenities of existing residential areas.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 18 in Volume 4.

## 18.1 Little Island in Context

**18.1.1** In the overall strategy of this plan, Little Island is designated as a strategic industrial area. The strategic aims for Little Island reaffirm it as a strategic industrial location and encourage the promotion of its potential for strategic distribution and logistics development. They seek only very limited expansion of its residential role while improving the amenities of existing residential areas.

### *Key Planning Considerations*

**18.1.2** Little Island has been progressively developed from a small scale, rural, residential community to form an important industrial area. In recent years, the completion of the East Cork Parkway, between Dunkettle and Midleton, and the completion of the Jack Lynch Tunnel has significantly enhanced the strategic importance of the area, particularly for industry where good access to the distribution network is a key factor in determining location.

**18.1.3** Whilst it is not considered appropriate to make provision for new housing on a large scale, the need to secure an acceptable environmental quality and provide enhanced amenities for the existing residential community must also be addressed.

**18.1.4** Little Island is also the location of two golf clubs that contribute to the overall provision of leisure and recreation facilities in the metropolitan area.

**18.1.5** Throughout the island as a whole, there are 5 buildings or other structures entered in the initial Record of Protected Structures.

**18.1.6** The tidal area to the east of the island is designated a candidate Special Area of Conservation and a further area in the southern part of the island is a proposed Natural Heritage Area.

**18.1.7** The island, also, occupies a prominent visual position in the upper harbour. The eastern part of the island is close to Fota Island where there are important leisure and cultural facilities.

**18.1.8** Water supplies are considered adequate for the development proposed during the plan period.

**18.1.9** At present, the public sewerage system gravitates to the pumping station before discharge to Cork Harbour. Most industries on the island have their own treatment plants. It is proposed to connect all the existing discharges to the new treatment plant currently under construction at Carrigrenan.



*...encourage the promotion of its potential for strategic distribution and logistics development.....*

### ***Problems & Opportunities***

**18.1.10** Important planning issues for Little Island of concern the economic importance of achieving the development the areas set aside for industry whilst protecting and enhancing the amenities enjoyed by the residential community and the island's leisure facilities.

**18.1.11** The shoreline of the island offers opportunities for the development of informal recreation facilities through the formation of walkways to provide public access.

## **18.2 Overall Zoning Approach: Little Island**

**18.2.1** A new development boundary has been proposed for Little Island. It includes not only those areas that are either already developed or set aside in this plan for future development for particular uses; but it also includes important areas of open space including the golf courses and other open land that is considered important to the setting of the island and adjoining areas such as Fota Island nearby.

**18.2.2** Outside the development boundary the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## **18.3 Specific Zoning Objectives: Little Island**

### ***Residential Areas***

**18.3.1** Whilst it is considered inappropriate to make provision for new housing on a large scale, some limited provision has been made for new residential development.

**18.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Little Island, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**18.3.3** The specific residential zoning objectives for Little Island are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>RESIDENTIAL: LITTLE ISLAND</b>			
<b>Zoning Map 18</b>	R-01	Medium density residential development to include a mix of house types and sizes.	3.2

### ***Industry and Enterprise***

**18.3.4** Little Island is an industrial location of strategic importance for industry where good access to the distribution network is a key factor. In this plan, provision has been made to reserve five areas for industrial development. The specific objectives for each area make provision for a variety of industry and enterprise developments.

**18.3.5** The specific industry and enterprise zoning objectives for Little Island are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>INDUSTRY AND ENTERPRISE: LITTLE ISLAND</b>			
<b>Zoning Map 18</b>	I-01	Industrial development with buffer planting, minimum 20 metres wide, along boundary with East Cork Partway.	7.8
	I-02	Industry/Enterprise. Office based industry including detailed landscaping for the site.	16.4
	I-03	Large stand-alone industry with provision for planting and landscaping along the northern and eastern boundaries to recognise the sensitive location of the site in terms of the NHA at the northern edge of the site and to protect views of Little Island from the N25 and Fota Island.	64.2
	I-04	Industrial estate and/or warehousing and distribution. In developing the site consideration should be given to the proximity of the NHA at the south-western edge of the site.	15.9
	I-05	Industrial estate and/or warehousing and distribution with provision for local access road. Minimum 20-metre wide tree planted buffer along northern and western boundary of site. 20-metre wide, open space buffer along southern boundary of the site including development of pedestrian walkway.	36.3

### Commercial Areas

**18.3.6** The excellent road based communications that benefit Little Island not only make it an attractive location for industry requiring good access to the distribution network but also tends to attract commercial and even retail development proposals. Development such as this, if not properly controlled, could undermine the role of Cork City centre as the primary location for retail and commercial development in the metropolitan area.

**18.3.7** Ditchley House, a protected structure, occupies a prominent site on one of the main approaches to Little Island and is considered an appropriate location for an hotel and associated offices.

**18.3.8** Apart from this, therefore, only limited provision for new commercial development has been made at Little Island and the relevant specific objectives are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Hotel and associated office use including the protection of Ditchley House and its grounds. Buffer tree planting minimum 20 metres wide is to be provided along the boundary with the East Cork Partway.	5.5
C-02	Commercial development.	7.4

#### Objectives:

**COMMERCIAL:  
LITTLE ISLAND**

**Zoning Map 18**

### Educational, Institutional and Civic

**18.3.9** The specific educational, institutional and civic objective for Little Island is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision for community facilities and uses to support residential amenity (e.g. community hall) and associated uses. Any development proposal in this area must take account of proximity to the NHA.	7.7

#### Objectives:

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
LITTLE ISLAND**

**Zoning Map 18**



**Open Space, Sports, Recreation and Amenity**

**18.3.10** Little Island benefits from two golf courses that make an important contribution to sports and recreation provision in the metropolitan area as a whole. In addition, there is a playing field adjacent to the school.

**18.3.11** In order to protect the views and prospects, particularly from Fota Island, land at the eastern end of the island has been made the subject of a specific objective.

**Objectives:****OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
LITTLE ISLAND****Zoning Map 18**

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Open space and amenity area.	2.5
O-02	Active open space and amenity area.	7.9
O-03	Passive or active open space. This area makes a significant contribution to the setting of Little Island and offers scenic views of the island when viewed from Fota and on eastern approaches to Cork City. It also functions as an important buffer for the adjoining strategic industrial area. There is a general presumption against development on these lands although there is some potential for recreation / amenity uses (e.g. waterside park).	41.1

**Utilities and Infrastructure**

**18.3.12** The specific utilities and infrastructure objectives for Little Island are set out in the following table:

**Objectives:****UTILITIES AND  
INFRASTRUCTURE:  
LITTLE ISLAND****Zoning Map 18**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Public utility site for proposed waste water treatment plant.	-
U-02	Local access road.	-
U-03	Local access road.	-

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-04	Provide and maintain pedestrian walkway along shoreline to connect with open space (O-02).	-
U-05	Circular pedestrian walk.	-

**Objectives:**

**Utilities and Infrastructure:  
Little Island**

**continued**

**Special Zoning Objectives**

**18.3.13** Because the area concerned is located close to a number of hazardous industrial installations, it was considered appropriate to designate this area with a special zoning objective.

**18.3.14** The special zoning objective for Little Island are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Commercial (no significant retail element) and enterprise development. This development is subject to satisfactory traffic management proposals and the requirements of the Health & Safety Authority.	6.1

**Objectives:**

**SPECIAL ZONING  
OBJECTIVE: LITTLE ISLAND**

**Zoning Map 18**





# Settlement 19

## Macroon Environs



### 19.1 Macroon in Context

### 19.2 Overall Zoning Approach

### 19.3 Specific Zoning Objectives

**S**et in the heart of mid-west Cork, Macroon performs an important employment, service and social function for an extensive rural hinterland. It is a ring town and important urban development centre.

The overall strategy aims to promote Macroon as an important growth / development location, particularly as a strategic link between the North West and south west of the county.

Most of Macroon is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 19 in Volume 4.

## 19.1 Macroom in Context



*Macroom is particularly attractive enjoying a fine townscape and a beautiful landscape setting.....*

**19.1.1** Most of the built-up area of Macroom is administered by Macroom Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**19.1.2** In the overall strategy of this plan Macroom is designated as a ring town. The strategic aims for Macroom set seek to promote the town as an important growth/development location, particularly as a strategic link between the northwest and southwest of the county.

### **Population Growth**

**19.1.3** The 1996 census recorded a population of 2,474 persons, equivalent to 820 households, in the town of Macroom (including the area administered by the Town Council). By the year 2000, it is estimated that this had grown to 2710 persons, equivalent to 950 households. According to the forecasts and strategy in this plan, the town could grow by 490 households by the year 2011.

**19.1.4** This would bring the 2011 population to around 3,590 in approximately 1,440 households.

### **Key Planning Considerations**

**19.1.5** The town of Macroom is particularly attractive enjoying a fine townscape and a beautiful landscape setting. To the east is the sensitive valley of the River Lee that is dammed for water supply at Inniscarra. To the south the steep hills provide an attractive landscape setting to the town. Beyond is The Gearagh, a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation.

**19.1.6** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**19.1.7** The drinking water supply has sufficient spare capacity to cater for proposed development. Additional storage will be required.

**19.1.8** The sewage scheme is a combined system and it is planned to upgrade the treatment plant. It will be necessary to extend the sewers to cater for some of the areas where development is proposed. Any new development will require its own storm sewers.

**19.1.9** A By-pass is proposed for the town. The proposed route runs from the Hartnett Cross area and travels north of Macroom town and west to the Carrigaphooca area. To date route corridors have been developed for the N22 from west of Ballyvourney to Ovens near Ballincollig. The current preferred route passes north of Ballyvourney and Ballymackeera to connect with the proposed Macroom by-pass, passing near Lissarda and to Ovens.

### ***Problems & Opportunities***

**19.1.10** The bulk of the area of the town is located within the boundary of the Town Council, which has prepared a separate plan for its jurisdiction. For the most part the zoning maps in this plan are concerned with confirming the zoning of areas previously zoned in past plans and adding minor extensions where this is appropriate.

## **19.2 Overall Zoning Approach: Macroom Environs**

**19.2.1** A new development boundary has been proposed for Macroom Environs. It includes the area where new development is proposed outside the area of the Town Council's jurisdiction.

**19.2.2** The Development Plan for the Town Council's Area is currently at an advanced stage in its' review. It makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, largely reflects land that was designated for development in previous plans but has not yet come forward for development.

**19.2.3** In some cases, the specific objective for areas of established primarily open space does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**19.2.4** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 19.3 Specific Zoning Objectives: Macroom Environs

### *Residential Areas*

**19.3.1** In addition to the modest areas zoned for new residential development, provision has also been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**19.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. For Macroom, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**19.3.3** The specific residential zoning objectives for Macroom Environs are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**MACROOM ENVIRONS**  
**Zoning Map 19**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development individual sites.	2.4
R-02	Low density residential development individual sites.	3.5

### *Industry and Enterprise*

**19.3.4** Macroom's established industrial areas are located within the Town Council boundaries. With the exception of the areas zoned in the previous plans, and some minor extensions to these, it is the policy of the County Council to confine all industrial/enterprise development to appropriately zoned areas within the Town Council boundaries.

**19.3.5** The specific industry and enterprise zoning objectives for Macroom Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium sized light industrial units.	3.2
I-02	Industrial estate development suitable for small to medium sized light industrial units.	3.0
I-03	Industrial estate development suitable for small to medium sized light industrial units.	8.6
I-04	Large single user industrial enterprise.	16.8

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
MACROOM ENVIRONS**

**Zoning Map 19**

***Open Space, Sports, Recreation and Amenity***

**19.3.6** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**19.3.7** The specific open space, sports, recreation and amenity zoning objectives for Macroom Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	0.6
O-02	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of	5.9

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
MACROOM ENVIRONS**

**Zoning Map 19**

**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Macroom Environs**

***continued***

Objective No	Specific Zoning Objective	Approx Area (Ha)
	the lands with detailed provision for retaining existing trees, hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based on a single entrance from the Codrum Road.	







# Settlement 20

## Mallow Environs



### 20.1 Mallow in Context

### 20.2 Overall Zoning Approach

### 20.3 Specific Zoning Objectives

**L**ocated 35km north of Cork City on the Cork-Limerick road Mallow is a ring town and important growth/development centre.

The overall strategy aims to promote substantial employment-led growth, with a strong emphasis on rail access (for both people and goods) and continued development as an attractive and important population centre.

Most of Mallow is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 20 in Volume 4.

## 20.1 Mallow in Context

**20.1.1** Most of the built-up area of Mallow is administered by Mallow Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**20.1.2** In the overall strategy of this plan Mallow is designated as a ring town. The strategic aims for Mallow are to promote substantial employment led growth, with a strong emphasis on rail access (for both people and goods); and its continued promotion as an important, attractive population centre.

### *Population Growth*

**20.1.3** The 1996 census recorded a population of 7,768 equivalent to 2,568 households, for the town of Mallow (including the Town Council's area). By the year 2000, it is estimated that this had grown to around 8,580 persons, equivalent to 2,970 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 1,560 households approximately by 2011.

**20.1.4** This would bring the 2011 population of Mallow to around 11,510 in 4,530 households.

**20.1.5** In addition, Mallow is designated as a 'Hub' town in the National Spatial Strategy because of its capacity to act as a centre for regional growth within the Cork – Limerick corridor. To recognise this possibility, an allowance has also been made in the zoning provisions for 120 extra households in Mallow during the plan period.

### *Key Planning Considerations*

**20.1.6** Although some of the area administered by the Town Council is already developed, there remains significant capacity for new growth within their area.

**20.1.7** The town has a prosperous economy and good national and regional access by road and rail and it lies on the Galway – Limerick – Cork growth corridor identified in the National Spatial Strategy.

**20.1.8** The Blackwater and Spa Rivers represent a major constraint to future growth to both the east and west of the town. Low lying land here is itself subject to flooding and forms an important flood storage area providing natural protection to the town and other downstream areas. To the east and west of the town, the river valley forms part of a candidate Special Area of Conservation.

