

A Development Plan
for Middleton

Middleton Urban District Council
1967

MIDDLETON URBAN DISTRICT COUNCIL

A Development Plan for

MIDDLETON URBAN DISTRICT

made under the Local Government (Planning and Development) Act, 1963, by the Urban Council by resolution dated 29th of September, 1967.

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INTRODUCTION

Much of Middleton's expansion in recent years has taken place outside the Urban Boundary. This trend can be mainly attributed to the limited extent of the Urban District and to the consequently limited area of land as yet undeveloped therein. The environs, which at present house a population of 1,345 persons equivalent to 47.6% of the Urban total, are administered by the County Council. This policy, zoning and objectives contained in this statement and indicated on accompanying plans, refer to the Urban District only. The environs are dealt with in the Urban portion of the County Development Plan and illustrated on Town Detail Map No. 13.

MIDDLETON URBAN DISTRICT COUNCIL

DEVELOPMENT PLAN

PART ONE - DEVELOPMENT POLICY

It is intended that Middleton should retain and develop its status as a progressive market town based on a rich agricultural hinterland and backed by substantial industrial activity.

The Urban population has shown a marked stability over the past 20 years. The registered increase during this period was 36 persons. A population increase to about 3,000 (i.e. by about 175) is expected during the next five years. This expansion appears a likely consequence of increasing industrial activity and a flourishing retail trade.

There is a good range of employment in the town. Apart from some seasonal unemployment, the position in this respect is generally satisfactory. In comparison with normal trends, the nature of employment favours the female population and this situation has revealed a shortage of local female labour. Recruitment of the latter from the surrounding districts must be intensified.

The present water supply system is inadequate. Contract documents have been prepared for the provision of a new improvement scheme. The implementation of this scheme as soon as possible is very necessary and certainly imperative within the next five years.

The existing drainage arrangements have been unable to cope with increasing development in recent years particularly as much of this development has occurred in the environs. The number of privately serviced premises has consequently been growing steadily. It is proposed that the Urban Council join with the County Council in a detailed investigation of the drainage of the whole town area to determine the feasibility of improving and adapting the present system to cater for all existing and reasonable future development.

The town experiences heavy through traffic in addition to a sizeable local traffic generated by its industries and retail trade. It will be the policy of the Council to take such measures as may be necessary to relieve traffic congestion and to promote the safety and free flow of traffic.

Sufficient sites have already been acquired within the Urban District to meet the expected public housing demand for at least five years hence. A limited number of sites for private development are also available but it is proposed that further sites be acquired and developed to cater for anticipated needs in this respect. It will be necessary to keep the housing position under constant review particularly in the light of any new development in the district. Where possible, a policy of infilling and reconstruction of existing sites will be encouraged.

It is intended that obsolete areas will be cleared or else renewed for such use as shall on detailed investigation prove desirable.

Midleton is well provided with industry. Its proximity to Cork City is a valuable asset which it is felt has not been fully exploited in an effort to attract further industry. A more dynamic and constructive approach to promoting the town in this respect will be adopted.

The town has a good range of community facilities. The need for additional facilities will be reviewed regularly and improvements made as the opportunity arises.

The town and its district possesses little tourist potential. Its amenities will, however, be improved for the benefit of its inhabitants. Some special projects are detailed in Part Three, and in addition development control will seek to reserve childrens' playgrounds off the streets, to control outdoor advertising and to encourage schemes for tidying or renovating groups of buildings.

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

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

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

PART TWO - BOUNDARIES, ZONING, ETC.

1. BOUNDARIES.

The Urban District is the area within the continuous shaded line shown on attaching maps. The present area is composed of 380 acres of which 57 is under rivers and tideway. As development has gone well beyond the Urban Boundary, the Town Development Area Boundary and the Area of First Stage Development are shown in the environs on T.D.M. No. 5 of the County Development Plan.

2. USE ZONING.

It is proposed to establish three use zones as follows :-

- a) General Development. - All uses with the exception of Special Industry. In areas principally residential in character, General Industry will not normally be permitted unless it offers no threat to that residential character through noise, traffic generation or other nuisance.
- b) Industry. - General industry and ancilliary uses.
- c) Agriculture. - Uses in connection with agriculture ; and residential and industrial uses at low density, subject to conditions to protect public health and amenity and to obviate the need for extending services. Special Industry will not normally be permitted in the Development Area.

3. Density Zoning.

It is not proposed to include specific density provisions. It is considered that planning control will provide the appropriate degree of density control necessary in the Urban District.

4. Miscellaneous Requirements.

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

- a) Roads and Traffic :- In the course of construction of new or renewal of existing premises, business interests should in principle provide loading space within their own curtilages, together with parking space for their own vehicles. Where practicable, rear access and accommodation for customers' cars should be provided.

In residential areas, parking space should be provided for cars at the rate of at least one per dwelling.

Vision at road junctions and vehicular gates should be adequate for safety.

b) Outdoor advertising :- Generally signs attached to buildings are preferable to those on free standing hoardings. Signs should not interfere with windows or other features of the facade, or project above the skyline. The size and scale of signs should not conflict with those of existing structures in the vicinity. Signs will not normally be permitted in residential or agricultural areas. Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.

c) Filling Stations :- These shall conform to standards ruling at the time of development for protecting amenity and traffic safety. Kerbside pumps will not be permitted.

