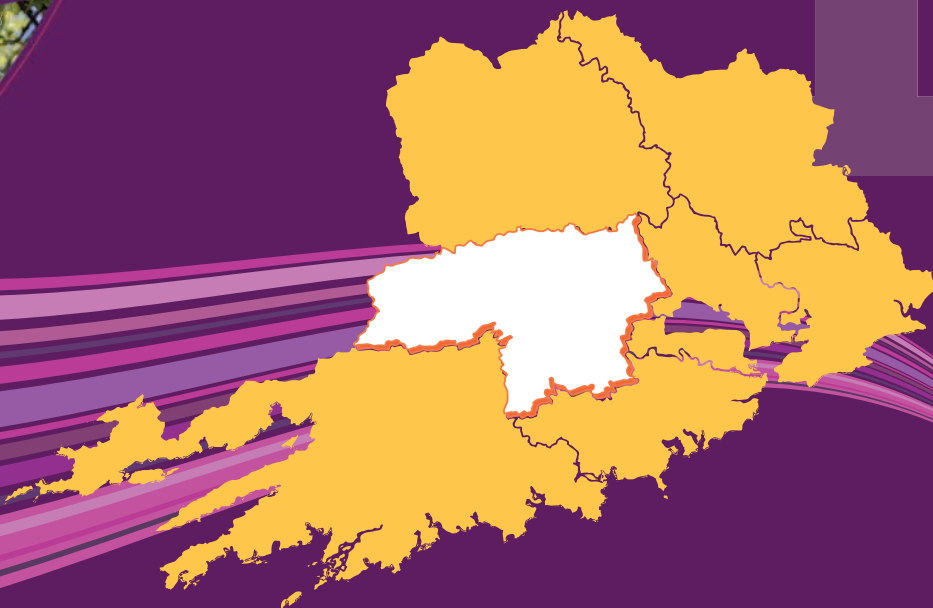




**Cork  
County Council**  
Comhairle Contae Chorcaí



**Draft**  
**Blarney Macroom  
Municipal District**  
**Local Area Plan**



16<sup>th</sup> November 2016

**VOLUME ONE**  
**Main Policy Material**

**1**



## How to make a Submission

The Draft Municipal District Local Area Plan is available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie). If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m.**, from **Wednesday 16<sup>th</sup> November 2016** to **Friday 06<sup>th</sup> January 2017** at the following locations:

- Planning Department, Floor 1, County Hall, Cork.
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CD copies of the documents may be requested by phone (Tel: 021-4285900) or collected from the Planning Department, Floor 1, County Hall between the hours of **9.30am** and **4.00pm** during the above period.

Submissions or observations regarding the Draft Municipal District Local Area Plan document are hereby invited from members of the public, children, or groups or associations representing the interests of children and other interested parties during the period **Wednesday 16<sup>th</sup> November 2016** to **4.00pm** on **Friday 06<sup>th</sup> January 2017**.

Submissions may be made in either of the following two ways:

- On-line via [www.corkcoco.ie](http://www.corkcoco.ie) following the instructions provided

*OR*

- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.

All such submissions lodged within the above period and prior to the close of business at **4.00pm on Friday 6<sup>th</sup> January 2017**, will be taken into consideration in the finalisation of the Municipal District Local Area Plan.



# Blarney Macroom Municipal District

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# Blarney Macroom Municipal District

## 1 Introduction

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## 1.1 Introduction

- 1.1.1 Cork County Council sets out its land use planning strategy for the development of the towns and villages of the county in a series of Municipal District Local Area Plans. The most recent Local Area Plans were adopted in 2011. The Plans have a six year life and the Council has now prepared a Draft Blarney Macroom Municipal District Local Area Plan which it intends to put out for public consultation with a view to replacing the current local area plans by August 2017.
- 1.1.2 Following the re-organisation of local government in 2014 and the abolition of the Town Councils, the electoral structure of the County is based on eight Municipal Districts; see Table 1.1 and Figure 1.1. A Draft Local Area Plan has been prepared for each of the eight Municipal Districts in the County. The plans set out the detail of the planning strategy and land use zoning as appropriate for each town and village in the Municipal District.

Table 1.1: Municipal Districts in County Cork				
Municipal District		Population 2011	Main Towns	No of villages
1	Ballincollig-Carrigaline	71,946	Ballincollig, Carrigaline, Passage West/ Monkstown/ Glenbrook, Cork City South Environs, Ringaskiddy	5
2	Bandon-Kinsale	42,454	Bandon, Kinsale	34
3	<b>Blarney-Macroom</b>	<b>43,398</b>	<b>Blarney, Macroom</b>	<b>54</b>
4	Cobh	53,544	Carrigtwohill, Cobh, Glanmire, Little Island, Cork City North Environs. (Monard is proposed new town and a designated Strategic Development Zone)	24
5	East Cork	42,399	Midleton, Youghal	30
6	Fermoy	42,226	Charleville, Fermoy, Mitchelstown	29
7	Kanturk-Mallow	47,305	Buttevant, Kanturk, Mallow, Millstreet, Newmarket	46
8	West Cork	56,530	Bantry, Castletownbere, Clonakilty, Dunmanway, Schull, Skibbereen	67 & 7 Inhabited Islands

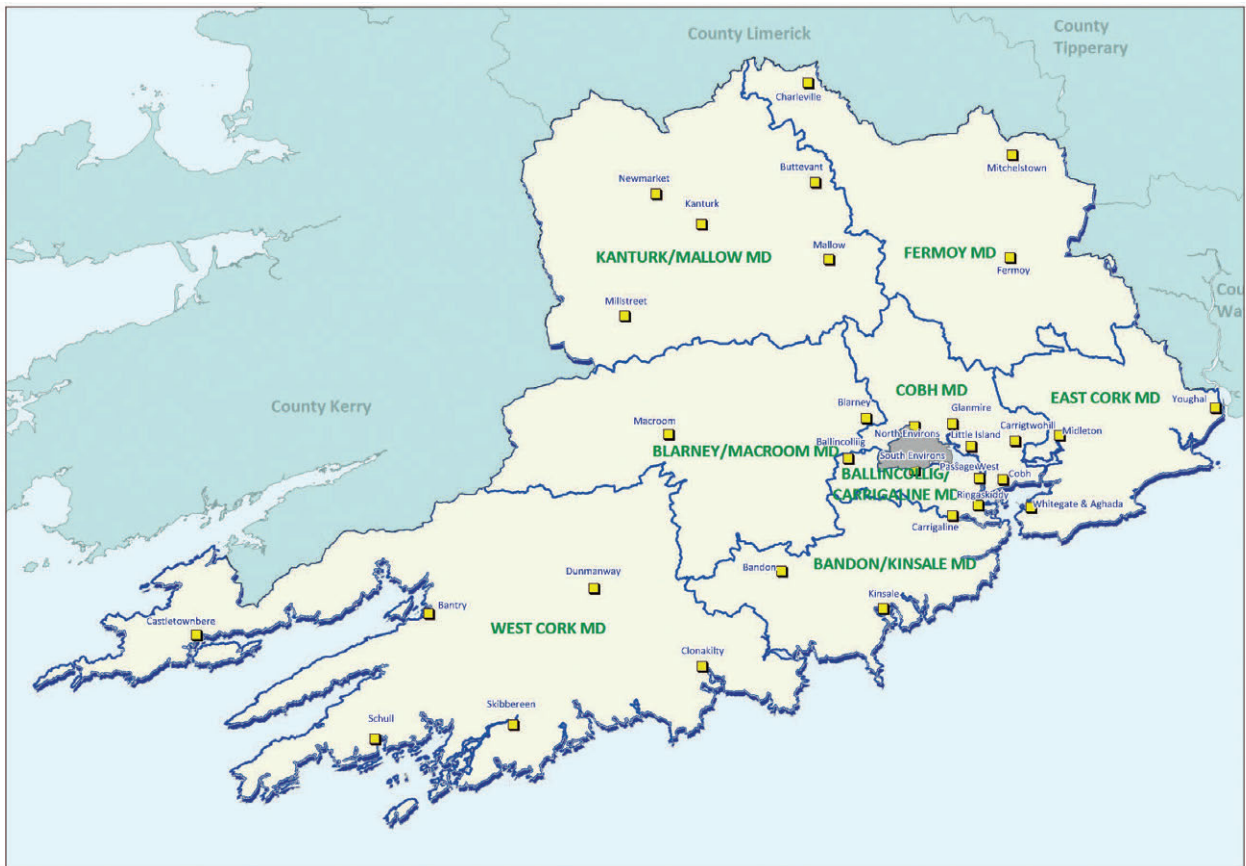


Figure 1.01: Municipal Districts Map

- 1.1.3 This Draft Local Area Plan for the Bandon Kinsale Municipal District has been prepared, so that once finalised, it will replace the previous Electoral Area Local Area Plans adopted in 2011 and will incorporate and update where appropriate the land use zoning maps and associated policy objectives of the Kinsale Town Development Plan, 2009 adopted by the former Town Council.
- 1.1.4 The Draft Plan has been prepared in accordance with the Planning and Development Acts and will be made available to the public from **Wednesday 16<sup>th</sup> November 2016 to 4pm on Friday 6<sup>th</sup> January 2017** so that their comments and observations can be taken into account before the Draft Plan is either 'amended' or 'made' by the County Council.
- 1.1.5 Whilst this Draft Plan has not yet formally replaced the Local Area Plans made by the County Council in 2011 or the Macroom Town Development Plan 2009, the Planning and Development Acts make provision for it to be taken into account as a material consideration in the determination of applications for planning permission either by the County Council or by An Bord Pleanála.
- 1.1.6 The preparation of this Draft Plan is an important part of the planning process and focuses on the local-level implementation of the overall strategy for the County set out in the County Development Plan 2014, with which, in law, it is obliged to be consistent. It must also adhere to the core strategies set down in higher level plans such as the National Spatial Strategy and the Regional Planning Guidelines for the South West Region.
- 1.1.7 This plan has been prepared taking the year 2022 as its 'horizon' year so that there can be the best degree of alignment between with the regional Planning Guidelines for the South West Region 2010, and the County Development Plan 2014. The Planning & Development Acts make provisions for the review of this plan, normally commencing at the latest 6 years after the making of the plan, but in certain circumstances formal commencement of the review of the plan can be deferred up to a maximum of 10 years from the date on which the plan was originally made. It is intended that this

plan will remain in force, subject to the provisions of the Acts, until such time as the County Council give formal notice their intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

- 1.1.8 The Draft Plan provides an easily understood but detailed planning framework for sustainable development responding to the needs of communities within the Municipal District. It aims to deliver quality outcomes, based on consensus, that have been informed by meaningful and effective public participation. The plan sets out proposals for the delivery of the physical, social and environmental infrastructure necessary to sustain the communities of the area into the future.

## 1.2 Form and Content of the Draft Plan

- 1.2.1 This plan consists of a Three Volumes. **Volume One Main Policy Material** includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are seven main sections, these are:
- **Section 1: Introduction:** This section outlines the local area plan process and explains the background to the plan and core principles that have contributed to its preparation.
  - **Section 2: Local Area Strategy:** This section sets out the overall strategy for the Municipal District as a whole including growth and population targets, the settlement structure and key environmental considerations.
  - **Section 3: Main Towns:** This section sets out the planning proposals, including land zoning, for the main towns of the Municipal District.
  - **Section 4: Key Villages:** This section sets out the planning proposals for the Key Villages of the Municipal District.
  - **Section 5: Villages, Village Nuclei and Other Locations:** This section sets out the planning proposals for the Villages, Village Nuclei and Other Locations of the Municipal District.
  - **Section 6: Putting the Plan into Practice:** This section deals with the implementation of the Local area Plan.
- 1.2.2 **Volume Two Environmental Reports** includes the SEA Environment Report including the Strategic Flood Risk Assessment and the Habitats Directive Screening Report.
- 1.2.3 **Volume Three consists of the Draft Local Area Plan Map Browser.** The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan, Volume One “Main Policy Material” and also provide information on Municipal District Boundaries, Strategic Planning Areas, Countywide Flood Risk, Regeneration Areas in main towns and the Metropolitan Cork Strategic Land Reserve proposals. This allows the public to be better informed about the policies contained in the plan and how they affect their Municipal District
- 1.2.4 It should be noted that Volume One Main Policy Material is the only published printed volume, with Volumes Two and Three and other supporting documentation relating to the Local Area Plan appearing on an accompanying CD. All Three volumes are available on the County Council’s web-site [www.corkcoco.ie](http://www.corkcoco.ie).
- 1.2.5 The Planning and Development Acts require planning authorities, before making a local area plan, to consider the likely significant effects on the environment of implementing the local area plan. In order to satisfy this obligation, the Plan has been subject to Strategic Environmental Assessment



and an Environmental Report on the significant environmental effects arising from the implementation of this plan has been prepared and is available for public comment in tandem with this Draft Plan.

- 1.2.6 In addition, this Draft Plan has also being screened to determine whether or not its implementation will give rise to any significant effects on 'Natura 2000' sites through the Appropriate Assessment process and a Habitats Directive Screening Report has been prepared and is available for public comment in tandem with this Draft Plan.

## 1.3 Purpose of the Plan

1.3.1 The Planning and Development Acts set out the matters that must be included in a Local Area Plan. Consideration can only be given to matters that relate to the proper planning and sustainable development of the area. In summary, the statutory requirements are that the plan must:

- Be consistent with the objectives of the development plan;
- Consist of a written statement and a plan or plans which may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes; or
- Such other objectives, in such detail as may be determined by the planning authority, for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures;
- Indicate the period for which it is to remain in force.

1.3.2 In addition, local area plans must also:

- Through their core strategy, take cognisance of the County Development Plan and relevant aspects of the Regional Planning Guidelines; in terms of population projections, housing strategy, settlement strategy, boundary of the settlement as adopted in the development plan, economic development, flood risk assessment, climate change and biodiversity strategies.
- Include policies and objectives which provide guidance on climate change and support the conservation of biodiversity which are essential components of sustainable development.
- Must be consistent with the planning guidelines issued by the Minister for the Environment Heritage and Local Government under Section 28 of the Planning and Development Acts.
- Comply with appropriate regulation regarding the Strategic Environmental Assessment and Appropriate Assessment of the plan in accordance with Article 6 of the Habitats Directive. The Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes for a local area plan should be informed by and incorporate the relevant results and findings of the SEA and AA for higher level plans.

## 1.4 The Process That Has Been Followed

### Public Consultation

- 1.4.1 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council’s website, in divisional offices and libraries and on CD.
- 1.4.2 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council’s twitter feed;
  - Notification was issued through Cork County Council’s Facebook account;
  - Prescribed authorities were notified.
  - Notifications, posters, leaflets and CDs were circulated to libraries to display.
  - A press release was issued to the media and resulted in a number of press articles being published.
- 1.4.3 In all, a total of 61 submissions were received in response to the Preliminary Consultation Document for the Blarney Macroom Municipal District. In April 2016, the Chief Executive issued a report to the Elected Members of the Council detailing the issues raised in those submissions and the Chief Executive’s Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Blarney Macroom Municipal District. A copy of this report is available as a background document to this Draft Plan. Members were subsequently briefed on the main issues arising from the submissions at a Municipal District Committee meeting on the 22 April 2016 where a full discussion on the report took place so that Members views could be taken into account in the preparation of this draft plan.
- 1.4.4 This Draft Plan is now available for public consultation from Wednesday 16<sup>th</sup> November 2016 to Friday 06<sup>th</sup> January 2017, so that the public or other interested stakeholders and statutory consultees have the opportunity to submit their comments and observations. These matters will then be considered and a decision made as to whether it is necessary to amend the Draft Plan to reflect the issues raised.

## 1.5 How to make a Submission

- 1.5.1 The Draft Blarney Macroon Municipal District Local Area Plan is available from the Council website at [www.corkcoco.ie](http://www.corkcoco.ie). If required, a hard copy of the document may be inspected between the hours of **9.30 a.m. and 4.00p.m, from Wednesday 16th November 2016 to Friday 06th January 2017** at the following locations:
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- In written form to the Senior Planner, Planning Policy Unit, Cork County Council, Floor 13, County Hall, Cork. T12R2NC.
- 1.5.5 All such submissions lodged within the above period and prior to the close of business at **4.00pm on Friday 6th January 2017**, will be taken into consideration in the finalisation of the West Cork Municipal District Local Area Plan.

## 1.6 Plan Context

- 1.6.1 This Draft Local Area Plan have been informed by the current plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.
- 1.6.2 Since the adoption of the current Blarney and Macroon Electoral Area Local Area Plans, 2011/ Macroon Town Development Plans ,2009 there have been significant changes in a number of key areas affecting the preparation of the new draft plan, particularly:
- Reform of local government and the abolition of Town Councils
  - Improvements in the national economic outlook;
  - Establishment of Irish Water, thus removing responsibility for the management of and investment in water services infrastructure from Local Authorities.
  - Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure .New finance models for delivery of infrastructure.
  - Ongoing delivery of new information on flood risk management from the national CFRAM programme (Catchment Flood Risk Assessment and Management). Data from the CFRAM

- programme has informed an update of the flood risk zone maps for the Local Area Plan Review process.
- Introduction of the Urban Regeneration and Housing Act 2015, which provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration;
  - Housing Land Supply issues
  - Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure;
  - A significant increase in concerns over the incidence and effects of flooding;
  - Need for sustainable transport
  - Vacant Sites Register.

## 1.7 Overall Approach - Key Policies

1.7.1 This section of the plan sets out key policy on a number of overarching issues.

### Role of the Cork County Development Plan 2014

1.7.2 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. The Cork County Development Plan 2014 sets out the blueprint for the development of the county, underpinned by the core principles of sustainability, social inclusion, quality of design and climate change adaptation. The County Development Plan includes over 200 objectives on a range of issues including:

- Housing,
- Rural, Coastal and Island Development;
- Social and Community facilities;
- Economy and Employment;
- Town Centres and Retail Development;
- Tourism;
- Energy and Digital Economy;
- Transport and Mobility;
- Water Services, Surface Water ( including Flooding) and Waste;
- Heritage;
- Green Infrastructure and Environment;
- Zoning and Land use.

1.7.3 The objectives of the County Development Plan have not been repeated in this Local Area Plan and so the two documents must be read together when planning a development. All proposals for development, put forward in accordance with the provisions of this Local Area Plan, must demonstrate compliance with the objectives of the County Plan. Some objectives such as those in Chapter 3, Housing, may only be applicable to a particular class /type of development, while other objectives such as those in relation to Transport and Mobility, Water Services, Surface Water (including Flooding) and Waste, Heritage or Green Infrastructure and Environment, for example, will be applicable to all classes/types of development. It is up to each applicant to familiarise themselves with the requirements of the various objectives included in the County Development Plan and make provision for them, as appropriate, as part of their development proposal.

1.7.4 It should be noted that any reference to development in this plan should be considered to refer to sustainable development.

## Approach to Town Council Development Plans.

- 1.7.5 The Electoral, Local Government and Planning and Development Act 2013 introduced a number of amendments to the Planning & Development Act 2000 to give effect to the dissolution of the Town Councils (Cobh, Clonakilty, Fermoy, Kinsale, Macroom, Mallow, Middleton, Skibbereen, and Youghal). One of the main effects of the legislation was to extend the life of Town Council Development Plans until the next making of a Development Plan for the County, which in Cork's case is December 2020.
- 1.7.6 Given that many of the Town Development Plans date from 2009 and are now quite out of date, the Council has decided to proceed on the basis of preparing new Local Areas Plans which plan for the development of each town, and its environs, as one integrated unit. It is proposed to Vary the Town Development Plans, such that the zoning provisions and associated policy objectives of the Town Development Plans are updated and incorporated into the new Local Area Plans. The Town Plans will remain in force but the relevant zonings provisions will be those of the new Local Area Plan. In the event of a conflict between the provisions of a Town Development Plan, and the provisions of the County Development Plan 2014, or the new Local Area Plan 2017, then the County Development Plan / Local Area Plans 2017, take precedence.

## Settlement Network

- 1.7.7 In order to develop policies and objectives that are appropriate to the needs and future potential of particular settlements, this plan uses the concept of a 'network of settlements' to help ensure that the proposals for future development are matched to proposals for the provision of physical and social infrastructure. The principles for this approach are set out in Chapter 2 of the County Development Plan 2014.
- 1.7.8 The settlement network of the county comprises :
- Cork Gateway (City environs and the Metropolitan towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Passage West, Middleton and the proposed new town at Monard).
  - Main Towns/Strategic Employment Areas.
  - Key Villages,
  - West Cork Island Communities
  - Villages, Village Nuclei and Other Locations.
- 1.7.9 Further details of the Strategic aims for each level of the settlement network are provided in Chapter 2 of the County Development Plan 2014. The settlement network for this Municipal District is detailed in Sections 3, 4 and 5 of this Plan.

## Urban Expansion Areas

1.7.10 Broadly in line with the with the shared County and City Council strategy for metropolitan Cork (originally conceived in the CASP plan of 2001), the Electoral Area Local Area Plans in 2011 made provision for the preparation of 8 Special Policy Areas which required the preparation of 'Masterplans' before development could proceed. Together with the Monard Strategic Development Zone, these are now referred to as 'Urban Expansion Areas' in the relevant Draft Municipal District Local Area Plans within Metropolitan Cork. The nine sites have been identified as shown on the attached map and listed below:-

- Stoneview in Blarney
- Monard SDZ
- Ballyvolane in North City Environs
- Ballinglanna – Dunkettle in Glanmire
- Carrigtwohill North in Carrigtwohill
- Water-Rock in Midleton
- Cobh North in Cobh
- Shannon park in Carrigaline
- Ballincollig South (Maglin) in Ballincollig

1.7.11 There are also two Urban Expansion sites in Mallow.

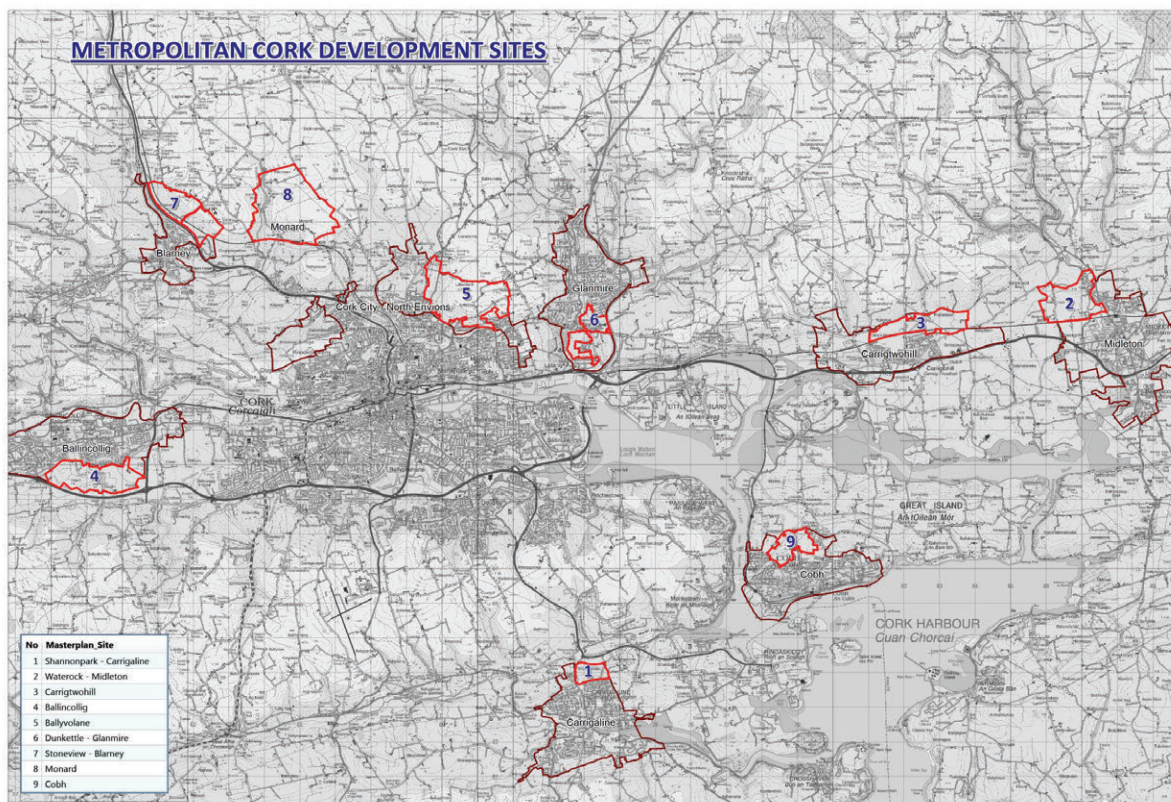


Figure 1.02: Metropolitan Urban Expansion Areas

- 1.7.12 The County Development Plan 2014 identified a series of tranches for the implementation of these urban expansion areas with the first tranche being Water-Rock, Carrigtwohill and Shannon Park. These Urban Expansion Areas were prepared during 2014/15 and adopted as Amendments to the 2011 Local Area Plans in December 2015. The plans identified detailed zoning plans for individual parcels of land for residential, open space, educations and community/retail development. More detailed Transport Assessments were carried out on these sites together with an Indicative Ecological Assessment, which assisted in the preparation of zoning plans and phasing programmes. Accompanying the zoning plans are a set of specific objectives and phasing and implementation programme for the delivery of key infrastructure (water, roads and stormwater drainage).
- 1.7.13 The second tranche of urban expansion areas were identified by the County Development Plan as Ballincollig, Ballyvolane, Dunkettle and Stoneview. The third tranche is Monard and Cobh. Monard SDZ Planning Scheme was approved by Bord Pleanála in 2016 with minor modifications and forms the basis of delivery of the 5000 houses and ancillary development on the site.
- 1.7.14 Stoneview Master Plan was prepared by the landowners and planning permission was granted for a portion of the land in 2008. These permissions have lapsed and there may be a need to amend or review the original master plan and implementation proposals as part of the remaining stages of the preparation of the relevant Municipal District Local Area Plan.
- 1.7.15 Taken together, these Urban Expansion Areas have the capacity to deliver almost 11,000 housing units in the Metropolitan Cork area and the development of the planning and implementation strategy to secure their delivery will continue as a County Council priority during the lifetime of this Local Area Plan. The County Council has set up a specialist housing and infrastructure delivery team to expedite this work. And the proposals for these sites may be modified at the amendment stage of the relevant local area plan as more up to date information, particularly regarding transport, water services and other infrastructure becomes available.
- 1.7.16 On these sites, because of their scale and the often complex patterns of land ownership, the County Council intends to take a leading role in the delivery of core transport and water infrastructure in order to facilitate the accelerated delivery of housing. The County Council is at an advanced stage in discussions with funding agencies that will facilitate the design and construction of the new road, water services and storm water infrastructure required, including the delivery of 'on-site' infrastructure that will straddle a number of individual development sites, where a cross-developer/landowner funding solution is required.
- 1.7.17 Those who are contemplating carrying out the development of all or part of these sites are invited to contact the County Council at an early stage to discuss the timing and delivery of particular infrastructure to facilitate development. Where infrastructure is to be provided by the County Council, developers/landowners benefitting from that infrastructure will be invited to enter an agreement with the County Council and other relevant infrastructure agencies prior to the submission of planning applications to co-ordinate the delivery of the infrastructure with the commencement and delivery of new housing development. Such agreement will provide a robust basis for the determination of planning applications either by the County Council or by An Bord Pleanála. This procedure will also facilitate agreement between the parties in relation to the payment of charges or contributions towards the cost of delivering the relevant infrastructure.

## Water Services

- 1.7.18 Water services, of the all the infrastructure requirements needed to facilitate new development, is the most critical, as in the absence of it, little development can take place.
- 1.7.19 Since January 2014 Irish Water is responsible for the operation of public water services (drinking water and wastewater) including management and maintenance of existing water services assets. Those intending to carry out development must now obtain consent to connect to Irish Water Infrastructure for new development. Irish Water also has responsibility for planning for future infrastructure needs and for the delivery of new infrastructure and future decisions in relation to investment in new water services infrastructure will be made by Irish Water. Developers must also satisfy themselves that Irish Water will make adequate services available in order to meet the needs of any development they propose. The Cork County Development Plan, 2014 and the new Municipal District Local Area Plans are important documents that Irish Water should take into account in formulating its plans and programmes.
- 1.7.20 Irish Water have undertaken a strategic review of all settlements in the Metropolitan Area and developing an investment programme for the implementation of the water services (water and waste water) in line with the priorities identified by Cork County Councils urban expansion areas. The investment programme needs to be implemented in tandem with the investment package for roads, stormwater and recreation so that there is a co-ordinated approach to development.
- 1.7.21 Across the County as a whole the water services infrastructure needed to deliver the scale of growth envisaged by the County Development 2014 is often not in place. In general the Councils approach to this, is that where Irish Water already have water services infrastructure in a town or village then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement.



Table 2.2: Strategy for Water Services Provision		
Normally Expected level of Water Services		Policy Approach
<b>Towns</b>	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
<b>Key villages</b>		
<b>Villages</b>	Public Drinking Water	Adequate drinking water services infrastructure to be prioritised
	Public Waste Water Treatment	Adequate waste water treatment facilities to be prioritised for villages which already have some element of public infrastructure.
		For smaller villages where services are not available or expected, development will be limited to a small number of individual houses with their own treatment plant.
<b>Village Nuclei</b>	Public Drinking Water	Where already present, adequate drinking water services to be maintained. In the absence of public drinking water, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.
	Public Waste Water Treatment	In these smaller settlements within no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

## Development Contributions

- 1.7.22 Section 48 of the Planning & Development Act 2000 to 2013 enables the Planning Authority when granting planning permission, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities.
- 1.7.23 In addition a Planning Authority may require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by a local authority in respect of public infrastructure and facilities which benefit the proposed development.
- 1.7.24 The Current scheme for development contributions was made by the County Council in 2004 and has been significantly modified and adapted to reflect changing economic circumstances. A new draft Development Contributions Scheme is now being prepared to reflect the infrastructure required to support the delivery of the new draft Local Area Plans and to reflect the far reaching changes to the provision of public infrastructure that have been introduced in recent years. The Draft Scheme will seek to raise development contributions to contribute to the delivery of projects that are necessary to facilitate the achievement of the residential and commercial growth identified in the Draft Local Area Plans. It is also the intention of the County Council, through the introduction of the new scheme, to reduce the extent to which Special Contributions are necessary to facilitate development

1.7.25 With regard to the urban expansion areas of Ballincollig, Shannon park, Carrigtwohill, Water Rock, Stoneview, Cobh, Ballyvolane and Glanmire) infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of multiple land ownerships within the sites. This work seeks to identify and activate mechanisms to facilitate the provision of start-up infrastructure to unlock development potential. That work is focused on infrastructure provision internal to those sites that would normally be undertaken by the developer of those lands, as well as some limited external works that are specific to those sites. The Draft Development Contribution Scheme being prepared will not include the internal infrastructure currently being identified for these sites, nor the limited external works specific to those sites. The Council is progressing a start-up infrastructure mechanism to unlock the development potential of those sites, with costs to be recouped on commencement / completion of development via section 47 agreements or special development contributions.

## Regeneration Areas

1.7.26 The Urban Regeneration and Housing Act 2015, provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration. As part of the preparation of this Draft Local Area Plan, regeneration sites have been identified in many of our towns. The main objective in identifying regenerations Areas is to draw attention to the opportunities that exist to redevelop key areas within the towns, where such sites have the potential to contribute to the rejuvenation of the towns, deliver housing, and perhaps act as a catalyst for other developments. In accordance with the provisions of the Urban Regeneration and Housing Act 2015, regeneration areas may, in time, be subject to the Vacant Sites Levy where the regeneration area is vacant or idle and this has adverse effects on the amenities / character of the area.

## Town Centres

1.7.27 Town centre vacancy has been a marked consequence of the economic climate that prevailed for much of the past decade. Cork County Council recognises the key strategic and important cultural/economic/societal/ role town centres play in sustainable communities. Furthermore the successful delivery of well-conceived town centre development will deliver public realm and physical improvements which can in-turn improve quality of life factors and help increase economic activity.

1.7.28 To help address town centre vibrancy issues and to assist communities, property owners and prospective applicants develop the most appropriately designed investment at the optimum town centre locations, targeted supports will be required. The LAP formulation process provides an opportunity to initiate a review of key town centre areas provide suggested approaches to help inform decisions that can contribute to improved town centre functionality and public realm improvements.

1.7.29 In the first instance these LAP's will consider locations within the towns of Carrigtwohill, Ballincollig, Passage West and Carrigaline and will seek to do the following:-

- Provide guidance on the future land use and public realm improvement priorities within the town centre
- Identify key buildings to be protected within the town centre

- Provide guidance for developers/ public on the key aspects of the town's urban character which need to be respected/ reinterpreted in future applications (building height, roofscape, materials, building lines, plot depth, signage);
- Provide a people-focused movement and public realm strategy which defines the gateways/ sense of arrival within the town; enhances connectivity and permeability between the town centre and housing/employment growth areas and the train station; rationalises on-street parking on the main streets; widens and improves the quality of the pavement within the defined retail core; introduces traffic calming measures and additional safe pedestrian crossing points at key locations (near schools etc);
- Identify opportunity sites for single or multi-use developments within the existing streetscape,
- Devise an urban structure for the future expansion of the town, including identifying the location of new streets, positioning of building lines, height parameters, plot divisions etc in line with the Best Practice Urban Design Manual as read with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas.

## City Gateways Initiative

- 1.7.30 Gateways mark the major entrances into the city and welcome visitors, shoppers, and citizens to Cork. The gateways provide the opportunity to announce that you are entering a modern and confident outward looking City. Arriving in Cork along the major arterial route the first impressions of the City are poor with disorderly development and underutilised and vacant land painting a negative view of the city at the point of arrival.
- 1.7.31 This new initiative presents an opportunity to reinvigorate the entrances to the city and provide aesthetic cues that signal a sense of arrival to someplace exciting and important, creating the impression that Cork needs to project to fulfil its potential as the Regional Capital and its role as second city of the nation and viable counterbalance to Dublin.
- 1.7.32 The renewal or enhancement of the gateways should frame a view of Cork City. High quality landmark buildings along with mixed use commercial and residential developments coupled with infrastructure improvements including improved lighting, tree landscaping and enhanced pedestrian connectivity will welcome visitors and residents alike to the commercial and cultural opportunities Cork has to offer as Ireland's second city.
- 1.7.33 The Draft Local Area Plan has identified a number of Gateway locations along a number of arterial routes which it will seek to develop during the life time of this plan. Possible locations include
- N27/N40 Kinsale Road junction
  - N71 Bandon Road/Chetwynd
  - N20 Blackpool
  - R635/R614 Ballyvolane

## Flood Risk Assessment and Management

### Overall Approach

- 1.7.34 The assessment and management of flood risks in relation to planned future development is an important element of this local area plan. The majority of towns, villages and smaller settlements have a river or stream either running through the built-up area or close by and are inevitably exposed to some degree of flood risk when those rivers or streams overflow their normal course. Similarly, in coastal areas, flooding can periodically occur following unusual weather or tidal events.
- 1.7.35 The OPW is the lead agency for Flood Risk Management in Ireland. In accordance with Best Practice Cork County Council has arranged for the preparation of indicative flood risk mapping on a county wide basis. The indicative mapping creates flood zones that are fit for use in applying the Guidelines for The Planning System and Flood Risk Management at a strategic level - for County Development Plan and Local Area Plans, and to help inform screening for site specific flood risk assessment of individual planning applications.
- 1.7.36 As part of the preparation of this Local Area Plan the Council has updated the indicative flood zone mapping used in the 2011 Local Area Plans to take account of the information that has become available from the National CFRAM programme (Catchment Flood Risk Assessment and Management), and other Flood Schemes undertaken by the OPW.
- 1.7.37 In addition, indicative flood risk mapping for rural areas, outside of settlement boundaries, is also now available and is being published simultaneously with this Draft Local Area Plan.
- 1.7.38 The Councils overall approach to Flood Risk Management is set out in Chapter 11 of the County Development Plan 2014 and intending developers should familiarise themselves with its provisions. In Council's approach to flood risk is to:
- a) Avoid development in areas at risk of flooding; and
  - b) Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
- 1.7.39 A Strategic Flood Risk Assessment (SFRA) has been undertaken as part of the preparation of this plan, and all zoned lands in areas at risk of flooding have been reviewed. The Strategic Flood Risk Assessment (SFRA) is included in Volume 2 of this Plan and explains in detail the overall approach to flood risk management that has been followed. It is important to read this document in conjunction with Volume 1 of the plan.
- 1.7.40 Where a settlement is known to be at risk of fluvial or tidal flooding, the extent of the area at risk of flooding is shown on the settlement maps within this plan. It is important to note that the flood risks shown in this document refer to fluvial (river) and tidal flooding only. Some areas may also be at risk of groundwater flooding or pluvial flooding (intense periods of rainfall) but these are NOT shown on the flood zone maps included in this Plan. However, such risks still need to be assessed when planning a development.
- 1.7.41 The flood zones illustrated in this plan are based on an undefended scenario and do not take the presence of flood protection structures such as walls or embankments into account. This is to allow for the fact that there is still a residual risk of flooding behind the defences due to overtopping or breach, and that there may be no guarantee that the defences will be maintained in perpetuity.
- 1.7.42 The Indicative Flood Zone Mapping for the rural parts of the Municipal District (i.e. outside of a settlement boundary) is not shown within the Volume 1 of the Local Area Plan, but is available to view online, for information purposes, as part of the Local Area Plan Map Browser at [www.corkcoco.ie](http://www.corkcoco.ie).