**20.1.9** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**20.1.10** The existing drinking water supply does not have the capacity to



*....strong emphasis on rail access (for both people and goods); and its continued promotion as an important, attractive population centre....*

serve all of the areas where development is proposed, and the north west of the town requires its supply to be pressure boosted. The proposed Mallow Regional Water Supply Scheme, when implemented, will address these issues.

**20.1.11** There is no spare capacity in either the waste water treatment plant or the existing combined sewer network in parts of the town. There are proposals to have the waste water treatment plant upgraded. The development of the land designated for development in this plan will be dependent on the improvements to the sewer network.

**20.1.12** The separation of foul and storm water is required in parts of the town. Flood Relief Schemes are required for Blackwater and Spa Rivers.

**20.1.13** A proposed line for the Northern Relief Road linking the N20 to the N72 has been established.

**20.1.14** The County Council in co-operation with the Town Council will encourage greater use of public transport and if necessary seek an appropriate location for a park and ride facility.

### ***Problems & Opportunities***

**20.1.15** In recent years, residential development has been at relatively low densities. There has been a tendency for land zoned for development on the periphery of the town, within the County area, to come forward for development while some sites closer to the town centre have remained undeveloped.

**20.1.16** Traffic circulation in the town centre remains a problem but this should be alleviated by the proposed northern relief road.

**20.1.17** The Quartertown area, which is separated from the main part of the town by the river to the north and the National Cork-Limerick road and Cork-Dublin rail line to the east is made up a mixture of land uses, predominantly mixed industrial and residential. The portion of Quartertown that lies outside the town council boundary (further cut off by the Tralee rail line) has long been zoned mainly for industrial uses although development of this kind has not yet occurred. However, the area is subject to various servicing difficulties that need to be resolved before any significant development can take place there and an additional complication is the proximity of an industrial establishment within the existing industrial area that is subject to the 'Seveso' major accident hazard requirements.

**20.1.18** It is an objective however, to bring forward an action plan for the area, including the area currently zoned industry I-01, setting out the most appropriate uses on the different parcels of land, having regard to servicing needs, any health and safety requirements, the need for safe and convenient pedestrian access to the town centre (serving any community or residential uses) and the need to maintain appropriate amounts of land within Mallow to serve the various industrial sectors.

## 20.2 Overall Zoning Approach: Mallow Environs

**20.2.1** A new development boundary has been proposed for Mallow. It is tightly drawn to both north and south, ensuring a clear separation between the urban area and the surrounding countryside.

**20.2.2** A number of areas of established primarily open space have been included within it. In some cases, the specific objective for these areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**20.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 20.3 Specific Zoning Objectives: Mallow Environs

### *Residential Areas*

**20.3.1** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Mallow, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**20.3.2** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**20.3.3** The specific residential zoning objectives for Mallow Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	4.3
R-02	Medium density residential development.	26.7
R-03	Medium density residential development.	8.3
R-04	Medium density residential development subject to satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided.	19.2
R-05	Medium density residential development, subject to satisfactory access, servicing and landscape provision. Crèche to be provided.	21.9
R-06	Medium density residential development, subject to satisfactory access, servicing and landscape provision. Nursing home to be provided.	16.8
R-07	Medium density residential development.	0.5
R-08	Medium density residential development.	12.6
R-09	Medium density residential development with the protection of Carhookeal House and its setting.	2.4

## Objectives:

**RESIDENTIAL:  
MALLOW ENVIRONS**

**Zoning Map 20**

### ***Industry and Enterprise***

**20.3.4** Mallow's established industrial area is located to the west and south west of the town, adjacent to the new by-pass. It is the intention to facilitate the industrial sector by providing sites to cater for small units, and incubator units for start-up and expanding enterprises.

**20.3.5** The specific industry and enterprise zoning objectives for Mallow Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>INDUSTRY AND ENTERPRISE: MALLOW ENVIRONS</b>  <b>Zoning Map 20</b>	I-01	Industrial and/or warehousing and distribution development.	19.9
	I-02	Office based industry subject to provision of satisfactory access.	12.6
	I-03	Industrial estate development.	5.4

### **Commercial Areas**

**20.3.6** The established town centre, located within the area administered by the Town Council, is the primary location retail and commercial activity. A modest area was designated for commercial development, as an extension to an existing area, to the south of the town and this has been reflected in this plan.

**20.3.7** The specific commercial zoning objectives for Mallow Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>COMMERCIAL: MALLOW ENVIRONS</b>  <b>Zoning Map 20</b>	C-01	Commercial development.	3.6

### **Open Space, Sports, Recreation and Amenity**

**20.3.8** By and large, it is expected that most of the town's recreational and leisure needs can be met inside the Town Council boundaries.

**20.3.9** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**20.3.10** The specific open space, sports, recreation and amenity zoning objectives for Mallow Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	16.4
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not compromise in depth development at a later date and should include provision for retaining existing trees, hedgerows, on site features and field patterns.	60.6
O-03	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not compromise in depth development at a later date and should include provision for retaining existing trees, hedgerows, on site features and field patterns.	17.7
O-04	This site makes a significant contribution to the setting of the Hospital at Kilvealaton East. Part of the site is within a proposed Special Area of Conservation and there is a general presumption against the development of this part of the site.	16.2

#### Objectives:

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
MALLOW ENVIRONS**

**Zoning Map 20**

**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Mallow Environs**

*continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-05	Sports and playing pitch provision.	9.3
O-06	Sports and playing pitch provision.	6.3

**Utilities and Infrastructure**

**20.3.11** The specific utilities and infrastructure objectives for Mallow Environs are set out in the following table:

**Objectives:**

**UTILITIES AND  
INFRASTRUCTURE:  
MALLOW ENVIRONS**

**Zoning Map 20**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Northern Relief Road.	-

**Special Zoning Objectives**

**20.3.12** It was considered appropriate to apply a special zoning objective to this landmark site. This will enable greater flexibility in the facilitation of this area together with nearby land within the Town Council's jurisdiction.

**20.3.13** The special development objectives for Mallow Environs are set out in the following table.

**Objectives:**

**SPECIAL ZONING OBJECTIVES:  
MALLOW ENVIRONS**

**Zoning Map 20**

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	Opportunity commercial development site with option for civic, hotel, and car parking uses. It is recognised that the redevelopment of this site may be linked to the development of neighbouring land within the Town Council Area.	2.1







# Settlement 21

## Midleton Environs



### 21.1 Midleton in Context

### 21.2 Overall Zoning Approach

### 21.3 Specific Zoning Objectives

**L**ocated on the Owenacurra Estuary, 20 km east of the city and separated from the city suburbs by open green belt, Midleton has a distinctive identity as a thriving satellite town.

The overall strategy aims to promote significant expansion of residential and employment uses with a focus on accessibility by rail, the promotion of the green belt setting and the upgrading of commercial and community facilities. Rail based expansion will also be investigated in a Special Local Area Plan.

Most of Midleton is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 21 in Volume 4.

## 21.1 Midleton in Context



*Midleton is a substantial, self-contained, historic town with a distinct identity.....*

**21.1.1** Most of the built-up area of Midleton is administered by Midleton Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**21.1.2** In the overall strategy of this plan Midleton is designated as a satellite town. The strategic aims for Midleton are to encourage the significant expansion of residential, and employment uses with the focus on accessibility by rail; promotion of its green belt setting and the upgrading of commercial and community facilities. Additionally, the aims include the local investigation of rail-based expansion in a Special Local Area Plan.

**21.1.3** One of the principal recommendations of the Cork Area Strategic Plan involves the promotion of a major growth corridor between Blarney and Midleton. Central to this strategy is the upgrading and better utilisation of the rail system, and the location of development to avail of the rail infrastructure.

**21.1.4** The Department of Public Enterprise, Iarnrod Eireann, Cork City Council and Cork County Council are carrying out a feasibility study into the rail aspects of the strategy with a view to considering, through the preparation of a series of Special Local Area Plans, additional provision for development in locations close to possible stations on the rail route.

**21.1.5** If the outcome of the feasibility study is positive, it is envisaged that a Special Local Area Plan, along these lines, would be prepared for Midleton. Until the outcome of the study is known, it would be premature to make provision for large-scale development at Midleton.

### **Population Growth**

**21.1.6** The 1996 census recorded a population of 6,209 persons, equivalent to 1,905 households, in the town of Midleton (including the Town Council's area). By the year 2000, it is estimated that this had grown to 6,790 persons, equivalent to 2,180 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 1,520 households approximately by 2011.

**21.1.7** This would bring the 2011 population of the built up part of Midleton to around 10,150 persons in 3,690 households.

**21.1.8** The Cork Area Strategic Plan suggests that towns like Midleton may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 870 households (in addition to the figures set out above) or so by 2011.

### **Key Planning Considerations**

**21.1.9** Most of the area administered by the Town Council is already developed and, therefore, a large part of the planned growth for the town will have to be accommodated within the County Council's area.

**21.1.10** Midleton is a substantial, self-contained, historic town with a distinct identity. It is located at the head of the estuary of the Owenacurra River that flows into the eastern waters of Cork Harbour, itself designated a Candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area.

**21.1.11** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance. Throughout the town environs as a whole, there are 6 buildings or other structures entered in the Record of Protected Structures.

**21.1.12** The town occupies an area of gently undulating land bisected by the meandering Owenacurra River flowing from north to south and the smaller Dungourney River flowing from east to west. The floodplains of both rivers are a significant constraint on future development, being not only liable to flooding themselves but also forming an important area of natural flood storage that protects other downstream areas from inundation.

**21.1.13** Northwards, beyond the present extent of the built up area of the town, lies a steeply climbing escarpment where development would be prominent in longer distance views.

**21.1.14** The town's road network is also a constraint to development in its present form. The N25 Rosslare – Cork road by passes the town to the south, north of the village of Ballinacurra, on an east – west alignment. There are only two opportunities for local traffic moving in a north – south direction to cross this route. Also, there is only one point at which the Cork – Midleton Railway line can be crossed in the central part of the town. There are additional crossings on the periphery of the town at Water-rock and Broomfield.

**21.1.15** Irish Distillers, to the east of the town centre, are a major employer and an important tourist attraction. However, the storage of whiskey on the site amounts to a hazardous industrial installation that is a potential constraint on development to the east of the town centre.

**21.1.16** Drinking water is supplied from three water supply schemes that are interlinked.

**21.1.17** A new wastewater treatment plant was recently provided. Due to proposed new developments, the plant will have to be upgraded. The final effluent is pumped to an outfall at Rathcoursey. The sewage from any large development outside of the catchment area will have to be brought directly to the plant.

**21.1.18** The zoning Maps in volume 4 show the three route options for a

proposed relief road for the northern area of the town. These are shown on an indicative basis only. It is the Council's intention to ensure that the final alignment of the road wherever possible avoids significant impacts on the operational land of existing businesses in the town. In addition, the Cork Area Strategic Plan recommends that an Integrated Local Transport Plan should also be prepared.

### ***Problems and Opportunities***

**21.1.19** During the period of the last Development Plan, Midleton experienced relatively rapid growth particularly to the south of the town near Ballinacurra. Vehicular traffic growth in the town centre has resulted in a degree of congestion but the proposed distributor road to the north of the town will assist in the alleviation of this.

**21.1.20** Important issues for the town and its environs include the preservation of its significant natural and built heritage, the conservation and development of its natural amenities, the provision of recreational and community facilities, the implementation of a traffic management plan and the need for upgraded town centre functions and civic facilities. The re-opening of the Cork to Youghal rail line is central to the town's continuing growth and prosperity.

**21.1.21** Once a firm commitment to the re-opening of the rail service between Cork and Midleton has been made by the appropriate agencies, a Special Local Area Plan will be prepared to make provision for additional housing, retail, commercial and infrastructure development in locations within the catchment areas of the proposed new stations to support the new service. In Midleton, it may be appropriate for the plan to be prepared jointly with the Town Council.

## **21.2 Overall Zoning Approach: Midleton Environs**

**21.2.1** There is only limited capacity for new development within the area administered by the Town Council and most new growth will need to be accommodated in the County area.

**21.2.2** A new development boundary has been proposed for Midleton Environs. It is tightly drawn on the western side, including an extensive area intended for industrial development, but ensuring a clear separation from the settlement of Carrigtwohill. To the south, it includes the village of Ballinacurra and land designated for future development but excludes nature conservation scenic landscape areas. To the east, it follows the Green Belt boundary. To the north, the boundary is set to include land designated for planned development.

**21.2.3** In some cases, the specific objective for areas of established primarily open space areas does not preclude small-scale development providing an alternative to the development of individual houses in the countryside beyond the town.

**21.2.4** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 21.3 Specific Zoning Objectives: Midleton Environs

### *Residential Areas*

**21.3.1** Much of the proposed residential zoning in Midleton stems from the 1996 County Development Plan or its variations and is largely focused on two areas to the north of the town. One of these areas, located to the west of the Owenacurra River and designated for the first time in this plan, lies within the floodplain of that river. The specific objective for the site makes it clear that the impact of any development on the river floodplain must be addressed before commencement.

**21.3.2** In Ballinacurra it is intended to round off the village, ensure the development of a vibrant village core with a range of social, community and commercial services appropriate to its size.