PART THREE - DEVELOPMENT OBJECTIVES.

1) Period of Plan.

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

2) Utility Services

- S.1 Implement proposed water supply improvement scheme.
- S.2 Seek to prepare in conjunction with the County Council a drainage improvement scheme embracing the whole town area and incorporating the existing scheme where feasible.

3) Roads and Traffic

- T.1* Seek to establish car parks convenient to (1) The Green, (11) R.C. Church (111) The Marsh.
- T.2 Seek further off-street parking accommodation in the vicinity of the Main Street.
- T.3* Preserve line for future link road between St. Mary's Road and Bailick Road to the immediate north of R.C. Church.
- T.4* Preserve access to back land in the vicinity of the points shown; sufficient land to allow carriageways, footpaths and vision to standards ruling at the time of development.
- T.5* Preserve lines for future rear service roads as follows:
(1) The extension and widening of Darby's Lane northwards across Bridewell Lane to connect with the central access road from The Green.

(11) The provision of a road along the riverside linking North Main Street at a point adjacent to the traffic island with Church Lane to the South and for a spur extension thereof to connect with Thomas Street.

(111) A continuation of the riverside road in (11) above southwards from Church Lane to Broderick Street emerging at a point to the immediate east of the former Gas Works.

(1V) The extension and widening of Dickinson's Lane to connect with Distillery Walk.
- T.6 Investigate with the County Council the possibility of establishing a traffic round-about at the Goose's Acre.

4) Housing

- M.1* Proceed with public housing development at Showfield.
- M.2* Develop sites for housing on Council's property to the west of R.C. Church and Cemetery.
- M.3 Seek to acquire approximately five acres in one or more lots for private housing.

5) Industry

- M.4 The feasibility of acquiring approximately 5 acres in the environs for development as an industrial site is included for investigation in T.D.M. No. 13 of the County Development Plan.

* Reference Numbers on Objectives Map.

6) Removal of blight; renewal of obsolete areas.

- R.1* Remove derelict buildings in Riordan's Lane.
- R.2* Remove derelict buildings in Dickinson's Lane.
- R.3 Investigate the practicability of removing and redeveloping the concentration of obsolete property adjoining the lanes to the east of Main Street to provide a rear service road and such other facilities as might be considered desirable.
- R.4* Provide a new dump site for domestic refuse and level and restore existing site.

7) Community Facilities

- C.1 Investigate the feasibility of providing a civic centre containing Assembly Hall, Library, Administrative Offices, Committee Rooms and such other facilities as might be considered desirable.
- C.2 Provide public toilets on a central site.
- C.3 Explore the possibility of creating more and better Sporting facilities preferably grouped in one recreational centre.
- C.4 Seek to reserve space for future expansion of educational facilities.

8) Amenity

- A.1* Acquire and develop The Fair Green as a small town park in conjunction with the proposed car park (See T.1 (1)).
- A.2* Acquire and develop a small area immediately south of Cork Bridge, adjoining the east bank of the Owenacurra River, as a small informal area of open space suitably cultivated and appointed with seating.
- A.3 To facilitate the future development of riverside walks, preserve free from development where feasible strips of land of suitable width along each river bank.

* Reference numbers on Objectives Map.

APPENDICES: These are not part of the Development Plan but are supplementary to it.

APPENDIX A: Feasibility and Priorities.

The amounts to be spent are in proportion to the size and needs of the town. The projects are economically feasible subject to the availability of the appropriate grants from central funds. The development of industrial and private housing sites differs from other objectives in that it is expected to yield a return in due course. A number of objectives involve feasibility studies and investigations of certain projects. This work is considered essential to the formulation of a rational development programme based on logical assessment of reliable data.

The provision of adequate utility services to cater for anticipated needs and the promotion and development of its commercial and industrial potential, must be recognised as being fundamental to the orderly planning of the town. Apart from preserving a balance in these matters, no special schedule of priorities is considered necessary.

APPENDIX B Summary of Survey Data.

1) Status and Context

The town is a local service and industrial centre on the Cork-Waterford arterial route, T.12, where the latter crosses the head of the Owennacurra estuary near the northeast corner of Cork Harbour. It has a lucrative retail trade and a good range of light industries. Its neat and tidy appearance is a reflection of its prosperity and civic spirit. The town's service area conforms approximately to that of the Rural District and embraces a catchment of about 13,000 population. Its wide and spacious Main Street affords a good example of the friction generated by the conflicting demand of heavy through and local circulating traffic.

Midleton has and will always remain self sufficient to a considerable degree with very adequate facilities for shopping and education but its inhabitants will continue to look to Cork City (13 miles) for services only found in a large city.

2) Population and Employment

The town exhibits many encouraging features which suggest a sound basis for development. They are as follows:

- a) Population growth after years of comparative stability - See Table 1.
- b) Healthy balance of age and sex structure - See Table 2.
- c) There is little or no emigration from the town and the majority of the 15 - 29 age group generally stay and find work.
- d) No serious unemployment problem - See Tables 3 and 4 and Graph No.1.
- e) A variety of job opportunity and a relatively high industrial employment content - See Table 5.
- f) The number of school leavers in 1965 was 155 of whom 43 finished courses at the local Vocational School. The number available for local employment was 60.