1.7.43 The indicative mapping is being made available as a resource. It has been prepared for use in applying the Guidelines for The Planning System and Flood Risk Management only. .

### Managing Development in Areas at Risk of Flooding

1.7.44 Where development is proposed within an area at risk of flooding, either on land that is subject to a specific zoning objective, lands within the “existing built up area” of a town, within a development boundary of a village, or in the open countryside, then intending applicants need to comply with the provisions of Chapter 11 of the Cork County Development Plan 2014 and Objectives WS 6-1 and WS 6-2, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’.

Local Area Plan Objective Flood Risks	
Objective No.	
IN-01	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.

### Traffic and Transport

1.7.45 Chapter 10 of the County Development Plan sets out the Transportation and Land Use Strategy for the County which seeks to make Cork a more competitive county and to foster sustainable economic and population growth through the delivery of an efficient transport system and encourage balanced investment in less polluting and more energy efficient modes of public and private transport, including walking and cycling. This strategy has informed the preparation of the Local Area Plan.

### Green Infrastructure

1.7.46 Chapter 13 of the County Development Plan indicates that the Council will develop and implement a Green Infrastructure Strategy for the County during the lifetime of the Plan which will help identify, protect, manage and develop Green Infrastructure resources. Objectives GI 3-1 and GI 3-2 require new developments to contribute to the protection, management and enhancement of the existing green infrastructure of the county and the delivery of new green infrastructure, where appropriate. Individual development proposals put forward in accordance with the provisions of this local area plan will need to comply with the objectives of the County Development Plan.

### Quality in Urban Design

1.7.47 High Quality design adds quality to the places we live, work and enjoy. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. This Plan will promote high quality design by encouraging its integration into every aspect of the Plan. The County Development Plan contains a number of relevant objectives including HOU 3-1, HOU 3-2, HOU 3-3, RCI 6-1, TCR 2-1, TCR 12-1, TCR 12-2, HE4-6 and HE 4-8. Individual development proposals put forward in accordance with the provisions of this Local Area Plan will need to comply with the relevant design objectives of the County Development Plan.

## 1.8 Strategic Land Reserve

- 1.8.1 The 'Core Strategy' chapter of the County Development Plan 2014 indicates that the supply of land for housing development in Metropolitan Cork identified in the 2011 Local Area Plans is sufficient to provide housing for the population growth targets for the area. Taking into account the national trend towards smaller households, just over 27,000 new housing units are required to provide for the population to grow by over 42,000 people. However, the 'strategic reserve' included within the 2011 LAP supply of housing land was estimated in 2013 to be only 14% (when calculated by land area) or 20% (when calculated by housing units).
- 1.8.2 Therefore, the County Development Plan 2014 states that the supply of land suitable for housing development in Metropolitan Cork should be increased in order to offset various risks such as a major parcel of zoned land failing to commence development or to accommodate additional development pressures if it proves difficult to accelerate housing delivery in the City Docklands or elsewhere and it is the County Councils intention to give effect to this provision of the County Development Plan by providing additional zoned land in this local area plan.
- 1.8.3 In this section, information is provided on the overall quantity of additional land that may need to be zoned to ensure that an adequate element of strategic reserve is included in the overall supply of land for housing and the main locations that could contribute to meeting this requirement for additional zoned land are identified and described. As part of the public consultation process for these local area plans, the County Council will consider submissions from the public and others on this issue generally and in relation to the specific sites or locations identified before making its decision on which of the proposed sites should be included in the Local Area Plan at the amendment stage of the plan making process.
- 1.8.4 The County Council's Planning and Development Strategic Policy Committee has given consideration to the overall approach which could be taken to the identification of additional land for housing development in Metropolitan Cork and there was broad agreement amongst the membership of the Committee that the element of 'Strategic Reserve' included in the supply of land for housing should be at least
- 1/3 of the overall requirement for new housing (calculated by housing units) as set out in the County Development Plan 2014 Core Strategy; and
  - Equivalent to 12 years house building at the projected construction rate (i.e. two Local Area Plan cycles)
- 1.8.5 The County Development Plan 2014 Core Strategy calculates the overall requirement for new housing necessary to accommodate the planned population target in Metropolitan Cork to be 27,235 units. If a 'Strategic Reserve' of 1/3 of the overall requirement for new housing is to be provided then the total land supply for new housing needs to be at least sufficient for the building of 36,313 units.
- 1.8.6 The County Council's Planning and Development Strategic Policy Committee has also given consideration to the projected annual building rate for Cork County as a whole and the Metropolitan Cork area. At the peak of housing output in the last decade, County wide output reached over 8,000 dwellings per year although the CASP Plan of 2001 considered that a long term sustainable rate for the County was close to about 4,500 units. 'Construction 2020' suggests that, nationally, about 25,000 housing units need to be built annually. This would indicate that, in Cork, a house building target of 2,825 units per annum would be consistent with the national objective. The Housing Agency (2014) suggested an annual building rate of 1,287 units for the period to 2018 for Metropolitan Cork.

- 1.8.7 Taking all these factors into account, the Strategic Policy Committee has expressed the view that the County should plan for a house building rate of around 3,500 units per annum. More recently the Committee acknowledged the suggestion that, in Metropolitan Cork, an appropriate projected building rate would be in the region of 3,000 units per annum. On this basis a 12 year supply of land suitable for new housing would need to provide for the building of 36,000 units
- 1.8.8 This Draft Local Area Plan, together with the 3 other Draft Municipal District Local Area Plans that together make up Metropolitan Cork, include a supply of zoned suitable for housing (in the County Metropolitan SPA) of 1,208 ha ( gross) or estimated 966.4 ha (net). It is estimated that this is sufficient for the building of 27,059 new housing units. In addition, 5,000 units will be provided through the development of the Monard SDZ, and the total housing land supply in the draft LAP's for Metropolitan Cork is sufficient for 32,059 units.
- 1.8.9 Therefore, to achieve the objectives to provide a 'Strategic Reserve' of 1/3 of the overall requirement for new housing or a land supply equivalent to 12 years building at protected rates additional zoned land with capacity to accommodate approximately 9,019 units needs to be identified.
- 1.8.10 From the submissions received in response to the preliminary public consultation in relation to the current Local Area Plan review (held in December 2015/January 2016) and from other research undertaken, a number of options have been identified which could meet the requirement to identify additional land for housing. These options are describe in more detail in the following pages but can be summarised as follows:

Ref.	Site Name	Gross Area (Ha)
<b>SLR 1</b>	Cobh North Extension	185.0
<b>SLR 2</b>	Carrigaline East	47.0
<b>SLR 3</b>	Castletreasure	21.4
<b>SLR 4</b>	Frankfield /Grange	44.9
<b>SLR 5</b>	Togher/Doughcloyne	93.6
<b>SLR 6</b>	Ardrostig	100.3
<b>SLR 7</b>	Ballincollig East-Carrigrohane	223.9
<b>SLR 8</b>	Kilbarry/Carhoo/Kilcully	105.1
<b>SLR 9</b>	Ballyvolane-Whites Cross	336.2
<b>SLR 10</b>	Carrigtwohill West Extension	32.4
<b>SLR 11</b>	Carrigtwohill East	220.7
<b>SLR 12</b>	Oldcourt	78.7
Total		<b>1,489.2</b>

- 1.8.11 Two sites put forward in submissions have been omitted from this exercise. Land north of Drakes Pool (east of Carrigaline) was omitted because of concerns at the effect development here would have on Natura 2000 sites nearby. Land at Moneygourney has been omitted because the County Council rejected the option of development here after a protracted debate in the preparation of previous local area plans.
- 1.8.12 Clearly, to meet its objective to augment the supply of zoned land for housing by approximately 5,000 units, only some of the suggested sites will need to be selected. In order to assist in the selection of the most advantageous site (or sites) each of the suggested sites will be assessed comprehensively under a range of relevant headings including the following:

- Overall Strategy: Delivery/reinforcement of CDP/CASP/ emerging NPF/RSES strategies;
- Water Services: Make best use of existing Irish Water investment;
- Natural Heritage: Natura 2000 sites – Appropriate Assessment SEA – habitat mapping;
- Transportation: Impact on transportation network – Requirement for new investment;
- Flood Risks: Ministerial Guidelines 2009; and
- Settlement Pattern: Reinforcement of existing settlement pattern and services.

1.8.13 A report on this assessment and also addressing the issues raised by the public during the consultation period following the publication of this draft plan, will be set out in the County Council Chief Executives Report to the Elected Members for their consideration before the proposed amendments to the plan are finalized.

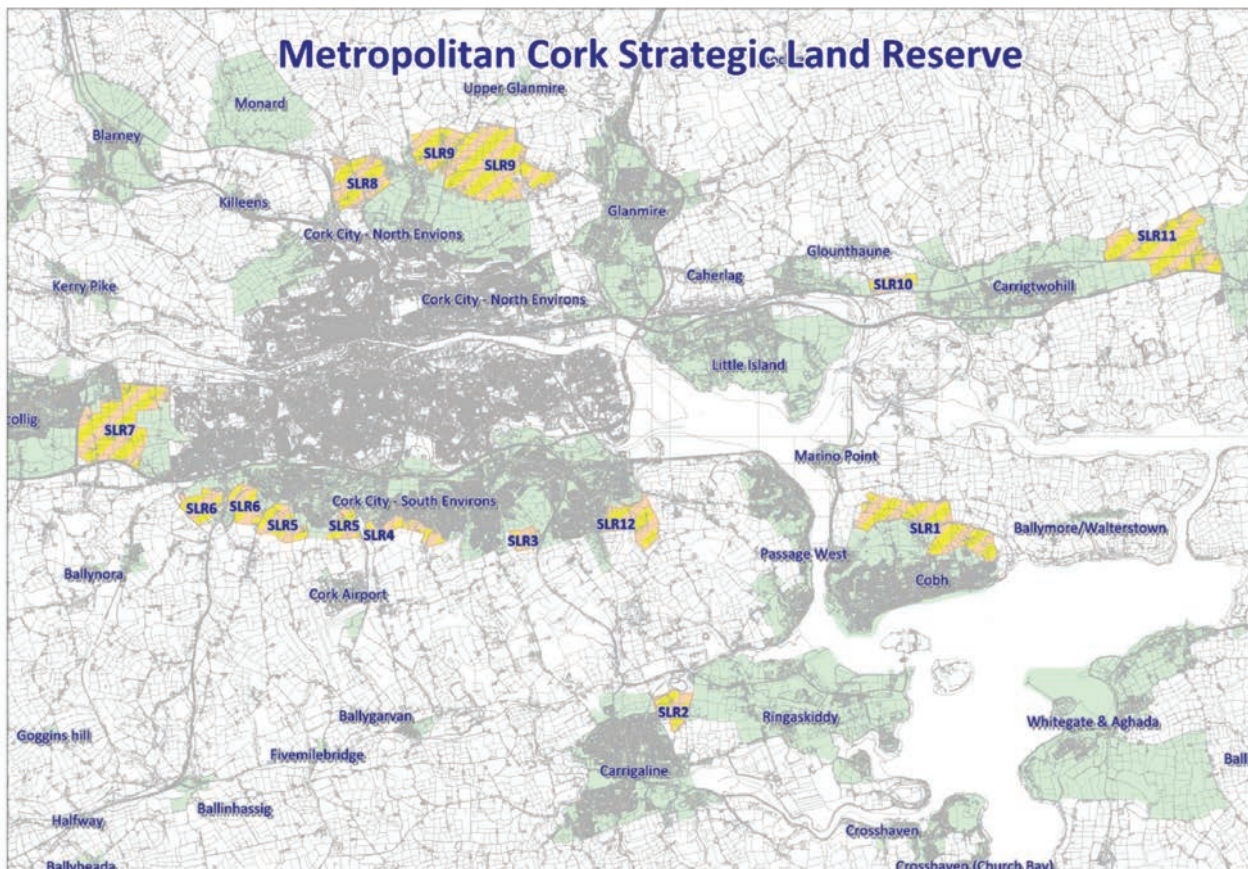
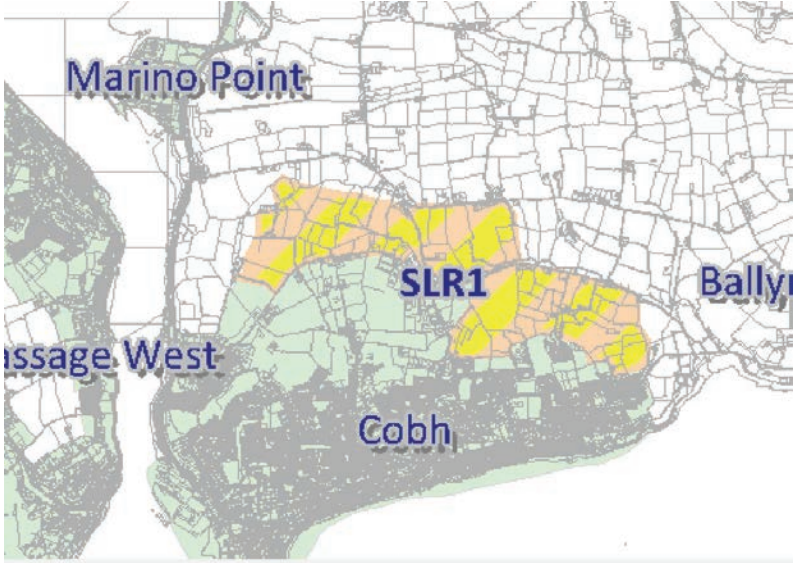
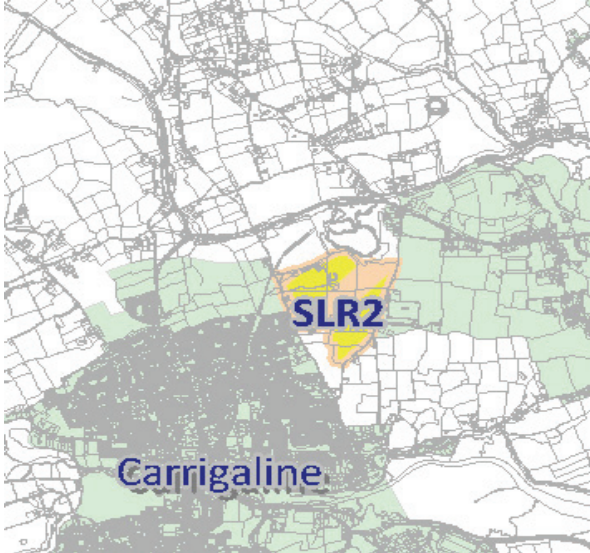
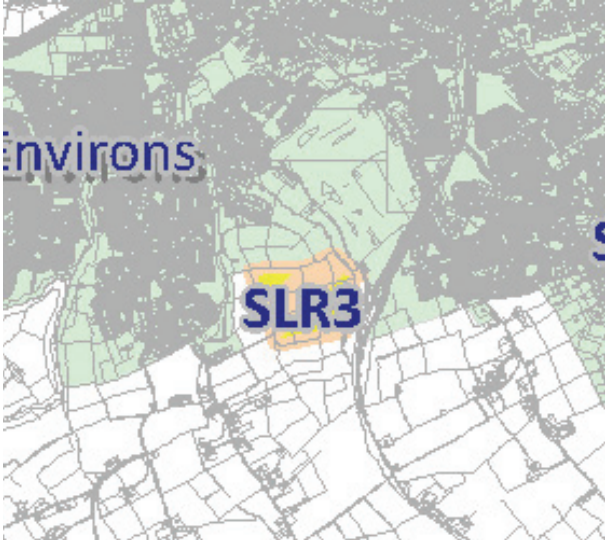
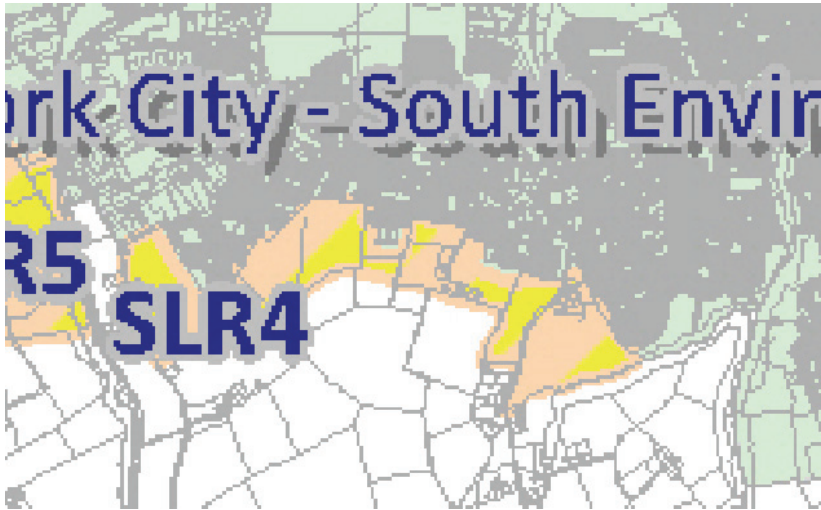


Figure 1.03: Details and Location of Strategic Land Reserve Options

1.8.14 The detailed locations of the 12 sites are shown on the attached map of the Metropolitan Area. Each site has a short description attached to its site plan.

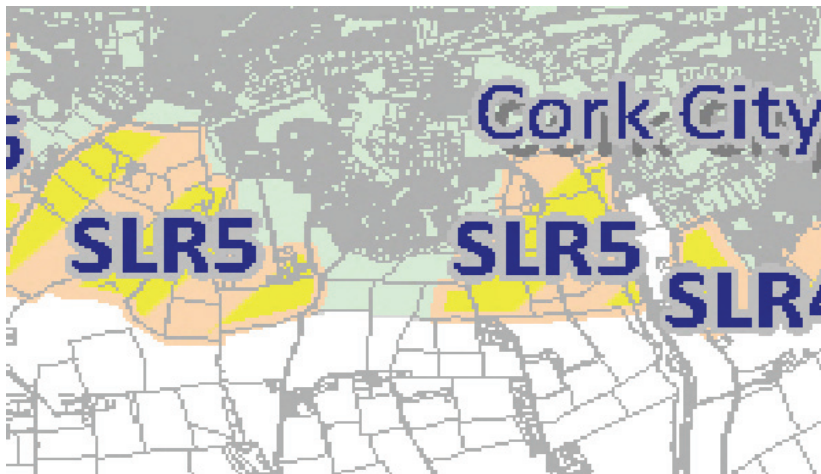


 <p>The map shows the area around Cobh, Ireland. A yellow-shaded region labeled 'SLR1' is located north of the town of Cobh, extending towards Marino Point and Ballynoe. Other labels include 'Marino Point', 'Ballynoe', 'Cobh', and 'Message West'.</p>	<p><b>SLR 1 – Cobh North Extension</b></p> <p>This land comprising approximately 185ha is located to the north of Tay Road within the Metropolitan Green belt as defined by the Cork County Development Plan 2014. The land is a logical extension of the development northwards of the proposed urban expansion area at Ballynoe. There were no submissions received during the public consultation exercise in January 2016.</p>
 <p>The map shows the area around Carrigaline, Ireland. A yellow-shaded region labeled 'SLR2' is located east of Carrigaline, near a golf course and agricultural land. The label 'Carrigaline' is visible at the bottom left.</p>	<p><b>Area SLR 2- Carrigaline East</b></p> <p>This area comprises 47 hectares, made up of a combination of a golf club and agricultural land. The lands are currently classified as Metropolitan Greenbelt in the Cork County Development Plan 2014 and form a strategic gap between Carrigaline and Ringaskiddy. Two submissions were received requesting that these lands be zoned for residential development.</p>
 <p>The map shows the area around Castletreasure, Ireland. A yellow-shaded region labeled 'SLR3' is located south of the N28 road, adjacent to existing residential zoning. The label 'environs' is visible at the top left.</p>	<p><b>Area SLR3 - Castletreasure</b></p> <p>This area is within the Metropolitan Green belt and comprises approximately 21.4ha of land adjacent to the N28 immediately south of the existing residential zoning (R-06). There was one submission for consideration of the land to be zoned for housing. The lands slope downwards away to the west from the main road into a valley with a stream and rise back up to a highly elevated point.</p>



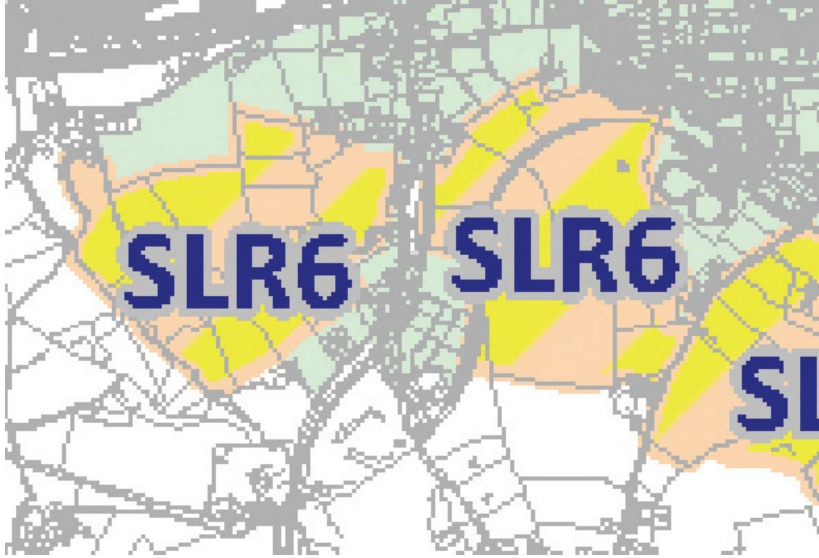
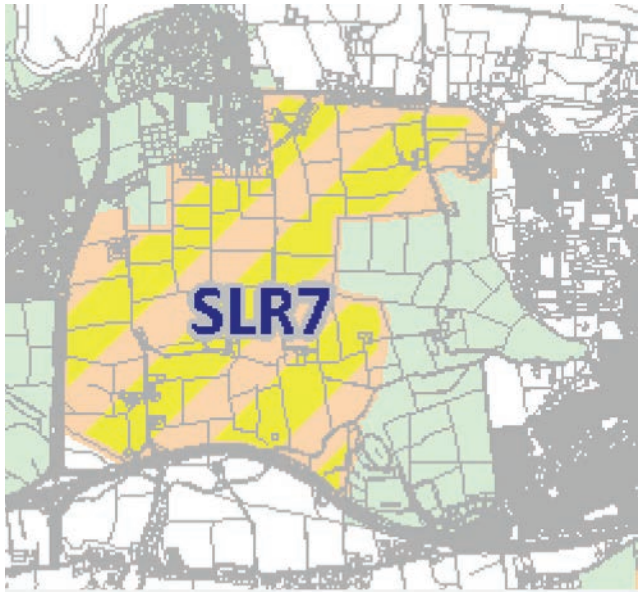

**Area SLR 4 –  
Frankfield/Grange**

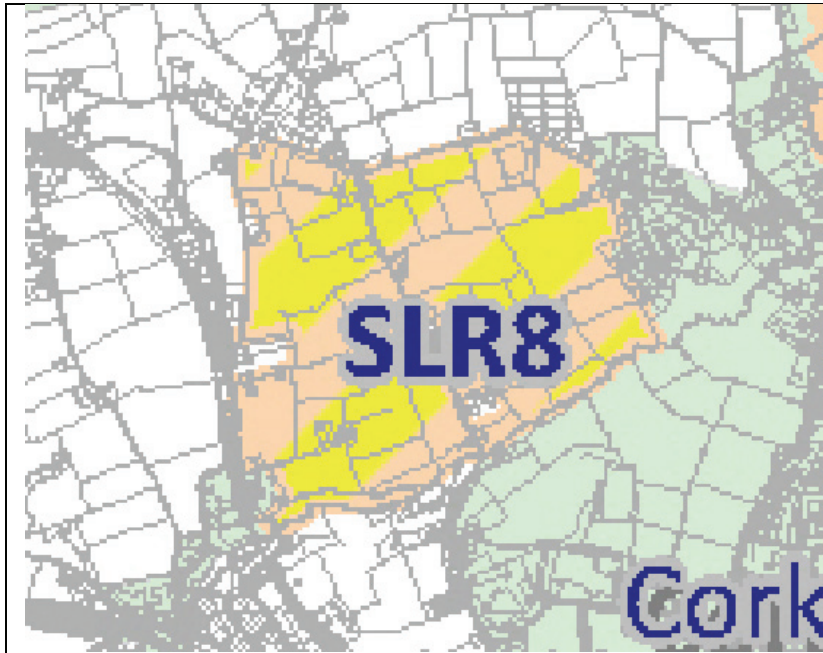
This area of approximately 44.9ha is located south east of Grange/Frankfield on lands currently designated as Metropolitan Green Belt in the Cork County Development Plan 2014. The lands are currently in agricultural use. The lands are elevated in places, but are often at a broadly similar elevation to the southern fringes of the City South Environs. There have been a number of submissions to zone this land for residential development.



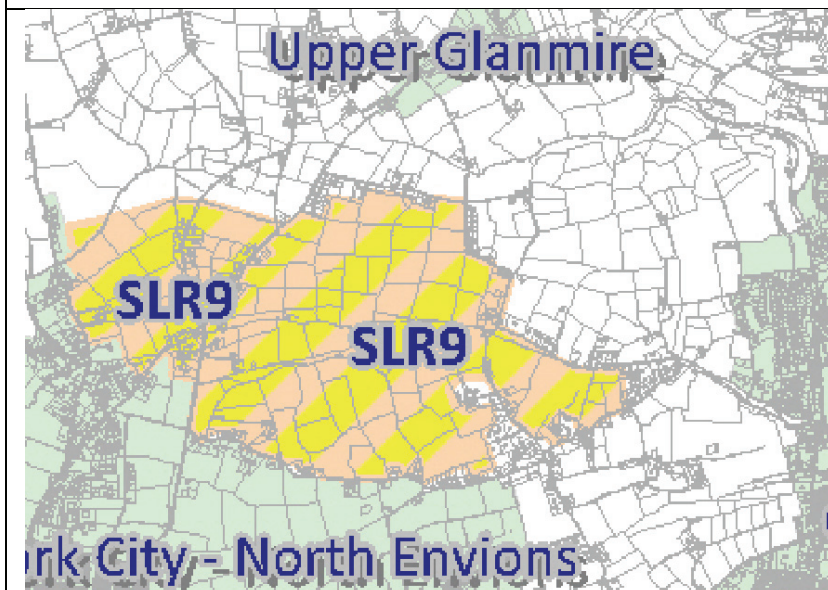
**Area SLR 5 –  
Togher/Doughcloyne**

This area comprises approximately 93.6ha and is located west of the N27 stretches from Togher to Doughcloyne. The lands are quite elevated in sections and are visible across a wide area of the City. A number of estates have been developed along Matthew Hill and Togher Road in recent years, whilst the greenbelt area around Sarsfield Road and Ardrostig to west has remained largely intact. The majority of the lands are currently in Agricultural use. A number of submissions have been received for zoning of the land into residential development.

	<p><b>Area SLR 6 - Ardrostig</b></p> <p>These sites comprises approximately 100 ha of land either side of the N71 at the Bandon Road Roundabout. The lands are quite elevated in sections and are visible across a wide area of the City. The lands are within the metropolitan green belt around Ardrostig to west and have remained largely intact. The majority of the lands are currently in agricultural use. A number of submissions have been received for zoning of the land into residential development.</p>
	<p><b>Area SLR 7 – Ballincollig East, Carrigrohane</b></p> <p>This area comprising of 223ha is located in the Metropolitan Green Belt in an area which forms a strategic gap between Ballincollig and the Cork City Suburbs. The lands are bounded to the north by the Carriganarra Road and are dissected by the Clash Road L221 and the N40 South City Ring Road. A submission was received to zone a portion of this land for residential purposes.</p>
	<p><b>Area SLR 8 – Kilbarry/Carhoo/Kilcully</b></p> <p>This area consisting of approximately 105ha is bounded by the Old Mallow Road L-2782, L-2951 and the Cork-Dublin Railway line to the West, to the east the area is bounded by the L2962 and the Rosemount housing development. The lands are dissected by the L-</p>

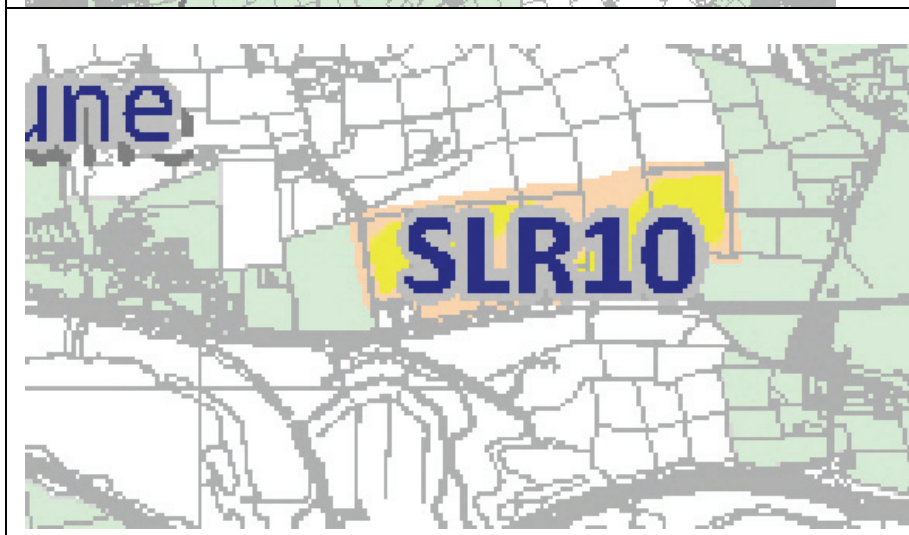


2963. The Glennamought River valley forms the southern boundary of the lands and also a natural development boundary with the North Environs of the city. The City Council administrative area lies south of the river. The area is primarily agricultural interspersed by a large number of one of dwellings. The lands are quite elevated in parts. There were a number of submissions received for the zoning of land for residential development.



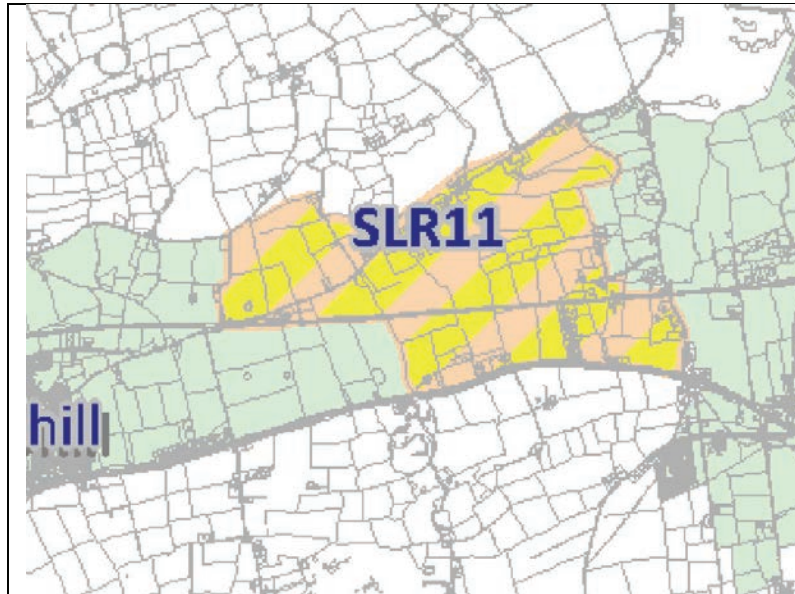
**Area SLR 9 – Ballyvolane – Whites Cross**

This area comprises 336ha of land, presently within the metropolitan green belt. There are a number of residential developments in Kilcully and Whites Cross. This land is contiguous to the proposed Ballyvolane Urban Expansion Area. The Ballyhooly Road dissects the area and the land is close to the route of the proposed Northern Ring Road.



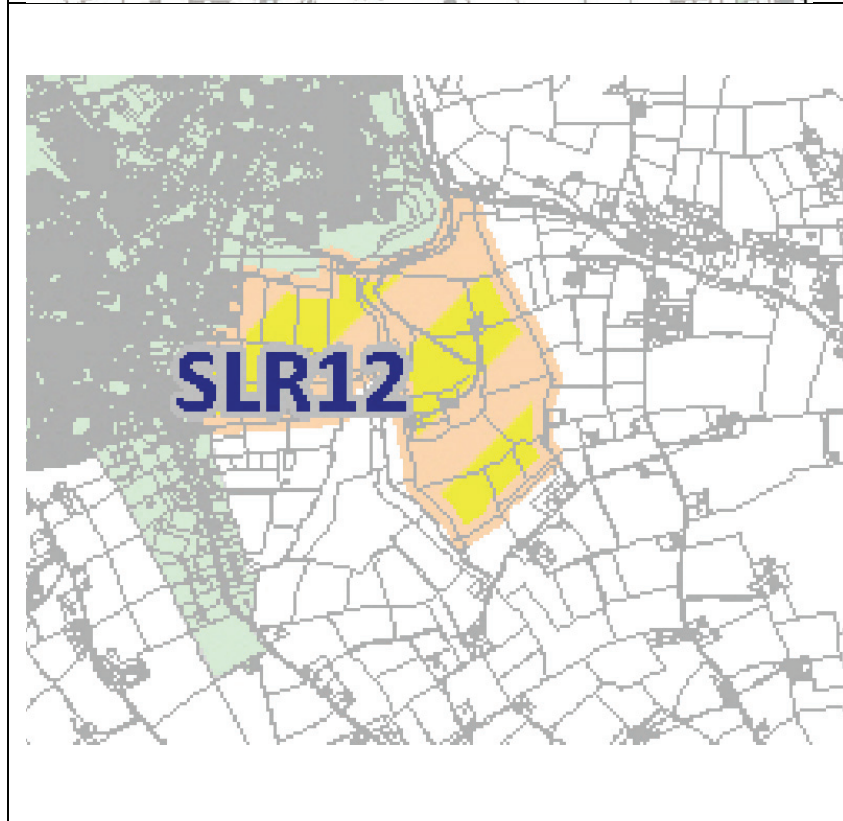
**Area SLR 10 – Carrigtwohill West**

This area comprises 32ha in between the settlement of Glounthaune and Carrigtwohill along the Cork - Middleton suburban rail line. The land is presently within the metropolitan green belt and is gently sloping to the north. There have been no submissions for zoning of this land for residential purposes.



#### **Area SLR 11 – Midleton West**

This area comprises 220ha of land, presently located in the metropolitan greenbelt between the strategic towns of Midleton and Carrigtwohill. The land straddles the Cork-Midleton rail line. There was only one submission to zone a portion of land for residential purposes.



#### **Area SLR 12 – Oldcourt**

This area comprises 78.7ha of land, presently located in the metropolitan greenbelt between the strategic towns of Douglas/Rochestown and Passage West. The land is elevated and includes land that was formerly zoned as open space and recreation in the Local Area Plan adjacent to the Garryduff Sports Complex. Consideration of this land as an option for future development. Access is provided from the Rochestown Road. There were three submissions to zone these portions of land for residential purposes.

## 1.9 Green Belts around Towns

- 1.9.1 Chapter 4 of the County Development Plan sets out the Councils policy and objectives RCI 5-1 to RCI 5.8 in relation to Greenbelts. In this Municipal District greenbelts exist around all the Main Towns which help to maintain the identity of the towns and encourage more development activity within the development boundaries. The Plan recognises that the character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.
- 1.9.2 Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and/or economic links to a particular local rural area in accordance with County Development Plan objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
- 1.9.3 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, additional areas have been identified where there is capacity to accommodate a limited number of individual houses. These areas are designated under zoning objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements.

Local Area Plan Objective Greenbelts around Main Towns	
Objective No.	
GB 1-1	Discourage strongly new individual housing from being located within the greenbelts around the main towns in each Municipal District (except within established villages and village nuclei). This restriction is relaxed in principle for individuals who can demonstrate a genuine rural generated housing need based on their social and/or economic links to a particular local rural area in accordance with Cork County Development Plan (2014) objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around the Main Towns.
GB 1-2	In some parts of the greenbelts around the towns it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing: <ol style="list-style-type: none"> <li>a) The character of the area as a whole will remain predominantly rural and open.</li> <li>b) Proposals will not cause linear roadside frontage development ( ribbon development); and,</li> </ol> <p>The proposal is consistent with the proper planning and sustainable development of the area.</p>

## 1.10 Environmental Assessment

### Strategic Environmental Assessment (SEA)

- 1.10.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered and integrated into the preparation and making of this Local Area Plan. The Environmental Report is contained in Volume Two Environmental Reports, of this Plan which is available online at <http://www.corkcoco.ie/>
- 1.10.2 Habitat Mapping for the Municipal District is ongoing, however it was not completed in time to inform this Draft Plan. When completed the Draft Plan will be assessed against its findings and any changes required will be brought forward by way of Amendment to the Draft Plan.