**21.3.3** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Midleton, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**21.3.4** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**21.3.5** The specific residential zoning objectives for Midleton Environs are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**MIDLETON ENVIRONS**  
**Zoning Map 21**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, including the provision of a detailed landscape scheme which will include a minimum 20 metre wide tree planted strategic buffer along the northern and western boundaries of the site which will act as a definite barrier to further development in the area. Any development proposals will include, as part of the proposal, a flood study for the lands and any possible downstream impacts. Development proposals will also be subject to agreed road works and entrance details.	17.5
R-02	Medium density residential development.	8.1
R-03	Medium density residential development, and provision of individual serviced sites.	33.1
R-04	Low density residential development, including the provision of a nursing home subject to a detailed landscape scheme which will include a minimum 20 metre wide tree planted strategic buffer along the southern boundary of the site which will act as a definite barrier to further development in the area. Any development proposals will be subject to agreed road works and entrance details.	8.9
R-05	Medium density residential development, provision of a nursing home.	4.6
R-06	Medium density residential development.	6.1
R-07	High density residential development (apartments/duplexes).	0.9
R-08	Medium density residential development, provision of a nursing home.	8.5
R-09	Medium density residential development.	7.2
R-10	High density residential development (duplexes).	1.0
R-11	High density residential development (duplexes).	1.7
R-12	High density residential development (apartments).	0.9

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-13	Low-density residential development designed to respect the form and character of adjoining development. This site is relatively low-lying and any proposals for development will be required to demonstrate that the development of the site will not result in any significant loss of flood storage capacity within the catchment area of the local river network and that surface water run-off from the site (with appropriate attenuation) will not result in flooding either on site or elsewhere.	2.6
R-14	Medium density residential development.	0.5
R-15	Medium density residential development, and provision of individual serviced sites subject to ground conditions.	24.1

**Objectives:**

**Residential:  
Midleton Environs**

**continued**

**Industry and Enterprise**

**21.3.6** Extensive provision for new industrial development has been made in this plan for Midleton Environs. This reflects the overall strategy of this plan that seeks to promote a clear shift in development to the rail corridor serving Midleton.

**21.3.7** The specific industry and enterprise zoning objectives for Midleton Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development of small and medium sized units.	5.0
I-02	Provision for the extension of the adjoining established industrial area. A 20 metre tree planted buffer shall be provided along the western site boundary.	28.6
I-03	Industry with the option of Office Based Industry as an extension to I-06. A 20 metre tree planted buffer shall be provided along the western site boundary and provision shall be made for the construction of relief road U-01.	25.5

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
MIDLETON ENVIRONS**

**Zoning Map 21**

**Objectives:****Industry and Enterprise:  
Midleton Environs***continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-04	Industrial estate development of small and medium sized units and provision shall be made for the construction of relief road U-01.	2.1
I-05	Provision for the extension of the adjoining established industrial area.	13.2
I-06	Office Based Industry. A 20 metre tree planted buffer shall be provided along the western site boundary and provision shall be made for the construction of relief road U-01.	16.4
I-07	Industry, large single user industrial enterprise including the construction of a new road and junction with the N25 subject to the approval of the County Engineer's department and the National Roads Authority.	13.5
I-08	Large-scale stand-alone industry. A 20 metre tree planted buffer shall be provided along the northern site boundary.	26.8

**Town Centre / Neighbourhood Centre**

**21.3.8** Whilst the established town centre of Midleton is acknowledged as the primary location for retail and commercial development, provision has been made for town centre development to facilitate the redevelopment of an existing retail and commercial area some distance to the west. This development also includes land within the Town Council's area for which complementary proposals have been made.

**21.3.9** The specific town centre / neighbourhood centre zoning objectives for Midleton Environs are set out in the following table:

**Objectives:****TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
MIDLETON ENVIRONS****Zoning Map 21**

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	The proposed mixed development on this site shall be implemented as laid out in the master plan for the lands on both sides of the Town Council boundary.	8.8



### Commercial Areas

**21.3.10** The town centre of Midleton is considered to be the principal location for new retail and commercial development. However, limited additional provision has been made for non-retail commercial development at the western edge of the town to reflect the nature of adjoining established uses.

**21.3.11** The specific commercial objective for Midleton is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Non-retail commercial development.	2.2

#### Objectives:

**COMMERCIAL:  
MIDLETON ENVIRONS**

Zoning Map 21

### Educational, Institutional and Civic

**21.3.12** The specific institutional, educational and civic objective for Midleton Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Church, schools, community centre, playing pitches and cemetery.	11.5

#### Objectives:

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
MIDLETON ENVIRONS**

Zoning Map 21

### Open Space, Sports, Recreation and Amenity

**21.3.13** The principal providers of recreational open space in Midleton are the GAA, the Midleton Soccer Club, the Golf Clubs, the Rugby Club and the various secondary schools. In addition the Council are providing playing fields on Council lands in Broomfield off the Mill Road. Areas along the flood plain of the river are being zoned for amenity use with a view to their long-term acquisition as a linear amenity park.

**21.3.14** Substantial areas have been zoned for open space adjoining the banks of the River Owenacurra as it passes through the town. At present, it is intended that the existing, largely agricultural, land uses should remain unchanged. In the medium to longer term it is hoped to link these areas with similar land in the Town Council's area to provide the potential for a linear park linking the northern parts of the town with both its' centre and Ballinacurra to the south.

**21.3.15** An area of established primarily open space has been made the subject of a specific zoning objective that does not preclude small-scale development. It is anticipated that any development in this area will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**21.3.16** The specific open space, sports, recreation and amenity zoning objectives for Midleton Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<p><b>OPEN SPACE, SPORTS , RECREATION AND AMENITY: MIDLETON ENVIRONS</b></p> <p><b>Zoning Map 21</b></p>	O-01	Passive open space that will remain predominantly open and rural in its character. There is some capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to one-off housing in the countryside.	9.2
	O-02	Open space and recreation, including the provision of 2 no. all weather multi-purpose playing pitches.	3.3
	O-03	Active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the Town Council's area.	5.2
	O-04	Active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the Town Council's area.	7.8
	O-05	Active open space for informal public recreation including the provision of an amenity walk connecting with similar proposals in the Town Council's area.	3.9
	O-06	Passive open space to be landscaped and planted.	0.7
	O-07	Passive open space. This prominent slope makes a significant contribution to the rural character of Ballinacurra.	5.5

**Utilities and Infrastructure**

**21.3.17** The specific utilities and infrastructure objectives for Midleton Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Route options (indicative only) for proposed local distributor road.	-
U-02	Develop and maintain pedestrian walkway through open space and along river bank	-
U-03	Provide footbridge access to Ballyannan Wood.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: MIDLETON ENVIRONS**

**Zoning Map 21**

**Special Zoning Objectives**

**21.3.18** The special zoning objectives for Midleton Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	This grain store comprises a mix of traditional and relatively modern buildings on a restrictive site adjoining a recently developed residential area. Should an opportunity to redevelop the site arise during the lifetime of the plan, consideration should be given to the conversion of the principal traditional buildings on the site to other uses more compatible with the site's present surroundings. A limited amount of new development may be possible in a form that respects the traditional buildings remaining on the site.	2.0

**Objectives:**

**SPECIAL ZONING OBJECTIVES: MIDLETON ENVIRONS**

**Zoning Map 21**





# Settlement 22

## Millstreet



### 22.1 Millstreet in Context

### 22.2 Overall Zoning Approach

### 22.3 Specific Zoning Objectives

**M**illstreet is an important key support settlement for the rural hinterland of North Cork and is located approximately 50 Km from Cork City and 20Km north west of Macroom. The town is strategically located at the intersection of two regional roadways.

The overall strategy aims to improve its status as an important local centre by availing of its rail access and by establishing strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 22 in Volume 4.

## 22.1 Millstreet in Context

**22.1.1** In the overall strategy of this plan, Millstreet is designated as an urban development node. The strategic aims for Millstreet seek the improvement of its status as an important local centre by availing of its important rail access; establishing strong links with Kanturk and Newmarket to form a strategic growth and development focus for North West Cork.

### **Population Growth**

**22.1.2** The 1996 census recorded a population of 1,226 persons, equivalent to 428 households in the town of Millstreet. By the year 2000, it is estimated that this had fallen to 1,180 persons, equivalent to 390 households. According to the forecasts and strategy in this plan, the town could grow by approximately 80 households by the year 2011.

**22.1.3** This would bring the 2011 population to around 1,270 in approximately 470 households.

**22.1.4** The North and West Cork Strategic Plan suggests that towns like Millstreet may attract a certain amount of new population growth (in addition to the above) from outside the county, based on economic strength and quality of life factors.

### **Key Planning Considerations**

**22.1.5** Millstreet is located close to the northwest boundary of the county with County Kerry. It is located at the northern foot of Claragh Mountain in a remote but attractive landscape. Areas to the south and east of the town are designated scenic landscape.

**22.1.6** Millstreet is a traditional linear village centred around an elongated square or widened main street. The scenic landscapes to the south and east are complemented by the Green Glens equestrian and cultural facility to the north west. The town is an important employment, service, social and cultural centre for much of North West Cork.

**22.1.7** The former Drishane Convent, located on the outskirts of Millstreet, is an attractive complex of buildings, consisting of the Main House, the Chapel, Tower House, Convent House, turreted gates and castellated ruins, amongst others. Its setting is equally attractive and overall, the complex has been deemed worthy of Architectural Conservation Area status in order to ensure that its history and setting is maintained. Throughout the town as a whole, there are 32 buildings or other structures entered in the initial Record of Protected Structures.

**22.1.8** Drinking water is abstracted from the Tubrid Well, in the Finnow River catchment. The scheme serves a wider hinterland including Cullen. Tubrid Well is an important groundwater source and will



*...located at the northern foot of Claragh Mountain in a remote but attractive landscape.....*

therefore be protected from unsuitable developments. Additional storage will be required in the future.

**22.1.9** The Millstreet sewerage scheme has two separate collection systems. The plant is presently at capacity and it is proposed to have it upgraded over the next few years.

### ***Problems & Opportunities***

**22.1.10** During the period of the last Development Plan, Millstreet attracted some growth, mainly for residential development at relatively low densities. A number of large sites, that were zoned for housing in the 1996 County Development Plan have remained undeveloped.

**22.1.11** Important issues for the town include the construction and integration of the proposed southern inner relief route, the amalgamation and development of the town centre inside this route, the maintenance and enhancement of its already diverse cultural, civic and community facilities.

## **22.2 Overall Zoning Approach: Millstreet**

**22.2.1** A new development boundary has been proposed for Millstreet. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**22.2.2** The town already enjoys a wealth of recreational open space including areas of active and passive uses and this is a tribute to the energy and collaborative spirit of the local community. The Council will continue to co-operate with the community in the provision and maintenance of amenities in the area.

**22.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 22.3 Specific Zoning Objectives: Millstreet

### *Residential Areas*

**22.3.1** Land for new residential development is largely focused to the south east of the town centre with some smaller areas elsewhere. It is intended to consolidate residential areas as close as possible to the town centre.

**22.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Millstreet, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing

**22.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**22.3.4** The specific residential zoning objectives for Millstreet are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.9
R-02	Low density residential development.	9.3
R-03	Medium density residential development.	6.1
R-04	Medium density residential development.	0.2
R-05	Medium density residential development.	0.2
R-06	Medium density residential development subject to satisfactory connection to public sewer.	9.2
R-07	Medium density residential development.	1.7
R-08	Medium density residential development.	2.4

Objectives:

**RESIDENTIAL: MILLSTREET**

**Zoning Map 22**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-09	Medium density residential development.	0.5
R-10	Medium density residential development.	0.7
R-11	Medium density residential development	9.6
R-12	Low density residential development suitable for individual sites.	5.6
R-13	Low density residential development suitable for individual sites.	7.9

**Objectives:**

**Residential: Millstreet**

**continued**

**Industry and Enterprise**

**22.3.5** Millstreet’s established industrial area is located to the south west of the town and the plan includes proposals to extend this. It will benefit from the provision of the inner relief road and consolidate industrial uses in this area.

**22.3.6** The specific industry and enterprise zoning objectives for Millstreet are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development suitable for small to medium units.	2.4
I-02	Industrial estate development suitable for small to medium units.	2.7

**Objectives:**

**INDUSTRY AND ENTERPRISE: MILLSTREET**

**Zoning Map 22**



**Commercial Areas**

**22.3.7** This area designated for commercial uses reflects its status in the 1996 County Development Plan.

**22.3.8** The specific commercial zoning objective for Millstreet is set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>COMMERCIAL: MILLSTREET</b>			
<b>Zoning Map 22</b>	C-01	Tourism and associated uses.	10.6

**Educational, Institutional and Civic**

**22.3.9** The specific educational, institutional and civic zoning objective for Millstreet are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>EDUCATIONAL, INSTITUTIONAL AND CIVIC: MILLSTREET</b>			
<b>Zoning Map 22</b>	E-01	Extension to Cemetery	1.3

**Utilities and Infrastructure**

**22.3.10** The specific utilities and infrastructure objectives for Millstreet are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>UTILITIES AND INFRASTRUCTURE: MILLSTREET</b>			
<b>Zoning Map 22</b>	U-01	Fire Station, civic amenity area and new County Council machinery yard for Millstreet.	-
	U-02	Proposed car parking subject to satisfactory access	-
	U-03	Proposed car parking subject to satisfactory access	-
	U-04	Public utility i.e. storage depot for road making materials.	-

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-05	Local access road.	-
U-06	Relief road.	-
U-07	Pedestrian walk.	-
U-08	Pedestrian walk through scenic landscape to town centre.	-

**Objectives:**

**Utilities and Infrastructure:  
Millstreet**

**continued**





# Settlement 23

## Mitchelstown



### 23.1 Mitchelstown in Context

### 23.2 Overall Zoning Approach

### 23.3 Specific Zoning Objectives

**M**itchelstown is one of the best examples in Ireland of a planned town. Its rectangular grid layout uses the natural features of the site to its advantage, being laid out to create striking vistas of the surrounding countryside and the main public buildings. As a county town, it is an important growth/development centre.

The overall strategy aims to promote Mitchelstown as a key employment, commercial and industrial location with an important food industry role and to promote its growth potential based on its special heritage character and its strategic road location.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 23 in Volume 4.

## 23.1 Mitchelstown in Context

**23.1.1** In the overall strategy of this plan, Mitchelstown is designated as a county town. The strategic aims for Mitchelstown are to promote its development as a key employment, commercial and industrial location with an important food industry role; promote its growth potential based on its special heritage character and strategic road location.