3) Utility Services

- a) Water : The present water consumption in the town is approximately 120,000 gals. per day. The area serviced by the existing scheme is shown in heavy outline on the attached Utility Services Map.

The proposed improvement scheme will include the provision of the following new works:

- i) An intake on the Owennacurra River just upstream from Broomfield Bridge and below its junction with the Ballyspillane River.
- ii) A pumphouse convenient to the intake.
- iii) A rising main, treatment works and 500,000 gallon service reservoir located a half mile approximately to the north east of the intake in the townland of Broomfield West, the works to consist of a raw water inlet chamber, 2 No. upward flow settling tanks and 3 No. rapid gravity filters.
- iv) The laying of a 9" c.i. trunk main from the service reservoir to the town and the overhaul of the existing distribution network.

Utility Services contd.

Provision has also been made for a metered supply to the environs. The new scheme will have a maximum daily capacity of 400,000 gallons and its cost has been estimated at £80,500 approximately.

b) Sewerage: The extent of the existing network is inadequate and except in two instances, the sewage is discharged from river outfalls untreated. The trend towards individual private servicing is not to be recommended. This trend is particularly pronounced in the environs. The provision of a drainage system catering for all development in the town and its environs is considered an urgent priority.

4) Roads and Traffic

Local traffic movements are mainly concentrated on the the central shopping area along Main Street which forms part of the through arterial route, T.12. This latter route carries considerable through traffic which is severely restricted in its passage through Main Street. With continued growth, the necessity for the diversion of the through traffic from the town centre should become obvious. This fact has already been recognised and routes for a future relief road skirting the central area are being investigated.

Midleton does not possess any off-street parking accommodation or rear access facilities. Provision in this respect is very necessary if the town's role as a shopping centre is not to be damaged.

5) Housing

The Urban Council has at present 190 houses, 48 of which have been built in the last fifteen years. This includes 12 houses recently completed and now occupied and for which there were 30 qualified applicants. Families at present living in unfit dwellings number 15. The Council has 33 developed sites available in Showfield, 9 of which are on offer to private builders. Sanction is at present being sought from the Department of Local Government for the erection of a further 18 houses in this estate.

The private sector has been responsible for the erection of 8 houses in the Urban District in the last fifteen years as compared with 74 in the environs in the same period. This indicates the popularity of sites outside of the urban boundary among private developers.

An increase in the house building rate is anticipated to meet the expected rise in population and the advancing obsolescence of existing houses.

It must be remembered that the economic servicing of sites with mains water and sewerage is very desirable. While the provision of an adequate water supply will be possible on the implementation of the town's proposed improvement scheme, the problem of drainage should be given urgent consideration.

6) Industry

Midleton's proximity to Cork City and its pleasant environmental qualities should guarantee future expansion in industrial development. A large extension to the East Cork Foods Ltd. factory is planned to commence this year.

Industry contd.

When this development is realised, it will ensure further employment opportunities in the town. Female labour excepted, existing industries are generally in a position to recruit sufficient workers locally to meet their present requirements.

Table 5 lists existing industries and the number of related employees in each case.

7) Blight and Renewal

The town's success in recent years in the Tidy Towns Competition affords ample testimony of the excellence of its preservation. The former cinema adjacent to Cork Bridge, two derelict houses on Mill Road and a concentration of obsolete property in the lanes to the east of Main Street, provide the only real evidence of blight. Residents in the latter area are scheduled for rehousing under the Council's housing programme. It is recommended that this area be acquired for redevelopment by the Council when rehousing has been effected.

Some disrepair was noted in the group of Georgian houses in Brodrick Street. This should be attended to by way of renovation as it interferes with the unspoilt character of the town.

8) Community Facilities

The town has the usual range of facilities appropriate to its size and by virtue of its proximity to Cork city, enjoys many of the facilities of the latter particularly in the field of higher education, numerous students commuting daily to the University and other institutions. A feature of the town is the concentration of schools at the southern end. This causes long walks for some pupils.

The town lacks an assembly hall for meetings, its administrative offices are in need of modernisation and the public library is housed in rented premises. It would be desirable to consider the possibility of a scheme for the grouping of these and other such facilities in a "Civic Centre" fitting to the town's aspirations.

As the future will bring increased leisure with a greater demand for recreational facilities of all kinds, forward planning in this respect would appear a wise expedient.

9) Amenity In the visual sense, the town possesses little amenity, any scenic amenities being distant and outside the control of the Urban Council. The terrain is generally rolling and uninteresting and the Owonnacurra and Dungourney rivers provide the only physical features of note and create a pleasant environmental influence on the town as a whole. Full advantage has not, however, been taken of the rivers to add to the attractiveness and character of the town. The development of riverside walks is advocated and the possibility of restocking these rivers with trout should be investigated. It is felt that fishing is one facet of tourism which could be promoted with benefit to the area.

Amenity contd.

There is no registered accommodation available in the town, this facility being usually provided for tourists in either Cork City, Youghal or the smaller coastal resorts to the south. There would appear to be a need for at least one new hotel.

10) Miscellaneous

Two maps showing Land Use in outline, and Utility Services, are appended.

APPENDIX C Long-term considerations.