### Strategic Flood Risk Assessment (SFRA)

- 1.10.1 In order to meet the needs of the Strategic Environmental Assessment process and the requirements of the Department of the Environment, Heritage and Local Government / Office of Public Works Guidelines, 'The Planning System and Flood Risk Management' (2009), Cork County Council carried out a Strategic Flood Risk Assessment of the policies and objectives contained in this Plan. This provides an assessment of flood risk within the county and will inform land-use planning decisions in this and other plans. This assessment is contained in Volume Two Environmental Reports which is available online <http://www.corkcoco.ie/>

## Habitats Directive Assessment (HDA)

- 1.10.2 In accordance with requirements under the EU Habitats Directive (43/92/EEC) and EU Birds Directive (79/409/EEC) and section 177 of the Planning and Development (Amendment) Act 2010, the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature under EU legislation, must be assessed as an integral part of the process of drafting of the plan. This is to determine whether or not the implementation of plan policies could have negative consequences for the habitats or plant and animal species for which these sites are designated. This assessment process is called a Habitats Directive Assessment (HDA) and must be carried out at all stages of the plan making process.
- 1.10.3 Habitats Directive Assessment is an iterative process which runs parallel to and informs the plan making process. It involves analysis and review of policies as they emerge during each stage of plan making, to ensure that their implementation will not impact on sites designated for nature conservation, nor on the habitats or species for which they are designated. Within this process, regard is had to the potential for policies to contribute to impacts which on their own might not be significant, but which could contribute to an impact which is significant when considered in combination with impacts arising from the implementation of other plans or projects.
- 1.10.4 The assessment process may result in the development of new policy areas and/or the modification or removal of certain policies to be presented in the final plan. The results of this analysis and review are presented alongside each iteration of the plan as it is published. At the end of the plan making process, a final report has been produced which summarises the assessments completed at each stage of the plan making process. The report also contains a summary of how ecological considerations have been integrated into the plan, and a conclusion statement as to whether the plan could affect the integrity of any European site.
- 1.10.5 The Habitats Directive Screening Report for this plan is contained Volume Two, Environmental Reports which is available online at <http://www.corkcoco.ie/>



# Blarney Macroom Municipal District

## 2 Local Area Plan Strategy

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## 2 Local Area Plan Strategy

### 2.1 Local Area Plan Context

- 2.1.1 It is a requirement of the Planning and Development Acts that Local Area Plans must be consistent with the objectives of the development plan for their County. In County Cork, the County Development Plan 2014 sets out the overall strategy for the proper planning and sustainable development of the County including population targets for each of the main towns and the amount of new housing required to meet the needs of the population, and is consistent with national targets issued by the Department of the Environment, Community and Local Government and the Regional Planning Guidelines for the South West Region. The Plan also sets out county-wide objectives for the economy, retail, housing, transportation and infrastructure, heritage and the environment.
- 2.1.2 The new Local Area Plans will be informed by the current plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.
- 2.1.3 In considering the future development of this Municipal District, proposals must be consistent with the Core Strategy for the County as set out in Chapter 2 and Appendix B of Volume 1 of the Cork County Development Plan 2014, which details the population growth targets for each municipal District, the expected growth in households and the corresponding amount of new housing required within the settlement network and rural areas to meet the growth target. Body text.

### 2.2 County Development Plan Strategy

- 2.2.1 The new Local Area Plans will be informed by the current local area plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim, and by changes in local circumstances, needs etc, The new Local Area Plans are also guided by the provisions of the County Development Plan 2014.
- 2.2.2 This Municipal District straddles three strategic planning areas, for which the County Development Plan 2014 sets out differing objectives. The majority of the Municipal District including the Main Town of Macroom is located within the Greater Cork Ring Strategic Planning Area with some western areas located within the West Cork Strategic Planning Area and the eastern portion of the Municipal District including the Main Town of Blarney located within the County Metropolitan Cork Strategic Planning Area which includes Cork City suburban areas and Metropolitan Towns within the county administrative area. In relation to this Municipal District the County Development Plan objectives seek to:
- a) Recognise the importance of the role to be played by Metropolitan Cork in the development of the Cork “Gateway” as a key part of the Atlantic Gateways Initiative and, in tandem with the development of Cork City, to promote its development as an integrated planning unit to function as a single market area for homes and jobs where there is equality of access for all, through an integrated transport system, to the educational and cultural facilities worthy of a modern and vibrant European City;
  - b) Maintain the principles of the Metropolitan Cork Greenbelt to protect the setting of the City and the Metropolitan Towns and to provide easy access to the countryside and facilities for sports and recreation;

- c) Maximise new development, for both jobs and housing, in the Metropolitan Towns served by the Blarney – Midleton/ Cobh rail route (including the proposed new settlement at Monard) and to enhance the capacity of these towns to provide services and facilities to meet the needs of their population;
- d) Provide an enhanced public transport network linking the City, its environs, the Metropolitan Towns and the major centres of employment;
- e) In the Cork Gateway, development to provide the homes and jobs that are necessary to serve the planned population will be prioritised in the following locations, Carrigaline (Shannonpark), Midleton (Waterock), Carrigtwohill (North of the Railway), Ballincollig (Maglin), North Environs (Ballyvolane), Glanmire (Dunkettle), Blarney (Stoneview), Monard and Cobh;
- f) Establish an appropriate balance in the spatial distribution of future population growth, in line with this Core Strategy, so that Bandon, Fermoy, Macroom and Youghal can accelerate their rate of growth and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
- g) Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity so that agriculture remains the principal rural land use and focusing other employment development in the main towns and key villages;
- h) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment;
- i) Facilitate the development of villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- j) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the areas natural and built heritage and by encouraging appropriate new forms of employment development.

## 2.3 The Blarney Macroom Municipal District

- 2.3.1 The Blarney-Macroom Municipal District is located to the north west of Cork City and in 2011 the population of the area stood at 43,398. This population is spread across a network of settlements including 2 Main Towns, 55 smaller settlements and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural/agricultural in character with over 65% of the population of the Municipal District living in the open countryside i.e. not within a settlement.
- 2.3.2 Macroom is the largest town within the Municipal District with a population of 3,879 in 2011. Blarney is the only other major settlement located within the Municipal District with a population of 2,437 in the last Census.

**Table 2.1: Distribution of Population within the Blarney Macroom Municipal District 2011**

	Settlement	Estimated Population 2011	%
<b>Towns(2)</b>	Blarney (2,437), Macroom (3,879)	6,316	15%
<b>Key Villages (7)</b>	Ballineen-Enniskeane, Ballingeary, Ballymakeery/ Ballyvourney, Coachford, Grenagh, Kilmoney/ Ovens, Tower	8872*	20%
<b>Villages (15)</b>	Aherla, Aghabullogue, Cloghduv, Clondrohid, Courtbrack Crookstown, Crossbarry, Dripsey, Inchigeelagh, Kilnamatyra, Kilmurry, Model Village (Dripsey), Newcestown, Rylane/ Seiscne, Stuake/ Donoughmore, Upper Dripsey.		
<b>Village Nuclei (26)</b>	Ballinacurra/Brinny, Ballinagree, Bealnamorive, Berrings, Canovee, Carrigadrohid/ Killinardrish, Carriganimmy, Cloghroe, Coolea, , Farnanes, Farnivane, Firmount, Fornaght, Kilbarry, Knockavilla/ Old Chapel Cross, Lissarda, Lower Dripsey, Matehy, Murragh, New Tipperary, Reananerree, Rusheen, Toon Bridge, Tooms, , Upton		
<b>Other Locations (7)</b>	Bealnablath, Farran/ Farran Lower, Gougane Barra, Gurranes, Iniscarra, Srelane Cross, Waterloo		
<b>Rural Areas**</b>		28,210*	65%
<b>Total population</b>		<b>43,398</b>	
* Village and Rural Populations are estimated figures			

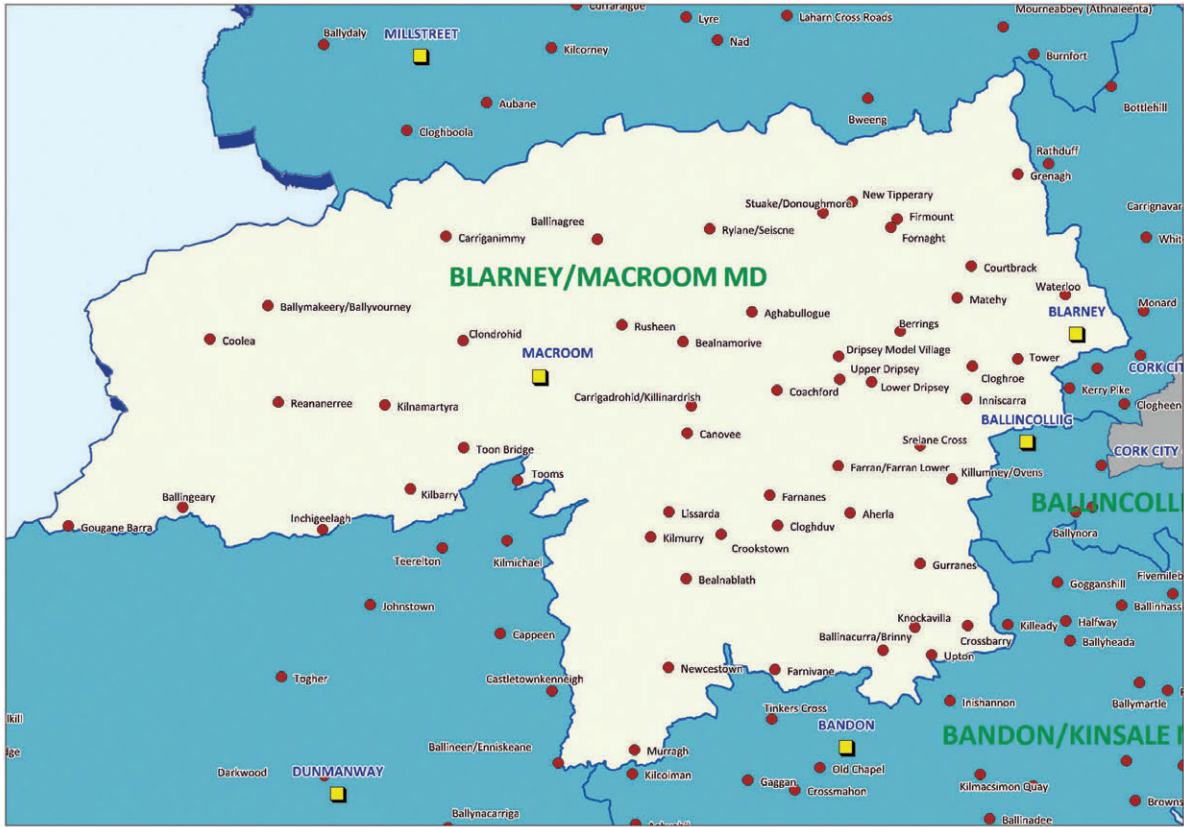


Figure 2.01 Blarney Macroom Municipal District Settlements

## 2.4 Growth Strategy

- 2.4.1 Within the Blarney Macroom Municipal District the County Development Plan provides for growth in population of 6,575 persons. The number of households is expected to grow by 5,236 leading to a net requirement for 6,022 new houses within the Municipal District. The County Development Plan indicates that 126ha of residentially zoned land is required.
- 2.4.2 The population growth target will require the provision of 6,022 new housing units, with at least 3,034 units allocated to the 2 Main Towns of Blarney (2,566) and Macroom (571). Housing growth is also planned for the villages of 1,526 units.
- 2.4.3 Table 2.2, shows that, the County Development Plan 2014 identifies a net requirement within the towns of the Municipal District for 3,034 new dwelling units and capacity, in terms of the current provision of zoned lands, to accommodate 3,976. Currently the overall land supply makes provision for headroom of 24% in terms of the amount of housing units required.

	Housing Requirement				Housing Supply	
	Census 2011	Population Target	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned (ha)	Estimated Housing Yield
<b>Blarney</b>	2,437	7,533	2,566	103	153.47	3,146
<b>Macroom</b>	3,879	4,536	571	23	66.9	1,184
<b>Main Towns</b>	6,316	12,069	3,034	126	220.37	4,330
<b>Villages</b>	8,872	12,070	2,105	--	--	1,526
<b>Rural</b>	28,210	25,833	741	--	--	--
<b>Total Villages and Rural</b>	37,082	37,904	2,846	--	--	1,526
<b>Total for District</b>	43,398	49,973	5,880	126	220.37	5,856

Current Estimated Strategic Land Reserve for this Municipal District is 94.37Ha

- 2.4.4 The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.
- 2.4.5 Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as 2,846 units. This local

area plan has retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at 1,526 units.

- 2.4.6 This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.
- 2.4.7 Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not always in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water has indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.
- 2.4.8 An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 1,251 housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.
- 2.4.9 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water.
- 2.4.10 In some areas where water services infrastructure is not available, nor likely to be available, it will be necessary to manage growth to reflect available water services capacity. Unless water services issues are resolved, development will be limited to a small number of individual houses with their own treatment plant.
- 2.4.11 In some settlements, typically village nuclei, the scale of growth set out in 2011 is already quiet low in recognition of the lack of water services infrastructure and therefore it will generally be possible to retain this as it is.
- 2.4.12 Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to make any significant changes to the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.
- 2.4.13 The Settlement network of this Municipal District includes seven 'Other Locations' Bealnablath, Farran/Farran Lower, Gougane Barra, Gurrans, Iniscarra, Srelane Cross and Waterloo. County Development Plan Strategy recognises other locations, as areas which may

not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

**Table 2.3: Blarney-Macroom Municipal District – Proposed Scale of Development**

Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (	Drinking Water Status	Waste-Water Status
<b>Main Towns (2)</b>		-			
Blarney	-	-	2,566		
Macroom	-	-	468		
<b>Total Main Towns</b>			<b>3,034</b>		
<b>Key Villages (7)</b>					
Ballineen/Enniskeane	344	125	195		
Ballingeary	96	16	60		
Ballymakeery/Ballyvourney	260	12	45		
Coachford	181	102	116		
Grenagh	217	-	150		
Kilumney/ Ovens	476	241	251		
Tower	1161	120	182		
<b>Total Key Villages</b>			<b>999</b>		
<b>Villages (15)</b>					
Aherla	142	-	50		None
Aghabullogue	24	-	19		
Cloghduv	116	200	80		
Clondrohid	72	-	20		
Courtbrack	43	28	66	Private GWSS	None
Crookstown	92	27	40		
Crossbarry	116	19	75		None
Inchigeelagh	93	-	60		
Kilnamatya	49	3	20		
Kilmurry	54	46	15		None
Model Village (Dripsey)	141	-	30		
Newcestown	24	-	15		None
Rylane/ Seiscne	70	28	40		
Stuake/ Donoughmore	11	6	20		None
Upper Dripsey	36	3	25		None
<b>Total Villages</b>			<b>575</b>		
<b>Village Nuclei (26)</b>					
Ballincurra/ Brinny	11	-	5	None	None
Ballinagree	18	1	15		
Bealnamorive	7	-	5	None	None
Berrings	32	-	16	Private GWSS	None
Canovee	-	-	3		None
Carrigadrohid/ Killinardish	24	-	5		None



Table 2.3: Blarney-Macroom Municipal District – Proposed Scale of Development

Name	Existing Number of Houses Q1 2015 (Geo directory)	Outstanding Planning Permissions Q1 2015 (No. of houses)	Scale of Development (	Drinking Water Status	Waste-Water Status
Carriganimmy	12	-	5	None	None
Cloghroe	36	-	10		
Coolea	-	-	5		
Farnanes	20	1	5	None	None
Farnivane	6	-	5	None	None
Firmount	8	7	6		None
Fornaght	10	-	9		None
Kilbarry	2	5	3	None	None
Knockavilla/ Old Chapel Cross	-	-	5	None	None
Lissarda	14	-	5	None	None
Lower Dripsey	4	-	5		None
Matehy	4	1	4	None	None
Murragh	18	1	3		None
New Tipperary	12	-	5		None
Reenanerree	10	1	5	None	None
Rusheen	10	-	5	None	None
Toon Bridge	19	1	5	None	None
Tooms	8	-	5	None	None
Upton	7	-	3		None
<b>Total Village Nuclei</b>			<b>147</b>		
<b>Overall Total</b>			<b>4,755</b>		
<b>Water Services Key</b>	Irish Water Services in place with broadly adequate existing water services capacity.				
	Irish Water Services in place with limited or no spare water services capacity.				
	None – no existing Irish Water Services.				

## 2.5 Employment within the Municipal District

- 2.5.1 Analysis of Census 2011 data for the Municipal District provides information in relation to the jobs that are located within the Municipal District and on the place of employment for the people who live within the Municipal District. Each “place of work” represents a single job and there were 9,887 ‘places of work’ / jobs in the District in 2011. This includes 1,721 home workers. Excluding home workers there are 8,166 “Places of Work”/ jobs in the District.
- 2.5.2 Jobs located within the Municipal District fall into the following key categories:
- 20.4% - Wholesale, Retail, Transportation and Storage, Accommodation and food service activities;
  - 21.8% Education, Human health and Social Work Activities.
  - 16.1% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management.
  - 9.7% Agriculture, forestry or fishing.
  - 13.2% Information / Communication, Financial, professional administration etc.
- 2.5.3 Census data also provides information in relation to the number of people within the District who are working, where they work and how they travel to work etc. Key findings of the analysis include the following:
- The total number of employees (people at work) who live within the District is 17,940. This includes home, mobile and ‘uncodeable’ workers and corresponds to 41.3% of the population of the District.
  - Of the 17,940 employees living in the District,
    - 5,656 or 31.5% work within the Municipal District (including 1,721 home workers).
    - 4,695 or 26.1% work within Cork City.
    - 3,817 or 21.2% work within the county metropolitan area(includes some of the MD)
    - 3,043 or 16.9% work within the Greater Cork Ring (includes some of the MD)
    - 219 or 1.2% work within the North Cork area
    - 904 or 5% work within the West Cork area (includes some of the MD)
    - 455 or 2.5% work outside Cork County.
  - A total of 69.7% of employees who live within the District travel to work by car (as a driver). A further 8.8% drive a van, lorry or other vehicle while approximately 3.1% travel as a passenger in a car.
  - In terms of sustainable modes of transport for employees who live within the District only 4.5% travel to work on foot, 0.4% by bicycle and 1% by bus.

### Key Conclusions

- 2.5.4 31.5% of the total employees residing within the Municipal District work within the Municipal District.

- 2.5.5 Over 80% of persons from Blarney Macroom Municipal District travel to work by Car, Van, Lorry or Motorcycle.

### Employment Land Supply

- 2.5.6 Blarney is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Blarney town of 2,109 people. In Macroom the figure was 330. This would indicate that of the 9,887 jobs within the Municipal district only 2,439 of them are located within the two main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns will make it more difficult for people to access employment opportunities and increase reliance on private car transport to access employment.
- 2.5.7 In addition to the established employment uses within the town, the Blarney Business Park, located, 1km's to the north east of Blarney provides for employment in the form of logistics and the National Car Test Service. A substantial part of the land area (total area 20.8ha of B-01) of the park is currently undeveloped. The Plan will support the further development of the Park for a mix of Business uses. The Stoneview development also includes provision for approximately 12.5 hectares of additional business development on lands to the south of the railway, with access from the current junction serving the Blarney Business Park. These lands can facilitate the future expansion of the Blarney Business Park.
- 2.5.8 Results from the 2011 Census show a daytime working population resident and non-resident in Macroom of 1,506 persons, with commerce and trade being the largest industry. The retail sector in the town also provides good employment. In 2011 there were 1,824 persons living in Macroom in the labour force and of these, 81.5% or 1,487 persons were at work although nearly half of them (695) worked outside the area. Of the 1,191 persons aged 15 years and over who were outside the labour force, 24.3% were students, 23.3% were looking after the home/family and 35.7 per cent were retired. The census shows that the unemployment rate in 2011 for this area was 18.5% compared with a national average rate of 19.0%.
- 2.5.9 Macroom Town contains a variety of industries and enterprises which are mainly concentrated in the town itself with a few industrial clusters occurring in Masseytown, the old industrial park at Hartnetts Cross ( B-02 and B-03) and the Macroom Environmental Business Park ( B-04).
- 2.5.10 The plan identifies five sites for Business uses in Macroom ( B-01 to B-05) as well as the Industrial site to the south of the Town ( I-01). Two of the business sites are located to the south east of the town centre (including the old industrial park at Hartnetts Cross which adjoins the B-02 & B-03) with the industrial lands further south , one is located to the north west of the town centre ( VTN Test centre etc), one is located to the north of the town centre and one is located to the east of the town centre and incorporates the Macroom Environmental Industrial Park on part of this B-04 plot (the old Eircom site).
- 2.5.11 Macroom Town contains a variety of established industries and enterprises which are mainly concentrated in the town itself with a few industrial clusters occurring in Masseytown which have now been included in the existing built up area in the Draft Plan. These lands include Rockwell Engineering, Medco site, Aquatics site and the Macroom Furniture and Stoves. These existing industrial uses retain the potential for industry / Business or Enterprise uses and/or expansion of some of the vacant lands associated with these plots.

- 2.5.12 This Plan sets out to ensure that there is sufficient industrial/business land available to meet the demand for employment land if the need arose during the lifetime of the plan. The supply of employment land within the Municipal District is set out in Table 2.5 which summarises the current employment land supply within the Draft Local Area Plans.

Town	Business (Ha)	Industrial (Ha)
Blarney	33.30	-
Macroom	21.22	16.8
<b>Total</b>	<b>54.52</b>	<b>16.8</b>

## 2.6 Environment and Heritage

- 2.6.1 European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas.
- 2.6.2 The designation of these sites at a national level is the responsibility of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, but it is the responsibility of Planning Authorities through the Strategic Environmental Assessment and Appropriate Assessment processes to ensure that planned development does not adversely affect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.
- 2.6.3 The basic designation for wildlife is the Natural Heritage Area. This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. Eight Natural Heritage Areas have been designated in Co. Cork. A further 103 sites have been proposed to be designated as Natural Heritage Areas in the County. These are listed in the County Development Plan 2014 Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume 4 of that Plan.
- 2.6.4 Special Areas of Conservation (SACs) have been selected because they support habitats, plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. Some of these sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of SACs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.5 Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the SACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.6 In the Blarney Macroom Municipal District, there are four SPAs, two SAC's and 16 NHA's . Cork County Council is committed as part of their objectives in the County Development Plan to "provide protection to all natural heritage sites designated or proposed for designation in

accordance with National and European legislation. This includes SACs, SPAs, NHAs Statutory Reserves and Ramsar sites.”

- 2.6.7 The Blarney Macroom Municipal District includes a number of key important river systems including the Lee, Blackwater, Bride, Dripsey, Glashagarriff, Rylane and the Owenna Gearagh Rivers. The River Sullane flows through Macroom Town. The District includes the Gougane Barra and Sheehy Mountains, The Gearagh, Coolea and the foothills of the Derrynasaggart Mountains and the Boggeragh Mts , Lough Allua
- 2.6.8 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.
- 2.6.9 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.
- 2.6.10 In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2014 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.
- 2.6.11 In terms of built heritage, each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.
- 2.6.12 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.

## 2.7 Large Scale Retail Warehousing

- 2.7.1 Section 4.11.2 of the Retail Planning Guidelines for Planning Authorities (2012) makes provision for exceptions to the 6,000 m<sup>2</sup> retail warehouse cap at stated locations that are accessible by a regional, if not a national, population catchment where there is evidence of demand for large scale retail warehouses - subject to satisfying additional specific requirements.
- 2.7.2 The Regional Planning Guidelines for the South West (2010-2022) and the Joint City and County Retail Strategy (2013), which was later incorporated into the County Development Plan (2014), recognized that “there may also be scope for the development of an innovative type of large scale retail warehouse in Cork. As detailed in the RPG’s the scale of such outlets requires a regional, if not national, population catchment. In this regard a proposal for such a retail warehouse development in excess of 6,000 sq. metres may be appropriate in Cork Gateway. Specific criteria regarding such developments are set out in the RPG’s and in particular such developments must accommodate a range of bulky goods together with a range of customer facilities which require a national population catchment. Furthermore such developments must not adversely affect the efficiency of the national road network and it be demonstrated that traffic volumes can be accommodated within the design

assumptions for such roads taking account of the opportunities for encouraging a modal split towards more sustainable travel modes. Such development should also be served by existing or planned public transport services. The potential impact of a retail warehouse in excess of 6,000 sq. metres will need to be carefully examined in the context of this guidance.”

- 2.7.3 Taking account of the policy supports providing for the Cork Gateway being a potentially suitable location for making an exception to the 6,000 m2 retail warehouse cap, Cork County Council will give consideration to such a proposal at an appropriate location in Metropolitan Cork, based on the merits of the individual application

**Local Area Plan Objective**

**LAS-01**

- a) In order to secure sustainable population growth proposed in each Main Town appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan, needs to be provided in tandem with the development and where applicable protect the integrity of Natura 2000 sites.
- b) This plan, and individual projects based on the plans proposals, will be subject (as appropriate) to Strategic Environmental Assessment, Habitats Directive Assessment Screening and/or Assessment (Habitats Directive and Birds Directive) and Environmental Impact Assessment to ensure the parallel development and implementation of a range of sustainable measures to protect the integrity of the biodiversity of the area.
- c) Provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with HE 2-1, and HE2-2 of the County Development Plan, 2014. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
- d) Maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value, wetlands and features of geological value within this planning area in accordance with HE2-3, 2-4,2-5, 2-6 and 2-7 of the County Development Plan, 2014.
- e) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.
- f) Any development on certain sites should be accompanied by a Traffic Impact Assessment (TIA) and Road Safety Audit (RSA).

# Blarney Macroom Municipal District

## 3 Main Towns

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## 3 Main Towns

### 3.1 Introduction

- 3.1.1 There are two Main Towns in this Municipal District, the Metropolitan Town of Blarney and the Ring Town of Macroom.
- 3.1.2 In the Cork County Development Plan 2014 Blarney is defined as one of nine “Metropolitan Towns” within the Cork Gateway where the strategic aim is to promote them as critical population growth, service and employment centres within the Cork “Gateway”, providing high levels of community facilities and amenities with infrastructure capacity, high quality and integrated public transport connections, should be the location of choice for most people especially those with an urban employment focus.
- 3.1.3 Macroom is one of six “Ring Towns” where the strategic aim is to provide a better balance of development throughout the Greater Cork Ring Area, and fulfill their economic potential as quality urban centres providing employment, shopping, services and public transport for their rural hinterland so that they can become the location of choice for most people especially those with an urban employment focus.
- 3.1.4 The Main Towns are the most significant material asset in this Municipal District. They represent the product of many decades of investment in buildings (including houses, businesses, industrial buildings etc.), hospitals and other health facilities, schools, social and community facilities and a wealth of supporting infrastructure. Across the County as whole, the 2011 census recorded that over 46% of the population lived in the Main Towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the Main Towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).
- 3.1.5 Main Towns will normally have the following facilities: A permanent resident population of over 1,000 persons, primary and secondary school(s), a significant choice of convenience and comparison shopping, industrial, service sector or office based employment, public library, significant visitor facilities (e.g. Hotels, B&B's), Church or other community facility, Post Office/ bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.
- 3.1.6 In line with the overall core strategy of the Cork County Development Plan 2014, this plan sets out objectives which aim to:
- a) Make best use of previous investments in built fabric or infrastructure in the main towns;
  - b) Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities.
  - c) Identify land for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending to carry out development;
  - d) Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;
  - e) Confirm the role of the town centre as the preferred location for future retail development;



- f) Support the vitality and viability of the town's centres and ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
- g) Protect the setting of the towns from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

### Overall Scale of Development

3.1.7 The overall scale of development for the Main Towns is set out in the Core Strategy of the Cork County Development Plan, 2014 (Volume One, Chapter 2 and Appendix B). Table 3.1 sets out the overall housing requirements and housing supply position for Blarney and Macroom as set out in this Plan.

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (Ha)	Net Estimated Residential Area Zoned (Ha)	Estimated Housing Yield
Macroom	3,879	4,536	497	468	23	66.9	1,184
Blarney	2,437	7,533	2,255	2,566	103	153.47	3,146

### Approach to Plan Preparation

3.1.8 In the preparation of new 'zoning' maps for the main towns in this plan, the following issues have been addressed:

Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Urban area'. This approach has been taken in order to allow a more positive and flexible response to proposals for the re-use or re-development of underused or derelict land or buildings particularly in the older parts of the main towns. There are exceptions to this in areas where it is considered necessary to continue to protect / promote a specific land use;

Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control). In each town a core retail shopping area has been identified. In both towns Regeneration Areas have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment;

The existing Town Development Plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an 'Existing Built Up Area' classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.

The boundaries of Town Centre zonings will be adjusted to reflect the combined boundaries of the "established" and "expansion" areas within existing town plans. Where appropriate extensive existing residential areas will be removed from the town centre zoning. A retail core which defines

the main shopping streets in a town will be identified within the town centre zoning of each Main Town.

It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify Regeneration Areas following the introduction of new legislation introduced under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.

## 3.2 Blarney

### Vision and Context

3.2.1 In the Cork County Development Plan 2014 Blarney is defined as one of nine “Metropolitan Towns” within the Cork Gateway. Within this context the preparation of the new Plan for Blarney offers the opportunity to take stock in terms of our vision of what kind of town Blarney can be, the lessons learned over recent years and the land use framework that should be put in place to help us progress towards achieving that vision. The existing Local Area Plan for Blarney sets out the following vision for the town:

“That it will continue to function as one of the principle tourist attractions in the region whilst developing as Metropolitan town with good access to the Cork Suburban Rail Network. The aim will be to secure the implementation of the major mixed use development proposed in Stoneview, to co-ordinate with the re-opening of the railway station”

3.2.2 Blarney which is located in the County Metropolitan Cork Strategic Planning Area has been designated as a satellite town since the emergence of the Cork Land Use and Transportation Plans (LUTS) of the 1970’s and 1990’s. Previous County Development Plans have tended not to place a significant, emphasis on the growth of Blarney preferring instead to protect the town’s environmental qualities on which one of the region’s main tourist attractions, Blarney Castle, is based.

3.2.3 The development of the Cork Suburban Rail Network with a station at Blarney resulted in a strategic shift in the functioning of Blarney. The Blarney – Kilbarry Special Local Area Plan adopted in September 2005 reflected this change in approach to the development of Blarney and made provision for 2,500 units at Stoneview to the north east of the ‘old town’ where large scale development will not adversely impact on the historic tourist centre near the Castle. Included in this scheme were proposals for the provision of a new railway station, including park and ride facilities.

3.2.4 The CASP Update 2008 envisaged some further population growth along the rail line to the north and east of the City including Blarney; however, it envisaged at the time that this growth could be accommodated within lands already identified for development. However given Blarney’s strategic location within Metropolitan Cork and the need to provide additional headroom across the County Metropolitan Strategic Planning Area this Plan has identified additional residential land in the town to provide for sufficient headroom to better accommodate future population and housing growth.

3.2.5 The Cork County Development Plan 2014 suggests that Blarney should maintain its role to act as an Integrated Employment Centre, with additional employment uses considered to form an important part of the mixed-use development at Stoneview. The plan also recognised the need to protect the character of the older part of the town nearest the castle through careful management of new development and to reinforce the importance of this area to the County’s tourism industry.

### Local Context

3.2.6 Blarney, located 8km north-west of Cork city, is internationally regarded for its Castle, its attractive surroundings and the historic character of the village itself. The old village centre is dominated by the square, an area of open space in the village centre.

3.2.7 It is an iconic tourist centre with a range of associated tourist related facilities; the Blarney Woollen Mills Hotel complex, which has a significant comparison shopping element mainly, directed at niche tourism markets. There is a limited convenience retail element in the old centre. Recent

residential development has been concentrated on Station Road. A range of units from detached, to terrace, to apartments have been completed.

## Planning Considerations and Proposals

### Population and Housing

- 3.2.8 In the Cork County Development Plan 2014, Blarney has been allocated a population target of 7533, representing growth of just over 5,096 people on Census 2011 figures (2,537). In order to accommodate this level of population growth, an additional 2,556 housing units will be required. The Plan now makes provision for 153.47ha which is estimated to deliver 3,146 units.
- 3.2.9 The CASP Update 2008 envisaged some further population growth along the rail line to the north and east of the City including Blarney; however, it envisaged at the time that this growth could be accommodated within lands already identified for development. However given Blarney's strategic location within Metropolitan Cork and the need to provide additional headroom across the County Metropolitan Strategic Planning Area this Plan has identified additional residential land in the town to provide for sufficient headroom to better accommodate future population and housing growth. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.
- 3.2.10 A masterplan was prepared and agreed for the Stoneview development to the north of the settlement. Planning permission was granted for the first phase including the provision of a railway station has now lapsed. The Stoneview Masterplan made provision for a new residential neighbourhood with 2,500 new dwellings, associated community facilities, a neighbourhood centre, schools, hospital, employment uses, park and ride facility and new train station. The original masterplan has been reconsidered as part of this Local area plan review. While the key elements of the original masterplan have been brought forward into this Plan some adjustments have been introduced to take account of current circumstances. Significant road and utilities infrastructure will need to be put in place to support the development at Stoneview.
- 3.2.11 Uncertainty has been introduced by the delay in progressing the M20. There is no longer any imminent prospect of the M20 being delivered but the need to provide housing is now an even more urgent priority for the Council.
- 3.2.12 Consideration has been given to how best to facilitate the delivery of the Stoneview lands on the basis of modifications to the existing road network and linking this to provision of infrastructure so that housing and rail services can be delivered in the lifetime of the new plan. The key policies and objectives for the Stoneview Major Urban Expansion Area are set out in Paragraphs 3.2.68 to 3.2.100. It is considered that this site could accommodate at least 2,500 houses.
- 3.2.13 This plan has also identified an "Area for New Residential Development" at Ringwood to the east of the town. It is intended that this site will provide additional residential lands which could accommodate at least 500 houses and the policy details for this area are set out in Paragraphs 3.2.101 to 3.2.129.
- 3.2.14 In 2011, the population of Blarney was 2437, an increase of 1.5% of 2006 population levels. Growth in Blarney has been notably less than in many Metropolitan Towns over this period. 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.

3.2.15 It is estimated from Geodirectory data that between 2005 and 2015 a total of 207 new dwelling units were constructed in Blarney with the majority of the growth taking place between 2005 and 2010.

Dwellings 2005	Dwellings 2010	Dwellings 2015
774	972	981

3.2.16 The development boundary for Blarney includes the existing built up area and any additional land necessary to accommodate future development. Development proposals on lands not covered by a specific zoning objective, will be considered in relation to the following:

- The objectives of the County Development Plan 2014;
- Any general or other relevant objectives of this local area plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings

3.2.17 While not zoned solely for residential development, a significant proportion of this growth will be centred on the development of the lands at Stoneview. The remaining units will be accommodated in Blarney town and on the new Ringwood residential zoning to the east of the town where it will be an aim to ensure that new residential areas are located in close proximity to the services within the town centre.

3.2.18 In relation to the R-02 and the R-03 sites, there is no direct access to a public road. Future development proposal on these sites will need to ensure that safe access is provided. This issue will be of particular concern when servicing the R-03 site. Serious consideration should be given, in any proposal on this site, to the following traffic related issues;

- The impact of increased traffic at the junction of Sunberry Heights and the R 617,
- The gradient of Sunberry Heights as it approaches the Blarney Inner Relief Road,
- Pedestrian and cycling connectivity between the R-03 and the town centre.

### Employment and Economic Activity

3.2.19 Blarney is a small employment centre within Metropolitan Cork. Results from the 2011 Census show a daytime working population (resident and non-resident of Blarney) of 577 persons, with commerce and trade being the largest industry. In 2011 there were 1,171 persons living in Blarney in the labour force and of these 84% or 982 persons were at work, although 67% (664) were working outside the area.

3.2.20 Employment and economic activity in Blarney is currently focused on the retail and service sectors with an emphasis on tourism. Blarney Castle and the “Woollen Mills” complex are together a significant tourist attraction not only during the summer but also during the winter months. There is also an area of industrial and business development adjoining the “Woollen Mills” complex.

- 3.2.21 In addition to the established employment uses within the town, the Blarney Business Park, located, 1km's to the north east of Blarney provides for employment in the form of logistics and the National Car Test Service. A substantial part of the land area of the park is currently undeveloped. Given its location on the rail corridor and its proximity to the proposed train station; this site has the capacity to accommodate significant employment generating developments. The Plan will support the further development of the Park for a mix of Business uses.
- 3.2.22 The Stoneview development also includes provision for approximately 12.49 ha of business development on lands to the south of the railway, with access from the current junction serving the Blarney Business Park. These lands can facilitate the future expansion of the Blarney Business Park.
- 3.2.23 The Cork County Development Plan 2014 has recognised the important employment function that Blarney can play in the employment hierarchy particularly with a growing population and the delivery of suburban rail services. The current land supply, the quantum of available land required; the location of that supply and the types of uses to be permitted in these locations will need to be carefully considered if Blarney is to enhance its employment offer.

## Tourism

- 3.2.24 Tourism is a significant industry in Blarney as it contains one of the principle tourist attractions in Ireland, Blarney Castle. This industry relies on the quality and attractiveness of the built and natural heritage of the local area. It is important therefore, that future development initiatives within the vicinity of the Castle do not compromise the tourism potential of the town and actively seek to enhance this important sector of the local economy
- 3.2.25 The tourism offer has expanded in recent times and now includes Blarney House and the wider estate and gardens. As a result of this growth, there is a need to have regard to the impacts of proposed developments on both Blarney Castle and the wider Blarney Estate. Future development initiatives within the vicinity of the Estate should not compromise the landscape and heritage character of the area on which the local tourism economy relies.
- 3.2.26 When assessing development proposal in the vicinity of the Estate, regard should be given to the Department of the Environment, Heritage and Local Government "Guidelines on Architectural Heritage Protection", which acknowledge that new development can have a negative impact on a protected structure, even when the proposal is detached from the protected structure and outside the cartilage of the attendant grounds.