### *Population Growth*

**23.1.2** The 1996 census recorded a population of 3,123 persons, equivalent to 1,017 households, in the town of Mitchelstown. By the year 2000, it is estimated that this had grown to 3,170 persons, equivalent to 1,050 households. According to the forecasts and strategy in this plan, the town could grow by 230 households by the year 2011.

**23.1.3** This would bring the 2011 population to around 3,410 in approximately 1,290 households.

**23.1.4** The North and West Cork Strategic Plan suggests that towns like Mitchelstown may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors.

### *Key Planning Considerations*

**23.1.5** Mitchelstown is set in a gently undulating landscape towards the north of the county. It is located at the intersection of the N8 Cork – Dublin route with the N73 cross-country route. The town developed as a strong market town for the area and that purpose is still evident today.

**23.1.6** The River Gradogue and its floodplain mark the eastern edge of the town and passes through a largely industrial area to the north of the town centre where there is only one bridging point. The south and west of the town are not constrained in this way.

**23.1.7** The town centre suffers acutely from the adverse effects arising from the conflict between through and local traffic.

**23.1.8** Three historically, architecturally and culturally important areas within the town have been granted Architectural Conservation Area (ACA) status. There is a high retention of the town's original fabric, illustrated through its civic buildings, its housing and its shopfronts. The designation of ACA status aims to ensure that the town's history is preserved within the bustling county Town. Throughout the town as a whole, there are 82 buildings or other structures entered in the initial Record of Protected Structures.

**23.1.9** The drinking water supply to the town is adequate for the extent of planned development although the upgrading of the treatment plant is required. Additional storage capacity is required and sections of water



*....high retention of the town's original fabric, illustrated through its civic buildings, its housing and its shopfronts....*

mains need replacement.

**23.1.10** The wastewater treatment plant has limited spare capacity and will require upgrading in the future. The pipe network also needs improvement.

**23.1.11** Industrial zonings north of the town all require dedicated surface water drainage to the river. The separation of storm and foul sewers is required.

**23.1.12** As part of the future development of national roads in the county a by-pass will be constructed east of Mitchelstown and a relief road will be constructed around the western side of the town. This should alleviate many of the problems caused by congestion in the town centre itself.

### ***Problems and Opportunities***

**23.1.13** During the period of the last Development Plan, Mitchelstown experienced a modest growth and development pressure, mainly for residential development at relatively low densities.

**23.1.14** Important issues for the town include traffic management and the need to encourage economic diversification. The town has benefited from some improvements to the town square.

## **23.2 Overall Zoning Approach: Mitchelstown**

**23.2.1** A new development boundary has been proposed for Mitchelstown. It is tightly drawn to both north and west including those areas where new development is proposed and ensuring a clear separation between the urban area and the surrounding countryside.

**23.2.2** To the south and east it is a little less tightly drawn including some areas of open space that are part of the structure of the town.

**23.2.3** In the case of some areas of established primarily open space, the specific objective does not preclude small-scale development, sometimes reflecting their status in the 1996 County Development Plan or providing an alternative to the development of individual houses in the countryside beyond the town.

**23.2.4** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses.

For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 23.3 Specific Zoning Objectives: Mitchelstown

### *Residential Areas*

**23.3.1** Land for new residential development is largely focused on land parcels to the south and east of the town centre. This is considered adequate for the extent of planned development. The intention is to ensure that suburban areas are consolidated close to the town centre.

**23.3.2** The County Council's Housing Strategy states that on zoned lands, 20% of new residential development be reserved for Social and Affordable Housing. In Mitchelstown, the strategy states that up to one quarter of that reserved land will be used for the provision of social housing

**23.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**23.3.4** The specific residential zoning objectives for Mitchelstown are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	5.9
R-02	Medium density residential development, with tree planted buffer along the western site boundary.	16.2
R-03	Medium density residential development.	0.3
R-04	Medium density residential development, with provision for day care centre.	15.8
R-05	High density residential development.	1.6

#### Objectives:

#### RESIDENTIAL: MITCHELSTOWN

#### Zoning Map 23

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-06	Low density residential development with provision for serviced sites on a portion of the site and an amenity walk by stream along the eastern boundary.	18.0
R-07	Medium density residential development	8.2
R-08	Medium density residential development	6.5
R-09	Medium density residential development.	1.3
R-10	Medium density residential development.	4.0

**Objectives:****Residential: Mitchelstown****continued****Industry and Enterprise**

**23.3.5** Mitchelstown's established industrial area is located to the north and north west of the town, with the addition of the Dairygold installation on the western outskirts of the town.

**23.3.6** The specific industry and enterprise zoning objectives for Mitchelstown are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industry and distribution.	21.8
I-02	Food related industry.	36.1
I-03	Industrial estate development for small and medium light industrial units.	5.8
I-04	Food related industry.	15.0

**Objectives:****INDUSTRY AND ENTERPRISE:  
MITCHELSTOWN****Zoning Map 23**

***Town Centre / Neighbourhood Centre***

**23.3.7** Land off Main Street has been designated for town centre uses and is intended to increase the level and range of services and facilities to reflect the town's status as a thriving service centre.

**23.3.8** The specific town centre / neighbourhood centre zoning objective for Mitchelstown is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Mart site with potential for development as a new Neighbourhood Centre to serve nearby residential areas to include a mix of uses including small-scale convenience retailing and a residential element including housing above ground floor level.	1.6
T-02	Mixed retail, commercial, service, car parking, civic, and residential uses to facilitate town centre expansion.	3.2

**Objectives:****TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
MITCHELSTOWN****Zoning Map 23*****Open Space, Sports, Recreation and Amenity***

**23.3.9** The areas of proposed open space are focused primarily on the Castle Demesne that has potential for amenity and recreational use. Other amenity areas include the river bank and its proposed associated walks, the St. Finans Well walkway, and other land located close to the town centre.

**23.3.10** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**23.3.11** The specific open space, sports, recreation and amenity zoning objectives for Mitchelstown are set out in the following table:



Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive open space with provision for amenity walk. This site is forested and forms part of the grounds of Kings Square and is an important visual amenity. It also has an important function of maintaining a buffer between the historic square and surrounding industry. There is a general presumption against the development of this site.	4.0
O-02	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	11.5
O-03	Open space, town park type uses.	1.8
O-04	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	20.4
O-05	Lands to remain predominantly open in character. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	11.4

**Objectives:**

**OPEN SPACE, SPORTS, RECREATION AND AMENITY: MITCHELSTOWN**

**Zoning Map 23**

**Utilities and Infrastructure**

**23.3.12** The specific utilities and infrastructure objectives for Mitchelstown are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Town centre car park.	-
U-02	Distributor/Relief road.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: MITCHELSTOWN**

**Zoning Map 23**

**Objectives:****Utilities and Infrastructure:  
Mitchelstown****continued**

Objective No	Specific Zoning Objective	Approx Area Ha)
U-03	Local access road.	-
U-04	N8 Mitchelstown Bypass.	-
U-05	Develop and maintain pedestrian walk.	-
U-06	Develop and maintain pedestrian walk.	-





# Settlement 24

## Newmarket



### 24.1 Newmarket in Context

### 24.2 Overall Zoning Approach

### 24.3 Specific Zoning Objectives

**S**ituated on the Dalua river, the town of Newmarket is located in the heartlands of the North Cork countryside. This bustling town is a key support settlement.

The overall strategy aims to promote Newmarket's potential as an important local centre and the establishment of strong links with Millstreet and Kanturk to form a strategic growth and development focus for North West Cork.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 24 in Volume 4.

## 24.1 Newmarket in Context

**24.1.1** In the overall strategy of this plan, Newmarket is designated as an urban development node. The strategic aims for Newmarket are to seek the promotion of its potential as an important local centre by establishing strong links with Millstreet and Kanturk to form a strategic growth and development focus for North West Cork.

### *Population Growth*

**24.1.2** The 1996 census recorded a population of 1,150 persons, equivalent to 390 households, for the town of Newmarket. By the year 2000, it is estimated that this had fallen to 1,110 persons, equivalent to 360 households. According to the forecasts and strategy in this plan, the town could grow by a further 70 households by the year 2011.

**24.1.3** This would bring the 2011 population to around 1,170 in approximately 430 households.

**24.1.4** The North and West Cork Strategic Plan suggests that towns like Newmarket may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors.

### *Key Planning Considerations*

**24.1.5** Newmarket is located close to the northern boundary of the county in a generally hilly area, beside the River Dalua. The town is an important employment, service, social and cultural centre for much of North West Cork.

**24.1.6** It is constrained to some degree on the south by the James O Keefe Memorial Institute and demesne and the scenic ravine containing the old rail line. To the south west, the land rises but is somewhat constrained by a narrow access road. New Street faces west onto the old flood plain of the south running Dalua River. To the north the land rises to another elevated plateau overlooking the town before falling to the east. From the east and south east there are fine elevated lands that command stunning vistas of this picturesque town and the impressive Memorial Institute and landscaped gardens. The town has ample area within which to expand and the task will be to ensure compact consolidated growth about the present core.

**24.1.7** Throughout the town as a whole, there are 9 buildings or other structures entered in the initial Record of Protected Structures.

**24.1.8** Drinking water is abstracted from a spring source, as part of a supply scheme that also serves the town of Kanturk, and there is little spare capacity at times of peak demand. It is proposed to provide a new source at East Castlemagner that will augment the scheme. Additional



*....the consolidation of the town centre, and the facilitation and encouragement of its economic, social and cultural vitality....*

storage capacity will be required.

The wastewater treatment plant requires upgrading and, although the sewer network is generally adequate, it requires some refurbishment to remove infiltration. The separation of storm and foul drainage is required. Surface water can drain to the river.

### ***Problems & Opportunities***

**24.1.9** During the period of the last Development Plan Newmarket experienced some growth but a proportion of this consisted of one-off ribbon development along the entrances to the town.

**24.1.10** Important issues for the town itself include the need to stem the tendency towards ribbon development, the encouragement of in-depth housing, the conservation and development of its built and natural heritage and amenities, the consolidation of the town centre, and the facilitation and encouragement of its economic, social and cultural vitality.

## **24.2 Overall Zoning Approach: Newmarket**

**24.2.1** A new development boundary has been proposed for Newmarket. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town

**24.2.2** In some cases, the specific objective for areas of established primarily open space does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**24.2.3** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 24.3 Specific Zoning Objectives: Newmarket

### *Residential Areas*

**24.3.1** In order to consolidate the settlement and maintain its distinctive identity, new residential areas are located adjacent to the town.

**24.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Newmarket, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**24.3.3** Additionally, provision has been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**24.3.4** The specific residential zoning objectives for Newmarket are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development, including nursing home.	6.1
R-02	Low density residential development, individual sites.	2.3
R-03	Medium density residential development.	2.3
R-04	Medium density residential development, with provision for nursing home.	7.1
R-05	Low density residential development, individual sites.	1.9
R-06	Low density residential development, individual sites.	4.5
R-07	High density residential development including a mix of terraced and duplex units.	1.5

#### Objectives:

#### RESIDENTIAL: NEWMARKET

#### Zoning Map 24

### ***Industry and Enterprise***

**24.3.5** Newmarket's established industrial area is located to the south west of the town off the Island road. There are a number of existing industrial premises here. It suffers from the disadvantage that the road access here is narrow and that all traffic must navigate to Main Street before gaining access to the Island road to the Southeast.

**24.3.6** For this reason a new stand-alone industrial site has been located to the Northeast of the town. The new zoning will benefit from easy access to the Charleville road, and is intended to enhance the attractiveness of the town to outside industry by the provision of high visibility and prestige sites.

**24.3.7** The existing industrial areas will be consolidated and rounded off with the provision of additional space designed to meet the varying needs of small and medium industrial uses.

**24.3.8** The specific industry and enterprise zoning objectives for Newmarket are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate development for small and medium industrial units.	2.2
I-02	Industrial estate development for small and medium industrial units.	8.3
I-03	Light Industry.	0.7
I-04	Light Industry.	1.6

#### **Objectives:**

#### **INDUSTRY AND ENTERPRISE: NEWMARKET**

#### **Zoning Map 24**

### ***Open Space, Sports, Recreation and Amenity***

**24.3.9** At present the town's open space, sports and recreational needs are met by the town park at the west end of the town and by the GAA fields to the east of the town. Some additional lands have been zoned to the north of the town park to facilitate its expansion and the possible provision of additional sports fields.

**24.3.10** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of

individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**24.3.11** The specific open space, sports, recreation and amenity zoning objectives for Newmarket are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small -scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	9.7
O-02	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small -scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	1.8
O-03	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme for all of the lands with detailed provision for retaining hedgerows, on-site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites with a safe pedestrian route to the town centre and based generally on a single entrance from the public road.	4.7
O-04	Open space-Town Park type uses.	4.2
O-05	Passive open space. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of this site.	1.7

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
NEWMARKET**

**Zoning Map 24**



Objective No	Specific Zoning Objective	Approx Area (Ha)
O-06	Passive open space. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of this site.	4.3
O-07	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	3.8
O-08	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with the landscape setting of the town and should include provision for retaining existing trees and on site features.	4.5
O-09	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (eg. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan. Any development on these lands should not interfere with views of James O'Keefe Memorial Institute.	5.2
O-10	Lands to remain predominantly open in character with generally no linear roadside frontage development. This zoning does not preclude small-scale development (e.g. residential) on these lands subject to normal proper planning considerations and consistency with the policies and objectives of this plan.	7.6

**Objectives:**

**Open Space, Sports, Recreation and Amenity: Newmarket**

*continued*

**Objectives:**  
*Open Space, Sports,  
 Recreation and Amenity:  
 Newmarket*  
*continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-11	This prominent slope makes a significant contribution to the rural character and landscape setting of Newmarket.	6.2





# Settlement 25

## Passage West



### 25.1 Passage West in Context

### 25.2 Overall Zoning Approach

### 25.3 Specific Zoning Objectives

**P**assage West is the nearest satellite town to the city and provides an important function as a residential area with excellent recreational facilities centred on its harbour location.