1) It is intended that a rear service road be provided to facilitate premises in the central business area along Main Street. This facility can be afforded by developing a ring route on the lines recommended for preservation in the Development Plan, Part, Section 3, Roads and Traffic, Objective T5. The present physical layout lends itself to such a development which could be carried out in stages depending on the availability of funds and on progress in the acquisition of the requisite property. A footpath could be incorporated in the Western Section, thus creating a very pleasant riverside walk which judicious planting and the introduction of suitable seating could transform into a splendid promenade.

2) It is essential that a final route for a future town relief road be decided upon as soon as possible and preserved free from future development.

3) The feasibility of constructing a weir across the estuary at its narrowest point near Bailich with a view to containing sufficient water to cover the unsightly mudflats immediately upstream, will be investigated in conjunction with the County Council. The slow and tedious process of reclamation appears to be the only tentative treatment for this area.

APPENDIX D. Further studies.

1) Arrange for the carrying out of (a) a comprehensive traffic and parking survey; (b) work-journey pattern study.

MIDDLETON URBAN DISTRICT

AGE & SEX STRUCTURE (1961)

APPENDIX B

TABLE 2

AGE GROUP	STATE		MUNSTER		COUNTY		MIDDLETON U.D.C.	
	M (%)	F (%)	M (%)	F (%)	M (%)	F (%)	M (%)	F (%)
0 - 14	15.9	15.2	15.6	15.1	14.9	14.2	13.7	13.8
15 - 44	18.2	18.2	18.2	17.4	18.3	17.4	17.1	20.5
45 - 64	10.8	10.5	10.6	10.8	11.6	11.4	10.5	11.9
65 & OVER	5.3	5.8	5.8	6.5	5.9	6.3	5.6	6.9
TOTAL	50.2	49.3	50.2	49.8	50.7	49.3	46.9	53.1

MIDDLETON URBAN DISTRICT

Live Register - 1966

TABLE 3 Appendix B.

Month	Number
January	35
February	40
March	84
April	58
May	120
June	59
July	46
August	74
September	53
October	42
November	66
December	

Table No. 4. ANNUL DATA

Towns	Gainfully occupied persons - Census of Population 1961.	Average total live register										Average total live register as % of gainfully occupied persons 1961.				
		1961	1962	1963	1964	1965	1961	1962	1963	1964	1965					
Bandon	913 (39.5 %)	19	18	18	15	13	2.1	2.0	2.0	1.6	1.4					
Bantry	904 (40.4 %)	19	18	17	17	19	2.1	2.0	1.9	1.9	2.1					
Clonakilty	901 (37.2 %)	22	14	13	16	12	2.4	1.6	1.4	1.8	1.3					
Cobh	1,941 (36.8 %)	92	71	98	79	97	4.7	3.7	5.0	4.1	5.0					
Fernoy	1,240 (37.8 %)	45	39	41	42	47	3.6	3.1	3.3	3.4	3.8					
Kinsale	646 (40.8 %)	38	44	30	37	44	5.9	6.8	4.6	5.7	6.8					
Macroom	818 (37.7 %)	15	19	16	12	17	1.8	2.3	2.0	1.5	2.1					
Mallow	2,052 (37.0 %)	53	56	73	66	58	2.6	2.7	3.6	3.2	2.8					
Widleton	1,107 (39.9 %)	49	42	49	56	40	4.4	3.8	4.4	5.1	3.6					
Passage West	914 (35.7 %)	43	36	46	33	40	4.7	3.9	5.0	3.6	4.4					
Skibbereen	760 (36.9 %)	32	27	22	..	16	4.2	3.6	2.9	2.2	2.1					
Youghal	1,836 (36.4 %)	55	54	54	50	57	3.0	2.9	2.9	2.7	3.1					