## Town Centre/Retail

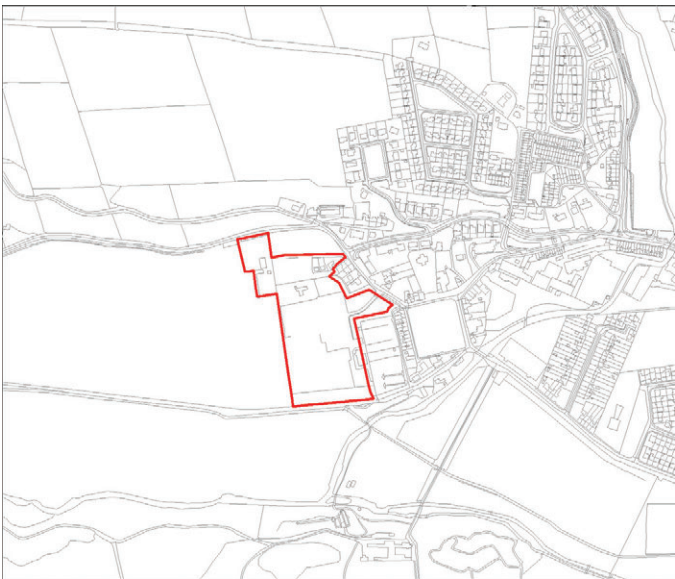
- 3.2.27 Given the significant population growth target for Blarney, it is envisaged that additional retail floorspace will be required and the principle location for this will be within the main focus of future population growth at Stoneview, which will allow the existing town centre to focus more on its tourism offer.
- 3.2.28 In order to enhance the vitality of the existing town centre more high quality/destination retailers, which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are opportunities available within the core of the town and within other town centre zonings where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises.
- 3.2.29 No changes to the current Town Centre zonings are suggested. The present T-01 zoning is adequate and there are opportunity sites within the T-01 off Millstream Row (to the rear of Woollen Mills complex) which could be redeveloped for town centre expansion. The X-01 site (former hotel site)

adjoining the town centre to the west could also provide an opportunity for the provision of high quality tourist related retail uses.

- 3.2.30 The retail core in Blarney is small and limited to the area round the town park/square and a small number of adjoining streets, St Ann's Road and Millstream Row. It encompasses the Blarney Woollen Mills complex which houses a hotel, bar and department store
- 3.2.31 There is a small retail/services complex in the east of the town centre located in the Ashdale house and Ringwood House Centres. The two filling stations at the eastern entrance to the town also contain convenience stores.
- 3.2.32 While the existing town centre in Blarney does function as a neighbourhood centre offering convenience shopping, its principle role is as a significant tourist destination, which is based on Blarney Castle and the Blarney Woollen Mills development. In order to help protect the significant tourist value of the Castle, this plan has limited the extent to which the town centre can adapt to larger scale modern convenience shopping formats because to do so could harm the heritage value of the area that has proved so successful in attracting tourists.
- 3.2.33 It is intended that this town centre will continue to cater only for the niche retail needs of its tourism sector. In relation to the Town square, it is an objective of the plan to protect this important area of open space from inappropriate development.

## Regeneration Areas

3.2.34 The Plan has identified a Regeneration Area within the town which is identified in Table 3.3 with an insert map and some guidance on its future development.

Table 3.3 Regeneration Area in Blarney	
Map of Regeneration Area	Number and Description
	<p><b>BL RA 01:</b> The former Blarney Park Hotel site occupies a strategic location on the western edge of Blarney. The hotel was demolished some years ago and all that remains is its footprint. It's proximity to Blarney Castle and the Town Square makes it a sensitive site, where any future development will need to protect and enhance the existing character of the area and views of the Castle. The location, siting and design of any future development on the site will need careful consideration and have to be carried out to a high quality architectural design. Such development should have regard to the existing streetscape around the adjoining square and could include an architecturally iconic building. It is an objective of the plan to facilitate the mixed use redevelopment on part of this site zoned as a special policy area and residential development on the western portion. Any development should ensure that adequate linkages are provided between the site and the existing town centre.</p>

## Community Facilities/Green Infrastructure

3.2.35 The scale of growth predicted for Blarney in this Plan will place significant new demands on social and community infrastructure (schools, recreational facilities, health care etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context significant investment will be required in community infrastructure to meet the needs of the growing population.

3.2.36 Community facilities are located throughout the town including a library, garda station and numerous places of worship. Healthcare facilities including the community hospital are all located on the periphery of the town and can be difficult to access, especially for the elderly or those without access to a car. Significant facilities are planned for the Stoneview Urban Expansion Area, see Paragraphs 3.2.68 to 3.2.100.

## Education

3.2.37 Education facilities are largely focused to the east, south and west of the town centre close to established residential areas. Given the concentration of future residential growth to the north



east of the town, the provision of additional educational facilities in this area will need to be considered.

- 3.2.38 There are three primary schools serving Blarney. There is also a secondary school Scoil Mhuire Gan Smál. Additional educational facilities, including future provision for two national schools and a secondary school are included as part of the Stoneview development, see Paragraphs 3.2.68 to 3.2.100

### Healthcare facilities

- 3.2.39 The Health Service Executive has a health centre in Blarney. This centre is a facility from which community based health and personal social services, including public health nursing, public health medicine and community welfare and community work are provided.

### Sporting and Cultural Facilities

- 3.2.40 The town has a limited supply of active and passive open spaces. Blarney is widely regarded as one of Ireland's most picturesque towns. One of the principal features of the town centre is the well preserved village square maintained by Blarney Castle Estate. The castle, built nearly 600 years ago, is situated in over a thousand acres of woodland and is one of the principal tourist attractions in the country.
- 3.2.41 The future development of the town offers opportunities to develop an integrated open space strategy which can perform a number of functions including passive and active amenity areas, wildlife corridors and carbon filters to offset impacts of increased development and traffic within the town. There is a need to identify areas of local biodiversity importance within the plan area so these can form part of the open space network.
- 3.2.42 Blarney and the nearby settlement of Tower complement each other with regard to sporting facilities. Blarney contains the GAA pitch with Tower providing soccer facilities; Tower contains the Golf Club with Blarney providing the driving range.
- 3.2.43 There are concerns that the current GAA facility, while well maintained, may not be large enough to adequately serve the existing and proposed population of Blarney. A practice pitch or a juvenile pitch is usually contained in most GAA facilities and this is absent in Blarney. Lands zoned to the west of the pitch, designated for "open space" and for informal public recreation including the provision of playing pitches, may provide an opportunity for the expansion of the GAA club in the future.

The lack of an appropriate range of cultural facilities is a concern in both Blarney and Tower. The provision of such facilities should be considered as part of development proposals in the town centre in Blarney or the new town centre at Stoneview, see Paragraphs 3.2.68 to 3.2.100

## Infrastructure

### Movement and Public Realm

- 3.2.44 The N20 Cork – Limerick National Primary Route connects Blarney to Cork. There are full intersections at both Killeens and Blarney and a partial intersection has been constructed but not brought into use at Blarney Business Park. To the west, the R617 connects Blarney to Tower.
- 3.2.45 There are up to twenty bus services in each direction linking Blarney and Cork each weekday. There is no regular interval or “clock face” pattern to the service resulting in gaps between departures of up to 1 hour 40 minutes at certain times of the day. Most services are not routed to follow the N20, instead following minor roads serving locations such as Killeens and Harrington’s Gate. A typical journey from Blarney town centre to Cork (about 9.5 km) is timetabled to take 30 minutes. Most of the services to and from Cork either originate from or continue to other destinations including Cloghroe, Newcastle, Tower, Stuake, and Waterloo. There is no bus station and no bus priority lanes in Blarney at present.
- 3.2.46 Census 2011 highlighted that 72.9% of residents travelled to work by car, with the average journey time recorded as 24 minutes and 17.7% of workers faced a commuting time in excess of 30 minutes. 23 persons commuted using public transport (bus or rail).
- 3.2.47 The Blarney/Kilbarry SLAP was prepared in 2005 to establish a development framework for the rail corridor from Blarney to Kilbarry in the North Environs of Cork City. It was intended that this framework would guide new development in a sustainable manner so as to take advantage of the opening of the Cork Suburban Rail Network.
- 3.2.48 The SLAP identified the former Railway goods yard, located on the southern side of the railway immediately southeast of the bridge carrying Station Road over the line as the site for the proposed station. The development of the station is tied into the development of the new residential neighbourhood at Stoneview.
- 3.2.49 A key reason for the low level of development in Blarney, relative to other Metropolitan Towns, is the inability of the existing road infrastructure to serve proposed developments. This issue is of particular concern in Stoneview. In order to address these deficiencies, a new grade separated interchange and bridges over the N20 and the railway line is proposed. New distributor roads and a connection to Shean Lower are also proposed. While planning permission for the infrastructural works including road works, new carriageways, bridges, park access road and all associated structures/works had been granted by An Bord Pleanála, the works had not commenced and the permissions have now lapsed.
- 3.2.50 In relation to general infrastructural improvements, the following are required;
- Road widening and junction improvement,
  - Provision of additional footpaths or existing footpaths upgraded,
  - provision of public lighting or existing public lighting upgraded, particularly on the roundabout on the Mallow Road exit and on the approach roads to Blarney.
- 3.2.51 Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. There is significant potential for cycle routes in the town given the compact nature of the town and the proximity of most residential areas to the centre. In terms of achieving modal

shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly through design and connectivity in new development areas.

- 3.2.52 In 2014 Cork County Council commissioned a cycle network study prepared for the Cork Metropolitan Area, the objective of this study was to provide a clear plan for the future development of cycling networks throughout Metropolitan Cork. The Cork Cycleway Network Plan has recently been published and this Plan will support implementation of the final approved plan.
- 3.2.53 Proposals have been included to improve and expand the walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.
- 3.2.54 Traffic congestion and parking is a significant issue in the town, particularly around the Square and around the numerous schools in the town and a more effective traffic and parking management strategy is required to support the economic development of the town. The development of a car park to serve Blarney Castle is welcome. However additional short and long term car parking is needed to serve the needs of the town.
- 3.2.55 During the lifetime of this plan, a detailed Movement and Public Realm Strategy for Blarney should be prepared. This plan should include an assessment of the impact the proposed M20 will have on the existing traffic situation in Blarney Town and outline possible solutions to any identified problems. This plan should also address the feasibility of introducing a one way system in Blarney Town. Such a system would allow improvements to be made to the pedestrian infrastructure particularly in the town centre

### Water Services

- 3.2.56 Blarney is supplied from the Cork Harbour and City Water Supply Scheme at Iniscarra. The source is the Iniscarra Reservoir. Water from the Iniscarra reservoirs is pumped to Curraleigh Reservoir which feeds Blarney. Water is sent from Curraleigh Reservoir to Monacanappa Reservoir which supplies the low level areas of Blarney. Water is pumped to the 2 newly constructed Reservoirs at Knockacorbally and the Killowen Water Tower which serves the high level areas of Blarney (constructed as part of Phase 1 of the Blarney Water Supply Scheme.).
- 3.2.57 Water supply is available. However further upgrading of water supply scheme including new water mains and new high level reservoir required in order to provide a water supply for proposed development in Stoneview, Paragraphs 3.2.68 to 3.2.100
- 3.2.58 Blarney Waste Water Treatment Plant consists of two streams - Blarney WWTP (existing) and Blarney WWTP (new). The Blarney WWTP treats effluent from Blarney, Tower, Cloghroe (part of Tower Settlement) and Kerry Pike. Remedial work on sewer infiltration issues has been carried out. Foul sewer available, however extensions are required to service some locations e.g. Stoneview, Paragraphs 3.2.68 to 3.2.100
- 3.2.59 In relation to wastewater treatment and stormwater disposal, Cork County Council listed two schemes, Blarney/Tower Sewerage Scheme Nutrient Reduction and Storm Overflows, in their Assessment of Needs 2010-2012. Funding was made available in the Water Services Investment Programme 2010-2012 for the overflows scheme, with contracts set to start before 2012 (dependent upon the availability of funding).
- 3.2.60 In the long term, wastewater treatment in the Blarney area may be connected to a wider system serving both Monard and Cork City North Environs. This system will ultimately discharge to the wastewater treatment plant at Carrigrennan.

### Flooding

- 3.2.61 Parts of Blarney have been identified as being at risk of flooding. The areas at risk follow the path of the River Shournagh, that runs to the south of the town and are illustrated on the settlement map. Those areas most directly affected include the X-01 site to the south west of Blarney and lands to the south east of the development boundary.
- 3.2.62 There are four recorded flood events with the development boundary of Blarney. These were located in
- Blarney Village (south east corner of Square),
  - Waterloo Junction,
  - Putlands Bridge and
  - Shamrock Terrace.

### Environment and Heritage

- 3.2.63 There are 3 proposed Natural Heritage Areas in Blarney including;
- Blarney Castle Woods
  - Ardamadame Wood
  - Blarney Bog

### Built Heritage

- 3.2.64 There are currently 4 structures on the RPS within the development boundary of Blarney including the following: Blarney Catholic Church (00376), Blarney Bridge (00378), Blarney Woollen Mills (00383), and Blarney Church of Ireland Church (00384). There are four additions RPS located to the south of Blarney and outside the development boundary including the following Blarney Ornamental Tower (00379), Blarney Castle Country House (00380), Icehouse (00454), and Blarney Tower House & Bawn (00382).
- 3.2.65 The area of Blarney town centre and Blarney Castle Estate was designated as an Architectural Conservation Area (ACA) in the County Development Plan 2014. The Blarney ACA includes the key buildings/ groups of buildings of architectural, historical and cultural merit and public spaces around them in Blarney Town Centre.

### Archaeological Heritage

- 3.2.66 The town contains a significant number of archaeological monuments which reflect the historic significance of the area. There are approximately 25 archaeological sites within the development boundary. All Recorded Monuments are subject to statutory protection under section 12 of the National Monuments (Amendments) Act 1994. Any potential subsurface archaeology within the site and all archaeological sites and their setting shall be protected in line with the objectives for the protection of archaeological heritage listed in the Cork County Development Plan 2009.

## Stoneview Urban Expansion Area

### Policy Background

- 3.2.67 The Stoneview site was first identified as suitable for the development of a new neighbourhood in the Blarney Kilbarry Special Local Area 2005 and was later identified in the 2011 Blarney Electoral Area Local Area Plan where the objective for the site was to facilitate the development of the site in line with the approved masterplan.
- 3.2.68 A masterplan was prepared for the site which was adopted by Cork County Council in November 2006. This masterplan is a non statutory document. It provides a vision for the new settlement, neighbourhood centre and associated amenities. The master plan includes a contextual urban design framework for development of the overall site taking account of the physical social and economic context of Blarney.
- 3.2.69 The development of such a large site in close proximity to the suburban rail network offers a major opportunity to achieve high modal shift therefore providing new homes at this location, where residents can gain easy access to high quality rail from the outset, is a priority for Cork County Council.
- 3.2.70 Following on from the adoption of the masterplan, planning permission was granted for the first phase of development involving 864 and significant roads infrastructure. However the downturn in the economy and infrastructure related issues in particular provision of road access have held up the commencement of the project to date. Delivering this key development and the associated road/ rail infrastructure is a significant part of the Cork County Councils development framework for Metropolitan Cork.
- 3.2.71 In reviewing this Local Area Plan the current masterplan acted as a background document which provided guidance on the policies and objectives applicable to this site. It is intended to carry forward the bulk of the masterplan layout and principles into this Plan with some adjustment to take account of current conditions. The intention is that those principles as amended will guide the future development of the site. On that basis this plan intends to set out a clear pathway the future development of the Stoneview site.

### Context

- 3.2.72 The Stoneview Major Urban Expansion Area is approximately 1.8km north of Blarney on the northern side of the N20 National Primary Road and the Dublin to Cork railway line. The site is approximately 154 ha in size with a number landowners.
- 3.2.73 The lands are divided east west by the railway line, with approximately 122 hectares to the north between the railway line and the Ardamadane and Curraghnalaght local roads. This part of the land is traversed by Station Road which leads north from Blarney and splits the site into two halves. The remaining 32 hectares lies between the railway line and the N20.
- 3.2.74 The lands north of the railway line are in agricultural use. Some of the land south east of Station Road was run privately for about 5 years as a pay and play golf course but closed in 2004 and the land reverted back into agricultural use. The lands south of the railway line are in a mix of uses including agricultural, some residential, storage and distribution, and Blarney Business Park.

### Proposals for Stoneview Urban Expansion Area

- 3.2.75 The site will accommodate a mixed use development to include at least 2,100 residential units, associated community facilities, a town centre, school sites, parks, a railway station and a park and ride facility and employment uses over a number of phases. Development within each phase should vary in terms of type and density in order to avoid uniformity in design.
- 3.2.76 Each phase will include the number of residential units, employment uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence. The phasing will provide a framework within which proposals for the development of individual sections can be co-ordinated and each development phase has been subdivided into individual pockets of land uses with a development objective. These objectives are set out below and include residential, town centre, open space, educational and employment uses.
- 3.2.77 Development on the site will be guided by the Character Area descriptions set out in the masterplan and having regard to the Departments Sustainable Residential Development in Urban Areas Guidelines, accompanying Design Manual and the Cork County Council's Residential Estates Design Guide, 2011.
- 3.2.78 It is a target of this plan to achieve a range of housing densities across the site. This will allow a range of house types and densities to be provided which supports rail public transport while also providing a choice of units for family needs. While restrictive policies are in place to protect rural landscapes from urban generated housing, support is required in the provision of attractive alternatives for family housing in developments like Stoneview. Hence this project will aim to provide a mix of dwelling types from smaller 2 bedroom units to 4/5 bedroom units at an overall density level that supports public transport by allowing higher density development to be located in close proximity to the proposed railway station which fans out to Medium A and Medium B density residential development with some low density provision for serviced sites at points furthest from the railway line. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.

### Environment

- 3.2.79 A Strategic Environmental Assessment was carried out as part of the preparation of Stoneview Masterplan. A Habitats Directive Assessment Screening was undertaken in accordance with the requirements under the EU Habitats Directive and EU Birds Directive and section 177 of the Planning and Development (Amendment) Act 2010.
- 3.2.80 A Preliminary Ecological Appraisal of the Stoneview site was carried out. The purpose of the appraisal was to assess the baseline ecological conditions for each site, to identify the key ecological resources to be retained, and where necessary identify the scope of further ecological surveys. The appraisal stated that there are no environmental designations pertaining to the development site nor is this area likely to be designated in the future. The site does not form part of any Natural Heritage Area, Special Protection Area, Special Area of Conservation, Statutory Nature Reserve or National Park. The site is considered suitable for development because it has largely agricultural habitats that are widespread.
- 3.2.81 No areas of exceptional ecological value were noted during survey work and similarly no rare or uncommon species of flora/fauna were noted. In general the land consists of a mixture of tillage ground and intensive grassland. Diversity is generally confined to the field margins such as hedges,

strips of woodland and wet grassland. Some habitats of local value were noted including woodland to the south of the N20, and hedgerows and tree lines within the proposed development.

- 3.2.82 An area of woodland is located alongside the road which connects Blarney village to the N20. At the western edge there are mature beech and oak and this area is of local value. However most of this area is composed of Sitka spruce with native species confined to the margins.
- 3.2.83 The report identified some areas of greater sensitivity and it recommended a number measures and additional surveys to be undertaken before development can take place. These include;
- A mammal survey to assess the potential for a badger sett and the presence of otter holts
  - A bat survey to determine the use of tree lines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats
  - Retain existing tree lines and hedgerows where possible
  - Provide green spaces and/or corridors within the site to maintain habitat connectivity
  - Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.
- 3.2.84 The undertaking of further surveys and impact assessment resulting in targeted mitigation should enable the proposed development to proceed without any significant adverse effects on the ecology of the site or adjacent environment.
- 3.2.85 Springs are noted to be a common occurrence in this topography so more wet areas are expected. Control of groundwater and surface water will be required for environmental reasons and to maximise effective re-use of sub soils in the development.

### Transportation and Road Network

- 3.2.86 The main access road from the site is Station Road which gives access to and from Blarney Town and Curraghnalaght to the north east. This is a narrow road which traverses the site north of the railway line, continues over the railway and the N20 via the Station Road railway bridge and a modern bridge respectively, and then continues downwards into Blarney Village. The standard of the latter part of this road and the number of dwellings along the road is such that it is currently operating over its capacity and is not capable of supporting any additional traffic. There are currently no footpaths on the railway bridge and only narrow substandard footpaths on the road bridge. There are local country roads connecting the site with Killeens, which in turn have direct access to the N20 (Cork to Limerick Road) via the Killeens Cross Interchange.

### Movement Principles

- 3.2.87 The masterplan set out in detail the approach to traffic and transportation movement within the site and how it connects to the existing local and national road networks. The key elements of the movement strategy for Stoneview site are:
- Provision of a new interchange and bridge over the N20.
  - Extension of the existing N20 Dual carriageway northwards to facilitate provision of the grade separated interchange.
  - Provision of link to two local collector roads which will skirt but not enter the town centre and include two road bridges over the rail line.

- Network of primary and secondary roads, paths and cycle paths within the site.
- Provision of a new railway station on site at Stoneview which will serve the existing town and the new development. The timescale for completion of the station on site will need careful consideration so that it coincides with the completion of the other infrastructure in the early phases of the development.
- Provision of a park and ride facility south of the railway station.
- Maximise the permeability of the development by ensuring appropriate pedestrian, cycle and vehicular linkages within the site and to surrounding areas.
- Minimise through traffic in the site.
- Ensure most residents are within a 5 or 10 minute walk from the new town centre and transport facilities.

3.2.88 Further detailed guidance on the design and layout of the road network and the movement strategy are set out in the masterplan which will be used to guide future development proposals on the site.

3.2.89 The traffic assessment carried out as part of the masterplan concluded that the Station Road would not be able to accommodate the volume of traffic generated from the site without significant redesign and construction along Station Road which would have had a serious impact on the existing fabric of the area. Therefore an alternative new Blarney Link Road to the east of Station Road linking the N20 interchange with the R617 is proposed.

3.2.90 The proposed new Blarney Link Road has the following characteristics and advantages:

- It can accommodate the anticipated traffic volumes in and out of Stoneview in a safe manner.
- It can reduce the existing traffic loads on Station Road.
- It is proposed east of Station Road linking the R617 directly to the new N20 interchange and the new access routes to Stoneview.
- The existing Station Road can remain as it is from Blarney up to the existing N20 overbridge.
- The existing Station Road north of the N20 overbridge will become single carriageway and will be realigned as an underpass leading to the new Stoneview Upper Distributor Road and the Park and Ride.
- As described above, this single carriageway road will be traffic signaled to permit two-way traffic movements so as to facilitate existing residents of Station Road.
- The existing Station Road Rail Bridge will be for pedestrian and cycle use only.
- This road, as an alternative to the option shown in the SLAP linking the N20 interchange to Station Road Lower, provides a link from the N20 intersection and Stoneview to Blarney while avoiding any increase in traffic on Station Road.



## Phasing

- 3.2.91 It is the objective of this plan to set out logical and sequential phasing that allows for an orderly development pattern and maximises the development quantum related to investment in infrastructure. The timing of each phase of development is directly linked to infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development. The original masterplan included a phasing arrangement; however this has now been revised in this plan.
- 3.2.92 A total of three development phases (1, 2 and 3) are identified within the development site. This plan specifies, for each phase, the number of residential units, business uses, educational facilities, social facilities, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.
- 3.2.93 The development will take approximately 10-15 years to complete if all the necessary finance and infrastructure is in place. For this reason development on the site should be phased to ensure the most efficient use of resources and the balanced, incremental growth of the town. The principal roads and services infrastructure will be constructed first which will facilitate subsequent construction being carried out with minimal need for construction traffic on public roads around the site other than the N20.
- 3.2.94 Phase 1. This phase of the development covers a developable area of approximately 38 ha (BL R-10, BL R-11, BL R-15, BL T-02) will provide at least 875 residential units which will consist of a mix of Medium A and High Density development. This phase will also include Phase 1 of the town centre, the reservation of land for a 16 classroom primary school, and the completion of the 12.82ha central park.
- 3.2.95 Phase 2. This phase of the development covers a developable area of approximately 29 ha (BL R-09, BL R-12, BL R-14, BL T-02) and will provide at least 700 residential units which will consist of a mix of Medium A, Medium B and High Density development. This phase will also include Phase 2 of the town centre, the reservation of land for a primary and secondary school, provision of a railway station and park and ride facility.
- 3.2.96 Phase 3. This phase of the development covers a developable area of approximately 29 ha (BL-R-13, BL-R-16 and BL R-17) and will provide at least 528 residential units which will consist of a mix of Medium A and Medium B including detached and/or serviced sites. This phase will also include the provision open space including playing fields.

## Implementation and Infrastructure Provision

- 3.2.97 An implementation programme will be applied to each phase of the development which will ensure that the development of the site will proceed in an orderly and timely manner with the appropriate infrastructure in place at the right time to allow each phase to be developed. The Plan sets out the construction responsibility and funding source for the required infrastructure see Table 3. 4. The principle infrastructure requirements for the site are; Water, Waste Water and Roads.

**Water** - Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.

**Roads** - Cork County Council will be responsible for the funding and construction of the key roads infrastructure to the site and within the site. All other required road infrastructure improvements will be the responsibility of the TII, NTA and the developers.

**Rail** - Irish Rail will be responsible for the development of the new railway station and the park and ride facility.

**Bus** - Future bus service provision and the potential for bus to meet the future public transport requirements for Blarney and the Stoneview lands will need to be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.

3.2.98 The Council will give separate consideration to the issues of funding of required infrastructure through development contributions. The Council is having discussions with the Department relating to Development Contributions. These discussions have not been concluded however the Council will agree on a suitable development contribution scheme for the provision of infrastructure for Stone view Urban Expansion Area in due course.

3.2.99 The provision of the necessary infrastructure on this site involves the complex co-ordination of investment programmes by a number of infrastructure agencies involving land in a number of different ownerships.

To overcome these difficulties the County Council is proposing to co-ordinate development and infrastructure provision between the various agencies and landowners through the use of agreements under Section 47 of the Planning and Development Acts as described in Section 1.

Intending developers are advised to enter discussions with the County Council at an early stage so that proposals for the funding and delivery of infrastructure to support the proposed development can be agreed at the outset.

Table 3.4 Stoneview Principal Infrastructure Requirements for each Phase

Prior to Commencement of Development	Type of Infrastructure	Responsibility for Delivery
	N20 Over bridge	Cork County Council
	Stoneview Upper and Lower Rail Bridges	Cork County Council
	N20 Widening	TII
	Blarney Link Road (Shean Lower Road)	Cork County Council
	Shean Upper, Stoneview Upper and Lower Distributor Roads	Cork County Council
	Park Access Road	Cork County Council
	Stoneview Upper Collector Road	Cork County Council
	Stoneview Lower Collector Road	Cork County Council
	Local Road Improvements (R617 and Station Road)	Cork County Council
	Upgrade pedestrian and cycleway facilities along Station Road	Cork County Council
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	SUDS Study	Cork County Council
	Suburban Rail Network Study	Irish Rail/Cork County Council/NTA
<b>Phase 1</b>		
	Stoneview Northern Access Road (South-East and North-West)	Developers
	Central Park	Developers
	Primary School 1 ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Train Station (subject to agreement with IE)	Irish Rail
	Park and Ride (subject to agreement with IE)	Irish Rail
	Community Worship/Hall	Developers
	Drainage	Developers/Cork County Council
	Utilities	Developers/Utility Providers
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	Implement the provisions of the Cork Cycling Strategy	Cork County Council/Developers
<b>Phase 2</b>		
	Primary School 2 ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Secondary School ( subject to agreement with the Dept. of Education)	Developers/Dept of Education
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
<b>Phase 3</b>		
	Provision of open space/playing fields	Developer
	Provision of access roads to service business lands	Developer

## Ringwood-Area for New Residential Development

### Policy Background

- 3.2.100 The Ringwood site was identified in the Blarney Macroom Municipal District Local Area Plan Review, Public Consultation Document 14<sup>th</sup> December 2015 where it was suggested that additional housing land including the lands stretching east from Station Road towards the N20 and south to the R617 was required to be identified.
- 3.2.101 The development of these lands in close proximity to Blarney town centre, the Stoneview Urban Expansion Area and the suburban rail network offers the opportunity to achieve high modal shift. Delivering the development of these lands and associated road/ rail infrastructure is a part of the Cork County Councils development framework for Metropolitan Cork. Therefore these lands have been identified as an Urban Expansion Area and the plan sets out a clear pathway for the future development of the Ringwood site.

### Context

- 3.2.102 The Ringwood Area for New Residential Development adjoins the existing development boundary approximately 1km east of Blarney town centre on the western side of the N20 National Primary Road and to the south of the Dublin to Cork railway line. This prominent site is approximately 56 ha in size with one landowner.
- 3.2.103 The Blarney Business Park is located across the N20 and is clearly visible from the northern and eastern sections of the site. The R-01 lands identified in the current local area Plan form the north eastern portion of the lands in question and have been incorporated into the urban expansion area.
- 3.2.104 The lands slope from the southern roadside boundary back up to the circular wooded area (Ringwood) which is fairly centrally located on the site. The lands continue to slope back down and upwards again towards the R-01 lands. Levels to the east and west of Ringwood slope away from this cluster of trees back down to the N20 to the east and to Station Road to the west. There is a smaller wooded area to the north east of the site which should be retained along with the existing hedgerows and hedging both within and along the site boundaries. The existing established dwellings fronting onto Station road back on to the western site boundary and established housing estates bounds the northern site boundary.
- 3.2.105 The lands are currently in agricultural use with a dwelling and associated outbuildings (with planning permission to convert to a dwelling) and a golf driving range at the south-western end of the site. Parts of the site are also used as a running/walking track. There are currently three entrances to the lands, with two entrances off the R617 along the southern site boundary and an agricultural entrance off Station Road.

### Proposals for Ringwood

- 3.2.106 The site will accommodate a mixed use development to include up to 750 residential units, a neighbourhood centre and cultural/commercial uses over a number of phases. Development within each phase will include a variety of house types and sizes and a range of densities.
- 3.2.107 Each phase will include the number of residential units, amenities, the physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow

development to commence. The phasing will provide a framework within which proposals for the development of individual sections can be co-ordinated and each development phase has been subdivided into individual pockets of land uses with a development objective. These objectives are set out below and include residential, neighbourhood centre and open space.

- 3.2.108 Development on the site will be guided by the phasing descriptions and having regard to the Departments Sustainable Residential Development in Urban Areas Guidelines, accompanying Design Manual and the Cork County Council's Residential Estates Design Guide, 2011.
- 3.2.109 The aim is to provide a range of densities across the site which will encourage a mix of house types to be provided which supports rail public transport while also providing a choice of units for family needs. The approach to housing density in County Cork is set out in Table HOU 4-1 of the County Development Plan 2014.

### Environment

- 3.2.110 Prior to the commencement of any development on these lands an ecological appraisal would need to be carried out. The purpose of the appraisal would be to assess the baseline ecological conditions for each site, to identify the key ecological resources to be retained such as stands and lines of trees, and where necessary identify the scope of further ecological surveys. Initial investigations indicate that there are currently no environmental designations pertaining to the development site nor is this area likely to be designated in the future.
- 3.2.111 . In general the land consists of a mixture of tillage ground and intensive grassland. Diversity is generally confined to the field margins such as hedges, strips of woodland and wet grassland. Some habitats of local value were noted including woodlands, hedgerows and tree lines within the lands. These woodlands should be retained and improved with ecological corridors maintained/provided to link them to lands outside the site.
- 3.2.112 A circular area of woodland known as Ringwood is a distinctive feature in the area and consists of an outer ring of trees including ash and oak. The internal area is dominated by Sitka spruce. Although the outer ring of trees is of ecological value, the internal area is of limited value. Another area of woodland is located to the north east in a wetland area adjoining the N20.
- 3.2.113 A number additional measures and surveys will need to be undertaken before development can take place. These include;
- A mammal survey to assess the potential for a badger sett and the presence of otter holts.
  - A bat survey to determine the use of tree lines by bats for commuting and foraging corridors, this should also be extended to survey mature trees proposed for removal to ascertain their use/potential use by roosting bats.
  - Retain existing tree lines and hedgerows where possible as ecological corridors.
  - Provide green spaces and/or corridors within the site to maintain habitat connectivity.
  - Provide adequate buffer zones along watercourses to ensure riparian zones are not degraded and there is no bank side erosion.
- 3.2.114 The undertaking of further surveys and impact assessment resulting in targeted mitigation should enable the proposed development to proceed without any large adverse effects on the ecology of the site or adjacent environment.

3.2.115 There are some watercourses and possibly springs which when combined with the sites topography lead to there been a number of wet areas. Control of groundwater and surface water will be required for environmental reasons and to maximise effective re-use of sub soils in the development.

### Transportation and Road Network

3.2.116 The main existing access road from the site is via the R617 to the south of the site which gives access to and from Blarney Town and the N20 to the east. The other existing access road is onto Station Road to the west which joins the R617 to the south west. Station Road has limited capacity to accommodate additional traffic either from this site or the Stoneview site to the north.

3.2.117 Therefore an alternative new Blarney Link Road to the east of Station Road linking the N20 interchange with the R617 is required. This will involve the development of the N20 Over bridge to the north east and the Blarney Link Road (Shean Lower Road) running north south through the site linking the N20 overbridge/interchange with the R617. There will also need to be local road improvements (R617 and Station Road) carried out. The main access road into the site would be provided by a junction/roundabout at a suitable location on the proposed Blarney Link Road.

3.2.118 The proposed new Blarney Link Road has the following characteristics and advantages:

- It can accommodate the anticipated traffic volumes in and out of Ringwood in a safe manner.
- It can prevent additional traffic loads onto Station Road.
- It is proposed east of Station Road linking the R617 directly to the new N20 interchange.

3.2.119 The other key elements of the traffic and transportation movement strategy for Ringwood site are:

- Provision of collector roads to provide access to the east and western sections of the site.
- Network of primary and secondary roads, paths and cycle paths within the site.
- Maximise the permeability of the development by ensuring appropriate pedestrian, cycle and vehicular linkages within the site and to surrounding areas.
- Minimise through-traffic in the site other than along the Blarney Link Road.

### Phasing

3.2.120 The timing of each phase of development is directly linked to infrastructure availability. It is envisaged that development phases may commence in a sequential order once appropriate and necessary infrastructure is available to serve the proposed development.

3.2.121 A total of three development phases (1, 2 and 3) are identified within the development site. This plan specifies, for each phase, the number of residential units, amenities, physical infrastructure and access strategy required, thereby setting out the enabling works that are required to allow development to commence.

3.2.122 The principal roads and services infrastructure will be constructed first which will facilitate subsequent construction being carried out with minimal need for construction traffic on public roads around the site other than the N20.

- 3.2.123 **Phase 1.** This phase of the development covers a developable area of approximately 4.4 ha (R-01) to the north of the site and will provide at least 80 residential units which will consist of Medium A Density development.
- 3.2.124 **Phase 2.** This phase of the development covers a developable area of approximately 15.5 ha (R-04 and R-05) and will provide at least 280 residential units which will consist of a mix of Medium A, Medium B Density development. Consideration may also be given to provision of a neighbourhood centre.
- 3.2.125 **Phase 3.** This phase of the development covers a developable area of approximately 22ha (R-06, R-07 and R-08) and will provide at least 390 residential units which will consist of Medium A Density including detached and/or serviced sites.

### Implementation and Infrastructure Provision

- 3.2.126 The Plan sets out the construction responsibility and funding source for the required infrastructure. The principle infrastructure requirements for the site are; Water, Waste Water and Roads.
- Water** - Irish Water will be responsible for the funding and provision of water supply and waste water treatment capacity and it is the intention of Irish Water to include funding of these projects as part of their next investment cycle. The design and layout of water services will require consultation with Irish Water. Cork County Council will be responsible for the preparation of a Sustainable Urban Drainage Scheme Study which will be implemented by the developers.
- Roads** - Cork County Council will be responsible for the funding and construction of the key roads infrastructure to the site and within the site. All other required road infrastructure improvements will be the responsibility of the TII, NTA and the developers.
- Bus** - Future bus service provision and the potential for bus to meet the future public transport requirements for Blarney, Stoneview lands and Ringwood lands will need to be considered as part of a package of transport interventions. This will include the provision of high levels of permeability within and between new and existing development areas which facilitates the operation of bus services through these areas, at an early stage in their development.
- 3.2.127 The Council will give separate consideration to the issues of funding of required infrastructure through development contributions. The Council are having discussions with the Department relating to Development Contributions. These discussions have not been concluded however the Council will agree on a suitable development contribution scheme for the provision of infrastructure for Ringwood Urban Expansion Area due course.
- 3.2.128 The infrastructure trigger points for each phase of the development are summarised in Table 3.5;

Table 3.5 Ringwood Principal Infrastructure Requirements for each Phase

Prior to Commencement of Development	Type of Infrastructure	Responsibility for Delivery
	N20 Over bridge	Cork County Council
	N20 Widening	TII
	Blarney Link Road (Shean Lower Road)	Cork County Council
	Local Road Improvements (R617 and Station Road)	Cork County Council
	Upgrade pedestrian and cycleway facilities along Station Road	Cork County Council
	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
	SUDS Study	Cork County Council
	Suburban Rail Network Study	Irish Rail/Cork County Council/NTA
	Phase 1	Drainage
Utilities		Developers/Utility Providers
Provision of Water Supply		Irish Water
Provision of Capacity for Waste Water Treatment and Collection		Irish Water
Phase 2		Provision of Water Supply
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water
Phase 3	Provision of Water Supply	Irish Water
	Provision of Capacity for Waste Water Treatment and Collection	Irish Water



## General Objectives

3.2.129 The following general objectives shall apply to all development within the development boundary of Blarney.

Local Area Plan Objective General Objectives for Blarney	
Objective No.	
GO-01	Plan for development to enable Blarney to achieve its target population of 7,533 persons.
GO-02	Support the development of mixed use residential developments on the Urban Expansion Area at Stoneview and the Area of New Residential Development at Ringwood.
GO-03	Prepare a detailed Traffic, Transportation and Public Realm Strategy for Blarney. This plan should address: <ul style="list-style-type: none"> <li>• the merits of introducing a one way system in Blarney,</li> <li>• The need for junction improvements and road widening on key approach roads,</li> <li>• The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town's main residential areas, schools, the town centre and the railway station complex.</li> </ul>
GO-04	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of the plan.
GO-05	<ol style="list-style-type: none"> <li>a) Ensure that provision is made in proposals for new development, particularly for housing, office, retail, industrial and educational uses to provide safe, convenient and pleasant pedestrian and cycling routes linking the development to the railway station and the other principal areas of the town.</li> <li>b) In achieving this objective, special attention will be paid to the layout of the development to ensure that appropriate measures are taken to establish a walking and cycling friendly environment.</li> </ol>
GO-06	Ensure adequate regard is given to assessing the visual impacts of new developments in close proximity to Blarney Castle and estate so as to ensure that such developments do not comprise the landscape and heritage character of the area.
GO-07	Promote the further development of Blarney as a key tourist destination.
GO-08	Support the completion of the proposed M20.
GO-09	Encourage the appropriate redevelopment of the X-01 site.
GO-10	Support the implementation of the Cork Cycleway Network Plan.
GO-11	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.