The overall strategy aims to consolidate the settlement of Passage West as a key inner satellite town with the main focus on residential uses and town centre renewal.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 25 in Volume 4.

*(This chapter includes Passage West, Glenbrook and Monkstown)*

## 25.1 Passage West in Context

**25.1.1** In the overall strategy of this plan, Passage West is designated as a satellite town. The strategic aims for Passage West are to promote its consolidation as a key inner satellite town with the main focus on residential uses and town centre renewal.



*...to consolidate all three towns to enhance both the appearance and function of their central areas.....*

### **Population Growth**

**25.1.2** The 1996 census recorded a population of 3,922 persons, equivalent to 1,195 households, in the town of Passage West (including Glenbrooke and Monkstown). By the year 2000, it is estimated that this had grown to 4,170 persons, equivalent to 1,420 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 520 households approximately by 2011.

**25.1.3** This would bring the 2011 population of the built up part of Passage West to around 4,920 persons in 1,940 households.

**25.1.4** The Cork Area Strategic Plan suggests that towns like Passage West may attract a certain amount of new population growth from outside the county, based on economic strength and quality of life factors. Optimistic growth conditions such as these could, theoretically, result in about an extra 130 households (in addition to the figures set out above) or so by 2011 and this has been reflected in the zoning provisions of the plan.

### **Key Planning Considerations**

**25.1.5** This group of small towns grew as small nineteenth century port towns in Cork Harbour. In recent years, the towns have developed as residential centres. Only in Passage West itself does any significant commercial port activity remain. Monkstown is a significant centre for water-based leisure activities. There is a vehicle ferry from Glenbrook to Great Island (Cobh).

**25.1.6** Of the three towns, Passage West has been affected most seriously by large scale industry. The dockyard, dating originally from the nineteenth century, occupies an elongated and restricted site through the town centre along a good proportion of the town's water front. It attracts significant volumes of general cargo vessels and the commercial traffic taking goods to and from the docks causes congestion and unsatisfactory environmental conditions.

**25.1.7** In addition, the fertiliser factory at Marino Point (on Great Island) has an adverse visual impact on the town and, in the past, has been a hazardous industrial installation that has restricted the potential for development. However, manufacturing activity at the factory has recently come to an end and its future is uncertain. Although an adjoining plant is also a hazardous industrial installation, this is smaller in scale and is

unlikely to impede development in Passage West to the extent that has occurred during the operational life of the fertiliser factory.

**25.1.8** Throughout all three towns there are problems of congestion arising in part from both the difficult topography and the historic street layout. The areas most sensitive to new development are those overlooking the harbour itself.

**25.1.9** The residential architecture of the towns is of importance, as the area, including Monkstown, consists of a high number of large town houses, many of which are terraced. The towns also include smaller artisan-style housing, as well as a number of civic buildings. The mix of styles in these areas has led to the designation of an Architectural Conservation Area, both in Passage West and Monkstown, due to its retention of original fabric and styles.

**25.1.10** For Passage West, Glenbrook and Monkstown as a whole, there are 9 buildings or other structures entered in the initial Record of Protected Structures.

**25.1.11** Drinking water is supplied from both the Cork Harbour & City and Inishannon water supply schemes. A study is being undertaken to rationalise these.

**25.1.12** The sewerage scheme does not have a secondary treatment plant and macerated effluent is discharged to the harbour. In the future, it is proposed to treat this effluent at Ringaskiddy in the proposed treatment plant for the lower harbour towns.

### ***Problems and Opportunities***

**25.1.13** In recent years, there has been significant new residential development in the three towns. Particularly in Passage West, this has occurred mainly in the more elevated parts of the town that are relatively remote from both the dockyard and the former fertiliser factory on Great Island. Whilst it is important to protect the attractive open slopes overlooking the harbour itself, there is also a need to consolidate all three towns to enhance both the appearance and function of their central areas.

**25.1.14** Further issues will include ensuring the provision of adequate recreational space. Internal traffic management and the need for relief roads to the east of the town will also be a priority.

## 25.2 Overall Zoning Approach: Passage West

**25.2.1** A new development boundary has been proposed for these three towns. It is tightly drawn and follows the shoreline on the western side. To the east, it follows the green belt boundary and is set to include land designated for planned development. To the north and south, it is tightly drawn to protect the important, strategic green belt gaps separating the town from the nearby settlements of Rochestown and Rafeen respectively.

**25.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 25.3 Specific Zoning Objectives: Passage West

### *Residential Areas*

**25.3.1** The areas where new residential development is proposed are, generally, additions to established residential areas. In the main, these are located to the north west and south west of Passage West town centre. These areas consolidate the existing development pattern of the settlement and maintain the integrity of the Green Belt.

**25.3.2** In addition, proposals have been made for the redevelopment of the dockyard at Passage West for a mixed-use town centre development including a significant residential component. It is anticipated that, up to, 160 new dwellings will be built during the plan period as part of this development. Objective T-01 applies to this site.

**25.3.3** Provision is also made in Objective X-01 for the redevelopment of the former Convent in Passage West for a mixed-use scheme likely to include a significant residential component.

**25.3.4** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Passage West, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**25.3.5** The specific residential zoning objectives for Passage West are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development (individual sites in woodland setting).	2.5
R-02	Medium density residential development to include serviced sites and a mix of house types. Local shop, medical centre, nursing home and crèche to also be provided.	18.1
R-03	Medium density residential development.	0.6
R-04	Medium density residential development.	3.3
R-05	Medium density residential development.	2.7
R-06	Medium density residential development.	2.5
R-07	Medium density residential development.	1.0
R-08	Medium density residential development, with provision for relief road linking Maulbaun to Lackaroe.	8.2
R-09	Medium density residential development, with provision for relief road linking Maulbaun to Lackaroe.	4.0
R-10	Medium density residential development.	4.0
R-11	Medium density residential development.	2.5
R-12	Medium density residential development.	1.6
R-13	Medium density residential development. The development of this site shall include landscaping and screen planting.	1.0
R-14	Low density residential development with buffer tree planting, minimum 4 metres wide along the northern site boundary.	2.0

## Objectives:

**RESIDENTIAL:  
PASSAGE WEST**

**Zoning Map 25**

***Town Centre / Neighbourhood Centre***

**25.3.6** Provision has been made in this plan to facilitate the redevelopment of the dockyard area at Passage West. The existing dockyard, although an important source of employment, causes both serious traffic congestion and unsatisfactory environmental conditions in the central area of Passage West. The redevelopment of this site presents an important opportunity to revitalise the central area of this important group of towns.

**25.3.7** The specific town centre / neighbourhood centre zoning objective for Passage West is set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>TOWN CENTRE/ NEIGHBOURHOOD CENTRE: PASSAGE WEST</b>  <b>Zoning Map 25</b>	T-01	Mixed retail, commercial, service, civic and residential uses to facilitate town centre expansion.	2.4

***Open Space, Sports, Recreation and Amenity***

**25.3.8** Sections of the former railway line from Cork to Passage West and on to Crosshaven have been converted to a walking and cycling route. Many sections are segregated from road traffic and the amenity is well used.

**25.3.9** The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on those visually important open areas that contribute to the setting of these towns and amenity afforded by the upper harbour generally.

**25.3.10** The specific open space, sports, recreation and amenity zoning objectives for Passage West are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: PASSAGE WEST</b>  <b>Zoning Map 25</b>	O-01	Passive open space with provision for landscape protection.	3.0
	O-02	Passive open space which functions as an essential backdrop to the setting of the town. These lands will remain predominantly open and rural in character.	16.9



Objective No	Specific Zoning Objective	Approx Area (Ha)
O-03	Passive open space that will remain predominantly open in character, especially retaining the existing trees and natural features on site. This area is visually important and makes a significant contribution to the setting of Monkstown.	7.0
O-04	Passive open space, a prominent slope which is important to the setting of Monkstown and should therefore remain open and rural in character.	1.7
O-05	Open space and amenity area.	0.5
O-06	Passive open space, including tree protection.	3.8

**Objectives:**

**Open Space, Sports, Recreation and Amenity: Passage West**

*continued*

**Utilities and Infrastructure**

**25.3.11** The specific utilities and infrastructure objectives for Passage West are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Local access road.	-
U-02	Develop and maintain pedestrian walk along old railway line.	-
U-03	Pedestrian walk along stream glen to connect with proposed access road.	-
U-04	Pedestrian walk.	-
U-05	Develop and maintain pedestrian walk along Monkstown Creek.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: PASSAGE WEST**

**Zoning Map 25**

**Special Zoning Objectives**

**25.3.12** Provision is also made in this special objective for the redevelopment of the former Convent in Passage West for a mixed-use development. The site is of particular importance to the regeneration of the town because of its location close to the town centre.

**25.3.13** The specific special zoning objectives for Passage West are set out in the following table:

**Objectives:**  
**SPECIAL ZONING OBJECTIVES:**  
**PASSAGE WEST**  
**Zoning Map 25**

Objective No	Specific Zoning Objective	Approx Area (Ha)
X-01	The former convent site is recognised as an opportunity site for Passage West which could accommodate various uses that would incorporate the retention of the buildings and their setting and providing associated car parking.	1.6





# Settlement 26

## Ringaskiddy



### 26.1 Ringaskiddy in Context

### 26.2 Overall Zoning Approach

### 26.3 Specific Zoning Objectives

**R**ingaskiddy is located on the west side of Cork Harbour and adjacent to the sea port. Ringaskiddy is south-east of the city centre and separated from the city suburbs by open green belt. Ringaskiddy is primarily an industrial/enterprise location.

The overall strategy aims consolidate the strategic industrial and port related role of Ringaskiddy, with very limited expansion of residential uses with amenity improvements to the village and improvement of community and recreational facilities.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 26 in Volume 4.

## 26.1 Ringaskiddy in Context

**26.1.1** In the overall strategy of this plan, Ringaskiddy is designated as a strategic industrial area. The strategic aims for Ringaskiddy reaffirm its strategic industrial and port related roles and seek to promote its potential for strategic distribution and logistics development. Only very limited expansion of its residential uses with amenity improvements to the village and improvement of community and recreational activities.

**26.1.2** Ringaskiddy, is designated in the Cork Area Strategic Plan as a strategic industrial location and port particularly because of the capacity of the area to accommodate large scale industrial undertakings that require either dedicated port facilities or access to large volumes of water.

### *Key Planning Considerations*

**26.1.3** Provision is made for both the expansion of existing undertakings and the development of new industries when opportunities arise. Because of their location in Cork Harbour, some areas of established or proposed new industry are also designated as scenic landscape. This designation is not intended to undermine the principle of industrial development in these areas, but in determining applications for planning permission, special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

**26.1.4** Water is supplied by the Cork Harbour and City scheme and there is adequate storage from a reservoir at Strawhall.

**26.1.5** There are two sewerage schemes in Ringaskiddy; sewers constructed by the IDA that serve industry and the others serving the village. The sewer, which serves the village, is a combined sewer, and discharges directly to Cork Harbour. There is no treatment at present but there is a proposal to connect Ringaskiddy to the proposed Lower Harbour Sewerage Scheme. Although most existing industries have their own on-site treatment prior to discharging to the IDA outfall sewer, there is no secondary treatment plant and the macerated effluent is discharged to the harbour.

**26.1.6** A new road is proposed to bypass Shanbally and Ringaskiddy villages and improve access from Shannonpark roundabout to the deepwater port and the industries in the area. At present, there are two route options.

### *Problems & Opportunities*

**26.1.7** Important planning issues for Ringaskiddy concern the economic importance of achieving the development of areas set aside for industry whilst protecting and enhancing the amenities enjoyed by the residential community and the area's leisure facilities.



*...protecting and enhancing the amenities enjoyed by the residential community and the area's leisure facilities...*

## 26.2 Overall Zoning Approach: Ringaskiddy

**26.2.1** A new development boundary has been proposed for Ringaskiddy. It includes not only those areas that are either already developed or set aside in this plan for future development for particular uses.

**26.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 26.3 Specific Zoning Objectives: Ringaskiddy

### *Residential Areas*

**26.3.1** Whilst it is considered inappropriate to make provision for new housing on a large scale, some new provision has been made for residential development.

**26.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Ringaskiddy, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**26.3.3** The specific residential zoning objectives for Ringaskiddy are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	3.6
R-02	Medium density residential development.	3.2

### Objectives:

### **RESIDENTIAL: RINGASKIDDY**

### **Zoning Map 26**

### *Industry and Enterprise*

**26.3.4** Ringaskiddy is an industrial location of strategic importance for industry where good access to port facilities, seawater supplies and the national road network are key factors. In this plan, provision has been made to reserve 15 areas for industrial development. The specific objectives for each area make provision for a variety of industry and enterprise developments.