MIDDLETON URBAN DISTRICT

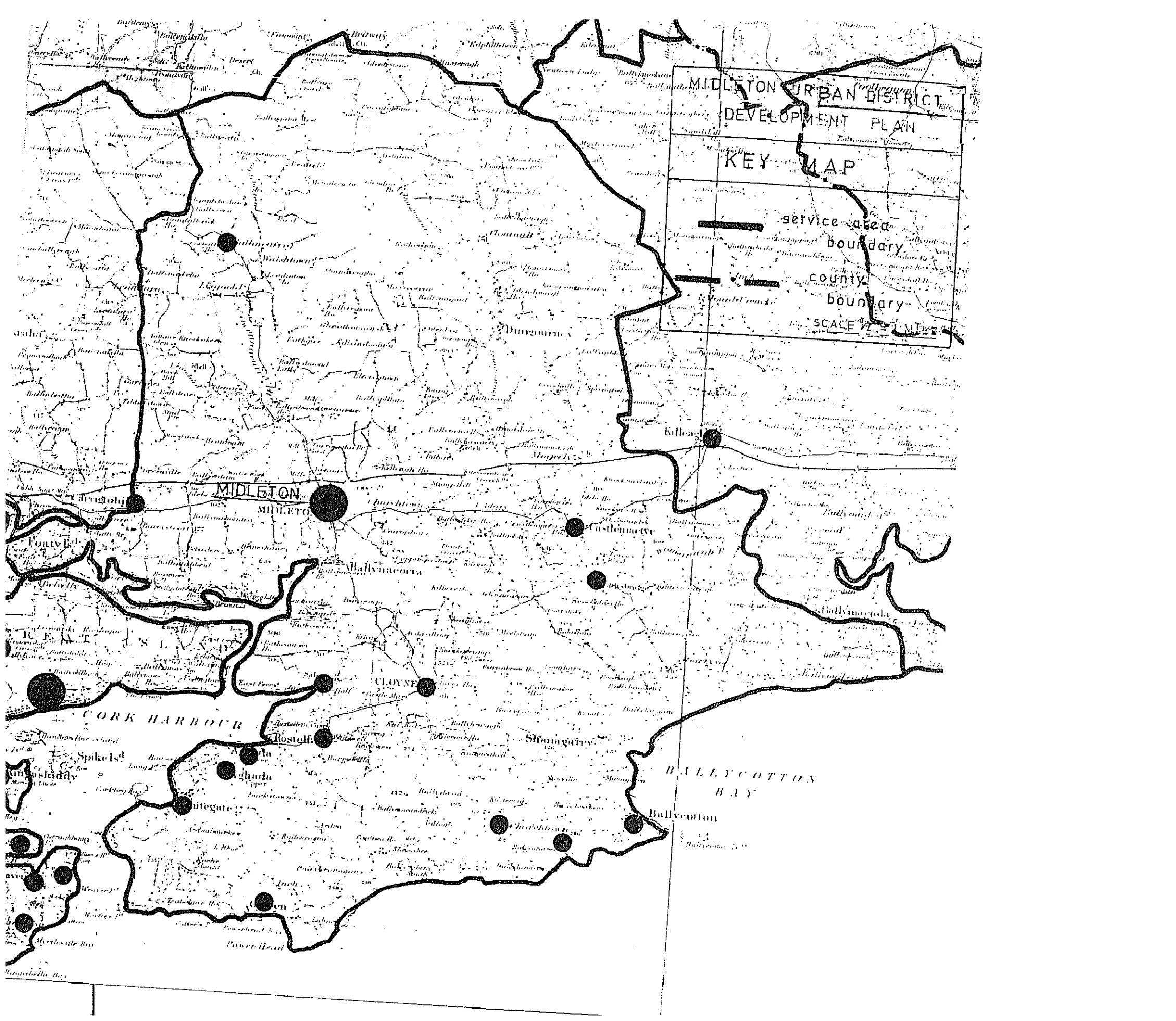
Industrial Employment Pattern

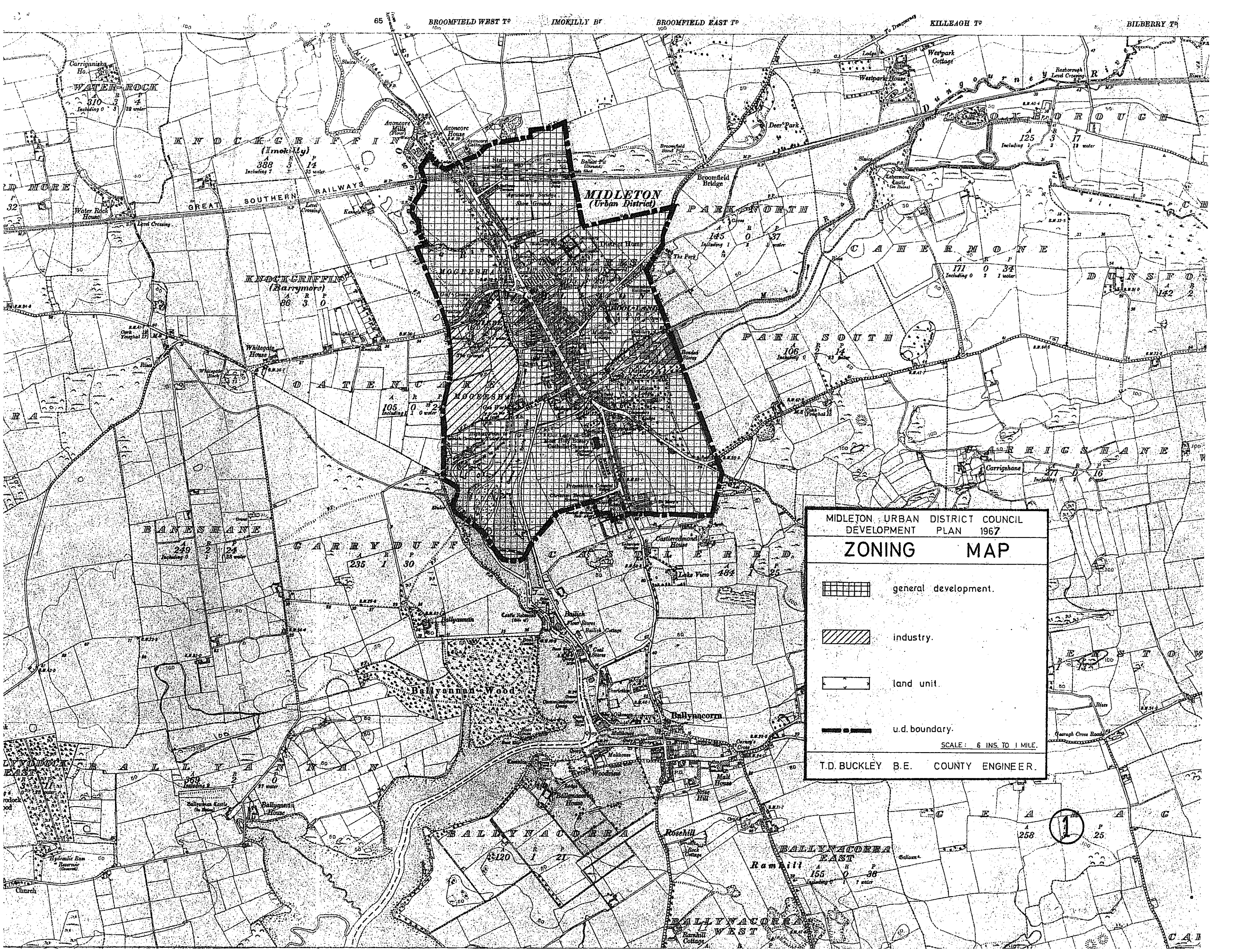
Appendix B.