GO-12	Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
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## Specific Objectives

3.2.130 The specific zoning objectives for Blarney are set out in the following table:

Local Area Plan Objective		
Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
BL R-01	Medium A Density Residential Development, with provision for pedestrian and cycleway linkages to adjoining residential developments. The character of the existing woodland to be retained and developed as an open space amenity area.	4.4
BL R-02	Medium B Density Residential Development subject to satisfactory access to public road.	4.2
BL R-03	Medium B Density Residential Development including detached dwellings, 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
BL R-04	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	1.2
BL R-05	Medium A Density Residential Development with provision for pedestrian and cycleway linkages adjoining residential and open space areas. Consideration will also be given to the provision of a neighbourhood centre to serve residents of the overall Ringwood development.	14.25
BL R-06	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	3.64
BL R-07	Medium A Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	15.26
BL R-08	Medium B Density Residential Development with provision for pedestrian and cycleway linkages to adjoining residential and open space areas.	2.61

Local Area Plan Objective Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
BL R-09	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	7.79
BL R-10	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, town centre and open space areas.	16.05
BL R-11	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	4.94
BL R-12	Medium B Density Residential Development to include detached houses/serviced sites, with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	7.97
BL R-13	Medium B Density Residential Development to include detached houses/serviced sites with provision for vehicular, pedestrian and cycleway linkages to adjoining open space areas.	3.71
BL R-14	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential and open space areas.	13.65
BL R-15	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential town centre, and open space areas.	17.16
BL R-16	Medium B Density Residential Development to include detached houses/serviced sites with provision for vehicular, pedestrian and cycleway linkages to adjoining open space areas.	13.39
BL R-17	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, community and open space areas.	11.44
BL R-18	Medium A Density Residential Development with provision for vehicular, pedestrian and cycleway linkages to adjoining residential, community and open space areas.  A detailed landscaping plan which makes provision for indepth planting along the southern and western boundaries of the site will be required in order to protect the existing character of the area and views of the Castle. Include provision for the realignment of the R617 as part of any development proposals on the site. *	4.21
<b>Business</b>		
BL B-01	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any	20.8

Local Area Plan Objective Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	development proposals will need to apply highest standards of design and include detailed landscaping strategies.	
BL B-02	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	7.53
BL B-03	Business Development – with strong pedestrian/cycleway connectivity to the proposed train station at Stoneview. Any development proposals will need to apply highest standards of design and include detailed landscaping strategies.	4.96
<b>Town Centre</b>		
BL T-01	Town Centre Development- to be limited to small scale developments that cater for the tourism retail sector. Any proposal will need to contribute to the enhancement the town square and the wider heritage value of the area. *	13.7
BL T-02	Town Centre Development to include a mix of town centre uses including residential.	19.82
<b>Community</b>		
BL C-01	Provision of a railway station and park and ride facility.	9.91
BL C-02	Provision of a Primary School.	1.76
BL C-03	Provision of a Primary and Secondary Schools.	6.77
<b>Utilities</b>		
U-01	N20 Over bridge including pedestrian walk/cycleway.	
U-02	N20 Widening	
U-03	Blarney Link Road (Shean Lower Road) including pedestrian walk/cycleway.	
U-04	Shean Upper Road including pedestrian walk/cycleway.	
U-05	Stoneview Upper and Lower Rail Bridges including pedestrian walk/cycleway.	
U-06	Stoneview Lower Distributor Roads including pedestrian walk/cycleway.	
U-07	Stoneview Upper Distributor Roads and realigned section of Station Road, including pedestrian walk/cycleway.	
U-08	Stoneview Lower Collector Road including pedestrian walk/cycleway.	

Local Area Plan Objective Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
U-09	Park Access Road including pedestrian walk/cycleway.	
U-10	Stoneview Upper Collector Road including pedestrian walk/cycleway.	
U-11	Stoneview Northern Access Road (South-East and North-West) including pedestrian walk/cycleway.	
U-12	Local Road Improvements along R617 including realignment and provision of pedestrian walk/cycleway.	
U-13	Local Road Improvements (Station Road) including pedestrian walk/cycleway	
U-14	Complete Pedestrian Walk from town centre to Waterloo Bridge.	
U-15	Local Access Road including pedestrian walk.	
U-16	Develop Pedestrian Walk/Cycleway along Blarney river to Tower. *	
U17	Provide for Realignment of the R617 including new junctions, footpaths and cycleways.	
Open Space, Sports, Recreation and Amenity		
BL O-01	Open Space. Protect Open Space for informal public recreation. * Amenity walk to be completed.	33.8
BL O-02	Open Space. Protect Open Space for informal public recreation * including the provision of playing pitches.	8.3
BL O-03	Open Space. Provide Open Space (Ringwood) for informal public recreation and retain existing trees.	12.56
BL O-04	Open Space. Protect the visual setting of the town.	3.69
BL O-05	Open Space. Provide Central Park Open Space for both active and passive recreation.	5.86
BL O-06	Open Space. Provide Central Park Open Space for both active and passive recreation.	6.96
BL O-07	Open Space. Provide Open Space for both active and passive recreation and the provision of playing field and community facilities.	3.81
BL O-08	Open Space. Provide Open Space and protect amenity walk for informal public recreation.	10.33

Local Area Plan Objective Specific Development Objectives for Blarney		
* Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Special Policy Area</b>		
BL X-01	<p>Special Policy Area. To include a range of town centre uses including a hotel, a leisure centre, offices, residential and appropriate convenience, comparison and tourism related retail uses. All buildings on the site should be of a high quality architectural design.</p> <p>The western and southern boundaries of the site will need to be reinforced in order to protect the existing character of the area and views of the Castle.</p> <p>Include provision for pedestrian and cycleway linkages to adjoining BL-R-18 site to the west and the town centre to the east.</p> <p>Any development on the northern portion of the site will make provision for the realignment of the R617. *</p>	4.23



## 3.3 Macroom

### Vision and Context

3.3.1 Macroom is the largest main town within the Blarney-Macroom Municipal District and it is an important centre of population and employment in the south west region. Macroom is located on the N22 National Primary Route between Cork and Kerry approximately midway between Killarney and Cork City.

3.3.2 The town has an attractive setting along the banks of the River Sullane. Macroom has a wide floodplain and flooding is a risk in the town, occasionally the river has burst its banks particularly at the western end of the town.

3.3.3 The vision for the town is as follows:

“The town has been identified as a Ring Town and therefore an important growth/ development centre playing a pivotal role in linking South West Cork with North West Cork. The towns continued role as an employment and service centre for the North-West region is important in providing a population and employment balance to Cork City. Growth within the town should be encouraged, aligned with the improvement of transportation links, services and other linkages. New employment and commercial opportunities need to be explored which will allow the town to grow in a sustainable manner to avoid it becoming a dormitory town for Metropolitan Cork.

A compact growth model is recommended in terms of future development in Macroom. The aim of this model is to encourage densification rather than allow continuous edge of town expansion. There should be restriction on expansion on the outskirts of the town in preference to a more compact urban form which would support public transport and pedestrian/ cycling movements. There will also be a focus on urban renewal and regeneration which will see development being redirected from the outskirts to undeveloped areas of the town centre. Large pockets of undeveloped land exist in the town centre providing enormous development potential and the opportunity to create a more balanced structure to the town’s development.”

3.3.4 The Cork County Development Plan 2014 identifies Macroom as one of six Ring Towns in the network of settlements. This means the town is prioritised as a centre of growth within the Greater Cork Ring Strategic Planning Area with a corresponding priority in terms of infrastructural investment.

3.3.5 The CASP update 2008 states that there is a need to slow down the rapid expansion in population in the rural areas of Greater Cork Ring Towns in recent years while moderately strengthening the urban areas of the big towns with a focus on population growth in the urban areas and a corresponding increase in local employment opportunities.

### Local Context

3.3.6 Macroom is a market town with an attractive natural setting and benefits from amenities such as the Sullane River and the Gearagh which is a proposed Natural Heritage Area, a Special Protection Area and a candidate Special Area of Conservation.

3.3.7 Macroom has an attractive streetscape and a good range of facilities and services for its size. Traffic congestion in the town is a problem at peak times and a bypass is needed. The town is surrounded by steep hills to the north and south which are a constraint in terms of its future expansion.



## Planning Considerations and Proposals

### Population and Housing

- 3.3.8 Macroom has a population target of 4,536 representing growth of 657 persons on Census 2011 figures (3,879). In order to accommodate this level of population growth, an additional 468 housing units will be required. A net housing land requirement of 23ha has been identified to provide this amount of housing. This plan makes provision for an estimated net residential land supply of 66.9ha with the capacity to provide at least 1,184 units.
- 3.3.9 While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be lower than expected due to the topography of some sites. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District, in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.

**Table 3.5 Macroom Population and Households 2011-2022**

Name	Census 2006	Census 2011	2022 Target	Increase to 2022
Population	3553	3,879	4,536	657
Households	-	-	-	467

- 3.3.10 The town experienced significant housing growth, particularly to the west prior to 2007. Residential land supply in Macroom is located to the north and south of the Sullane River while there is also a significant supply of infill sites zoned for residential use in the town centre. All of the residential zonings provide for Medium A and Medium B density residential development with some sites considered suitable for individual sites. Some of the residential zoned lands in the town have been identified as being at risk of flooding and are therefore no longer considered suitable for residential use.
- 3.3.11 There are a number of residential developments where some houses have been built. The most significant of these are: (a) Meadowlands Development at Massytown where there are approximately 176 units remaining to be built, (b) The Orchard Development at Sleaven East and (c) The lands east and south of St Coleman's new primary school where there is permission for 78 units and grounds works have been undertaken.
- 3.3.12 Many of the new development areas are some distance from the town centre and the development of good quality pedestrian/cycle connectivity to the town centre from new development areas is essential. In many cases the development of the land identified for new residential development is dependent on the delivery of new roads and water services infrastructure and the timeline around the delivery of this infrastructure is uncertain and may be beyond the direct control of the County Council. Further details in relation to implementation are outlined in [Section 6 of this plan](#).
- 3.3.13 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in Table 3.6 that between 2005 and 2015 about 549 new dwellings were constructed in the town with Macroom now containing approximately 1789 dwellings. Significant growth took place during the period 2005-2010.

Dwellings 2005	Dwellings 2010	Dwellings 2015
1240	1855	1789

3.3.14 In the current Town and Local Area Plans for Macroom there are 32 different sites identified for residential development including some town centre opportunity sites. In some cases the residential zoning has been removed as the sites have been shown to be at risk of flooding. In other cases residential sites have been amalgamated and consolidated. This plan now identifies 16 sites which are specifically zoned for residential development.

### Employment and Economic Activity

- 3.3.15 The Cork County Development Plan 2014 identified Macroom as a third tier employment location after the Cork Gateway (including Mallow Hub) and Clonakilty. The employment objectives within “Other Towns” are to “focus on local catchment employment in the town”. Part of the strategy for such towns is to provide an accompanying infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.
- 3.3.16 Results from the 2011 Census show a daytime working population resident and non-resident in Macroom of 1,506 persons, with commerce and trade being the largest industry. The retail sector in the town also provides good employment. In 2011 there were 1,824 persons living in Macroom in the labour force and of these, 81.5% or 1,487 persons were at work although nearly half of them (695) worked outside the area. Of the 1,191 persons aged 15 years and over who were outside the labour force, 24.3% were students, 23.3% were looking after the home/family and 35.7 per cent were retired. The census shows that the unemployment rate in 2011 for this area was 18.5% compared with a national average rate of 19.0%.
- 3.3.17 Macroom Town contains a variety of industries and enterprises which are mainly concentrated in the town itself with a few industrial clusters occurring in Masseytown, the old industrial park at Hartnetts Cross and the Macroom Environmental Business Park.
- 3.3.18 This Plan sets out to ensure that there is sufficient industrial/business land available to meet the demand for employment land if the need arose during the lifetime of the plan. The plan identifies three sites for business use (B-01, B-02 and B-03) and one site for industrial use (I-01). Three of the sites are located to the south east of the town centre and one is located to the north west of the town centre.
- 3.3.19 The Macroom Environmental Industrial Park which is located on the old Eircom site in the town has been a successful model for employment in the town and is dedicated to helping start up and growing businesses in the Lee Valley region. The Park contains an enterprise centre which provides incubator space and associated back up services such as cheap broadband rates, competitive rental charges, a centralised reception and office services, advanced telecommunications, hot desks, a state of the art meeting room and ample parking. The success of this park should be built upon and more lands made available for similar industries.
- 3.3.20 A review of the scale, location and appropriateness of Macroom’s employment land supply has been carried out as part of the preparation of the new local area plan. Part of the site zoned B-01 has been identified as being at risk of flooding but is retained with appropriate text. There are also existing constraints in relation to the provision of water services which may mean a large amount of zoned land is not available in the short-medium term.

## Town Centre/Retail

- 3.3.21 Macroon Town serves a local urban population and extensive rural catchment. As a Ring Town the objective for retail in Macroon Town Centre as set out in the Cork County Development Plan 2014 is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. There is a need to encourage future expansion and regeneration of Macroon Town Centre in line with anticipated future population growth.
- 3.3.22 Historically, the Square has been the focal point of the Town, playing a pivotal role in the administrative, commercial, cultural and recreational functioning of the Town. The Area has a distinctive character and accommodates a number of buildings of architectural merit.
- 3.3.23 Macroon has a mix of both convenience and comparison shopping with the retail focal point more recently split between the Market Square and the newly developed Fair Green/Mart Site where there is extensive free car parking. Convenience shopping in the town has improved with the opening of Dunnes Stores and Lidl at the Mart Site. However it is recognised that there is a shortfall in higher order comparison shopping. The peripheral areas of the town to the west of the Market Square and to the east of the Mart Site have high levels of vacancy.
- 3.3.24 It is an important to encourage the refurbishment and reuse of the historical residential and retail element of the character of Macroon along Cork Street, Main Street, New Street and Castle Street especially the vacant buildings/properties. These streets may have the capacity to accommodate mixed use developments consisting of appropriately scaled retail, commercial and residential with the amalgamation of a number of properties.
- 3.3.25 The Macroon Town Centre Vacancy Survey which was carried out in April 2013 identifies a number of opportunity sites in the town which include individual sites, a derelict property directly abutting the town council offices and the Mart site and adjoining lands. Overall vacancy in the town centre is approximately 17% as identified in the Vacancy Survey. When categorised into streets with a more primary and secondary function there was little relative difference in vacancy levels between primary (11.6%) and secondary streets (16%).
- 3.3.26 The Macroon Town Plan zoned an extensive area of land “town centre” including significant areas of “backlands” west of the River for “town centre expansion”. Current analysis suggests that there are adequate lands already available north and south of the existing retail core to facilitate an appropriate scale of town centre expansion which can reinforce the existing retail core. Therefore the extent of the Town Centre zoning has being reduced with lands west of the Bridge generally rezoned to “Existing Built Up Area”.
- 3.3.27 The quality of the shopping environment in the town with regard to pedestrian safety and car parking is adversely affected by traffic congestion. Traffic pollution is a major issue for Macroon and it affects the overall attractiveness and ambience of the town centre. The Town Centre Vacancy Survey also found that in general the condition of footpaths along the street is quite good however the width of the footpaths is an issue along some streets leading to the town centre where the environment is less pleasant for the pedestrian. The pavements are also cluttered in places where lampposts, litter bins and street signage may conflict particularly along the narrow parts of Main Street and Castle Street. Providing additional street furniture and widening footpaths, where required, would rebalance the town centre in favour of the pedestrian. The town plan identified a number of town centre opportunity sites and included a Concept Plan for the Mart Area of the town and these have been brought forward into this plan as Opportunity Sites, see Table 3.7.

## Opportunity Sites

3.3.28 The Plan has identified a number of Opportunity Sites in Table 3.7 with an insert map and a description of the site. Each 'Site' is considered to have a distinctive quality and character and plays a key role in the sustainable functioning of the overall town and the town centre in particular.


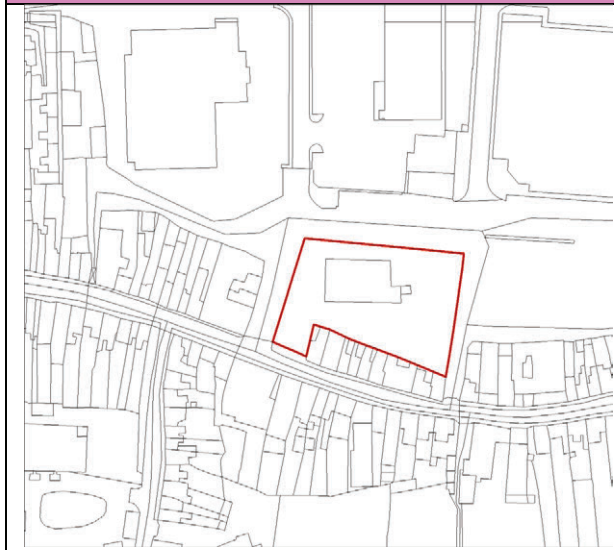
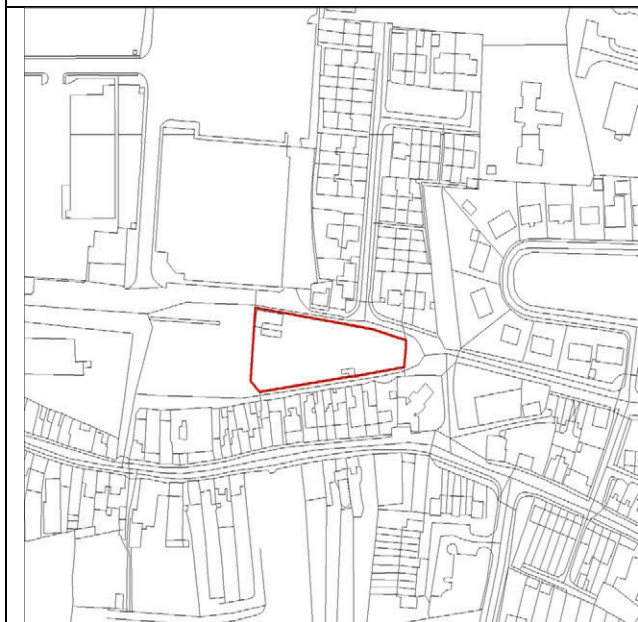
Table 3.7: Opportunity Sites in Macroom	
Map of Opportunity Sites	Number and Description
	<p><b>MM- OS 01 The Mart Area</b></p> <p>This Area has undergone considerable recent change where redevelopment has focussed on the provision of large format convenience and comparison shopping, which has been successful in increasing the retail floorspace in the Town and increasing its competitiveness, particularly with respect to convenience shopping.</p> <p>The area still retains potential for significant further development, particularly with respect to improvements to the public realm and the development of civic amenity. There are also a number of key opportunity sites within the Mart Area with three dominate opportunity sites as outlined below.</p> <p>Firstly, potential also exists for the redevelopment of The Macroom Livestock Mart, which is currently operating from this location.</p> <p>This site is considered to be suitable locations for mixed-use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.</p> <p>Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing 'linkage routes' of environmental quality behind the Main Street.</p>

Table 3.7: Opportunity Sites in Macrooom

**MM- OS 02 The Bus Depot in Mart Area**

These development sites are considered to be suitable locations for mixed-use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.

Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing 'linkage routes' of environmental quality behind the Main Street.

**MM- OS 03 Redevelopment of Council Yard in the Mart Area**

These development sites are considered to be suitable locations for mixed-use development, with commercial/retailing functions dominating ground floor activity. High quality public spaces conducive to pedestrian activity should also form an integral part of any redevelopment proposal.

Opportunities to improve pedestrian permeability require investigation, particularly in terms of improving accessibility to the Market Square and developing 'linkage routes' of environmental quality behind the Main Street.

**Table 3.7: Opportunity Sites in Macroom**


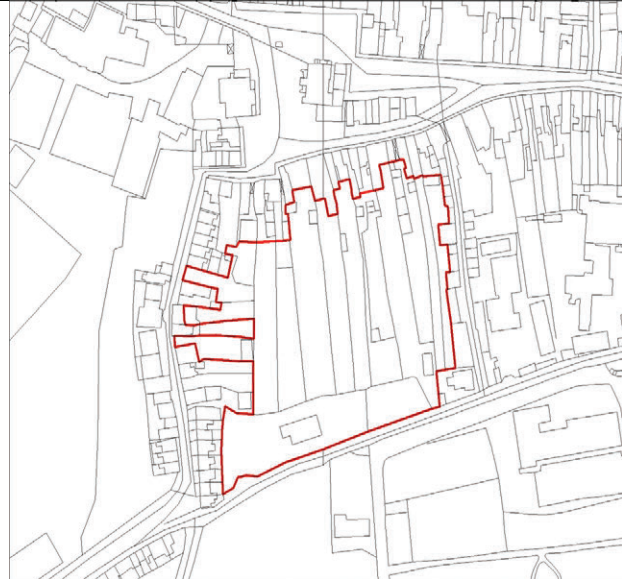
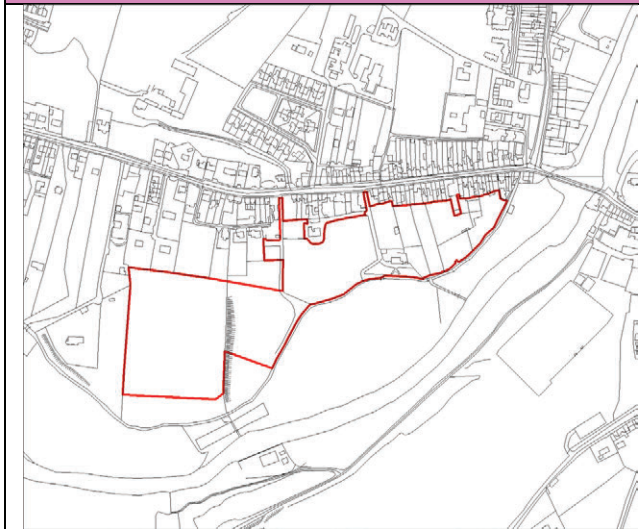
	<p><b>MM OS 04 North of Macroom Square:</b></p> <p>The site to the North of the Market Square includes the land and buildings of the former Church of Ireland Church, on Castle Street. This building is in the ownership of the Council and has the potential to be redeveloped for a cultural/tourist use and provide a tranquil space away from the busy congestion of the Market Square. The Northern end of the site overlooks the River Sullane and an opportunity exists to integrate the site with this amenity.</p> <p>A former bakery in this opportunity site also has potential for redevelopment.</p> <p>Overall this area has the potential to be a very vibrant mixed-use space, however this has been constrained by a number of key factors such as; traffic congestion, on street parking and the need to improve pedestrianisation and pedestrian links.</p>
	<p><b>MM OS 05 South of Macroom Square</b></p> <p>This is a significant opportunity sites for development identified to the south of the Market Square, located behind the Main Street.</p> <p>The site to the south of Market Square includes some vacant properties and sizeable gardens to the rear and side of houses which combine to create potential for a significant infill site that harnesses its prime location in the town centre.</p> <p>It is the intention of the Council that each of the sites is developed as a cohesive unit integrated with the Market Square. In this regard, they will be supported in the assembly of land. They also have constraints with regards to accessibility from the Main Street, which will need to be addressed. Both sites should play a key role in the relocation of on-street car parking from the Market Square.</p>

Table 3.7: Opportunity Sites in Macroom



**MM- OS 06 The River Quarter:** This area essentially covers lands between New Street and the River Sullane to the west of the town centre. It currently consists of some intermittent retail uses along New Street, combined predominantly with a number of vacancies and housing. It is also the point from where the Town Park can be accessed.

The regeneration of this area is largely based on the development of sites behind New Street. The aim is to develop a vibrant mixed-use quarter with attractive shops and restaurants that is complementary to significant proportion of residential development.

Educational facilities could also be accommodated and offers an opportunity for educational facilities to integrate with sports grounds and playing pitches across the River.

The development sites to the south of the area benefit from considerable frontage overlooking the River Sullane. This presents an opportunity to optimise integration with the amenity value associated with the River and surrounding open space, which can form an integral element of the distinctive character of this area. Development sites in this area will require the development of linkages (both vehicular and pedestrian) to New Street, as well as improved pedestrian linkage to the Market Square.

Development of this Area, also presents an opportunity to improve access to the Town Park.

3.3.29 It is a policy of the Plan to promote synergy between the Opportunity Sites and for each area to contribute to the vitality and viability of the Town in a complementary manner. Improved pedestrian permeability and enhanced environmental quality between the three should encourage greater pedestrian movement within the Town Centre as a whole.

### Community Facilities

3.3.30 There are two primary and three secondary schools located in Macroom Town. These include St. Coleman's Boys National School; St. Josephs Primary School, Bishop MacEgan Vocational College, De La Salle Secondary School and St. Mary's Secondary School. Any deficit in school places will most likely be accommodated by an increase in the size of the existing schools in the town.

3.3.31 A number of the schools have plans to relocate and/or expand facilities over the Plan period, namely:

St. Colman's National School will be relocating from its current location on Cork Street to a site to the south. This should provide opportunities to improve accessibility and student safety in the vicinity of the school.

The existing De LaSalle Boys College which is located in Masseytown is considering relocating to a new build 2 Storey Secondary School at Sandy Hill in the townland of Gurteenroe, south of New Street. This 1.6ha site is located on the western end of Macroom Town, south of the main N22 and bounding the River Sullane. The site is adjacent to 6.9ha of fully laid out and developed pitches which would benefit the College. This site forms part of the River Quarter -Opportunity Area.

- 3.3.32 Within the town, Youth Reach provides FETAC level training for 30 early school leavers. Bishop MacEgan College provides a range of night classes and lifelong learning opportunities for adults. There is also the Adult Learning Centre located on New Street and the Teagasc Training Centre located at Codrum.
- 3.3.33 There are a wide range of community facilities located throughout the town including Garda Station, Courthouse, fire station, church, graveyard, playground, health centre and hospital service. Macroom Community Hospital provides beds for continuing care, respite care, community support/convalescent and palliative care.
- 3.3.34 The town has experienced significant housing and population growth over the past 10 years, particularly towards the western edge. Facilities need to be aligned to meet the needs of the changing social and demographic structure of the town. This requires an assessment of childcare and educational services, recreational facilities for young people, as well as ensuring that the needs and supports required for an expanding older population are met. There is a need for ongoing consultation with community and voluntary groups in the Town to support participation in the planning process and in the development of infrastructure and facilities for the Town.
- 3.3.35 There are currently circa six dedicated childcare facilities in Macroom, including the recently opened Masseytown Family Resource Centre (which is Macroom's first community childcare facility). In addition to private facilities, it would also be understood that family and social networks play a critical role in meeting the Town's childminding requirements.
- 3.3.36 According to the Cork County Childcare Committee, private facilities in the Town tend to focus on preschool care and are generally close to or at capacity. Parents are also choosing facilities outside Macroom that are en route to employment centres (e.g. Ballincollig/ Coachford) and/or provide before and after-school care in conjunction with schools.
- 3.3.37 Within Macroom, shortages have been identified in before and after-school care and crèches. There would also be a requirement for playschools and appropriate outdoor play areas for children in the Town and as part of new developments.
- 3.3.38 There is one public playground within the Plan area. This is located within the Castle Demesne lands, with the entrance to it located at the southern end of the Sleveen Road. However, there are no playgrounds to the north of the plan area. Given the amount of new housing that has occurred in Gurteenroe and Masseytown in recent years, these areas would seem to be appropriate locations for playgrounds. Therefore it is proposed to identify lands that could be used to facilitate the development of public playgrounds at locations adjacent to new residential areas during the lifetime of the plan.
- 3.3.39 Macroom Health centre is located within the Town and provides a range of medical, dental and health services to the local population. It is also the location of the Macroom Hospital and residential psychiatric facilities.



- 3.3.40 Facilities for the Elderly. There are currently two private nursing home facilities in the Town and a community hospital located at the Health Centre. There is sheltered accommodation within the town and a number of local authority housing developments that would cater for the accommodation needs of older people. Currently the daily needs of the elderly are catered for at a satellite day care centre and there is a shortage of accessible transport provision for older people living in the town. Overall the facilities on offer for the elderly are good however there is a need for a fulltime day care centre in the town which could be possible located on the lands of Macroom Community Hospital.
- 3.3.41 In general terms the area is well serviced with recreational amenities; however some gaps have been identified in service provision. There is a need for a modern sporting and community facility that includes a public swimming pool, as currently there is no public pool in the Town. A requirement has also been identified for a youth café for young people that will provide a meeting point for 'non-sporting' related activities.
- 3.3.42 The Briery Gap is located at the Market Square and is the location of the Town Library, Theatre and Cinema. The Church of Ireland church also at the Market Square presents an opportunity for redevelopment and is currently in the ownership of the Town Council. There are Plans to redevelop the former Church and for the site to play a key role in cultural life in Macroom.

### Open Space/Green Infrastructure

- 3.3.43 Macroom is well served by open space and sports facilities however the steep topography of the lands surrounding the town does not suit active open space uses. The most suitable lands in Macroom for open space uses are those in the Castle Demesne and along the River Sullane corridor. Within the Demesne lands there is a Town Park, an 18 hole golf course, a Pitch and Putt course, G.A.A grounds and a number of other playing fields.
- 3.3.44 The majority of the Castle Demesne is used as a golf course by the Macroom Golf Club. At present, the general public has good access to the demesne lands north of the river. However, in the demesne lands south of the river and west of the G.A.A. fields, public access is only permitted along the path running through the Golf Course.
- 3.3.45 This Plan encourages the development of greater public access to the Castle Demesne. At present, the Sullane Bridge is the only way in which access can be gained to both sides of the Castle Demesne. As this is a very busy vehicular bridge, it does not serve to enhance pedestrian permeability of the open space network in the Castle Demesne. This Plan will promote the creation of enhanced connections within the demesne lands, in particular between the north and south. A pedestrian bridge linking the Town Park with the G.A.A. lands would serve to create greater connectivity within the demesne, making the eastern portion more permeable.
- 3.3.46 There is less expanse of open space south of Sullane Bridge. Masseytown Park is a well maintained public park, however, it would benefit from a more visible entry point. East of this park, is a green corridor running either side of the River Sullane. Again, the entry point to this riverside area is not very conspicuous. Entry to the green corridor south of the river is through a set of large gates located near the Church of Ireland. This form of gated entry to a public area is not ideal. Hence, this Plan encourages the erection of information signs at access points to these green corridors, the development of greater public access to these areas, and greater awareness of these open spaces for visitors to the town.
- 3.3.47 This Plan will promote the development of a number of additional open spaces, which should be located in proximity to and within proposed new residential areas.

- 3.3.48 There are eight walkways identified in the Macroom area at present. These walkways are outlined and illustrated in the Macroom Walking Guide – A Tidy Towns Publication. The walkways vary from low level rustic walks along grassy tracks and riverside pathways to longer roadway walks.
- 3.3.49 This Plan promotes the development of a number of additional informal walking trails. These will allow for linkages between areas of open space and will take advantage of the scenic quality of the outer lying rural areas in Macroom. These green links will connect with the existing walking trails. This will serve to enhance the permeability of the entire town, making it more pedestrian friendly.

## Tourism

- 3.3.50 Macroom is considered to be an attractive town that benefits from a rich heritage and a wide choice of natural and outdoor amenities. Situated approximately 38km from Cork City and 48km from Killarney, the town has the potential to attract ‘day trippers’ and provide an established base for exploring the surrounding region, including the Gougane Barra, Inchegeela Lakes and The Gearagh.
- 3.3.51 Macroom’s proximity to lakes and rivers makes it an ideal base for canoe/dinghy and sailing enthusiasts. The key amenities that exist in the Town, are namely; The Market Square, Castle Demesne, Town Park, River Sullane, Bealick Mill and Mount Massey House. Currently the majority of these amenities provide facilities that are essential to the town’s recreational and cultural functioning. In time the pedestrian linkages identified in this plan could link up with identified long distance routes such as the Blackwater Way.
- 3.3.52 The plan aims to:
- Promote key amenities (Town Square, Castle Demesne, Town Park, River Sullane, Bealick Mill and Mount Massey House) as focal tourist attractions and examine opportunities to improve physical connections and develop strategic linkages.
  - Support the development of a range of tourist accommodation in the town, at suitable locations.
  - Improve signposting of the River/Parkland Walks and focal amenities of the town in an attractive and well-designed manner.
  - Promote the development of interpretive signs and information boards at important cultural, heritage and conservation interest.
  - Support the investigation of opportunities to development the tourist potential of Mount Massey House.
  - Support the redevelopment of the Church of Ireland Church at Castle Street as a key cultural amenity for the Town and investigate its feasibility as the new location for the Macroom Tourist Office.
  - Support the construction of a pedestrian accesses across the River Sullane to link with the town Park.
  - Explore the opportunity to develop an interpretation/study centre or facilities for the Gearagh, based in Macroom.
  - Work with key stakeholders to promote and develop the ‘tourist attractiveness’ of the town, through the development of a marketing and tourist strategy for the Town.
  - Explore the development of a ‘tourist trail’ that links with the Macroom Walking Guide (A Tidy Towns Publication) and is focused on activities suitable for ‘day trippers’ to the Town.

## Infrastructure

### Traffic and Transportation

- 3.3.53 Macroom is situated on the N22 national primary route between Cork and Kerry. Macroom does not have bypass, therefore high volumes of traffic pass through the town causing significant traffic congestion and delays at peak periods throughout the day.
- 3.3.54 The N22 Baile Bhuirne Macroom Road Development including the N22 Macroom Bypass has approval from An Bord Pleanála. Purchasing the land required for the scheme is currently underway. Also currently preparing the Contract Documents for Advance Works on the Scheme including archaeology, fencing, utility diversions, and site clearance. It is hoped to start these contracts in early 2017, subject to TII approval.
- 3.3.55 The by-pass when completed will remove through traffic from the town centre which has a negative impact on the public realm and environmental quality of the town.
- 3.3.56 This Plan proposes a Masseytown Relief Road which will connect the residential estates of Kilnagurteen with New Street at Condrum and will ultimately link in with the proposed Mill Road/Coolyhane. This road will link into the trunk road created as part of the McLnerney Development and will run in a South West direction to the west of St Judes and north of Gurteenroe House before joining New Road at the Millstreet Road junction. Consideration will also be give to the provision of a link road through the R-10 site from the current N22 to link up with existing roads at the western end of the site.
- 3.3.57 The reasons for the Masseytown Relief Road include:
- To ensure that traffic travelling in an east-west direction will no longer need to pass along New Street or indeed travel into the town centre.
  - To increase connectivity of existing residential areas
  - To create a continuous link between the already proposed Mill Road/Coolyhane Road relief road.
  - Allow accessibility to the proposed Business, Industry and Technology Park at Coolyhane.
  - To ensure that the road will form part of a link up with the proposed bypass.
- 3.3.58 Traffic congestion and parking is a significant issue in the town, particularly on Main Street and Market Square at peak times and a more effective traffic and parking management strategy is required to support the economic development of the town. An appropriate level of short and long term car parking is needed to serve the needs of commercial, retail and employment generators.
- 3.3.59 Car parking space can be difficult to locate around the Main Street and Market Square at peak times. Although there is sufficient surface car parking in the town in terms of on street parking and a number of designated car parks, additional parking capacity could be provided by the construction of a multi-storey car park. A possible location for this car park could be within the Mart Opportunity Site. Its location here would effectively encourage customers to park within the town centre while avoiding a congested Main Street.
- 3.3.60 Facilitating a modal shift to walking and cycling for local journeys within the town would help ease congestion. There is significant potential for cycle routes in the town given the compact nature of the town and the proximity of most residential areas to the centre. In terms of achieving modal shift in the next plan period, significant weight must be given to encouraging increased levels of walking and cycling in the town, mainly though design and connectivity in new development areas.

- 3.3.61 Proposals have been included to improve walking and cycling routes throughout the town as well as parking and public transport measures which will significantly enhance the attractiveness of the town as a place to live and to visit.

### Flooding

- 3.3.62 Parts of Macroom have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the town and are illustrated on the land use zoning map.
- 3.3.63 Flooding is a risk in Macroom and occasionally the Sullane River has burst its banks and flooded the Massytown area at the western end of the town. The OPW has recorded 3 flood events in the town between 1986 and 2008.