**26.3.5** The specific industry and enterprise zoning objectives for Ringaskiddy are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The new open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development.	12.3
I-02	Industry including ancillary uses such as associated offices, laboratories, manufacturing and utilities. The new open space zonings in specific objectives O-01 and O-02 shall be provided as part of this development.	5.6
I-03	Suitable for large stand-alone industry with provision for a buffer tree planting, minimum 20 metres wide, along the northern boundary to residential areas and provision for public open space and amenity area to include three playing pitches.	57.4
I-04	Suitable for large stand alone industry with suitable provision for landscaping and access points.	91.1
I-05	Industry, with provision for a minimum 40 metre tree planted buffer zone along the eastern, southern and south western boundaries to residential areas.	24.4
I-06	Suitable for industry including small to medium sized enterprises with landscaping provisions to protect the ring fort on site.	8.3
I-07	Suitable for industry, including small to medium sized units.	3.0
I-08	Industry, with buffer tree planting, minimum 20 metres wide, to all residential areas.	55.3

#### Objectives:

#### INDUSTRY AND ENTERPRISE: RINGASKIDDY

#### Zoning Map 26

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-09	The site is zoned for use as a transitional site, between the established residential use on the eastern side and industry and enterprise zoning on the western side, it is suitable for office use associated with port uses. A tree planted buffer, minimum 20 metres wide, shall be established on the eastern boundary of the site.	3.8
I-10	Industry, with provision for a minimum 10 metre open space buffer to western boundary with open space (O-03). Buffer tree planting, minimum 20 metres wide to residential areas to the south and eastern boundaries of site shall also be provided.	19.2
I-11	Industry with buffer tree planting, minimum 20 metres wide to school and all residential areas.	15.6
I-12	Industry, with provision for a minimum 20 metre tree planted buffer zone along the eastern, southern and south western boundaries to residential areas.	2.6
I-13	Industry with buffer tree planting, minimum 20 metres wide, to all residential areas.	14.5
I-14	Industry and Enterprise, the site is zoned for use as a transitional site, between the established residential use on the western side and industry/enterprise zoning on the eastern side, it is suitable for office based industry use. A tree planted buffer, minimum 20 metres wide, shall be established on the site boundaries with the established residential area as part of an approved landscaping scheme for the entire site.	1.9
I-15	Suitable for large stand alone industry with suitable provision for landscaping and access points and provision for buffer planting, minimum 15 metre wide, open space buffer to the Martello Tower and its associated pedestrian access.	42.8

**Objectives:****Industry and Enterprise:  
Ringaskiddy***continued*

**Educational, Institutional and Civic**

**26.3.6** The specific institutional, educational and civic zoning objectives for Ringaskiddy are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>EDUCATIONAL, INSTITUTIONAL AND CIVIC: RINGASKIDDY</b> <b>Zoning Map 26</b>	E-01	National Maritime College and associated uses.	5.8

**Open Space, Sports, Recreation and Amenity**

**26.3.7** The objectives in this plan for areas of passive open space seek to apply an appropriate degree of protection on those visually important open areas that contribute to the setting of Ringaskiddy and amenity afforded by the upper harbour generally.

**26.3.8** The specific open space, sports, recreation and amenity zoning objectives for Ringaskiddy are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: RINGASKIDDY</b> <b>Zoning Map 26</b>	O-01	Active open space comprising proposed golf course and playing pitches to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of tree planted buffers to the southern and northern boundaries of the site.	22.0
	O-02	Active open space comprising existing golf and pitch and putt courses to provide a long-term, structural landscape setting for the adjoining industrial zoning including the provision and maintenance of a tree planted buffer and the protection and maintenance of the existing lagoon and NHA.	23.6
	O-03	Passive open space which acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining industry makes proposals for development, consideration will be given to landscaping including strategic tree planting on the land.	13.7



Objective No	Specific Zoning Objective	Approx Area (Ha)
O-04	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	3.6
O-05	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	4.7
O-06	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	4.9
O-07	Passive open space that acts as a buffer between proposed industry and established uses. While the patterns of land use will remain largely unchanged, if the adjoining land designated for industry is developed, consideration will be given to landscaping including strategic tree planting on the land.	1.8

**Objectives:**

**Open Space, Sports, Recreation and Amenity: Ringaskiddy**

*continued*

**Utilities and Infrastructure**

**26.3.9** The specific utilities and infrastructure objective for Ringaskiddy is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed by-pass.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: RINGASKIDDY**

**Zoning Map 26**





# Settlement 27

## Schull



### 27.1 Schull in Context

### 27.2 Overall Zoning Approach

### 27.3 Specific Zoning Objectives

**S**chull is an attractive coastal village overlooking a sheltered harbour and is situated some 20 Km west of Skibbereen. Due to its strategic position on the Mizen peninsula and its attraction as a holiday base, it functions as a key support settlement.

The overall strategy aims to consolidate Schull within its scenic coastal setting with continued promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 27 in Volume 4.

## 27.1 Schull in Context

**27.1.1** In the overall strategy of this plan, Schull is designated as an urban development node. The strategic aims for Schull are to promote the development of the town within its scenic coastal setting; continue the promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.

### *Population Growth*

**27.1.2** The 1996 census recorded a population of 595 persons, equivalent to 198 households, in the town of Schull. By the year 2000, it is estimated that the population had fallen to 570 persons but the number of households had grown to 210. According to the forecasts and strategy of this plan, the town will accommodate a growth of 40 households approximately by 2011.

**27.1.3** This would bring the 2011 population of Schull to around 590 persons in 250 households.

### *Key Planning Considerations*

**27.1.4** Schull is located at the head of Schull Harbour on the southern shoreline of the Mizen Peninsula. The landscape setting of the town is of a high quality and is designated scenic landscape.

**27.1.5** The town is an important employment, service, social and cultural centre for much of West Cork.

**27.1.6** There are difficulties in meeting the peak demand in the water supply and the network is deficient in places. There are plans to upgrade this and augment supply as part of either the Skibbereen or Bantry Water Supply Schemes. Until improvements are implemented, there will be restrictions on some proposed developments.

**27.1.7** The existing sewerage scheme is a combined scheme involving septic tank treatment prior to discharging to the inner harbour. Proposals to upgrade treatment are in the planning stage. Sewer network extensions are also required.

**27.1.8** Some local watercourses used for the disposal of surface water pass under buildings in the town centre. There is a serious risk of flooding should these become overloaded at time of peak rainfall. Some development proposals may need to include attenuation or other measures to moderate this risk.

### *Problems & Opportunities*

**27.1.9** In recent years, Schull experienced some growth, mainly for residential development at relatively low densities often related to the



*....provision for the future development of the fishing industry in the town whilst acknowledging the aspirations of other harbour users....*

tourist accommodation and second home market.

**27.1.10** Important issues for the town include the need to ensure that the demands for housing from permanent residents is not overwhelmed by that for tourist accommodation or second homes. It is also important to make appropriate provision for the future development of the fishing industry in the town whilst acknowledging the aspirations of other harbour users. The resolution of parking and congestion issues in the town centre is also important.

## 27.2 Overall Zoning Approach: Schull

**27.2.1** A new development boundary has been proposed for Schull. Generally, it has been set to include all the areas that are the subject of specific zoning objectives. In addition, it includes relatively large areas of either established or proposed open space that form part of the structure of the town.

**27.2.2** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 27.3 Specific Zoning Objectives: Schull

### ***Residential Areas***

**27.3.1** The principal concern regarding residential development in Schull is to ensure a balance between permanent residents and holiday visitors avoiding an excess of often vacant holiday homes.

**27.3.2** Holiday home developments, if inappropriately located, can result in a serious loss of vitality in towns such as Schull during the winter months. Therefore, the objectives set out in chapter 4 of this plan indicate that the land provided for new residential development 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.

**27.3.3** The housing strategy states that on zoned lands, 20% of new

residential development be reserved for social & affordable housing. In Schull, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**27.3.4** The specific residential zoning objectives for Schull are set out in the following table:

**Objectives:**  
**RESIDENTIAL: SCHULL**  
**Zoning Map 27**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, serviced sites.	2.6
R-02	Medium density residential development.	1.4
R-03	Medium density residential development, subject to construction of the relief road.	1.7
R-04	Medium density residential development.	1.8
R-05	Low density single storey development or nursing home.	0.6
R-06	Medium density residential development.	3.6
R-07	Medium density residential development.	2.1
R-08	Medium density residential development, permanent occupation. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses.	0.5
R-09	Medium density residential development.	3.7

### ***Industry and Enterprise***

**27.3.5** Two sites in Schull are set aside for industrial uses. One site is suitable for light industrial uses while the other site located adjacent to the pier is ideal for port related uses.

The Council considers that the reservation of the identified lands adjacent to the pier for port related industry is vital to the continued well being of the town, because of its potential importance to marine employment and the character of the town. The Council is particularly concerned that no development should take place on the lands which

would prejudice such provision, and that development on adjoining land should be compatible with port related uses and not lead to conflict with, or restraint upon, those uses.

**27.3.6** The specific industry and enterprise zoning objectives for Schull are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Light Industry.	1.4
I-02	Port related industry, with provision for parking and local relief road.	1.0

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
SCHULL**

**Zoning Map 27**

### **Town Centre / Neighbourhood Centre**

**27.3.7** The established town centre is considered to be the primary location in Schull for retail and commercial activities and some provision is made for its expansion.

**27.3.8** The specific town centre / neighbourhood centre zoning objective for Schull is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Retail and retail services to facilitate town centre expansion.	0.4

**Objectives:**

**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
SCHULL**

**Zoning Map 27**

### **Commercial Areas**

**27.3.9** Provision is made in certain locations for specific forms of commercial development.

**27.3.10** The specific commercial zoning objectives for Schull are set out in the following table:

## Objectives:

**COMMERCIAL: SCHULL**

## Zoning Map 27

Objective No	Specific Zoning Objective	Approx Area (Ha)
C-01	Commercial non retail.	0.7
C-02	Petrol Filling Station	0.3
C-03	Hotel.	3.1

**Open Space, Sports, Recreation and Amenity**

**27.3.11** The specific open space, sports, recreation and amenity zoning objectives for Schull are set out in the following table:

## Objectives:

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
SCHULL**

## Zoning Map 27

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Passive open space and public amenity area. Preserve and promote general openness, views of cove from road, and trees.	0.4
O-02	Passive open space. Preserve trees and general openness.	0.2
O-03	Passive open space and public amenity area. Preserve general openness.	0.3
O-04	Passive open space providing local visual amenity, and accommodating informal recreation and sport. Protect from development and retain trees, hedgerow, and generally green appearance.	0.5
O-05	Passive open space along bank of stream and comprised of private gardens, etc., contributing to the streetscape and visual amenity of the locality. Protect from excessive development and retain/promote high level of tree cover, etc.	0.7
O-06	Passive open space providing informal recreation and sport facility, and incorporating coastal pathway and some existing private residences. Protect general openness, views of sea from road, and retain and provide trees, shrubs and general parkland quality.	2.7

**Utilities and Infrastructure**

**27.3.12** The specific utilities and infrastructure objectives for Schull are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Parking provision.	-
U-02	Northern relief road.	-
U-03	Local access road.	-
U-04	Local relief road.	-
U-05	Develop and maintain pedestrian walkway through open space and along shoreline.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: SCHULL**

**Zoning Map 27**







# Settlement 28

## Skibbereen Environs



### 28.1 Skibbereen in Context

### 28.2 Overall Zoning Approach

### 28.3 Specific Zoning Objectives

**S**et in the heart of West Cork, Skibbereen as a county town and growth/development centre performs an important employment, service and social function for an extensive rural hinterland.

The overall strategy aims for continued growth and development with Skibbereen as the primary urban centre for a large rural hinterland with key employment, educational, service, and tourism functions.

Most of Skibbereen is located within the jurisdiction of the Town Council, a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 28 in Volume 4.

## 28.1 Skibbereen in Context



*Skibbereen is particularly attractive enjoying a fine townscape and an attractive landscape setting.....*

**28.1.1** The majority of the built up area of Skibbereen is administered by the Skibbereen Town Council who are a separate planning authority and prepare their own development plan for their jurisdiction.

**28.1.2** In the overall strategy of this plan, Skibbereen is designated as a county town. The strategic aims for Skibbereen are to encourage its continued growth and development as the primary urban centre for a large rural hinterland with key employment, educational, service and tourism functions.

### **Population Growth**

**28.1.3** The 1996 census recorded a population of 1,926 persons, equivalent to 740 households, in the town of Skibbereen (including the Town Council's area). By the year 2000, it is estimated that this had grown to 2,310 persons, equivalent to 790 households. According to the forecasts and strategy in this plan, the town could grow by 150 households by the year 2011.

**28.1.4** This would bring the 2011 population to around 2,450 in approximately 950 households.

### **Key Planning Considerations**

**28.1.5** The town of Skibbereen is particularly attractive enjoying a fine townscape and an attractive landscape setting. To the north is the River Ilen and its floodplain. Elsewhere is attractive, gently rolling countryside.

**28.1.6** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**28.1.7** The town's water supply is adequate to serve the development planned for the town.

**28.1.8** There is no sewage treatment plant in the town at present. Effluent is discharged to the river via a number of outfalls. There is a proposal for a new sewerage scheme including a collection system, a treatment plant and a tidal holding tank and discharge to the Ilen estuary. The brief is presently being finalised.

**28.1.9** The town has been subjected to flooding in the past. The recommendations of a flood study report have not been implemented to date.

**28.1.10** The by-pass to the north of Skibbereen, within the Town Council's area, is under construction and there are proposals for a by-pass road to the Baltimore Road.

## 28.2 Overall Zoning Approach: Skibbereen Environs

**28.2.1** A number of development boundaries have been proposed for Skibbereen Environs and this plan also includes those areas where new development is proposed outside the area of the Town Council's jurisdiction.

**28.2.2** The Development Plan for the Town Council's Area is currently at an early stage in its review. It makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, largely reflects relatively small areas of land that were designated for development in previous plans but has not yet come forward for development.

**28.2.3** A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including leisure centre, conference facilities and high quality tourism accommodation. While the preferred location would be close to the town centre (within the Town Council area) where the widest commercial, economic and social benefits would be derived, it might not be appropriate to restrict the options of a potential developer to a single location. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven road with its particularly attractive setting also offers scope for development of this kind. In order to allow flexibility for potential investors, a site-specific zoning has not been made for a new hotel in this plan. To add to the range of options, however, the zoning maps do indicate a potential location on the Baltimore Road (zoned primarily open space) at the edge of the new development boundary, which is just about at walking distance from the town centre.

**28.2.4** In other cases, the specific objective for some areas of established primarily open space areas does not preclude small-scale development reflecting their status in the 1996 County Development Plan and providing an alternative to the development of individual houses in the countryside beyond the town.