TABLE 5.

Employees	Type of Industry		Employer
	Males	Females	
145	175		Middleton Worsted Mills Ltd.
24	65		Wool Combers (Ireland Ltd.
40	46		East Cork Foods Ltd.
1	70		Calor Gas Ltd.
-	57		Cork Distilleries Ltd.
7	38		J. H. Bennett & Co. Ltd, Ballinacorra.
2	15		Imokilly Co-op. Creamery Ltd.
1	15		J. S. Rohan, Ramhill.
2	5		Cork Co-op Marts. Ltd.
			Cattle, Sheep & Pig Sales.
			Contractors.
			Sand & Gravel
			Concrete Products,
			Storage.
			Grain Drying &
			Malting Houses.
			Whiskey Distillers.
			Gas Bottling Station.
			Food Processing
			Top Makers.
			Worsted Cloth Manufacturers
			TOTAL
	486	222	

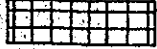

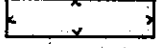

Middleton





MIDLETON URBAN DISTRICT COUNCIL
DEVELOPMENT PLAN 1967

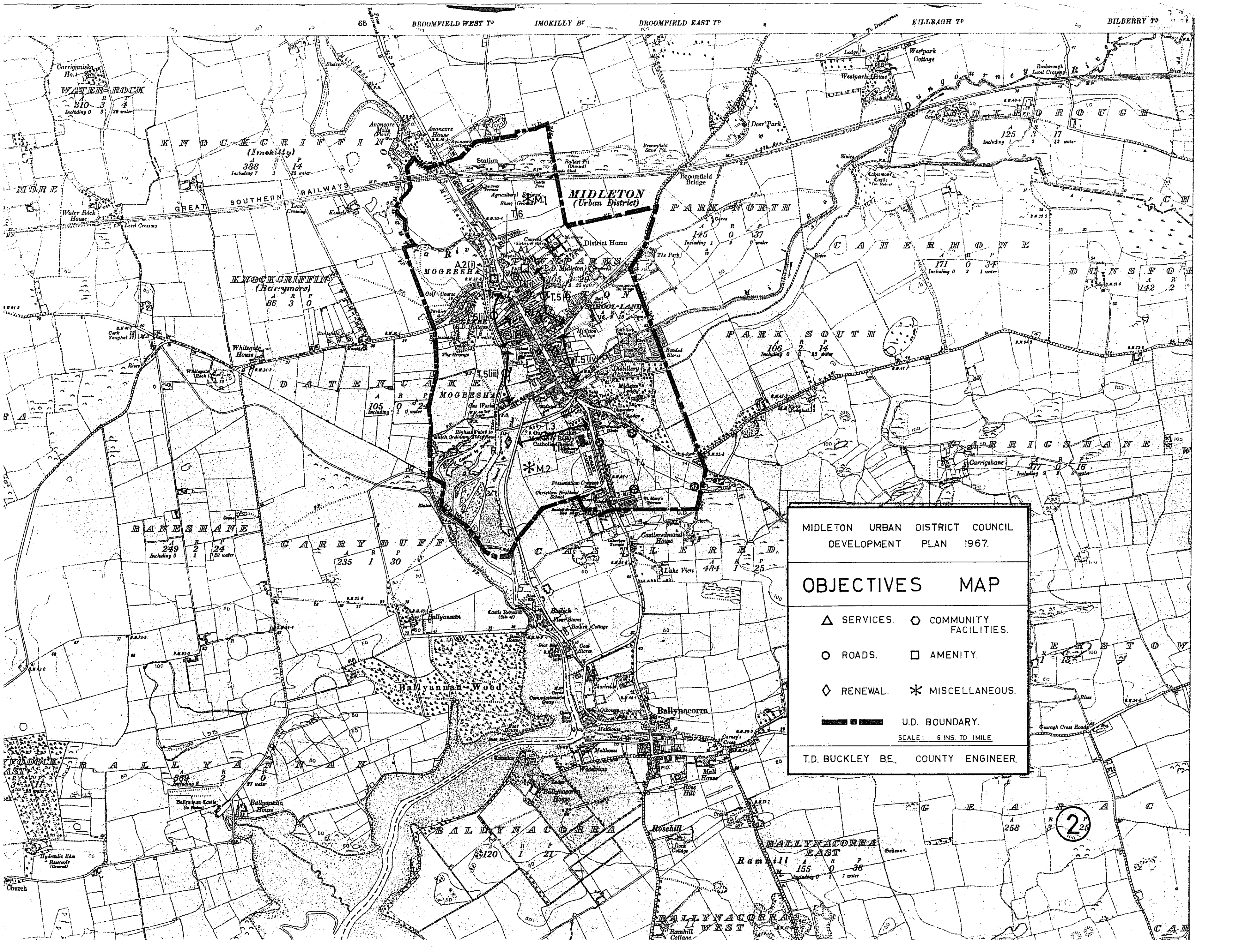
ZONING MAP

-  general development.
-  industry.
-  land unit.
-  u.d. boundary.