### Water Services

- 3.3.64 Macroom receives its drinking water from the Macroom WS which is sourced from the River Sullane. At present Macroom WS is at its limit.
- 3.3.65 The existing Macroom WS does not have the capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Macroom and also to provide a supply to the higher areas. Availability of adequate reservoir storage is also an issue. Upgrading of Macroom WS including watermains and new high level reservoir is required to accommodate proposed development. At present there is no Irish Water Scheme to upgrade Macroom WS.
- 3.3.66 Wastewater in Macroom is conveyed via a largely combined sewer system and pump stations to the Macroom Waste Water Treatment Plant (capacity 5,200 p.e.). There are sewer infrastructure (network/pump station) issues including capacity issues. Upgrading of sewer infrastructure and sewer extensions are also required in order to accommodate proposed growth in Macroom.
- 3.3.67 Macroom WWTP is at its limit. Upgrading of Macroom WWTP to provide adequate capacity is required to accommodate proposed development in Macroom. At present there is no Irish Water Scheme to upgrade Macroom WWTP or sewers infrastructure.

### Environment and Heritage

- 3.3.68 There are 8 proposed Natural Heritage Areas within a 15km buffer surrounding Macroom Town. These are listed as follows:

The Gearagh	pNHA 108
Toon Bridge Wood	pNHA 1083
Boylegrove Wood	pNHA 1854 Macroom; Kilmichael
Lough Gal	pNHA 1067 Coachford
Gouganebarra Lake	pNHA 1057 Ballingeary
Lough Allua	pNHA 1065 Ballingeary
Prohus Wood	pNHA 1248 Macroom
Shournagh Valley	pNHA 103 Blarney; Ballincollig

- 3.3.69 The Gearagh which is a pNHA, candidate Special Area of Conservation and a Special Protection Area comprises a stretch of the River Lee that was dammed in the 1950s as part of a hydroelectric scheme. The river valley formerly held an extensive area of alluvial forest but only part of the forest now survives. The SPA extends westwards from Annahala Bridge to Toon Bridge. The principal

habitat is a shallow lake or reservoir which is fringed by wet woodland, scrub and grassland that is prone to flooding. Alluvial forest occurs on the islands.

- 3.3.70 The Gearagh is a Nature Reserve, a Ramsar Convention site and a Council of Europe Biogenetic Reserve. The Gearagh SPA is a unique site due to the remnants of one of the largest stands of alluvial woodland in Ireland or Britain. This habitat is listed, with priority status, on Annex I of the E.U. Habitats Directive. The reservoir created by the past damming activities now attracts important populations of wintering waterfowl

### **Built and Natural Heritage**

- 3.3.71 Macroom possesses a rich and varied architectural heritage. Due to the fact that it was planned in a coherent manner throughout the 18th and 19th centuries, it remains today a town of strong historical character, retaining many of its original buildings and functions.
- 3.3.72 The Town Plan identified a total of 53 buildings or sites in Macroom town that are included on the Record of Protected Structures. There are also a number of protected structures on the outskirts of the town including Sleeveen East Bridge (00434), Macroom Iron Foundry (00834), Laney Bridge (00835), Rockborough Ornamental Tower (00423) and Rockborough House (00424). It is noted that there are 64 NIAH (1 of National Importance and 63 Regional Importance) located in Macroom Town.
- 3.3.73 The Town Plan also includes an Architectural Conservation Areas which extends from New Street to the Bus Depot and takes in the areas of Castle Street, Market Square, North Square, South Square, Sleeveen Lane, and Main Street.
- 3.3.74 Macroom Town contains many sites of archaeological interest with 25 sites of Archaeological Importance as per Urban Archaeology Survey within the town boundary. One of the most noteworthy recorded monuments in the plan area is the remains of a country house known locally as Mount Massey at Kilnagurteen (CO070-053).
- 3.3.75 The picturesque town of Macroom is located in a wide valley, bordered to the north and south by steeply rising lands. To the south, the lands rise very steeply, climbing from 70 metres to a height of 160 metres above sea level in a relatively short distance of space. To the north, the lands rise less steeply, reaching heights of 100 metres above sea level around the townland of Coolyhane. The steep hills to the south act as an important buffer between the town and the Gearagh an important environmental area.
- 3.3.76 There are a number of significant natural features in Macroom, such as rivers, wetlands and woodlands, which unite to give the area a unique environmental character. The natural environment also contains a variety of species and acts as an important amenity for the residents of the area. The town is located north of the confluence of the Rivers Sullane and Lee. This plan aims to establish a balance between the future growth and expansion of Macroom and the protection and preservation of its unique natural environment.
- 3.3.77 Two scenic routes, the S23 and the S37, run to the east and west of the town. The S23 (N22) route begins at Macroom and passes through Ballyvourney to the County Boundary. The S37 is a local road and R619 Regional Road between Classis, Curraghbeg and Coachford.

## General Objectives

Local Area Plan Objective General Objectives for Macroom	
Objective No.	
GO-01	Plan for development to enable Macroom to achieve its target population of 4,536 persons.
GO-02	Support the completion of the proposed M22 Macroom Bypass
GO-03	Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of the plan.
GO-04	<p>Prepare a Traffic, Transportation and Urban Renewal Framework Strategy for the Town over the lifetime of the plan which would include consideration of;</p> <ul style="list-style-type: none"> <li>• Redevelopment of Opportunity Sites.</li> <li>• Pedestrianisation</li> <li>• The provision of a network of designated walking and cycling routes to provide safe, convenient and pleasant connectivity between the town's main residential areas, schools and the town centre.</li> <li>• The long and short stay parking needs of the town including provision of a multi storey car park.</li> <li>• Road improvements and widening schemes along local and regional approach roads to the town.</li> <li>• Road improvements and upgrades along local routes within the town;</li> <li>• Consideration of the Masseytown Relief Road and other new access roads.</li> <li>• Consider the possibility of providing two pedestrian bridges over the Sullane River.</li> </ul>
GO-05	Encourage the refurbishment and reuse of the historical residential and retail element of the character of Macroom along Cork Street, Main Street, New Street and Castle Street.
GO-06	Investigate the feasibility of developing a centrally located state-of-the-art dual-use sports facility that could be used by all schools and community groups in the town.
GO-07	Consider the provision of additional green links and informal walkways around the town and its environs.
GO-08	In order to secure the sustainable population growth and supporting development proposed in GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels.
GO-09	Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.

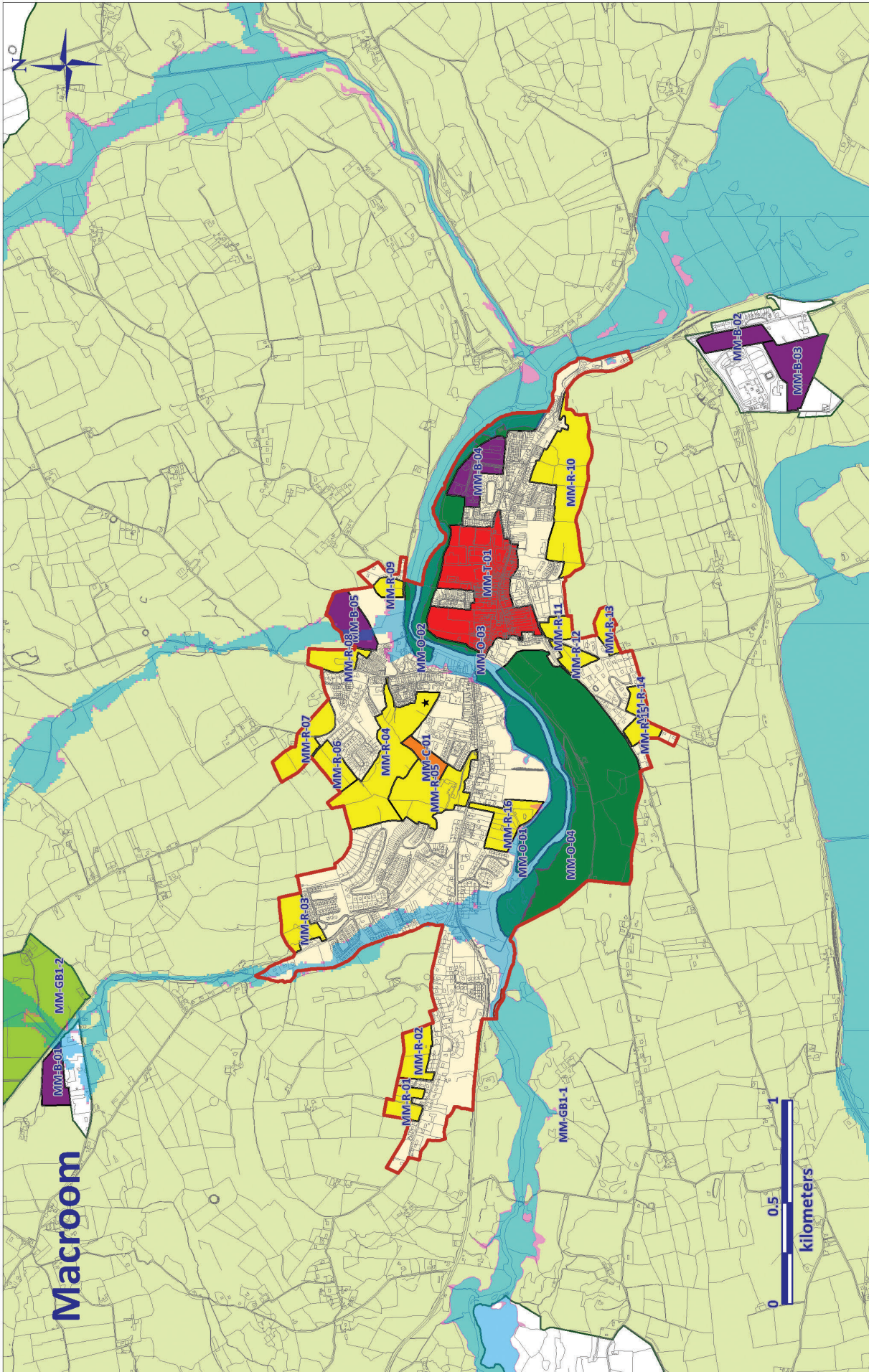
## Specific Objectives

Local Area Plan Objective		
Specific Development Objectives for Macrooom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Residential</b>		
MM-R-01	Medium B Density Residential Development to include individual sites. Existing trees and hedgerows should be retained.	2.38
MM-R-02	Medium B Density Residential Development to include individual sites. Existing trees and hedgerows should be retained.	3.45
MM-R-03	Medium B Density Residential Development	3.67
MM-R-04	Medium B Density Residential Development including provision of the Masseytown Relief Road and pedestrian/cycleway links to adjoining sites.	13.51
MM-R-05	Medium B Density Residential Development including provision of the Masseytown Relief Road and pedestrian/cycleway links to adjoining sites.	8.43
MM-R-06	Medium B Density Residential Development including provision of pedestrian/cycleway links to adjoining sites.	2.63
MM-R-07	Medium B Density Residential Development	4.47
MM-R-08	Medium B Density Residential Development	1.92
MM-R-09	Medium B Density Residential Development	1.18
MM-R-10	Medium B Density Residential Development including provision for an access road through the site from the N22 to existing roads at the western end of the site. Also provision of pedestrian and cycleway links to adjoining sites and Cork Street.	13.28
MM-R-11	Medium B Density Residential Development	1.56
MM-R-12	Medium B Density Residential Development	1.66
MM-R-13	Medium B Density Residential Development	1.72
MM-R-14	Medium B Density Residential Development	1.26
MM-R-15	Medium B Density Residential Development	1.54
MM-R-16	Medium B Density Residential Development	4.33
<b>Business</b>		
MM-B-01	Business Development suitable for small to medium sized light industrial units. *	3.2
MM-B-02	Business Development suitable for small to medium sized light	3.0

Local Area Plan Objective Specific Development Objectives for Macroom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	industrial units.	
MM-B-03	Business Development suitable for small to medium sized light industrial units.	6.02
MM-B-04	Business Development suitable for small to medium sized light industrial units.	4.8
MM-B-05	Business Development suitable for small to medium sized light industrial units.	4.2
<b>Industry</b>		
MM-I-01	Large Scale Industrial Development	16.8
<b>Town Centre</b>		
MM-T-01	Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements. *	
<b>Community</b>		
MM-C-01	Community Uses	
<b>Utilities</b>		
U-01	Support the delivery of the N22 Macroom Bypass	
U-02	Facilitate the delivery of the Masseytown Relief Road linking to Mill Road in conjunction with the construction of new housing developments over the plan period	
U-03	Facilitate a number of road improvements and widening schemes along the Macroom to Millstreet and Macroom to Dunmanway routes into Macroom.	
U-04	Facilitate a number of road improvements and upgrades along the following local routes: <ul style="list-style-type: none"> <li>• Coolyhane Road</li> <li>• Mill Road</li> <li>• Chapel Hill</li> <li>• New Road.</li> </ul>	
U-05	Provision of a Travel Hub/Bus Station and ancillary services	



Local Area Plan Objective Specific Development Objectives for Macroom		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open Space for informal public recreation.	
O-02	Open Space. Maintain and protect the amenities of Masseytown Park and provide for informal public recreation.	
O-03	Open Space. Maintain and protect the amenities of the Town Park and provide for improved pedestrian access to the town and the Castle Demesne.	
O-04	Open Space. Maintain and protect the recreational and sporting amenities of the Castle Demesne and provide for improved pedestrian access to the town centre and the Town Park.	



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# Blarney Macroom Municipal District

## 4 Key Villages

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## 4 Key Villages

### 4.1 Introduction

- 4.1.1 There are 7 Key Villages in the Blarney Macroom Municipal District as follows; Ballineen/Enniskeane, Ballingearry, Ballymakeery/ Ballyvourney, Coachford, Grenagh, Kilmuney/Ovens, Tower.
- 4.1.2 It is a strategic aim of the Cork County Development Plan, 2014 to establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available. Supporting the retention and improvement of key social and community facilities, and inter urban public transport.
- 4.1.3 Key villages generally comprises the largest of the village settlements in an area and Key Villages' often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' also have significant hinterlands providing important services to a wider rural community.
- 4.1.4 Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, Church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.
- 4.1.5 Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for key villages are that they will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 4.1.6 To allow Key Villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required.
- 4.1.7 There is scope for development within the Key Villages however, it is important that each village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.
- 4.1.8 It is particularly important that development does not extend the existing pattern of linear development of the settlements. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.
- 4.1.9 The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

## Overall Scale of Development.

- 4.1.10 It is an aim to ensure that the scale of new residential development in the key villages will be in proportion to the pattern and grain of existing development. The future expansion of the key villages will proceed on the basis of a number of well integrated sites within each settlement, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 4.1.11 The development boundaries of the villages as defined in the 2011 Local Area Plans contained significant areas of land, the majority of which remains undeveloped at the start of 2016.
- 4.1.12 It is considered reasonable to ensure good development opportunities continue to be available within the key villages. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 4.1.13 The overall scale of development envisaged in this Plan for each Key Village and given the scale and development pattern of each key village, guidance on the size of any individual scheme for new housing development is set out in Table 4.1.
- 4.1.14 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, the overall scale of growth will need to be managed to reflect available water services capacity.
- 4.1.15 If a proposal for a local employment opportunity at a scale appropriate to the particular key village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 4.1.16 If during the lifetime of the plan funding becomes available for community facilities for the key villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

**Table 4.1: Appropriate Scale of Development for Key Villages**

Name	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of New Development (No. of houses)	Normal Recommended Scale of any Individual scheme
Ballineen/Enniskeane	344	44	195	20
Ballingeary	96	18	60	15
Ballymakeery/ Ballyvourney	260	82	45	15
Coachford	181	23	116	20
Grenagh	217	70	150	36
Kilumney/ Ovens	476	261	251	50
Tower	1161	130	182	40
<b>Total Key Villages</b>	<b>2735</b>	-	<b>999</b>	

## General Objectives for Key Villages

- 4.1.17 This section sets out the Local Area Plan objectives for the Key Villages. General Objectives set out the overarching objectives that apply to all Key Villages.
- 4.1.18 Under each individual Key Village there are Development Boundary Objectives that apply to a particular village where appropriate. Also there are Specific Development Objectives and an accompanying map of each of the key villages showing the extent of each village development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

### Local Area Plan Objective

#### GO-01: General Objectives for Key Villages

- a) Within the development boundary of the key villages it is an objective to encourage housing development on the scale set out in Table 4.1 in the period 2015 – 2023.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 4.1
- c) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.
- d) Notwithstanding the scale of growth outlined in Table 4.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- e) Where possible all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.
- f) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.
- g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.
- h) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.
- i) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.

- j) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- k) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
- l) Good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.
- m) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- n) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- o) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.
- p) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

## 4.2 Ballineen/Enniskeane

### Vision and Context

4.2.1 The vision for Ballineen / Enniskeane is to encourage the consolidation of the village within its rural setting, preserve the unique character and landscape setting of the settlement and to promote sympathetic residential development in tandem with the provision of services and commercial opportunities within the village core.

### Local Context

4.2.2 Ballineen / Enniskeane is located partly within the Skibbereen Electoral Area and partly within the Macroom Electoral Area, but for local area plan purposes to avoid unnecessary duplication, it is addressed entirely within the Macroom Electoral Area Local Area Plan.

4.2.3 The strategic aims for this village are that it will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

4.2.4 The settlement of Ballineen / Enniskeane is located approximately 12 kilometres west of Bandon. The villages of Ballineen and Enniskeane have joined together to form a continuous and largely linear built up form and consequently the villages are considered as a single planning unit, Ballineen / Enniskeane. The River Bandon lies to the south of the settlement and the lands that surround the villages, incorporating a prominent hillside to the north and river valley to the south, provide an attractive rural setting.

## Planning Considerations and Proposals

### Population and Housing

4.2.5 The census of population for Ballineen/Enniskeane in 2011 recorded a population of 700 from the population of 646 recorded in 2006, which represents an increase of approximately 8.4% for the period.

4.2.6 Table 4.2 shows that between 2005 and 2015 there were 45 dwelling units constructed within the boundary of the village.

Year	2005	2010	2015	Growth 2005-2015
<b>Number of Dwellings</b>	299	350	344	45

Source: Geo Directory

4.2.7 An analysis of planning applications in the village has also revealed that there are 125 outstanding residential units with permission for three housing scheme to the north of the main street.

4.2.8 There have been some small-scale residential developments (both public and private), predominantly infill schemes, to the south of the Main Street in recent years. In addition, a small-scale sheltered housing scheme was constructed adjoining the national school.

4.2.9 This Local Area Plan makes provision for the development of an additional 195 dwelling units within the village. The maximum size of any single development will normally be 20 units. There is ample



land within the development boundary to accommodate this scale of development. New developments should be well integrated with the existing village and allow for easy and safe access to the centre and main facilities by foot and bicycle. Development which utilises brownfield sites should be prioritised and all development should be sympathetic to the character of the area.

- 4.2.10 Planning permission exists for the construction of 125 dwelling units, the construction of which has yet to commence and there is capacity within the development boundary for additional development.
- 4.2.11 There is scope for development within Ballineen / Enniskeane, however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary locations for development are areas north of the village core with a plot of land directly adjoining the development boundary to the north-east of Enniskeane included within the development boundary to allow for additional housing and/or commercial development.
- 4.2.12 It is particularly important that development does not extend the existing pattern of linear development of the settlement and that additional ribbon development to the east and north of Enniskeane and to the south and west of Ballineen is restricted. Development should also avoid the steep slope to the north of the village.
- 4.2.13 The settlement would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlement, particularly within the village core of Ballineen.
- 4.2.14 During the lifetime of this Plan, development will focus mainly on lands to the north of the village core. Development is to be avoided on the steep slopes to the north, which form an important part of the villages setting and to the south of the village along the River Bandon.
- 4.2.15 Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.
- 4.2.16 It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised. The protection of any structures in the Record of Protected Structures will be important.

## Infrastructure

- 4.2.17 Separate waste water collection networks exist for Ballineen and Enniskeane. A wastewater pumping station was constructed east of the bridge in Enniskeane which pumps wastewater collected in Enniskeane to Ballineen. The wastewater treatment plant is located to the south of Ballineen with treatment through an extended aeration system with discharge to the Bandon River. This wastewater treatment plant is at capacity and needs to be upgraded. The combined sewer collection network is also at capacity principally due to stormwater issue and upgrading also required.
- 4.2.18 The current water supply to Ballineen Enniskeane is from the Bandon Public Water Supply Scheme. There is limited spare water supply capacity and an upgrade of the Ballineen Enniskeane network is required.
- 4.2.19 To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant.

- 4.2.20 The Regional Road the R586, Bandon – Dunmanway – Bantry Road, runs through the settlement, giving rise to large volumes of traffic, including a high proportion of heavy goods vehicles. Additional traffic calming measures are required within the settlement. In the Cork County Development Plan 2014, it is an objective to promote the improvement of strategic non-national roads throughout the county. In particular, it is an objective to seek funding for the upgrading of the R586 which is considered a project critical to the delivery of planned development.
- 4.2.21 The main through road is busy with traffic and there is periodic congestion and parking problems. There is a need for an off-street car parking area to be located near the main shopping area. A site for this is proposed near the community hall in Ballineen.
- 4.2.22 Parts of Ballineen / Enniskeane have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and tributary through the village and are illustrated on the settlement map (i.e. areas to the north and south of the village).

### Community Facilities

- 4.2.23 There are footpaths and public lighting within the settlement and some traffic calming works have been carried out at gateway points. However, additional footpaths, public lighting and in particular further traffic calming works are required to improve pedestrian safety. There is a recycling / bring centre located within the village and the settlement is also accessible by a daily public transport (bus) service, that links the settlement to Bandon and Cork City to the east and also to areas of West Cork. There are also public toilets within the settlement in Ballineen.
- 4.2.24 In terms of education, St Mary's Central National School is a mixed school with a present enrolment of 201 children which is located midway between both villages.
- 4.2.25 The village has some well developed community and recreation facilities. The GAA pitch is located just south of the village core. There is a pitch and putt course, tennis courts and playground located in the middle of the settlement, thus allowing ease of access from both sides of the village. There are two community buildings within the village and childcare facilities are also available within the settlement. This plan will seek to protect from development the existing community facilities and where possible expand the range of sports facilities available in the village.
- 4.2.26 The population has increased in the settlement and surrounding hinterland in recent years and this in turn has put extra demands on the villages' infrastructure and community facilities. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.

### Employment and Economic Activity

- 4.2.27 Services within Ballineen / Enniskeane extend beyond basic ones such as a range of shops and public houses. There are a broad range of services within the settlement which includes retail, educational, sports / recreation, social and community facilities, health, financial services and a range of other consumer facilities and employment and business uses. Ballineen / Enniskeane has an attractive streetscape in the areas where commercial uses are primarily located.
- 4.2.28 Ballineen / Enniskeane is well provided with industrial employment, with the main employers being Carbery Milk Products Ltd located to the west of Ballineen and Grainger's Sawmills, located in Enniskeane village. The continued operation of these industries is of importance to the economy and vitality of the settlement and to the surrounding rural hinterland. Outside of the village, there is local employment in agriculture due to the extensive rural hinterland.
- 4.2.29 There is an identified need to provide for greater commercial opportunities to meet the needs of the local community. Within the village core the aim is to bring vacant and unused buildings within this area into productive use. There are also opportunities within the settlement for the

redevelopment of existing derelict sites. Development proposals locating within the village core will be supported and facilitated where appropriate.

### Environment and Heritage

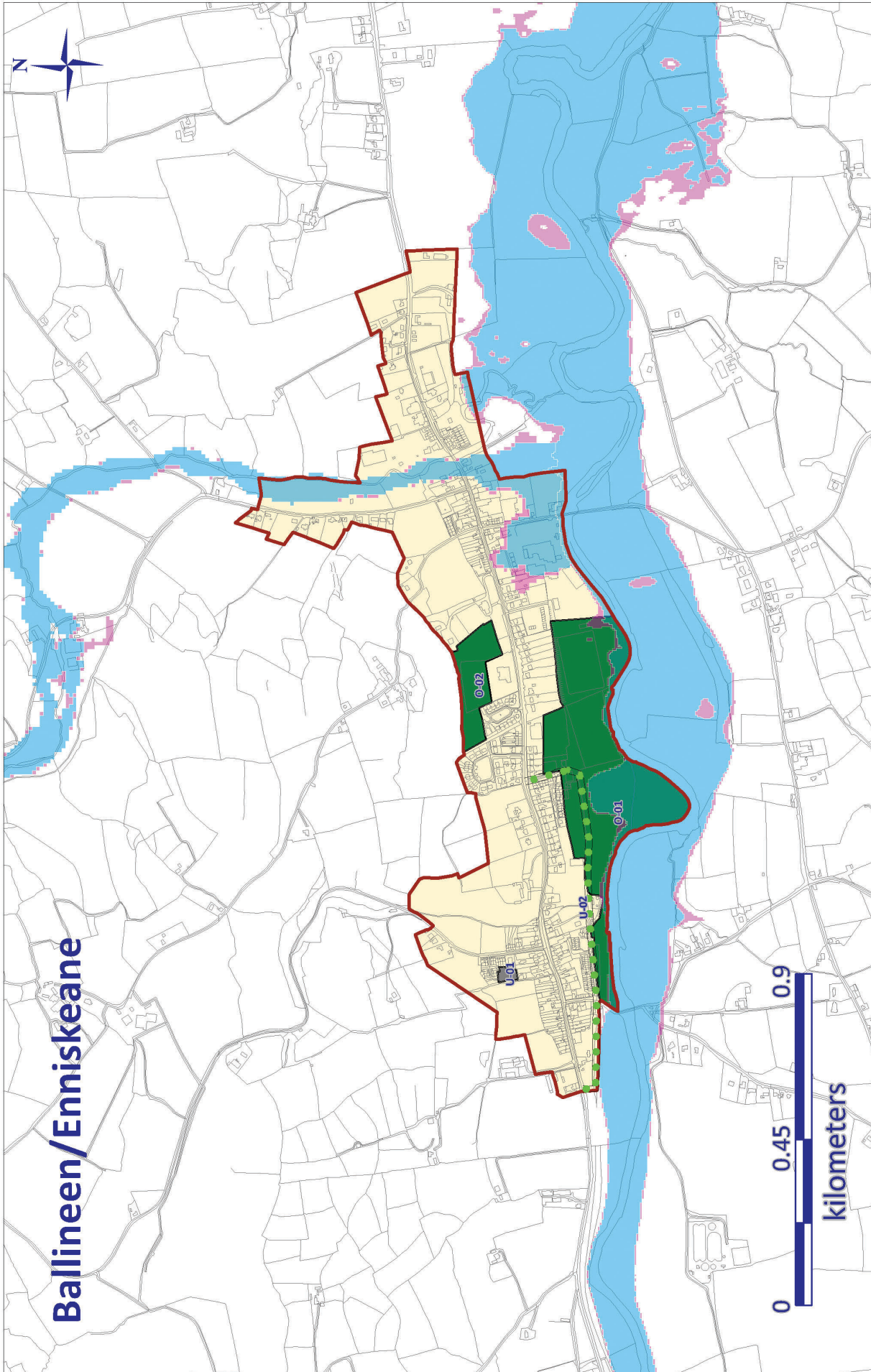
- 4.2.30 The settlement of Ballineen / Enniskeane has an attractive streetscape and also contains a number of fine individual buildings. St. Mary's Catholic Church (RPS no. 00693), located within the village is entered in the Record of Protected Structures. Derrigra House and the lands surrounding the house in Ballineen also add to the architectural character of the settlement and this structure and its setting should be protected.
- 4.2.31 The S31 scenic route extends from the south of Ballineen westwards to Dunmanway.
- 4.2.32 The hillside to the north of Ballineen / Enniskeane also provides an attractive backdrop to the village and should be maintained, with development avoiding the higher lands. Killaneer House pNHA is located approx 3km north-east of the settlement, consisting of a relatively natural wood in an agricultural area which is of local importance.
- 4.2.33 The Bandon River which flows through the village is currently of 'moderate' river quality status, according to the South Western River Basin District (SWRBD) plan. At present, the wastewater treatment plant discharges to the Bandon River which is a 'Drinking Water Protected Area', 'Nutrient Sensitive Area' and 'Designated Freshwater Pearl Mussel Area' which is a protected area.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Ballineen/Enniskeane	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 195 additional dwelling units during the plan period.

## Specific Development Objectives

Local Area Plan Objective		
Specific Development Objectives for Ballineen/Enniskeane		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space. Maintain existing pitch and putt course, tennis courts and children's playground. *	15.4
O-02	Open space preserved for use as a green belt between the villages of Ballineen and Enniskeane	2.5
<b>Utilities and Infrastructure</b>		
U-01	Provide off-street car park.	0.2
U-02	Develop and maintain amenity walk.	



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## 4.3 Ballingearry

### Vision

- 4.3.1 The vision for Ballingearry is to protect the special character and setting of the settlement, to promote small scale development which is in keeping with the scale and character of the village and to ensure that the appropriate infrastructural services are put in place during the lifetime of the development plan.

### Local Context

- 4.3.2 Ballingearry (Béal Átha an Ghaoirthaigh) is a village in the Muskerry Gaeltacht; it is designated as one of seven key villages in the Blarney - Macroom Electoral Area. The County Development Plan outlines the role of key villages as the primary focus for development in rural areas and for the provision of local services by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 4.3.3 Ballingearry is an attractive settlement located in a scenic landscape on the banks of The River Lee approximately 23 km south west of Macroom and 8 km west of Inchigeelagh. The village has a range of services and facilities which serve the wider rural hinterland. Development in the village has been slow in recent years and the majority of land identified for development in 2011 remains undeveloped. Its name in Irish, 'Béal Átha an Ghaorthaidh', means 'the ford at the mouth of the wooded valley through which flows a river'.

## Planning Considerations and Proposals.

### Population and Housing

- 4.3.4 The population of Ballingearry rose from 234 persons in the 2006 census to 238 in the 2011 Census which represents an increase of approximately 1.7% for the period.
- 4.3.5 In the period between 2005 and 2015 the number of dwellings in the village decreased . These figures are outlined in Table 4.3;

Year	2005	2010	2015	Growth 2005-2015
Number of Dwelling	114	97	96	-18

Source: Geo Directory

- 4.3.6 Substantial tracts of land were zoned for residential development in Ballingearry in the 2005 and the 2011 Local Area Plan, however, the majority of this land remains undeveloped. Ballingearry's location within the Municipal District is more peripheral than the other key villages and has only experienced relatively modest growth over the past ten years. It is envisaged that population growth over the next ten years will follow the same pattern of development, therefore, the overall aim for the future of Ballingearry is to promote small scale expansion through low density residential development in tandem with the provision of services and facilities. There does not appear to be any vacancies in the village, however there is an outstanding planning permission for 16 dwellings within the development boundary of the village.

- 4.3.7 This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. The maximum size of any single development is 15 units. There is ample land within the development boundary to accommodate this scale of development. These lands remain undeveloped. It is not proposed to extend the development boundary any further and during the lifetime of the plan it is envisaged that any future development will occur mainly on lands close to the village centre.
- 4.3.8 The village of Ballingeary has an important role to play in the future of the Muskerry Gaeltacht area and it is important that an appropriate amount of new development is encouraged within the development boundary. However, the scale of future development depends on improvements to key infrastructure in the village
- 4.3.9 It is important to state that in the absence of a public wastewater treatment plant, development shall be restricted to individual dwellings. Provision will be made for low density small scale development which would act as alternatives to the construction of one off houses in the countryside. There are also a number of opportunities for infill development throughout the village, while the area north-east of the village centre represents the most appropriate area for residential expansion if needed in the future.
- 4.3.10 The complex topography and sensitive environmental setting, including the risk of flooding adjacent to the River Lee will limit capacity for new development in parts of the village and it is considered that a significant proportion of lands along the banks of the river will be designated for amenity use. The village would also benefit from the provision of new footpaths, improved street lighting and street furniture.

## Infrastructure

- 4.3.11 There are capacity issues associated with the water supply depending on demand. An extension of the watermain would be required to serve some sites within the village.
- 4.3.12 In terms of wastewater the village is served by a septic tank which is presently operating at over capacity and provision of new WWTP is required. It is proposed to install a new WWTP which will discharge to the River Lee. The investment for this treatment plant shall be included in any future Irish Water Capital Investment Programme. The combined sewer collection network is also at capacity principally due to stormwater issue and upgrading also required.
- 4.3.13 The nearest civic amenity site is in Macroom, however there is a bring site in the village. There is a daily bus service between Ballingeary and Cork via Macroom. This service leaves Ballingeary in the morning at 8.45 and leaves Cork at 15.15 however the journey takes approximately 2 hours in both directions.
- 4.3.14 The River Lee rises to the west of the village, at Gougane Barra National Park. The Lee is joined by the Bunsheelin River at Ballingeary before flowing into Lough Allua, a chain of lakes to the east of the village. The OPW records one flood event in Ballingeary in 2009 when torrential rain resulted in the Bunsheelin River bursting its banks at the eastern end of the village. The resultant floodwaters caused extensive flooding throughout the village.
- 4.3.15 Parts of Ballingeary have been identified as being at risk of flooding. The areas at risk follow the path of the Bunsheelin River through the village and are illustrated on the settlement map.

## Community Facilities

4.3.16 In terms of recreation there are two GAA pitches in the village and an outdoor swimming pool. The GAA pitches have floodlighting and a clubhouse. Ballingearry is well serviced with a range of community facilities which serve the village and its large rural hinterland; these include a primary and secondary school, an Irish college, a church, a childcare facility, a resource centre, public toilets, convenience stores, two public houses, Garda Station, a post office and a certain amount of comparison shopping.

## Employment and Economic Activity

- 4.3.17 Údarás na Gaeltachta, which promotes employment opportunities within Gaeltacht areas, has some industrial premises within the village, including Bard na Ghleann and Dexgreen Teoranta which are located to the southwest of the village centre. The 2014 Cork County Development Plan includes an objective which states that development should be encouraged within the Gaeltacht which provides employment or social facilities especially, but not exclusively, where these are of relevance to local young people.
- 4.3.18 Population decline is a major issue in the Muskerry Gaeltacht area. Settlements such as Ballingearry can play a vital role in stemming population decline, and reversing decline in other sectors such as employment, services and amenities. It is important that Ballingearry continues to provide jobs and to support local social activities, particularly activities and employment that appeal to younger people, as this is essential to a vibrant and continuing Irish speaking community.
- 4.3.19 Ballingearry is an important settlement as an employment provider for a wider area. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village. The established industrial area to the southwest of the village centre is constrained due to the risk of flooding in that area however alternative sites or flood prevention measures may be explored during the life of this plan.

## Environment and Heritage

- 4.3.20 Ballingearry and the surrounding areas have a wealth of natural and built heritage. Tuck Mill, which is located to the northeast of the settlement in the townland of Kilmore is entered in the Record of Protected Structures.
- 4.3.21 Lough Allua, which is located to the east of the settlement, and consists of an expanded section of the River Lee, is a proposed Natural Heritage Area, due to the diversity of habitats and the presence of several unusual plant species. Lough Allua extends from Ballingearry to Inchigeela
- 4.3.22 The village is located on a popular tourist route from Macroom to Bantry and Gougane Barra, which is also designated as scenic route S34 in the Cork County Development Plan 2009 running from Inchigeelagh west towards Gougane Barra.
- 4.3.23 It is important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding development on prominent hillsides and ridges to the south, and by avoiding development close to the foreshore of Lough Allua, which is a Nature Conservation Area. Ballingearry is a popular destination for day trips and longer-term tourism. The tourist potential of the village itself would benefit from infrastructural improvements.

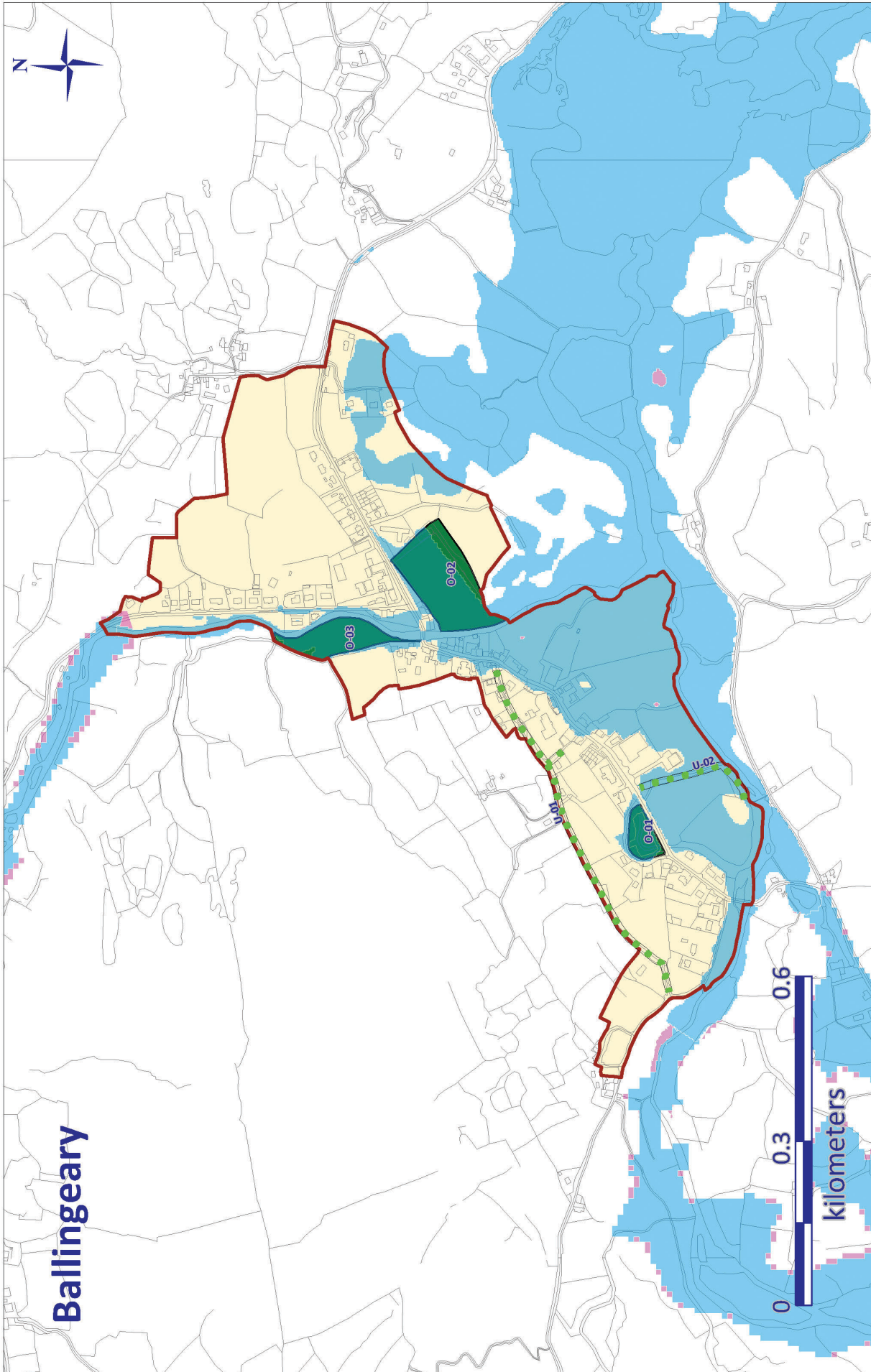


## Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Ballingearry	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period.
DB-02	Encourage and facilitate the development of tourist facilities and services in the village.
DB-03	Protection of the linguistic and cultural heritage of the village.

## Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Ballingearry		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space, Sports, Recreation and Amenity</b>		
O-01	Open Space. Maintain Memorial Park.	0.4
O-02	Open Space. Maintain Existing Playing Pitches. *	2.0
O-03	Open Space. Provision of amenity uses on lands adjoining the river. *	0.92
<b>Utilities and Infrastructure</b>		
U-01	Develop and maintain amenity walk.	-
U-02	Maintain and improve amenity walk to Clapper Bridge.	-



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

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## 4.4 Ballymakeery/Ballyvourney

### Vision

4.4.1 The vision for the settlements of Ballymakeery/Ballyvourney is to protect the special character and setting of the settlement and to promote small scale development in tandem with the provision of infrastructure, services and employment.

### Local Context

4.4.2 Ballymakeery/Ballyvourney (Baile Mhic ire/Baile Mhúirne) are two contiguous settlements located approximately 15 kms northwest of Macroom along the N22 national route and are the largest settlements located within the Muskerry Gaeltacht.

4.4.3 The twin villages of Ballyvourney/Ballymakeery are located on the N22 in an attractive setting on the Sullane River with St. Gobnait's Wood located at the western end of the settlement. The villages have a range of services and an important built and natural heritage. There has been significant growth in Ballyvourney/Ballymakeery in recent years however there is still a significant amount of land available for residential development.

## Planning Considerations and Proposals

### Population and Housing

4.4.4 The census of population for Ballymakeery (which includes part of Ballyvourney) shows a significant population increase in recent years. The census recorded a population of 413 persons in 2006 which increased to 425 persons in the 2011 Census which represents an increase of approximately 2.9% for the period.

4.4.5 In the period between 2005 and 2015 the number of dwellings in the village increased by 82 units which is significant growth. These figures are outlined in Table 4.4.

**Table 4.4 Housing Growth Ballymakeery/Ballyvourney 2005-2015**

Year	2005	2010	2015	Growth 2005-2015
Number of Dwellings	178	247	260	82

Source: Geo Directory

4.4.6 A significant number of new dwellings have been constructed in the village in recent years. The majority of the residential development is located mainly to the east of Ballyvourney and on infill sites in Ballymakeery. There is outstanding planning permission for 12 dwellings within the development boundary of the village.

4.4.7 This Local Area Plan makes provision for the development of an additional 60 dwelling units within the village. The maximum size of any single development is 15 units. There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.

4.4.8 The development boundary for Ballymakeery / Ballyvourney as defined in this Local Area Plan contained significant areas of land that remains undeveloped and is considered suitable for

development. In addition to available residential lands there are a number of opportunities for infill development throughout the area, provided the risk of flooding is avoided.

- 4.4.9 Population decline is a major issue in the Muskerry Gaeltacht area however the population of the settlements of Ballymakeery / Ballyvourney grew by 2.9% between 2006 and 2011. The challenge is to promote settlements such as Ballymakeery / Ballyvourney, as a focus for development, whilst ensuring that the development which does occur supports or complements the linguistic and cultural heritage.

## Infrastructure

- 4.4.10 The current drinking water supply to Ballymakeery/ Ballyvourney has limited spare capacity.
- 4.4.11 The septic tank at Ballymakeery is operating at capacity and is presently not in a position to accept influent. It is proposed to install a new WWTP and investment for this treatment plant shall be included in any future Irish Water Capital Investment Programme.
- 4.4.12 There is no civic amenity site in the village however there is a bring site.
- 4.4.13 The main road access to Ballymakeery / Ballyvourney is from the N22 National primary route. The village regularly suffers from congestion, particularly during peak holiday periods. Car parking is limited within the village, and an over reliance on on-street car parking further exacerbates traffic congestion. There is a pedestrian crossing at the Mills Inn as there is a large amount of pedestrian traffic from the Mills to the shop and bridge across the road however additional calming measures are necessary within the area.
- 4.4.14 The N22 Baile Bhuirne Macroom Road Development including the N22 Macroom Bypass has approval from An Bord Pleanala. Purchasing the land required for the scheme is currently underway. Also currently preparing the Contract Documents for Advance Works on the Scheme including archaeology, fencing, utility diversions, site clearance. It is hoped to start these contracts in early 2017, subject to TII approval.
- 4.4.15 There is a regular daily bus service which operates between Cork City and Ballyvourney which operates every hour from 8.30 in the morning until 8.30 in the evening.
- 4.4.16 Parts of Ballymakeery/ Ballyvourney have been identified as being at risk of flooding. The areas at risk follow the path of the Sullane River through the village and are illustrated on the settlement map.

## Community Facilities

- 4.4.17 Ballymakeery/Ballyvourney is an important local service centre, and has a number of important community facilities including a primary school, secondary school, church, health centre, library, convenience stores, GAA pitches, Garda Station, hotel, public houses and a certain amount of comparison shopping. In 2007 the Department of Education gave the go ahead to proceed with an extension for Colaiste Ghobnatan.
- 4.4.18 It is proposed to further develop the amenities and provide greater access to the natural and scenic amenities of the area by maintaining and developing amenity walks through Saint Gobnait's wood and by exploring the possibility for recreation uses along the floodplain of the Sullane River.

## Employment and Economic Activity

- 4.4.19 Ballymakeery / Ballyvourney has a strong industrial base and is an important settlement for the economy of the Muskerry Gaeltacht. An expansive industrial park is located on the western side of Ballymakeery adjacent to the GAA pitch and includes a number of small to medium sized enterprises. The settlement provides employment for a large hinterland. It is important that the industrial viability of the settlement is maintained during the life of this Local Area Plan. The continued success of Údarás na Gaeltachta in promoting employment opportunities within the village is a vital component of the future economic well being and vitality of the village. There are a number of local businesses in the village which also provide employment such as a beauty salon and a hairdresser which are located on the main street.
- 4.4.20 It is an objective in the Cork County Development Plan 2014, to protect the linguistic and cultural heritage of the Gaeltacht areas of Cork by, amongst other things, encouraging development within the Gaeltacht, which provides employment or social facilities and generally resisting development, which would be likely to erode the cultural heritage.
- 4.4.21 Due to its location within the Gaeltacht, the opportunities for employment and the range of services available within the village, some additional development of the settlement is proposed. There are a number of derelict sites in the south east corner of the settlement on the Gougane Barra Road which could provide future opportunity sites for employment uses. The village could also expand in its provision of local services and public amenities and along with some limited tourism development and residential expansion this is considered the most appropriate strategy for Ballymakeery/Ballyvourney.

## Environment and Heritage

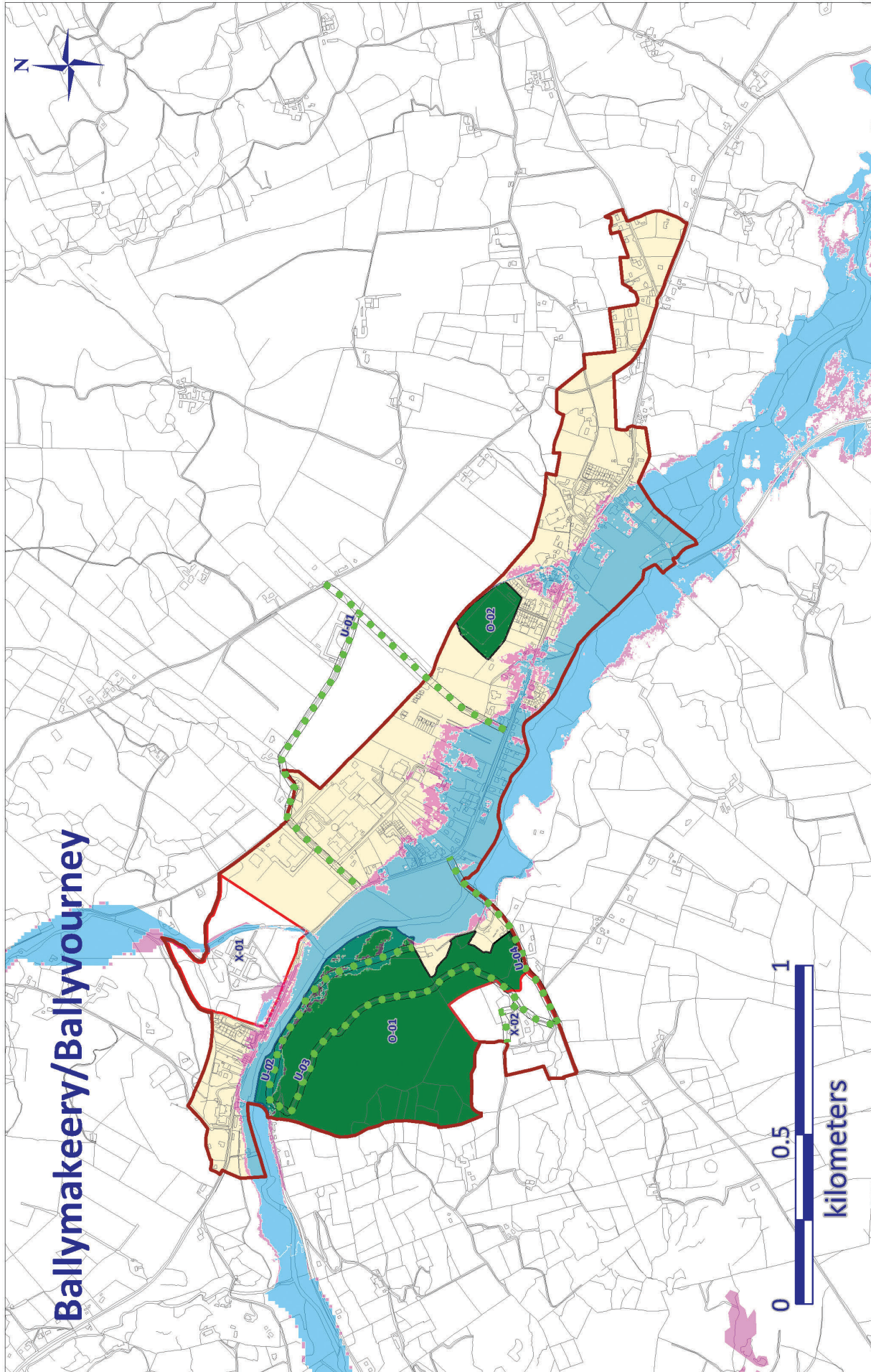
- 4.4.22 Both settlements are situated within the Sullane River Valley. The Gearagh which is designated as a proposed Natural Heritage Area, Special Protection Area and candidate Special Area of Conservation is located to the west of the settlement.
- 4.4.23 Ballymakeery/Ballyvourney is situated on a scenic route, the S23, as designated in the Cork County Development Plan 2014, which also runs west of Macroom to the Derrynasaggart Mountains.
- 4.4.24 Ballymakeery / Ballyvourney has an important built and natural heritage. There are five buildings or other structures entered in the Record of Protected Structures including Saint Gobnait's Church, an ornamental tower at Slievereagh, Ballyvourney Bridge and the Monastic Settlement at Glebe (Teampeall Gobnaitan) which is located to the south of Ballymakeery. St. Gobnait's Wood, a proposed NHA and candidate SAC covers a large area of about 30 ha in extent on the slopes south of Ballyvourney. The site is important for the presence of old oak woodlands.
- 4.4.25 The water quality in the Sullane River (Water Management Unit - Upper Lee) is Good. The Water Management Unit Action Plan for the Upper Lee states that there is insufficient capacity in the Ballymakeery septic tank and there is evidence of impact on the Sullane River waterbody.
- 4.4.26 It is important that the landscape setting of the village is adequately protected. This can be achieved in part, by avoiding linear roadside development on the approach roads, by avoiding development on the prominent hillsides and ridges to the north and south, and by avoiding development along the floodplain of the Sullane River, which may be suitable for recreation or amenity uses.
- 4.4.27 A number of flood events have been recorded in Ballymakeery/Ballyvourney between 1986 and 2009.

## Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Ballymakeery/Ballyvourney	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 45 additional dwelling units during the plan period.
DB-02	Maintain the industrial viability of Ballymakeery/Ballyvourney during the lifetime of the plan and into the future.
DB-03	Protection of the linguistic and cultural heritage of the village.

## Specific Development Objectives

Local Area Plan Objective		
Specific Development Objectives for Ballymakeery/Ballyvourney		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space. Protect the unique natural heritage and amenity value of Saint Gobnait's Wood.	31
O-02	Open Space. Maintain Existing Playing Pitches.	2.46
<b>Special Policy Areas</b>		
X-01	Special Policy Area. Site to redevelop former secondary school for tourism/community/rural or mixed use development. This zone is immediately adjacent to the St. Gobnait's Special Area of Conservation. The zoned area contains Recorded Monument CO058-11 (castle unclassified) and CO058-12 (standing stone). Any development in this area will require an archaeological assessment. *	9.4
X-02	Special Policy Area. Protect the special character and historical significance of Saint Gobnait's Shrine and Environs in accordance with the heritage plan prepared for the area.	5.5
<b>Utilities and Infrastructure</b>		
U-01	Develop and maintain amenity walk connecting Home Farm and Ballymakeery / Ballyvourney.	
U-02	Maintain amenity walk through Saint Gobnait's Wood.	
U-03	Maintain amenity walk through Saint Gobnait's Wood.	
U-04	Develop and maintain pedestrian access connecting Saint Gobnait's Shrine with Ballymakeery / Ballyvourney	



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## 4.5 Coachford

### Vision

- 4.5.1 The vision for the village of Coachford is to encourage development within the settlement boundary, consolidate the settlement as a provider of a range of important local services and to promote sympathetic development in tandem with the provision of infrastructure and services.

### Local Context

- 4.5.2 Coachford is one of four key villages in the Macroom Electoral Area and is located in the CASP Ring Strategic Planning Area approximately 3.5km to the west of Dripsey. The CDP 2014 outlines the role of key villages as the primary focus for development in rural areas and for the provision of local services by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 4.5.3 Coachford is a large attractive village, with a predominantly linear form that lies to the north of the River Lee. There are existing ribbons of development to the east, west and north of the village centre of Coachford, which form part of the settlement and front directly onto the busy Regional Road, the R618. Within the village there is a rise in levels on the northern side of the main street, to the north of the Regional Road, the R618.

## Planning Considerations and Proposals.

### Population and Housing

- 4.5.4 The population of Coachford rose from 412 persons in the 2002 census to 439 persons in the 2006 Census an increase of 7% which is not significant. The population went on to decline to 431 persons in 2011. In the period between 2005 and 2015 the number of dwellings in the village increased by approximately 29 units.
- 4.5.5 The dwelling unit growth figures for Coachford are outlined in Table 4.5.

Year	2005	2010	2015	Growth 2005-2015
Number of Dwellings	152	163	181	29

Source: Geo Directory

- 4.5.6 There are a substantial number of outstanding planning permissions which if developed would add 102 dwellings to the existing housing stock in the village.
- 4.5.7 This Local Area Plan makes provision for the development of an additional 116 dwelling units within the village. The maximum size of any single development is 20 units. There is ample land within the development boundary to accommodate this scale of development.
- 4.5.8 Coachford's attractive rural setting and proximity to Cork City and Macroom make it an attractive location for development, however, deficiencies in infrastructure have curtailed development opportunities within the village over the past decade. The development boundary of the village is largely determined by topography. During the lifetime of this Local Area Plan, the focus of development will be on lands that lie in closest proximity to the village centre.

- 4.5.9 Having regard to the key village status of Coachford and its location close to Macroom and Ballincollig, it is considered reasonable to ensure good development opportunities continue to be available within the village. The development boundary closely reflects the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. Consideration may be given to the provision of a nursing home and/or associated sheltered living units for the elderly on land to the south of the town and within the development boundary.

### Infrastructure

- 4.5.10 A water supply is available in Coachford. However, there are deficiencies regarding the provision of public water and upgrading of the watermain network is currently at construction to provide additional capacity.
- 4.5.11 Coachford is served by a septic tank at present and this WWTP is operating at over capacity and is not in a position to accept influent. Provision of a new WWTP and upgrading of sewer network required. An upgrade to the Coachford sewerage scheme network is contracted to start and shall address all issues with the network and plant.
- 4.5.12 The busy Regional Road, the R618 runs east/west through Coachford providing a link between Macroom and Blarney. Similarly, the Regional Road, the R619 runs north/south through the village, from Farran in the south and heading north towards Donoughmore. There is a daily bus service from Cork to Coachford with a more frequent service operating from Monday to Friday.

### Community Facilities

- 4.5.13 Coachford has an impressive array of facilities including a modern crèche, secondary and primary schools, a community centre, church and cemetery, garda station, shops, post office, bring site, a number of public houses, soccer and gaelic clubs and other functions perhaps not normally associated with a village of its size. Farrane Forest Park is located within 5km of the village.
- 4.5.14 Some improvements to public footpaths and street lighting are necessary in the village.
- 4.5.15 Parts of Coachford have been identified as being at risk of flooding. The areas at risk follow the path of the River Lee through the village and are illustrated on the settlement map.

### Employment and Economic Activity

- 4.5.16 Coachford represents an important service town in an area with a predominantly agricultural base but also has a function as a service town for some tourism related activities including fishing.
- 4.5.17 There is very little employment in the village apart from local employment in the service and retail sector. An industrial site which was zoned in 2011 for small/medium scale units remains undeveloped.
- 4.5.18 Coachford's proximity to the River Lee may also allow for some tourist opportunities to be developed within the village.

## Environment and Heritage

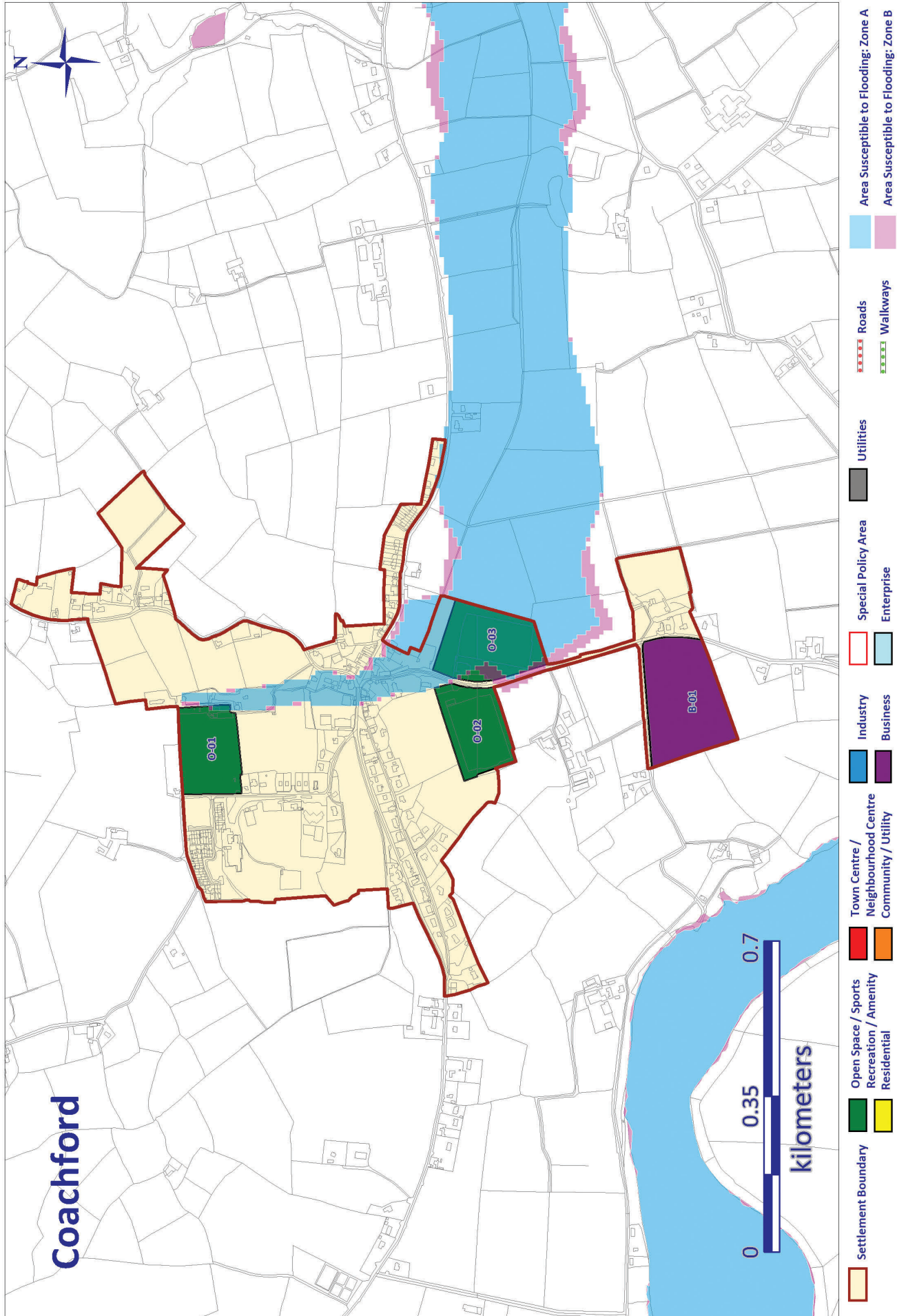
- 4.5.19 The water quality in the River Lee at Coachford is at risk of not achieving good status. It is an objective to restore to good status by 2021.
- 4.5.20 Coachford is designated as a High Value Landscape in the 2014 County Development Plan where higher development standard (layout, design, landscaping, materials used) will be required. This landscape comprises a relatively confined swath of land stretching between unique alluvial oak woodland known as "The Gearagh" in the west and the village of Inniscarra in the east.
- 4.5.21 There are two designated scenic routes, which run through the village of Coachford. The S37 runs east/west within the village along the R618 and the S38 extends towards the village from the south, along the R619.
- 4.5.22 Within Coachford there are a number of structures listed in the Record of Protected Structures, including Christ Church - Church of Ireland (00443), the Walled Garden of the Former Protestant Rectory (00444), Coachford Church of Ireland (in ruins) (00446), and St. John's Catholic Church (00448).
- 4.5.23 It is important that future development maintains the integrity of the surrounding rural landscape and the rural character of the village. The loss of the village's rural character and setting, resulting from insensitive large-scale development, particularly on elevated hillsides, could seriously undermine the attractiveness of the village. Further extensions to the existing ribbons of development, particularly to the east and west of the settlement, should not be encouraged. Development on elevated lands or prominent hillsides, particularly to the northern side of the R618 is to be avoided.

## Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Coachford	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 116 additional dwelling units during the plan period.

## Specific Development Objectives

Local Area Plan Objective		
Specific Development Objectives for Coachford		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space. Maintain existing playing pitches.	2.6
O-02	Open Space. Maintain existing playing pitches.	2.5
O-03	Open Space. Maintain existing playing pitches. *	3.3
<b>Business</b>		
B-01	Business Development, suitable for small/medium scale industrial units.	4.4



## 4.6 Grenagh

### Vision

- 4.6.1 The vision for the village is to promote sympathetic development in tandem with the provision of services and to retain and improve local services and facilities.

### Local Context

- 4.6.2 Grenagh, a substantial village with a large residential element consisting mainly of estate housing around a small original core, is located approximately 16 km north of Cork City and west of the N20 Cork-Mallow road and railway line. There is a disused railway line in the Rathduff to the south east of the village.
- 4.6.3 The village itself lies in an elevated position to the west of the N20 National Road, and west of the River Martin, which is a tributary of the River Lee and flows between Grenagh and Rathduff. In the vicinity of the village the land rises from the valley of the River Martin, west towards Grenagh and east towards Rathduff.

## Planning Considerations and Proposals

### Population and Housing

- 4.6.4 The population of Grenagh in the 2011 Census was approximately 562 people.
- 4.6.5 The village has seen considerable growth in the number of dwelling units within the development boundary over the last decade. Table 4.6 below highlights the growth in residential dwellings that has taken place in Grenagh since 2005.

Year	2005	2010	2015	Growth 2005-2015
<b>Number of Dwellings</b>	152	207	217	65

Source: Geo Directory

- 4.6.6 Between 2001 and 2010, 186 units were constructed in Grenagh. These include a 35 unit estate to the east of the village and a new village centre development which incorporates 11 residential units. Modest growth of 10 dwelling continued between 2010 and 2015 with a total of 65 dwellings units between 2005 and 2015.
- 4.6.7 A significant proportion of this growth has been concentrated on the lands to the east and south of the new town centre. There has been limited growth to the east of the L-2772-0 road, which runs along the western edge of Grenagh.
- 4.6.8 The number of vacant units in the village is small, relative to the overall number of units. There are no outstanding planning permissions for residential developments within the development boundary.
- 4.6.9 Over the lifetime of this plan, it is envisaged that the key village of Grenagh will develop in a sustainable manner with the provision of additional residential units accompanied with the provision of an appropriate range of community and recreational facilities.

- 4.6.10 The development boundary that has been identified reflects the existing development within the village and the extent to which the village will grow over the lifetime of this plan. There has been a small extension to the development boundary to the north-east on lands adjoining the current development boundary which is tightly drawn to ensure the important gap between Grenagh and Rathduff is maintained in the future.
- 4.6.11 This Local Area Plan makes provision for the development of an additional 150 dwelling units within the village. The maximum size of any single development is 36 units. There is ample land within the development boundary to accommodate this scale of development. The scale of future development in the settlement depends on improvements to key infrastructure particularly the waste water treatment facilities.
- 4.6.12 It is considered that the most suitable lands for future residential development in Grenagh are to the south of the established residential estates in the village centre. Access to these lands should generally be taken from the Blarney Road and should encourage the redevelopment of this part of the settlement. There may also be opportunities for infill development within the village.
- 4.6.13 The village contains a number of derelict properties. Facilitating the redevelopment and re-use of these would assist in consolidation of the village

### Infrastructure

- 4.6.14 Work was recently undertaken to increase water storage capacity in the area by adding another reservoir. However Grenagh Water Supply is limited at present.
- 4.6.15 The wastewater treatment plant in Grenagh has very limited spare capacity and Upgrading of Grenagh WWTP as well as the foul sewer required to accommodate any new developments.
- 4.6.16 Grenagh is connected to the main N20 by a number of local roads. The ability of the local road network to accommodate the level of growth planned for village must be considered. Deficiencies in the capacity of the local road network will need to be addressed if this key village is to deliver its target population over the life time of the next Local Area Plan.
- 4.6.17 An opportunity exists to improve the pedestrian and cycling connectivity between Grenagh and Rathduff National School. This would provide parents and pupils with an alternative access to the school. Pedestrian crossings linking areas of planned population growth with services centres would enhance pedestrian safety and accessibility within the area. The village would also benefit from improvement to hard surfacing at the village junction.
- 4.6.18
- 4.6.19 There is a very limited bus service connecting Grenagh with Cork City, with one departure, on Fridays only. There is one departure, on Fridays only, connecting Grenagh with Buttevant.

### Community Facilities

- 4.6.20 Over the life of the previous local area plans, the traditional village centre has relocated to the lands zoned T-01 in that plan. The older village centre, which is located to the south of the village, has a shop and a petrol station, which have now closed. The village has a number of services and facilities including a church, post office, a public health clinic, a petrol station, and some retailing. There are also a number of sport and recreation facilities in close proximity to the village centre, including GAA playing fields. A temporary soccer pitch is located outside the village boundary.
- 4.6.21 The provision of community facilities is of particular concern in Grenagh. While the village has experienced significant growth in the number of dwellings over the lifetime of the last plan, this growth was not accompanied with an appropriate range of community and recreational facilities.

The provision of such facilities in the short term will be critical to meeting the recreational needs of both the existing and the future population. Such facilities include the provision of a additional sand based pitches by the GAA, a permanent soccer pitch within the development boundary, upgrading the existing sports complex and the upgrading of the youth club to cater for non sporting recreational and community uses. Improvements to pedestrian facilities within the settlement are required.

## Employment and Economic Activity

- 4.6.22 Employment in Grenagh is predominately in the service sector with a number of retail units completed as part of the recent village centre development, which includes a petrol station and a small convenience retailer.
- 4.6.23 Village Centre Development. Given the planned population growth in Grenagh over the next ten years, it is envisaged that there will be a need to extend the retail and business offer available in the village centre. Any future retail or business related development should be centred on the old village centre, in order to facilitate the renewal of the derelict buildings in this part of the settlement.

## Environment and Heritage

- 4.6.24 There are a number of sites of historical importance in and around Grenagh, which include stone circles, standing stones and Fulacht Fia. Ballyvaloon House to the south of the village in the townland of Grenagh is entered in the Record of Protected Structures.
- 4.6.25 The Blarney Electoral Area District Habitat Survey (Dec, 2008) highlights the importance of protecting the River Martin Woodlands that extend north from Blarney and west of the N20, towards Grenagh.
- 4.6.26 The Environmental Quality of the River is not at risk. The River Martin is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area.
- 4.6.27 Grenagh's rural setting and the potential for relatively uncongested car based commuting to Cork City and Mallow makes it an attractive location for development. However because of its' location and setting on a steep valley side it is important that any further development in the village is carefully sited, designed and adequately landscaped.

## Special Policy Area

- 4.6.28 An opportunity exists to the south of the existing established residential area of Grenagh for a mixed use type development. Any development within this area should include for the provision of a car park, community facilities (including a soccer pitch and appropriate training facilities) and a crèche. Limited business related uses could also be accommodated as part of a wider mixed use type development. Proposals for development must be accompanied by a detailed development brief agreed with the planning authority. The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.
- 4.6.29 The existing school serving Grenagh is located on a substandard road at Rathduff and generates large volumes of traffic therefore it may be appropriate to re-locate the existing school or to provide a second school at Grenagh. The development of Special Policy Area X-01 should include the provision of a new national school.

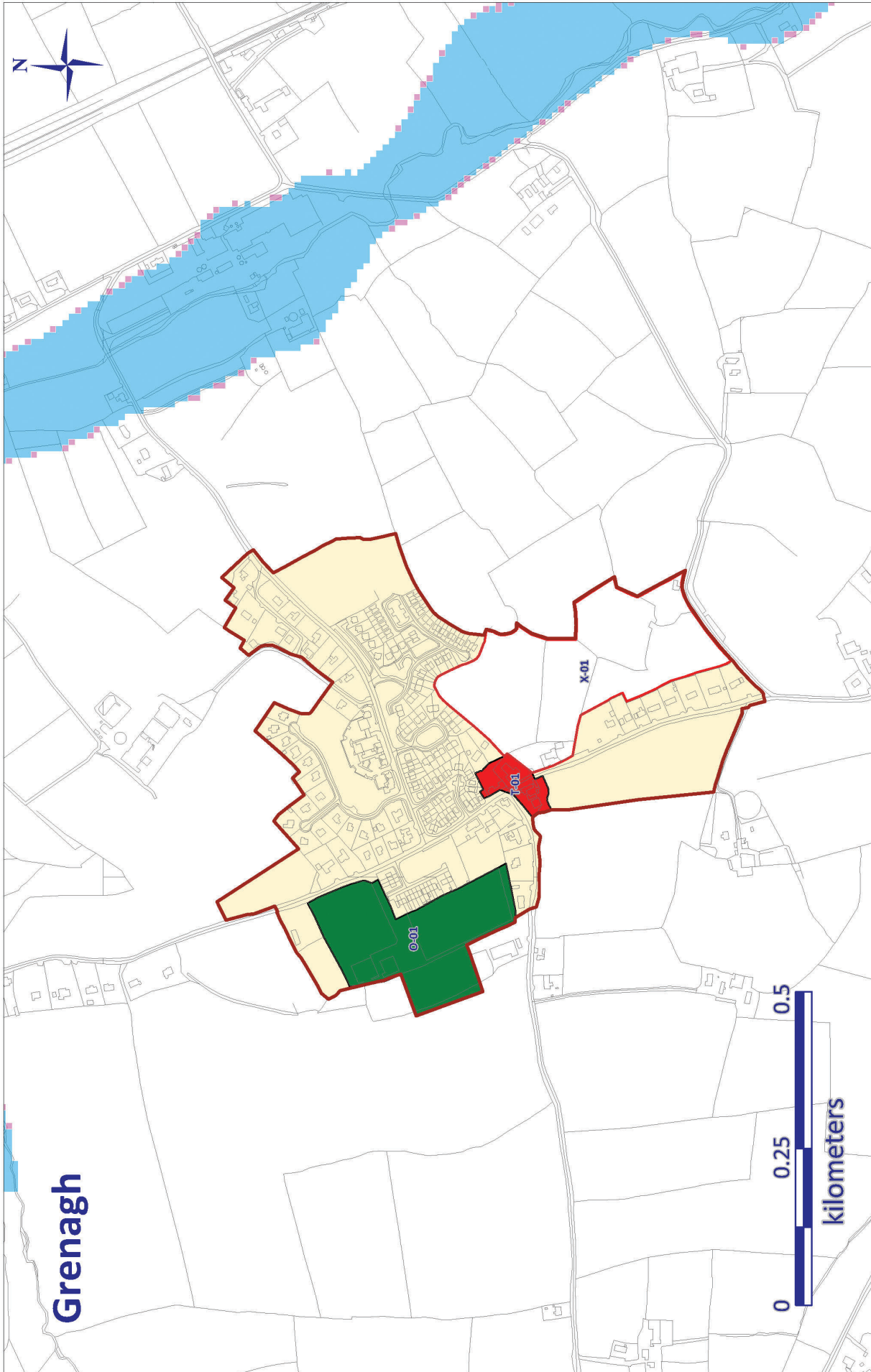


## Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Grenagh	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 150 additional dwelling units during the plan period.

## Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Grenagh		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Town Centre</b>		
T-01	Town Centre. Village Centre Development- including business, retail, community, and residential facilities.	0.6
<b>Open Space , Sports, Recreation and Amenity</b>		
0-01	Open Space. Protect this area of open space for sporting and recreational uses.	4.3
<b>Special Policy Area</b>		
X-01	<p>Special Policy Area. Mixed use development - Any proposals for development must include for the provision of a car park, community facilities, a crèche, social housing and a site for a new school. Limited business related development could be incorporated into a wider mixed use scheme.</p> <p>The layout must include the uses above, as a minimum, and make provision for the retention and strengthening of existing hedgerows and additional tree planting along the eastern site boundary.</p>	6.5



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## 4.7 Killumney/Ovens

### Vision

4.7.1 The vision for Killumney/Ovens is to encourage the consolidation of the village within its rural setting, to protect and enhance the range of community facilities and commercial facilities within the village and to promote sympathetic development in tandem with the provision of services.

### Local Context

4.7.2 The settlements lie in close proximity to Ballincollig, approximately 4 km to the west of Ballincollig town centre. The Metropolitan Green Belt separates Ballincollig from Killumney/Ovens. The settlement is surrounded to the north, south and east by the Metropolitan Green Belt, as established in the Cork County Development Plan 2014, where it is an objective to preserve the largely undeveloped nature of the lands and to reserve lands generally for agriculture, open space or recreation uses.

4.7.3 The CDP outlines the role of key villages as the primary focus for development in rural areas and for the provision of local services by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.

4.7.4 Historically Killumney and Ovens were two small individual settlements, however, they have over time grown together to form the community of Killumney/Ovens.

4.7.5 The boundary of the settlement is largely determined by topography, the provisions of the Cork County Development Plan, 2014 and the preferred route for the N22 which divides the two villages with Ovens lying to the north of the corridor and Killumney to the south. The existing Knockanemore quarry is also located within the development boundary of this key village.

## Planning Considerations and Proposals

### Population and Housing

4.7.6 The population of Killumney/Ovens increased from 522 persons in the 2002 census to 809 in the 2006 Census an increase of 35%. In the period between 2001 and 2010 the number of dwellings in the village increased by 280 which is a significant increase. These figures are outlined in Table 4.7.

Year	2005	2010	2015	Growth 2005-2015
Number of Dwelling	223	477	476	253

Source: Geo Directory

4.7.7 Existing residential developments in the village are relatively small in scale apart from Grange Manor housing estate where approximately 270 units have been completed. The majority of residential land within the development boundary remains undeveloped with 241 outstanding planning within the development boundary of the village.