**28.2.5** Outside the town, land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 28.3 Specific Zoning Objectives: Skibbereen Environs

### *Residential Areas*

**28.3.1** In addition to the modest areas zoned for new residential development, provision has also been made in specific zoning objectives, recognising that certain areas of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**28.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Skibbereen Environs, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**28.3.3** The specific residential zoning objectives for Skibbereen Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, extension to existing housing cluster.	1.8
R-02	Low density residential development, with provision to retain and supplement tree planting.	3.8
R-03	Medium density residential development.	6.9
R-04	Low density residential development.	2.2

#### Objectives:

#### RESIDENTIAL: SKIBBEREEN ENVIRONS

#### Zoning Map 28

### *Industry and Enterprise*

**28.3.4** Skibbereen's established industrial areas are located within the Town Council boundary. A site east of and adjacent to the Town Council boundary has been zoned for small to medium sized light industrial uses.

**28.3.5** Skibbereen should continue to have a key employment function and it needs to attract inward investment in industry and enterprise. Therefore, provision has been made in this plan for a new industrial zoning opposite the quarry at Curragh on the Drimoleague Road and a new enterprise zone on the edge of town on the Cork Road.

**28.3.6** The new industrial zone is suitable for general industry, including warehousing, distribution, civic amenity and waste transfer facilities, and small to medium industrial units etc.

**28.3.7** The new enterprise site, at the edge of the development boundary on the Cork road has been identified as an opportunity enterprise site for office-based industry including technology-related enterprises or research uses. Such a site, if it were to be developed, would have high environmental standards and high standards of architectural design and landscaping that would attract outside investment enterprises and be appropriate to the entrance to the town.

The specific residential zoning objectives for Skibbereen Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Industrial estate type development suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site. Flood prevention measures need to be provided along the river-bank on the western portion of the site.	15.6
I-02	Industrial estate type development for small and medium light industrial units.	5.4
I-03	Opportunity enterprise site for office-based industry, technology-related enterprise and research uses in high quality buildings and a landscaped setting subject to satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme including improvement to the junction with the N71 and provision for a safe off-road pedestrian access to the town centre.	15.9

**Objectives:**

**INDUSTRY AND ENTERPRISE:  
SKIBBEREEN ENVIRONS**

**Zoning Map 28**

**Educational, Institutional and Civic**

**28.3.8** The specific educational, institutional and civic zoning objective for Skibbereen Environs is set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Extension to cemetery.	1.5

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
SKIBBEREEN ENVIRONS**

**Zoning Map 28**

### ***Open Space, Sports, Recreation and Amenity***

**28.3.9** Many of the town's recreational areas are located within the Town Council boundary. A small area to the south east of the town has been zoned as open space.

**28.3.10** A number of areas of established primarily open space have been made the subject of specific zoning objectives that do not preclude small-scale development. In some cases, this reflects their status in the 1996 County Development Plan. It is anticipated that any development in these areas will provide an alternative to the development of individual houses in the countryside beyond the town. It is important that any development should not compromise the objective for the area as a whole.

**28.3.11** The specific established open space, sports, recreation and amenity zoning objectives for Skibbereen Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	5.1
O-02	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	3.1
O-03	Lands to remain predominantly open in character with generally no linear roadside development. This zoning does not preclude additional small-scale development (e.g. residential) on these lands subject to normal proper planning consideration and consistency with the policies and objectives of this plan.	2.7
O-04	These lands also have some potential for a nursing home or other community uses that complement the surrounding residential areas. Lands otherwise to remain generally open.	2.1

#### Objectives:

#### **OPEN SPACE, SPORTS, RECREATION AND AMENITY: SKIBBEREEN ENVIRONS**

#### **Zoning Map 28**

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-05	Passive open space defining the edge of the settlement and the transition to open countryside. Open land uses to remain generally unchanged but with potential, as an opportunity site, to accommodate a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a detailed landscape-based design scheme incorporating safe, off-road pedestrian access to the town centre. This site is not suitable for residential or stand-alone holiday home development.	3.5

**Objectives:**

*Open Space, Sports, Recreation and Amenity: Skibbereen Environs*

*continued*

**Utilities and Infrastructure**

**28.3.12** The specific utilities and infrastructure objectives for Skibbereen Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Proposed sewage treatment plant.	-
U-02	Proposed bypass.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: SKIBBEREEN ENVIRONS**

**Zoning Map 28**





# Settlement 29

## Tower



### 29.1 Tower in Context

### 29.2 Overall Zoning Approach

### 29.3 Specific Zoning Objectives

**T**ower is located near Blarney outside Cork City. Tower has enjoyed substantial growth over the past twenty years as a thriving satellite town.

The overall strategy aims to consolidate the settlement of Tower firmly within its distinctive green belt setting and to improve its community and residential amenities.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 29 in Volume 4.



## 29.1 Tower in Context

**29.1.1** In the overall strategy of this plan, Tower is designated as a satellite town. The strategic aims for Tower are to encourage the consolidation of the settlement within its distinctive Green Belt setting and the improvement of community and residential amenities.

### *Population Growth*

**29.1.2** The 1996 census recorded a population of 1,841 persons equivalent to 539 households for the town of Tower. By the year 2000, it is estimated that this had grown to 3,080 persons, equivalent to 910 households. According to the forecasts and strategy in this plan, the town could grow by 110 households by the year 2011.

**29.1.3** This would bring the 2011 population to a slightly lower figure of 3,050 persons in approximately 1,020 households.

### *Key Planning Considerations*

**29.1.4** To the east is the attractive valley of the Blarney River and its floodplain. This forms an important and strategic Green Belt gap separating the town from Blarney itself. To the north and south the steeply sloping, prominent, valley sides are less suited to development.

**29.1.5** There is adequate drinking water supply to serve future development.

**29.1.6** There are two sewage treatment works; one at Cloghroe, that is at capacity and would need upgrading and the other at Blarney, which serves the rest of the area and is to be upgraded shortly. The upgraded plants will have sufficient capacity to serve the proposed development.

**29.1.7** Surface water discharging to the local river network causes localised flooding problems and new development may need to include attenuation or other relief measures.

### *Problems and Opportunities*

**29.1.8** In recent years, Tower has experienced a relatively high level of growth, mainly for residential development at low densities.

**29.1.9** The most important issue facing the village is the provision of a central commercial, civic, cultural and community focus and core. Other issues include the provision of additional recreational and community facilities.



*...most important issue facing the village is the provision of a central commercial, civic, cultural and community focus and core....*

**29.1.10** Cloghroe National School is located adjacent to the church on a relatively steep and small site at the side of a busy road. It is recognised that provision will have to be made in the future for the school's expansion. Other parking arrangements may have to be made for the collection and set down of students.

## 29.2 Overall Zoning Approach: Tower

**29.2.1** A new development boundary has been proposed for Tower. It is tightly drawn on the eastern side, ensuring a clear separation from the neighbouring town of Blarney. To the south and west, it is set a little less tightly to accommodate some areas of established open space within the settlement. To the south a significant length of river valley flood plain has been included because of the potential for this area to contribute to the provision of informal recreation space in the town.

**29.2.2** Outside the development boundary, the land forms part of the Metropolitan Green Belt. Here, the objectives of this plan seek to preserve the character of the area and (subject to certain exceptions) reserve the land generally for agriculture, open-space or recreation uses.

## 29.3 Specific Zoning Objectives: Tower

### *Residential Areas*

**29.3.1** Existing residential zonings are currently fairly evenly spread between the east and west of the centre of the town. Apart from some infill developments to the east the main potential for the expansion of the town lies to the west and northwest.

**29.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. In Tower, the strategy requires that one quarter of that reserved land will be used for the provision of social housing.

**29.3.3** In order to consolidate the settlement and maintain its distinctive identity within the green belt, new residential areas to the north of the town are limited to a number of smaller parcels which round off the development boundary in this area.

The specific residential zoning objectives for Tower are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, individual sites with common access and buffer planting, minimum 10 metres along northern site boundary.	5.4
R-02	Low density residential development, individual sites with common access and minimum 10 metre tree planted buffer along northern site boundary.	4.6
R-03	Low density residential development, possible associated tourism uses. Development of this site must be contingent on the restoration of the hydro.	1.4
R-04	Medium density residential development.	4.1
R-05	High density residential development (terraced, apartments or duplexes).	0.3
R-06	Medium density residential development.	5.1
R-07	Medium density residential development.	5.4

**Objectives:**  
**RESIDENTIAL: TOWER**  
**Zoning Map 29**

### ***Town Centre / Neighbourhood Centre***

**29.3.4** Significant provision for new town centre development has been made in this plan in order to encourage the development of shops, services and community facilities that will consolidate the planned growth in new residential development.

**29.3.5** The specific town centre / neighbourhood centre zoning objectives for Tower are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
T-01	Town/neighbourhood centre uses (excluding retail and commercial uses) - suitable for community uses, civic uses and / or residential uses.	0.8
T-02	Retail, office, service use. Residential accommodation on upper floors may be provided.	1.4

**Objectives:**  
**TOWN CENTRE/  
NEIGHBOURHOOD CENTRE:  
TOWER**  
**Zoning Map 29**

***Educational, Institutional and Civic***

**29.3.6** The specific educational, institutional and civic zoning objectives for Tower are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
E-01	Provision of new cemetery.	4.3
E-02	Provision of health centre.	0.4

**Objectives:**

**EDUCATIONAL,  
INSTITUTIONAL AND CIVIC:  
TOWER**

**Zoning Map 29**

***Open Space, Sports, Recreation and Amenity***

**29.3.7** The specific open space, sports, recreation and amenity zoning objectives for Tower are set out in the table below.

**29.3.8** The town has a golf course and some lands reserved for a town park at the village centre. There are also a number of GAA playing fields on the east side of the town.

Objective No	Specific Zoning Objective	Approx Area
O-01	Active open space for informal public recreation including the provision for an amenity area and pedestrian walk along the river bank.	13.0
O-02	Active open space with provision for playing pitches.	3.7

**Objectives:**

**OPEN SPACE, SPORTS,  
RECREATION AND AMENITY:  
TOWER**

**Zoning Map 29**

**Utilities and Infrastructure**

**29.3.9** The specific utilities and infrastructure objectives for Tower are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<b>UTILITIES AND INFRASTRUCTURE: TOWER</b>  <b>Zoning Map 29</b>	U-01	Local access road.	-
	U-02	Circular pedestrian route through open space, residential areas and along river bank.	-





# Settlement 30

## Whitegate and Aghada



### 30.1 Whitegate and Aghada in Context

### 30.2 Overall Zoning Approach

### 30.3 Specific Zoning Objectives

Set on the southern shore of Cork Harbour to the east of Carlisle Fort, Whitegate - Aghada comprises the three villages of Rostellan, Aghada and Whitegate. They function as service centres and community focal points for the adjacent hinterland. Whitegate is primarily an industrial/enterprise location.

The overall strategy aims to consolidate the Whitegate - Aghada industrial and harbour related roles within their sensitive coastal setting with limited expansion of residential uses.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 30 in Volume 4.

## 30.1 Whitegate and Aghada in Context

**30.1.1** In the overall strategy of this plan, Whitegate - Aghada is designated as a strategic industrial area. The strategic aims for Whitegate - Aghada support the consolidation of their industrial and harbour related roles within their sensitive scenic and coastal setting. The strategic aim provides for only a limited expansion of residential uses.

**30.1.2** Whitegate – Aghada is designated in the Cork Area Strategic Plan as a strategic industrial location particularly because of the capacity of the area to accommodate large scale industrial undertakings that require either dedicated port facilities or access to large volumes of sea water. Provision is made for both the expansion of existing undertakings and the development of new industries when opportunities arise.

### *Key Planning Considerations*

**30.1.3** Because of their location near the mouth of Cork Harbour, some areas of established or proposed new industrial areas are also designated as scenic landscape. This designation is not intended to undermine the principle of industrial development in these areas, but in determining applications for planning permission, special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping.

**30.1.4** The settlements are constrained by the shoreline to the north and west, and to a lesser extent by the steep topography to the south and east. The desirability of protecting the integrity, scale and character of the traditional streetscape also acts as a constraint on development and change.

**30.1.5** Throughout the area as a whole, there are 5 buildings or other structures entered in the initial Record of Protected Structures.

**30.1.6** At present, the Cloyne/Aghada Water Supply Scheme supplies the area but it is proposed to undertake a study to rationalise all the water supply arrangements in the East Cork area.

**30.1.7** The sewerage scheme is a combined sewerage scheme that discharges to the harbour without treatment. It will be necessary to provide a wastewater treatment plant.

### *Problems & Opportunities*

Important planning issues for Whitegate - Aghada concern the economic importance of achieving the development of areas set aside for industry whilst protecting and enhancing the amenities enjoyed by the residential community and the area's leisure facilities.



*....consolidation of the industrial and harbour related roles within their sensitive scenic and coastal setting....*

## 30.2 Overall Zoning Approach: Whitegate and Aghada

**30.2.1** A new development boundary has been proposed for Whitegate - Aghada. It includes not only those areas that are either already developed or set aside in this plan for future development for particular uses but also those areas of established open space that form part of the structure of these areas.

**30.2.2** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the major settlements generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

## 30.3 Specific Zoning Objectives: Whitegate and Aghada

### *Residential Areas*

**30.3.1** Whilst it is considered inappropriate to make provision for new housing on a large scale, some new provision has been made for residential development. Although there are 12 sites that are the subject of specific objectives for new residential development their combined area is relatively modest.