SCALE: 6 INS. TO 1 MILE.

T.D. BUCKLEY B.E. COUNTY ENGINEER.

1



MIDDLETON URBAN DISTRICT COUNCIL
DEVELOPMENT PLAN 1967.

OBJECTIVES MAP

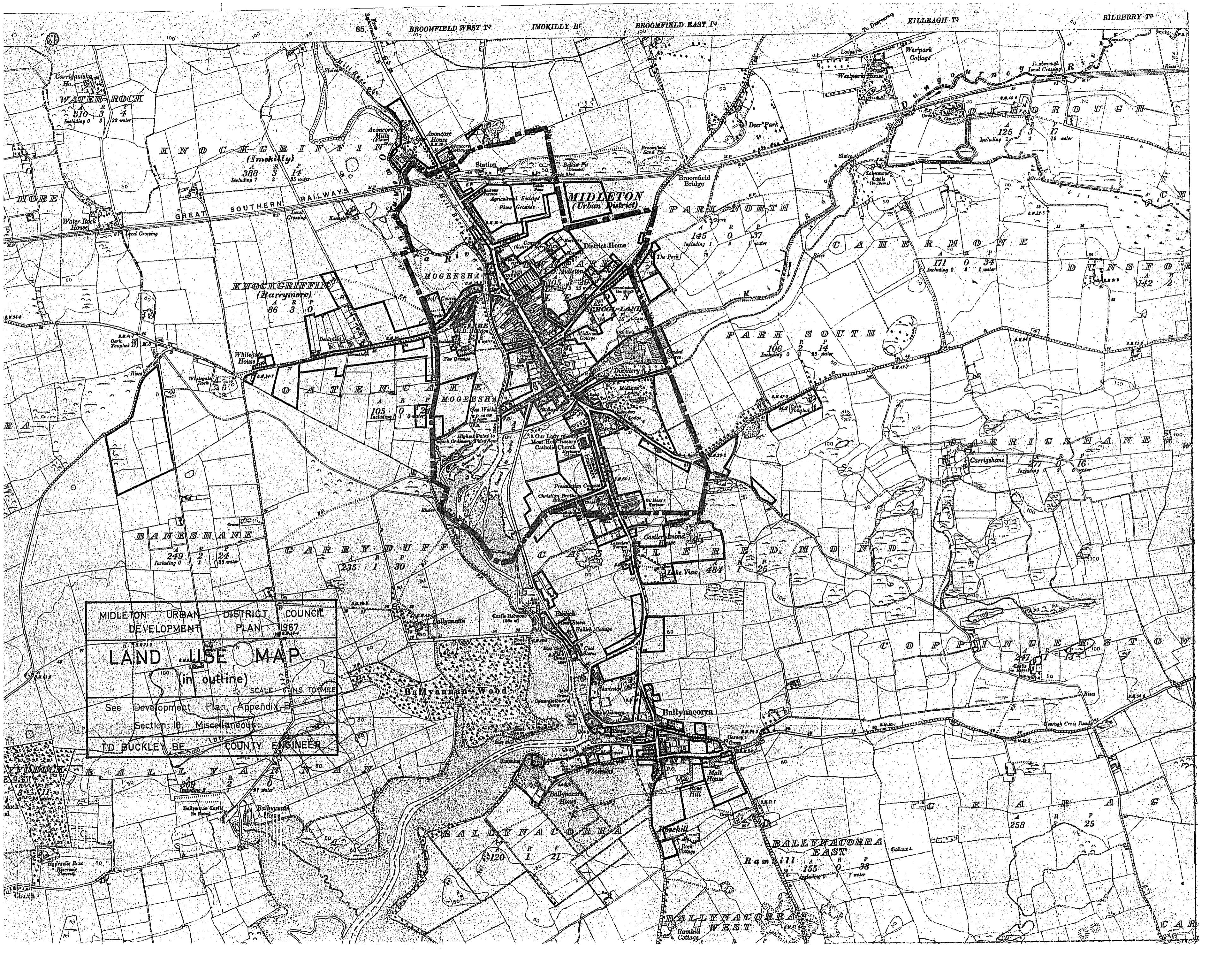
- △ SERVICES.
- COMMUNITY FACILITIES.
- ROADS.
- AMENITY.
- ◇ RENEWAL.
- * MISCELLANEOUS.

— U.D. BOUNDARY.

SCALE: 6 INS. TO 1 MILE.

T.D. BUCKLEY BE., COUNTY ENGINEER.