**30.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social and affordable housing. In Whitegate - Aghada, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**30.3.3** The specific residential zoning objectives for Whitegate - Aghada are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Low density residential development, individual sites.	5.0
R-02	High density residential development, terraced.	2.4

### Objectives:

**RESIDENTIAL:  
WHITEGATE AND AGHADA**

**Zoning Map 30**



**Objectives:**  
**Residential:**  
**Whitegate and Aghada**  
*continued*

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-03	Medium density residential development.	1.6
R-04	Medium density residential development.	9.4
R-05	Medium density residential development.	1.3
R-06	Low density residential development, individual sites.	1.9
R-07	Medium density residential development including a detailed landscaping scheme for the site.	1.2
R-08	High density residential development.	0.4
R-09	High density residential development.	0.3
R-10	Medium density residential development.	5.5
R-11	Low density residential development, with provision for protection of existing woodland.	8.6
R-12	Medium density residential development, infill.	10.9

### **Industry and Enterprise**

**30.3.4** Two main areas are set aside for industrial development. The first of these comprises a group of three sites adjoining or close to the existing oil refinery. It is envisaged that this area will be reserved to cater for any requirement that the oil refinery may have for the expansion of its activities. The scenic landscape designation that applies to a large part of the area is unlikely to inhibit this development but will mean that special attention is paid to the siting, design and landscaping of any large scale buildings or structures proposed.

**30.3.5** The second of these main areas is located close to the existing electricity generating station but is generally suitable for a wide variety of large scale industrial activity. Specific Objective U-03 reserves a service corridor to the shoreline to facilitate the abstraction of seawater if required.

**30.3.6** The specific industry and enterprise zoning objectives for Whitegate - Aghada are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Petro-chemical based industry. A tree planted buffer, minimum 50 metres wide, shall be planted and maintained along the western and southern site boundaries.	51.1
I-02	Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.	2.8
I-03	Development for uses ancillary to the adjoining established industrial area such as car parks, staff facilities, administration buildings or the storage of non-hazardous materials. Special attention will be paid both to the design and siting of any large structures or buildings and to the provision of appropriate structural landscaping.	4.5
I-04	Provision for the extension of the adjoining established industry area. Special attention will be paid both to the design and siting of large structures or buildings and to the provision of appropriate structural landscaping. Proposals for the development of this site will include proposals for the provision of long term structural landscaping on site O-08.	50.2

#### Objectives:

#### INDUSTRY AND ENTERPRISE: WHITEGATE AND AGHADA

#### Zoning Map 30

#### *Open Space, Sports, Recreation and Amenity*

**30.3.7** Whitegate - Aghada is a generally dispersed settlement with substantial and prominent areas of open land uses forming part of the settlement. Many of these areas contribute to the landscape setting of the large scale industry that exists within the settlement and also form an attractive backdrop to longer distance views across the lower reaches of Cork Harbour. In this plan these areas have been made the subject of specific objectives so that they can be given an appropriate degree of protection.

**30.3.8** An area of established primarily open space has been made the subject of a specific zoning objective that does not preclude small-scale development. This reflects its status in the 1996 County Development Plan. It is important that any development should not compromise the objective for the area as a whole.

**30.3.9** The specific open space, sports, recreation and amenity zoning objectives for Whitegate - Aghada are set out in the following table:

**Objectives:**  
**OPEN SPACE, SPORTS,  
 RECREATION AND AMENITY:  
 WHITEGATE AND AGHADA**  
**Zoning Map 30**

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	2.1
O-02	Passive open space where existing land uses will remain largely unchanged. The area makes a significant contribution to attractiveness of longer distance views from the Cobh area and provides important visual and physical separation between the village of Aghada and industrial areas to the west.	23.6
O-03	Passive open space to provide a long-term structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	0.9
O-04	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	5.5
O-05	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	2.6

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-06	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	5.7
O-07	Passive open space to provide a long-term, structural landscape setting for the adjoining oil refinery. Proposals for the long term maintenance and management of the mature trees on the site will be encouraged.	10.7
O-08	Passive open space comprising a mix of agricultural land uses and structural tree planting to provide a mature landscape setting for the adjoining oil refinery. Appropriate landscape proposals for this site will be brought forward as part of proposals for the development of the site I-04.	77.9

**Objectives:**

**Open Space, Sports, Recreation and Amenity: Whitegate and Aghada**

*continued*

**Utilities and Infrastructure**

**30.3.10** The specific utilities and infrastructure objectives for Whitegate - Aghada are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Service corridor.	-
U-02	Pedestrian walk from Rostellan village to Rostellan Wood along the shore of Cork Harbour.	-

**Objectives:**

**UTILITIES AND INFRASTRUCTURE: WHITEGATE AND AGHADA**

**Zoning Map 30**





# Settlement 31

## Youghal Environs



### 31.1 Youghal in Context

### 31.2 Overall Zoning Approach

### 31.3 Specific Zoning Objectives

**Y**oughal is located on Cork's eastern border with County Waterford. It is an important ring town and serves a large hinterland in both counties. Youghal is also an important tourist centre which will benefit from the completion of the Youghal by-pass currently under construction.

The overall strategy aims to promote continued development of the town and its hinterland as an employment and service location and its coastal setting with its special recreational, heritage and marine tourism functions.

Most of Youghal is located within the jurisdiction of the Town Council which is a separate planning authority with its own development plan for the Town Council area.

The objectives set out in this chapter should be read in conjunction with Zoning Map no. 31 in Volume 4.

## 31.1 Youghal in Context

**31.1.1** Most of the built-up area of Youghal is administered by Youghal Town Council. They are a separate planning authority and prepare their own development plan for their jurisdiction.

**31.1.2** In the overall strategy of this plan, Youghal is designated as a ring town. The strategic aims for Youghal are to promote the continued development of the town and its hinterland as an employment and service location; promote its coastal setting and its special recreational, heritage and marine tourism functions.

### **Population Growth**

**31.1.3** The 1996 census recorded a population of 5,943 persons, equivalent to 1,885 households, in the town of Youghal. By the year 2000, it is estimated that this had grown to 6,510 persons, equivalent to 2,240 households. According to the forecasts and strategy of this plan, the town will accommodate a growth of 600 households approximately by 2011.

**31.1.4** This would bring the 2011 population to around 7,200 in approximately 2,840 households.

### **Key Planning Considerations**

**31.1.5** Substantial parts of the area administered by the Town Council remain undeveloped and, therefore, most of the planned growth for the town will be accommodated within their area.

**31.1.6** The town of Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting. Much of the shoreline to the north and west is designated a candidate Special Area of Conservation, a Special Protection Area and a proposed Natural Heritage Area. The steep slopes to the east of the town centre and in the northern part of the town's environs contribute significantly to the town's setting.

**31.1.7** The Record of Monuments and Places designates part of the town as a Zone of Archaeological Importance.

**31.1.8** The town continues to suffer adverse effects arising from the conflict between through and local traffic. Over the years, this has had a seriously adverse effect on the environmental quality of the town centre. Once the bypass currently under construction is brought into use, this trend will begin to reverse and it will be possible for traffic to gain access to a number of areas where new development is proposed without the necessity of passing through the town centre.

**31.1.9** The present drinking water supply is from River Glendine at Boola, County Waterford. It is treated and pumped to three reservoirs at the top of Cork Hill. This supply is just adequate to meet the needs of



*Youghal is particularly attractive enjoying a fine townscape and a beautiful seaside setting....*

the town and expansion programmes are in place for its upgrading.

**31.1.10** The sewerage system is combined with the surface water drainage and receives primary treatment before being discharged into the estuary. Although the system is adequate for present capacity there is a need for separation of the effluent and construction of a treatment plant.

**31.1.11** Parts of the town centre are liable to tidal flooding. Separation of the foul and storm-water drainage is essential.

### ***Problems and Opportunities***

**31.1.12** In recent years, Youghal has experienced significant growth and some development pressure, mainly for residential development and tourist accommodation. During the period of this plan it will be important to establish a balance between residential and employment generating development in order to encourage the town to be more self-contained rather than reliant on relatively long distance commuting towards Cork.

**31.1.13** For many years the town was served by a railway line linking it with Middleton and Cork but this is now disused. Consideration is now being given to the reopening of this line, initially between Cork and Middleton, but possibly eventually to Youghal. This would significantly enhance the potential of the town particularly with regard to tourism development.

**31.1.14** Also of importance, both to the town generally and to the tourist industry, is the need to exploit the opportunities to enhance the town centre that will arise from the completion of the bypass.

## **31.2 Overall Zoning Approach: Youghal Environs**

**31.2.1** A new development boundary has been proposed for Youghal Environs. It includes the area where new development is proposed outside the area of the Town Council's jurisdiction.

**31.2.2** The development boundary proposed has followed the line of the proposed bypass to the west of the town. As a result, it includes substantial areas of predominantly open land uses that are not, generally, intended for development but nevertheless form part of the structure of the town. These areas have been made the subject of specific objectives.

**31.2.3** The Development Plan for the Town Council's Area is currently

at an advanced stage in its review. To a large extent, it makes provision for the scale of development necessary to accommodate the level of population growth predicted for the town. The land zoned in this plan, has been designated for development because either it will accommodate a form of development that cannot be accommodated within the Town Council's area or reflects land that was designated for development in previous plans but has not yet come forward for development.

**31.2.4** Outside the development boundary, the land forms part of the open countryside. Here, the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of towns generally for use as agriculture, open space and recreation uses. For further information see objective SPL 2-9 set out in volume 1, chapter 3.

### 31.3 Specific Zoning Objectives: Youghal Environs

#### *Residential Areas*

**31.3.1** In addition to the modest areas zoned for new residential development, provision has also been made in a specific zoning objective, recognising that an area of established open space may have capacity to accommodate limited forms of new housing. Objectives for these areas are set out with the specific objectives for open space, sports and recreation.

**31.3.2** The housing strategy states that on zoned lands, 20% of new residential development be reserved for social & affordable housing. In Youghal Environs, the strategy requires that up to one quarter of that reserved land will be used for the provision of social housing.

**31.3.3** The specific residential zoning objectives for Youghal Environs are set out in the following table:

**Objectives:**  
**RESIDENTIAL:**  
**YOUGHAL ENVIRONS**  
**Zoning Map 31**

Objective No	Specific Zoning Objective	Approx Area (Ha)
R-01	Medium density residential development.	7.0
R-02	Medium density residential development.	3.5



### ***Industry and Enterprise***

**31.3.4** In this plan substantial provision has been made for industry and enterprise development within the town's environs outside the area administered by the Town Council. This is because the topography of the Town Council's area does not lend itself so readily to this form of development and so that maximum use can be made of the new bypass in serving these areas.

**31.3.5** The specific zoning objectives provide for a variety of industry and enterprise developments.

**31.3.6** The specific industry and enterprise zoning objectives for Youghal Environs are set out in the following table:

Objective No	Specific Zoning Objective	Approx Area (Ha)
I-01	Office based industry in a landscaped setting. This development will be carried out in conjunction with the development of the adjoining site as described in specific zoning objective C-01.	5.6
I-02	Industrial estate development.	4.0
I-03	Industrial estate development.	21.2
I-04	Industrial estate development for small and medium industrial units.	22.4
I-05	Industrial development, primarily warehousing and distribution uses, with structural landscaping and tree planting at least 20m deep on all boundaries.	23.8
I-06	Industrial development, primarily warehousing and distribution uses, with structural landscaping and tree planting at least 20m deep on all boundaries.	18.8

#### **Objectives:**

#### **INDUSTRY AND ENTERPRISE: YOUGHAL ENVIRONS**

#### **Zoning Map 31**

**Commercial Areas**

**31.3.7** A specific objective has been included in order to facilitate the development of the former brickworks as a tourist attraction. The objective provides for the development to include a number of ancillary uses and other tourist related non-high street commercial uses. It is intended that this development will be carried out in conjunction with the development of adjoining land for office based industry (see objective I-01).

**31.3.8** The specific commercial zoning objective for Youghal Environs is set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<p style="text-align: center;"><b>COMMERCIAL: YOUGHAL ENVIRONS</b></p> <p style="text-align: center;"><b>Zoning Map 31</b></p>	C-01	Development of a tourist attraction based on the historic association of this site, and the structures on it, with the former Youghal Brickworks. This will involve comprehensive proposals for the protection and preservation of the historic structures on the site in an appropriate setting, the layout of the site to facilitate access by the public and the development of appropriate interpretive facilities and associated tourist related non-high street commercial uses.	13.8

**Open Space, Sports, Recreation and Amenity**

**31.3.9** The specific open space, sports, recreation and amenity objectives for Youghal Environs are set out in the following table:

Objectives:	Objective No	Specific Zoning Objective	Approx Area (Ha)
<p style="text-align: center;"><b>OPEN SPACE, SPORTS, RECREATION AND AMENITY: YOUGHAL ENVIRONS</b></p> <p style="text-align: center;"><b>Zoning Map 31</b></p>	O-01	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. There may be some potential for active recreation linked to the possible use of existing historic dwellings as hotels but, generally, built development will be resisted.	33.9

Objective No	Specific Zoning Objective	Approx Area (Ha)
O-02	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. There may be some capacity to accommodate individual dwellings in an appropriate form and setting in order to add to the range of housing choice in the town and provide an alternative to sporadic housing in the countryside. Development should respect the existing framework of mature trees and hedgerows and utilise the existing private road network as the principal means of access.	4.8
O-03	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	4.1
O-04	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	29.5
O-05	Passive open space. This area, consisting predominantly of woodland and agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	8.2
O-06	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	18.8
O-07	Passive open space. This area, consisting predominantly of agricultural land, forms an important visual part of the setting to Youghal particularly when seen from the north. The existing pattern of land uses will remain largely unchanged.	10.4

**Objectives:**

**Open Space, Sports,  
Recreation and Amenity:  
Youghal Environs**

*continued*

**Utilities and Infrastructure**

**31.3.10** The specific utilities and infrastructure objectives for Youghal Environs are set out in the following table:

**Objectives:**  
**UTILITIES AND  
INFRASTRUCTURE:  
YOUGHAL ENVIRONS**

**Zoning Map 31**

Objective No	Specific Zoning Objective	Approx Area (Ha)
U-01	Youghal Bypass.	-
U-02	Access road to bypass route.	-
U-03	Access road to bypass route.	-
U-04	Access road.	-
U-05	Access road to bypass route.	-
U-06	Access road.	-