25



BROOMFIELD WEST T^o

IMOKILLY B^y

BROOMFIELD EAST T^o

KILLEAGH T^o

BILBERRY T^o

WATER ROCK

KNOCKGRIFFIN
(Imokilly)
388 3 14
Including 7 3 14 water

MIDDLETON
(Urban District)

PARK NORTH

KNOCKGRIFFIN
(Barrymore)
86 3 0

MOGEESHA

PARK SOUTH

BANESHANE

GARRYDUFF

LEWIS

MIDDLETON URBAN DISTRICT COUNCIL
DEVELOPMENT PLAN 1967

LAND USE MAP

(in outline)

SCALE 1 INCH TO 1 MILE

See Development Plan Appendix B

Section 10 Miscellaneous

T. D. BUCKLEY B.E. COUNTY ENGINEER

BALLYNACORRA

BALLYNACORRA EAST

BALLYNACORRA WEST

MOORE

GREAT SOUTHERN RAILWAYS

Station

Broomfield Bridge

Westpark Cottages

ROUROUGH

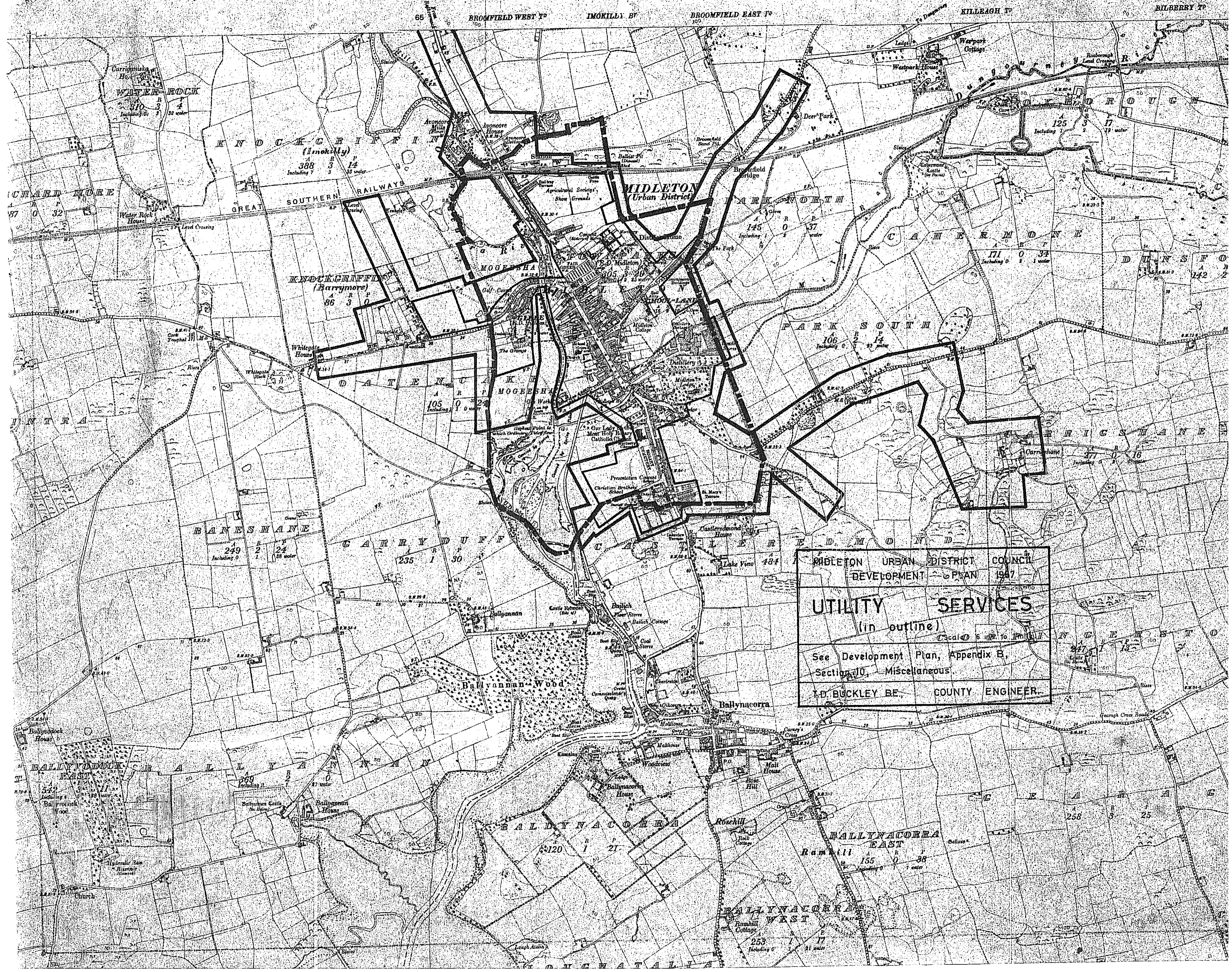
DUNSTON

CARRIGSHANE

COPPINGSTONE

GEAHEAG

CAM



MIDLETON URBAN DISTRICT COUNCIL
 DEVELOPMENT PLAN 1937
UTILITY SERVICES
 (in outline)
 See Development Plan, Appendix B,
 Section 10, Miscellaneous.
 T.D. BUCKLEY B.E., COUNTY ENGINEER.