4.7.8 Killumney/Ovens attractive rural setting coupled with its proximity to Ballincollig and Cork City have made it a popular location for new development in recent years. It is important that further development maintains the integrity of the surrounding greenbelt and the rural character and setting of the village, particularly by avoiding the steep slopes to the south of the village.

- 4.7.9 This Plan includes an expanded development boundary to incorporate a number of additional sites currently adjoining the development boundary to both the north and south of the settlement so as to accommodate additional residential development and/or services sites.
- 4.7.10 Having regard to the key village status of Killumney/Ovens and its location within Metropolitan Cork, it is considered reasonable to ensure good development opportunities continue to be available within the village. Based on projected housing stock and appropriate average household size it is envisaged the village will grow by approximately 251 new dwellings. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 50 dwellings.
- 4.7.11 An opportunity site which was included in Killumney in the 2005 and also the 2011 for village centre/mixed use development has been retained to the immediate north of the River Bride and to the south of Apsley Court. There is very little existing retail development in the village and there is an opportunity to expand this in the future. Improvements to and the provision of additional public lighting and footpaths together with traffic calming measures are also considered important in order to improve pedestrian safety.

## Infrastructure

- 4.7.12 The WWTP in Killumney / Ovens has sufficient capacity to accommodate further growth in the village. However there is not a foul sewer network available.
- 4.7.13 The settlement is served by a public water supply from the Ballincollig / Inniscarra Scheme, part of the Harbour and City Water Supply Scheme. There are watermain network issues which need to be rectified in order to cater for future development and capacity of pumping stations also an issue to be rectified.
- 4.7.14 Parts of Killumney/Ovens have been identified as being at risk of flooding. The areas at risk follow the path of the River Bride through the village and are illustrated on the settlement map.
- 4.7.15 There are areas of Killumney / Ovens served by public footpaths and public lighting. However, additional footpaths and lighting together with the provision of traffic calming measures to enhance pedestrian safety are required. Road surfaces within parts of Killumney / Ovens are poor and require upgrading. The road width to the north of the settlement is narrow with no footpaths. Similarly, maintenance and improvement works are required to both bridges within the village.
- 4.7.16 The preferred route for the N22 Ballyvourney-Macroom-Ballincollig road lies to the south of Ovens and to the north of Killumney and passes through the Knockanemore quarry. This route will split the settlement in two therefore it is considered that Killumney and Ovens should have two separate boundaries to reflect the route of the proposed road. While it is recognised that links exist between Killumney / Ovens and Ballincollig, it is particularly important that the strategic Green Belt lands between the settlements are retained and not compromised.

## Community Facilities

- 4.7.17 Current services in the village include a primary school, church, GAA playing pitches, a bring site, public houses including one with restaurant facilities, a shop and other retail services including an agricultural co-operative. Lakewood, a sports facility with pitches, tennis courts and a pitch and putt club also lies a short distance to the north east of the village, on the northern side of the N22, opposite EMC.
- 4.7.18 In 2007 planning permission was granted for the erection of a single storey prefabricated temporary classroom for the primary school at Knockanemore. The school has a large site which would allow for the construction of extensions to the school if required.

4.7.19 The increase in population that the village has experienced in recent years has put extra demands on the villages' infrastructure and community facilities. It is important that new community facilities are encouraged to locate in the village and that where possible, existing facilities are improved. There is also a need for additional small scale retail facilities which could be located around the existing village core at the western end of the settlement or at the eastern side of the settlement in proximity to the Grange Manor residential estate.

### Employment and Economic Activity

- 4.7.20 EMC, a multinational information storage solutions company is located to the eastern end of Killumney / Ovens and has been in place since 1988. EMC now employs over 1,600 people in Ireland between its Ovens site and Dublin site. The Council recognises the important employment role of EMC within the Cork Region and will continue to support the future expansion of this facility in order to safeguard and enhance present and future employment. Such expansion may require an extension to the existing development boundary at Killumney/Ovens or expansion of the existing facility into the Metropolitan Green Belt.
- 4.7.21 There are also a number of other smaller scale industries and services providing employment within the village. Within the village of Killumney / Ovens there is an existing sand and gravel pit at Knockanemore. In the vicinity of the settlement there are also a number of other sand and gravel pits. In the event that the resources in the sand and gravel pit at Knockanemore are exhausted, there may be opportunities for the provision of open space, sports, recreation and/or additional community facilities, which would benefit the entire Killumney / Ovens area.
- 4.7.22 It should also be noted that the existing B-01 Business Development zoning has been removed and the site reverted back to existing built up area.

### Environment and Heritage

- 4.7.23 The River Bride flows through the southern part of the settlement, and is an important angling river. Some lands in close proximity to the River Bride may be liable to flooding.
- 4.7.24 St. John the Baptist Church at Knockanemore is entered in the Record of Protected Structures. Similarly, the former St. Mary's Church at Carrigane, a short distance outside of the development boundary of the village is also entered in the Record of Protected Structures.

### Special Policy Area

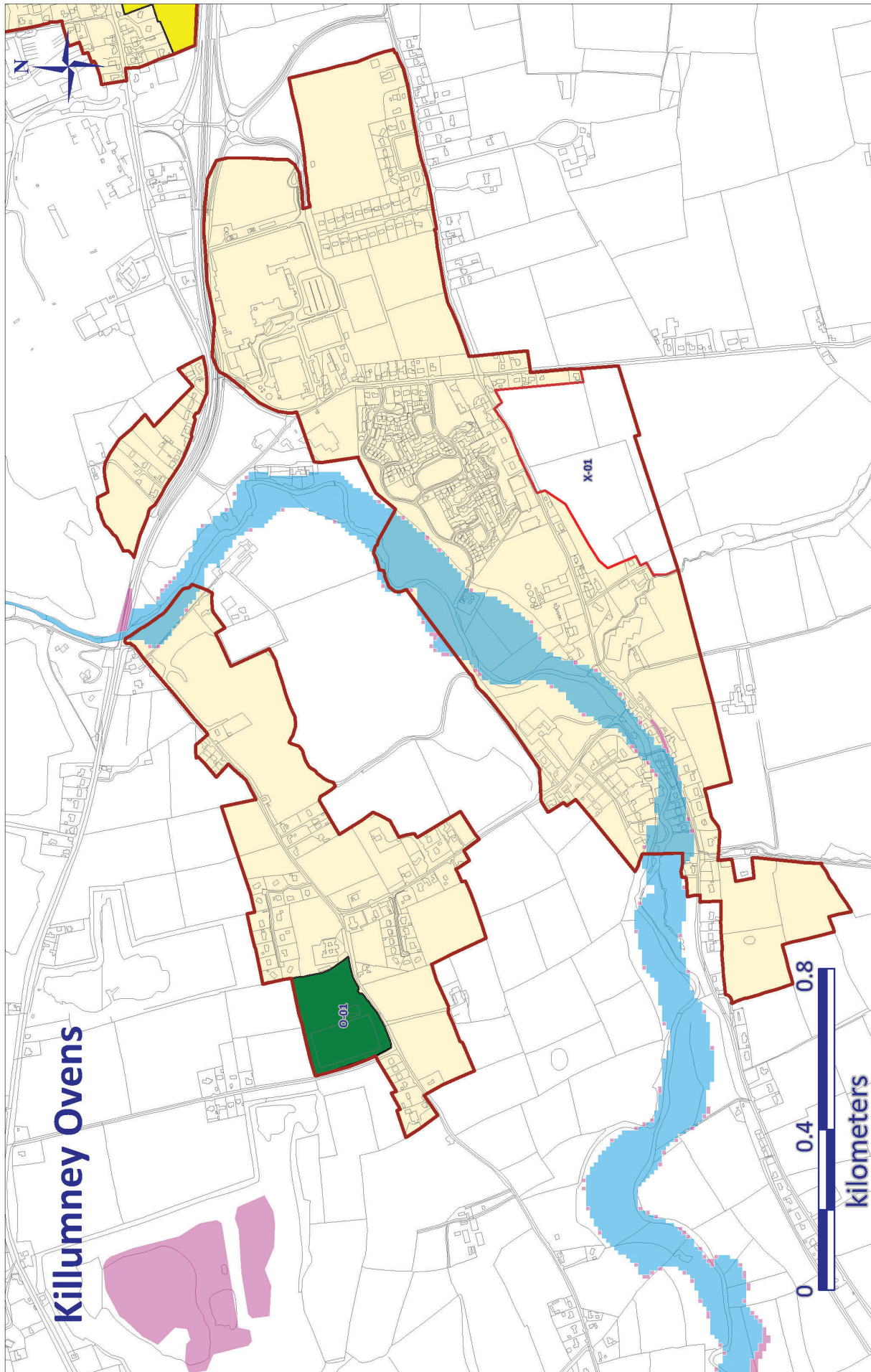
- 4.7.25 A Special Policy Area X-01 with potential for village centre/mixed use development was identified in the previous plan. However a significant portion of this site is shown to be at risk of flooding and it has been decided to discontinue this zoning.
- 4.7.26 A second Special Policy Area X-02 was also identified in the previous plan with potential for village centre/mixed use development subject to the provision of a pitch for Killumney United Football Club. The plan proposes to retain this zoning objective as X-01 with the same wording as in the previous plan.

## Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Killumney/Ovens	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 251 additional dwelling units during the plan period.
DB-02	Encourage the development of a village centre/mixed use development.

## Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Killumney/Ovens		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Maintain existing playing pitches.	4.4
<b>Special Policy Area</b>		
X-01	Special Policy Area. Site with potential for village centre/mixed use development. The development of this site is subject to the provision of a pitch for Killumney United Football Club.	12.61



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## 4.8 Tower

### Vision

- 4.8.1 The vision for Tower is to encourage the consolidation of the village within its rural setting, to protect and enhance the range of community facilities and commercial facilities within the village and to promote sympathetic development in tandem with the provision of services.
- 4.8.2 Tower was designated a key village in the Blarney Electoral Area Local Area Plan 2011. Development in this area will be concentrated in Blarney, Stoneview and Monard in order to maximise the return in the planned investment in the infrastructure. However, it is the intention of this Plan to include additional lands that adjoin the development boundary within the settlement in order to cater for additional residential development as required in Metropolitan Cork.

### Local Context

- 4.8.3 Tower is located 11km north west of Cork City. It experienced considerable growth in the early part of the decade, mainly for residential developments at low densities. To the east of Tower lies the Blarney River Valley and its floodplain. To the north and south of the settlement, the steeply sloping valley sides are visually prominent and give the town its attractive rural setting.

## Planning Considerations and Proposals

### Population and Housing

- 4.8.4 In 2002, the population of Tower was 3,032, having grown 116.3% since 1991. In 2006, it had added another 170 people leaving it with a population of 3102. The population reached 3,306 persons by 2011 having grown by 6.6 % from 2006 figures.
- 4.8.5 Table 4.8 highlights the growth in the number of residential dwellings that has taken place in Tower since 2001.

Table 4.8 Housing Growth in Tower 2005-2015				
Year	2005	2010	2015	Growth 2005-2015
Number of Dwellings	1093	1142	1161	68

Source: Geo Directory

- 4.8.6 The increase in dwelling units as outlined above reflects the rapid growth of population experienced in Tower over the past decade. There is currently outstanding planning permission for 120 dwelling units on lands within the development boundary of Tower.
- 4.8.7 Over the lifetime of this plan, it is envisaged that the key village of Tower will develop in a manner that makes the best use of the available infrastructure in the area. Given the difficulties that exist in relation to topography and the lack of an appropriate range of services, it is considered that a maximum growth of approximately 182 units would represent a more sustainable level of growth for Tower over the lifetime of this plan. Any new individual housing proposals should not exceed 40 units.
- 4.8.8 It is considered the most appropriate lands for residential development are to the north east and south west of the town centre. It is intended to include additional lands for residential



development within the settlement currently adjoining the development to the north and west of the settlement.

- 4.8.9 These lands include a Special Policy Area zoning ( 11ha) to the north of the settlement including provision for the restoration, conservation and development of the former St. Anne Hydropathic Establishment, with provision for some small scale limited low density residential development along the eastern and north-western part of the site. This includes protection of the buildings and remains associated with the former St. Anne Hydropathic Establishment, parkland, mature trees and open spaces which contribute to the character of this Protected Structure and cultural heritage of the area.

## Infrastructure

- 4.8.10 Tower is supplied from the Cork Harbour and City Water Supply Scheme at Inniscarra. Capacity is available in the water supply to cater for development at Tower.
- 4.8.11 Blarney Wastewater Treatment Plant receives wastewater from Blarney, Tower , Cloghroe and Kerry Pike and has some capacity available. Any spare capacity in the treatment is likely to be taken up by population growth in Blarney and/or Tower. There is a foul sewer network available which will require extensions in the future.
- 4.8.12 Surface water discharging to the local river network has caused localised flooding problems particularly on the western end of Tower.
- 4.8.13 Currently, there are up to twenty four bus services in each direction linking Tower and Cork each weekday. There is no regular interval or “clock-face” pattern to the service resulting in gaps between departures at certain times of the day. Most services are not routed to follow the N20, instead following minor roads serving locations such as Blarney and Killard. There is no bus station in Tower at present.
- 4.8.14 The N20 Cork – Limerick National Primary Route connects Tower to Cork. There are full intersections at both Killeens and Blarney to facilitate connection to the national road network. The settlement is also served by a number of local roads, the L-2779-0, which connects Tower with Kerry Pike to the south east, the L-6877-1, which connects Tower to Blarney and the L-2752-70, which connects Tower to Donoughmore to the north east.
- 4.8.15 The existing road network in the area is generally considered adequate to serve the level of development proposed. In relation to general improvements, the following are required; road improvements on the L-.2779-0, connecting Tower and Kerry Pike are required, provision of additional footpaths connecting new development in the south east to the town centre, traffic calming measures within the town and on approaches to the town and improved pedestrian crossings and better links to the primary school and possibly to Blarney.
- 4.8.16 There are a number of recorded flood events with the development boundary of Tower. These were located in Riverview estate, Tower Bridge, Junction of R579 and R617 Cloghroe. This has been recognised as a recurring flood event. Parts of Tower have been identified as being at risk of flooding. The areas at risk follow the path of the Owennagearagh River through the village and are illustrated on the settlement map.

## Community Facilities

- 4.8.17 There is no large scale convenience retail unit in Tower with a medium sized unit in the village centre providing for day to day convenience goods. A small but important neighbourhood centre has been established in the south adjacent to the national school (Cloghroe) consisting of 5 retail units (pharmacy, hair salon, beauty rooms, general store and post office). There is one primary school, located in Cloghroe that serves Tower. The nearest secondary school is located in Blarney.
- 4.8.18 Blarney and Tower complement each other as regards sporting facilities. Blarney United AFC have their main playing facilities (2 full size playing pitches) in Tower. There is also a Golf Club and hotel complex located on the outskirts of the town. There is a small park located in the centre of Tower. It is surrounded by busy roads and is adjacent to a busy petrol station. It is a secure and safe area due to its open access, lighting, and accessibility. Internal walkways and a small playground are provided.
- 4.8.19 While the growth in population of Tower does not justify significant investment in large scale social infrastructure, there is a need to enhance the quality of life for existing residents through the provision of improved community facilities in the form of a cultural facility perhaps to be provided jointly with Blarney, Improved off road pedestrian and cycling facilities, Improved footpaths, Improved ranges of children's play facilities.
- 4.8.20 The village is quite well provided for in terms of recreational activities given the presence of a soccer pitch, an attractive amenity walk and a nearby golf course. There is a small children's play area to the north west of the town centre. While limited opportunities exist for the provision of additional open space in Tower, provision has been made for an additional 44 hectares of land for open space, including parks and playing fields in the neighbouring town of Blarney.

## Economy and Employment

- 4.8.21 When determining employment projections for Tower, the CASP Update considered the settlement as part of the Blarney hinterland. With no employment land designated in Tower in the 2011 Local Area Plan, the employment function of the area is limited, with Tower functioning as a satellite centre for Blarney, Ballincollig and Cork City.
- 4.8.22 There is a small village centre that is the focus of employment activity, with a medium sized convenience store, a medical centre, a petrol station and three public houses located there. Given the proximity to larger scale employment opportunities in Ballincollig and Blarney and the relatively poor quality road access, particularly for freight traffic, there is limited potential for future employment related development in the area.
- 4.8.23 The range of services offered by Tower Town Centre is limited. However given the limited population growth and the new retail facilities provided in Ballincollig and proposed in Blarney and at Stoneview, it is considered unlikely that there will be a future need for additional large scale retailing facilities in the village.
- 4.8.24 Given the targeted population growth for Tower, it is not envisaged that additional retail floorspace will be required. It is intended that this village centre will continue to be the principal location for future retail development that will be limited to small scale convenience uses.

## Environment and Heritage

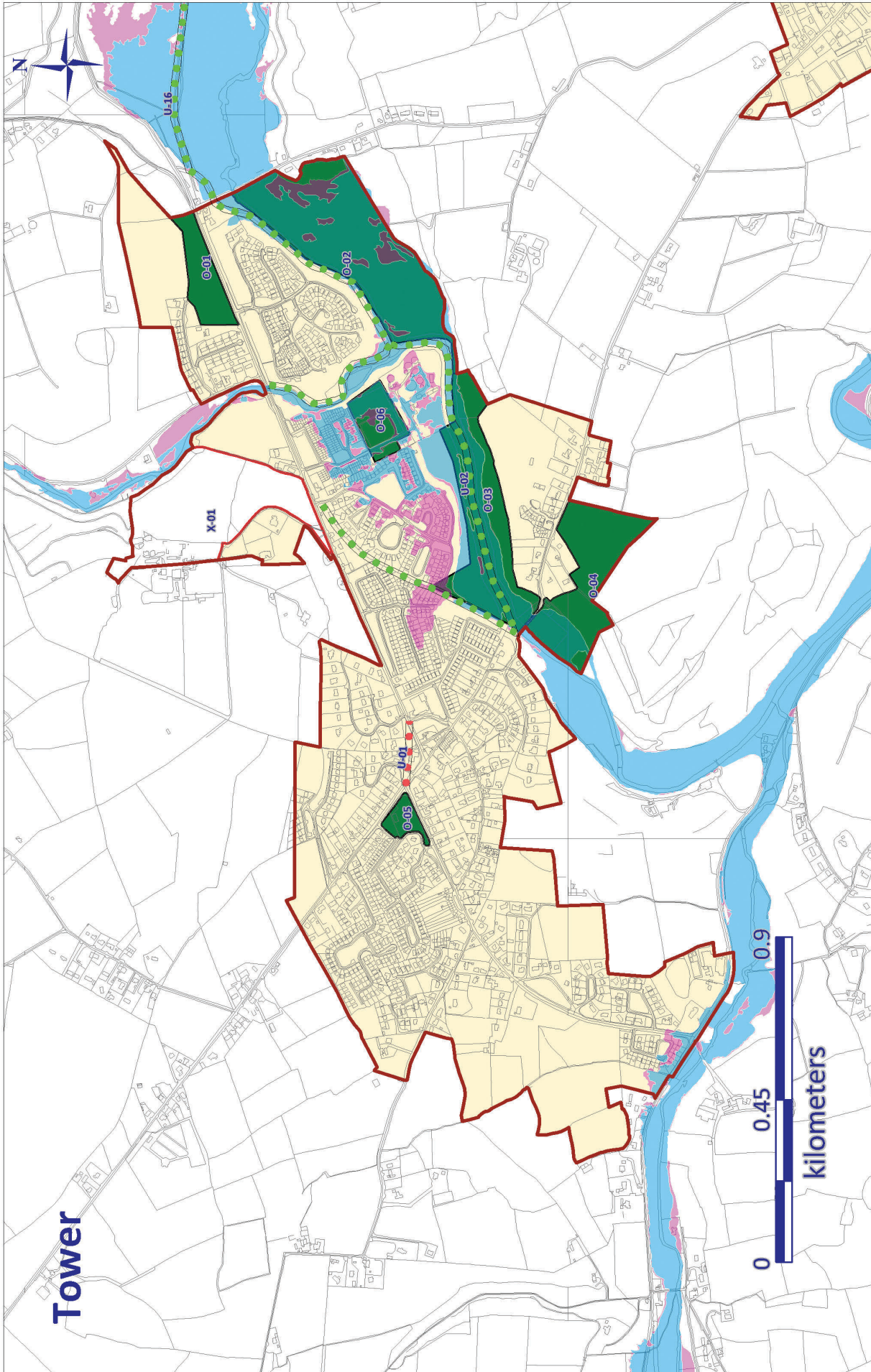
- 4.8.25 The Owennagearagh is a tributary of the River Lee, which discharges into the Cork Harbour Special Protection Area. The river flows to the west of Tower.
- 4.8.26 The South West River Basin Management Plan has identified that this section of the Owennagearagh is at risk from urban and agricultural discharges. This risk will need to be addressed if the current high status of the river is to be maintained. The Shournagh River, another tributary of the Lee, flows to the east of Tower.
- 4.8.27 There are two protected structures in Tower: St Annes Hydro (Hydropathic Establishment) and Tower Bridge.
- 4.8.28 There is one proposed Natural Heritage Area to the north of Tower. The Shournagh Valley (pNHA 103) consists of a series of semi natural and demesne woodlands, which are comprised of mature beech and oak species. The area is also rich in fauna including badger, dipper, and Redpoll.

## Development Boundary Objectives

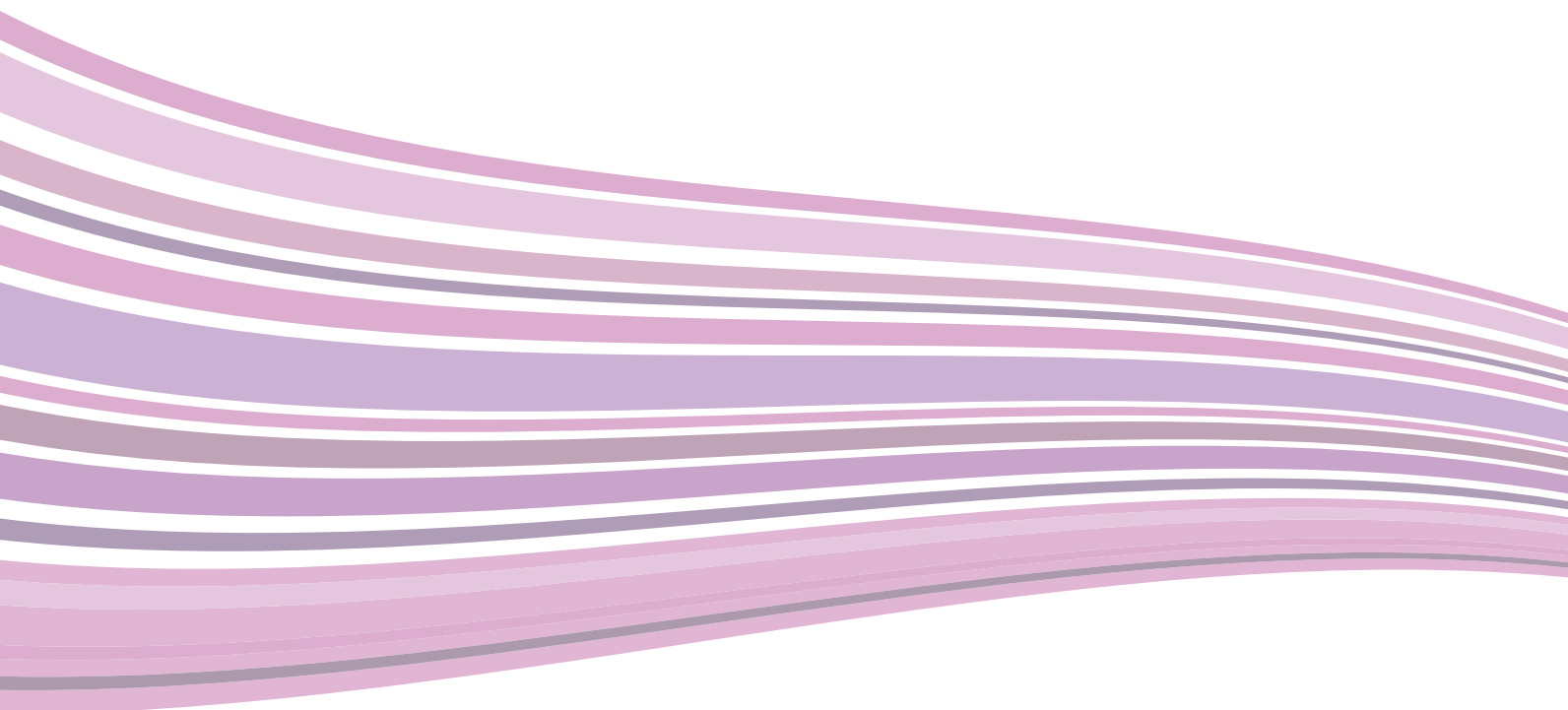
Local Area Plan Objective Development Boundary Objectives for Tower	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 182 additional dwelling units during the plan period.

## Specific Development Objectives

Local Area Plan Objective		
Specific Development Objectives for Tower		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space – Wooded area to be protected.	3.1
O-02	Open Space for informal public recreation including the provision of an amenity area and pedestrian walk along the river bank. *	13.0
O-03	Open Space. Protect the setting of the river. *	8.1
O-04	Open Space with provision for playing pitches	6.8
O-05	Open Space. Protect children’s play area.	0.9
O-06	Open Space. Protect playing pitches. *	2.1
<b>Utilities and Infrastructure</b>		
U-01	Local access road.	-
U-02	Circular pedestrian route through open space, residential areas and along river bank.	-
<b>Special Policy Area</b>		
X-01	<p>Special Policy Area. St Anne Hydropathetic Establishment is designated a Special Policy Area. The policy includes for the dual approach to the conservation/restoration of the remains of the Hydropathetic Establishment with the provision for small scale low density residential development to the eastern and north western part of the site.</p> <p>Development proposals shall be carefully considered and supported by a detailed Conservation Plan for both the protected structures and the setting of the same. The Conservation Plan shall include a historic landscape appraisal. Any new development within the site shall be of a high quality architectural design and responsive to the established historic demesne associated with the Hydropathetic Establishment, ensuring the special and unique character of the site is conserved and enhanced.</p>	11ha



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# Blarney Macroom Municipal District

## 5 Villages, Village Nuclei and Other Locations

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## 5 Villages, Village Nuclei and Other Locations

### 5.1 Villages

#### Introduction

- 5.1.1 There are 15 villages in the Blarney Macroom Municipal District as follows; Aherla, Aghabullogue, Cloghduv, Clondrohid, Courtbrack, Crookstown, Crossbarry, Inchigeelagh, Kilnamatyra, Kilmurry, Model Village (Dripsey), Newcestown, Rylane/Seiscne, Stuake/Donoughmore.
- 5.1.2 It is a strategic aim of the Cork County Development Plan, 2014 to encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of interurban public transport
- 5.1.3 Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages.
- 5.1.4 In some Municipal Districts where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.
- 5.1.5 Settlements designated as Villages will normally have the following facilities: A permanent resident population, Church or other community facility, convenience shop / pub / petrol filling station / post office, mains water / group scheme, primary school, public transport (Metropolitan area), employment opportunities, sports facility.
- 5.1.6 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.1.7 There is scope for development within the villages; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.
- 5.1.8 There may be opportunities for some small scale development in the village centres. It is important that any proposed development would be in keeping with the established character of the villages.



## Overall Scale of Development

- 5.1.9 It is an aim to ensure that the scale of new residential development in the villages will be in proportion to the pattern and grain of existing development. The future expansion of the villages will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 5.1.10 The development boundaries of the villages as defined in the 2011 Local Area Plans contained significant areas of land, the majority of which remains undeveloped in 2016.
- 5.1.11 It is considered reasonable to ensure good development opportunities continue to be available within the villages. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.1.12 The overall scale of development envisaged in this Plan for each Village and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 5.1.
- 5.1.13 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.
- 5.1.14 If a proposal for a local employment opportunity at a scale appropriate to the particular village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 5.1.15 If during the lifetime of the plan funding becomes available for community facilities for the villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 5.1. Scale of Development for Villages in Blarney-Macroom Municipal District

Villages	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme.
Aghabullogue	24	-	19	5
Aherla	142	-	50	15
Cloghduv	116	200	80	10-15
Clondrohid	72	-	20	5
Courtbrack	43	28	66	12
Crookstown	92	27	40	15
Crossbarry	116	19	75	15
Inchigeelagh	93	-	60	15
Kilnamatya	49	3	20	5
Kilmurry	54	46	15	5
Model Village ( Dripsey	141	-	30	20
Newcestown	24	-	15	2-3
Rylane/Seiscne	70	28	40	10
Stuake/Donoughmore	11	6	20	8
Upper Dripsey	36	3	25	4
<b>Total Villages</b>	1083	-	575	-

## General Objectives for Villages

5.1.16 This section sets out the Local Area Plan objectives for the villages. General Objectives set out the overarching objectives that apply to all the villages.

5.1.17 Under each village there are Development Boundary Objectives that apply to a particular village where appropriate. Also there are Specific Development Objectives and an accompanying map of each of the villages showing the extent of each village development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

### Local Area Plan Objective

#### GO-01 General Objectives for Villages

- Within the development boundary of the villages it is an objective to encourage housing development on the scale set out in Table 5.1 in the period 2015 – 2023.
- The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 5.1.
- Notwithstanding the scale of growth outlined in Table 5.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the

**Local Area Plan Objective**  
**GO-01 General Objectives for Villages**

appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.

d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.

e) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.

f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.

g) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.

h) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.

i) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.

j) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.

k) Roadside development within the villages should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.

l) Encourage additional retail and community services within the village to coincide with the needs of any future growth.

m) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2.

n) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

## Aghabullogue

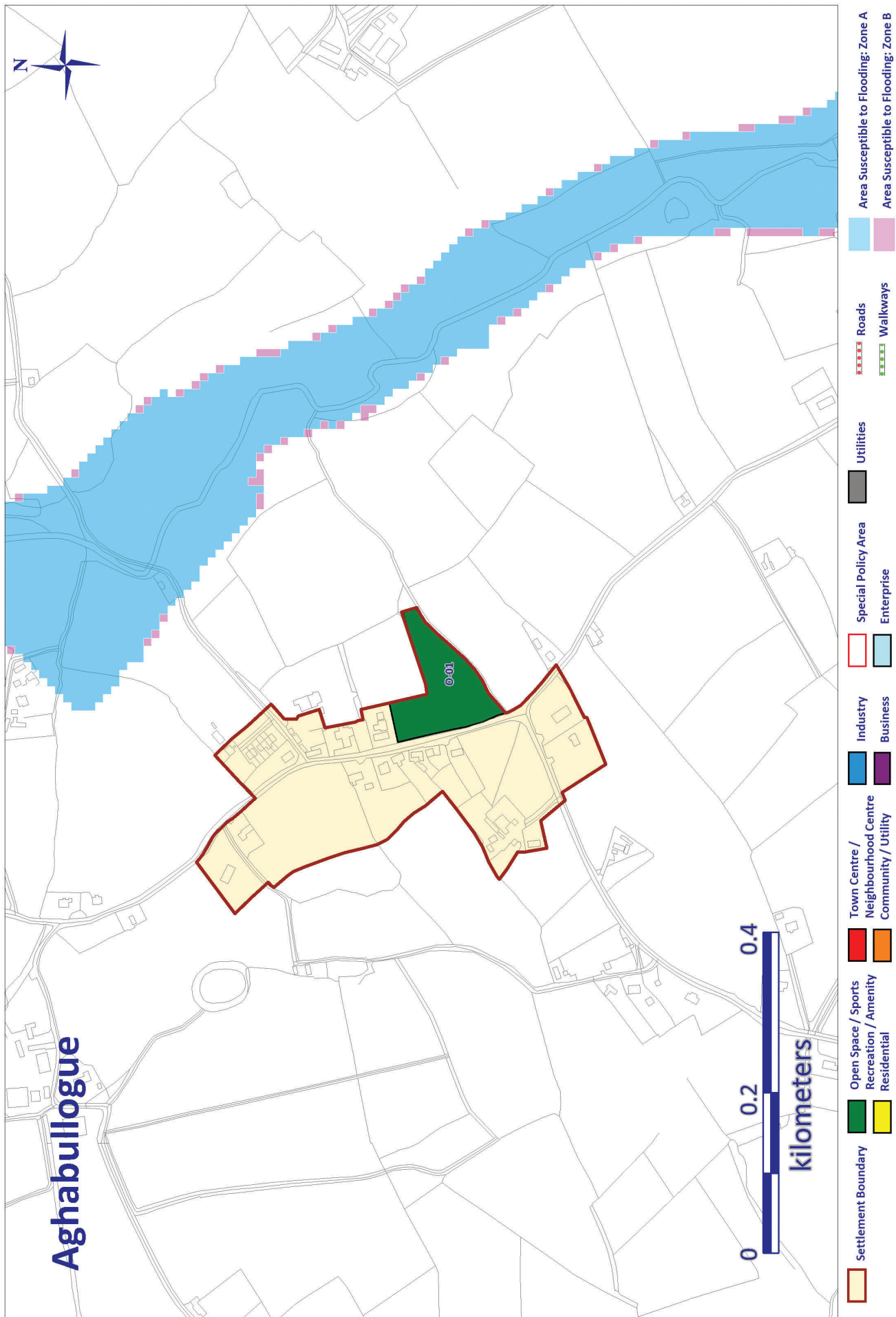
- 5.1.1 The vision for Aghabullogue is to encourage development within the village while protecting its rural setting and to retain and improve the existing services and community facilities.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Aghabullogue	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 19 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Aghabullogue		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Maintain open space/recreation area.	1.1



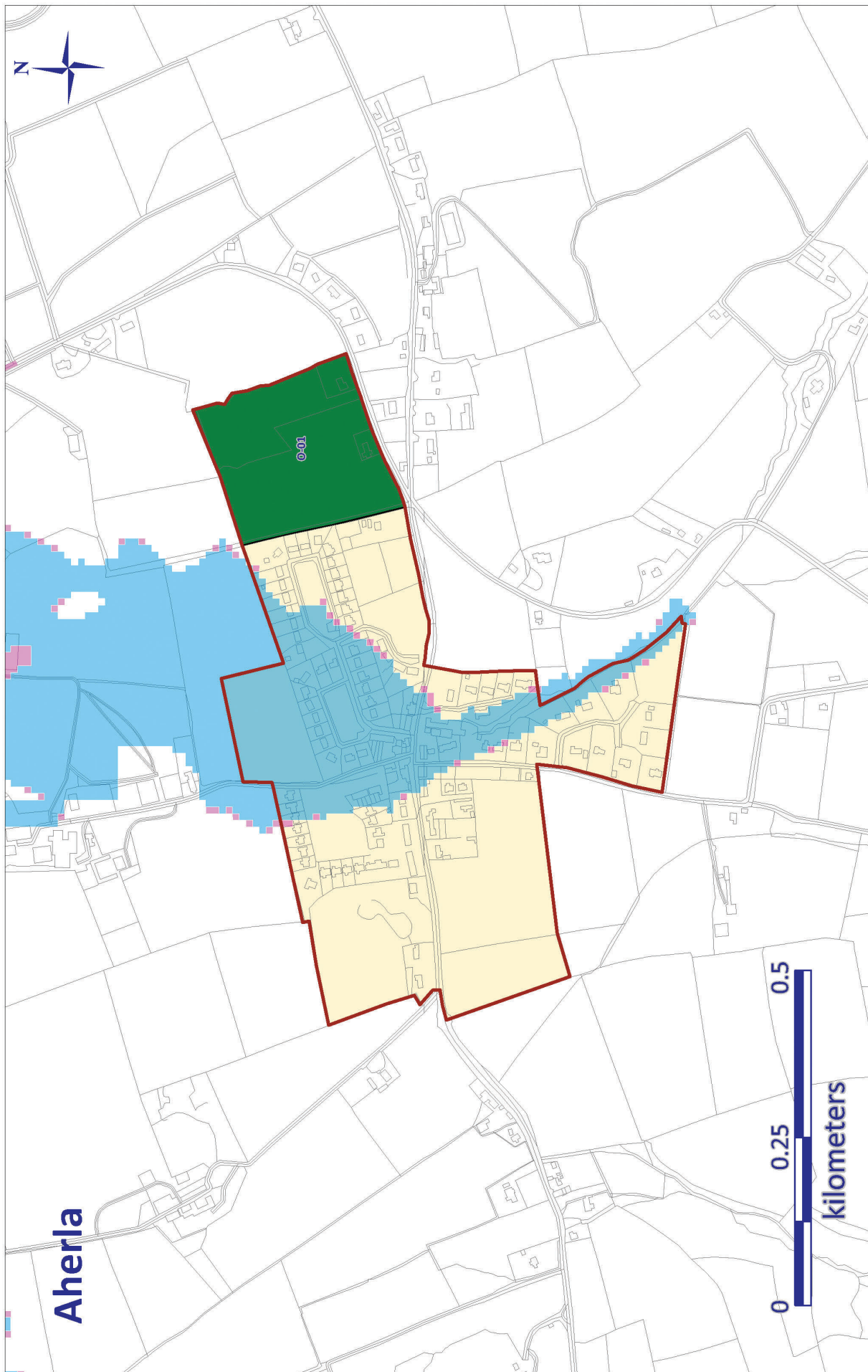
## Aherla

- 5.1.18 The vision for Aherla is to encourage development within the village, to promote sympathetic development in tandem with the provision of additional community facilities, services and appropriate infrastructure together with preserving the unique character of the settlement.

Local Area Plan Objective Development Boundary Objectives for Aherla	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 50 additional dwelling units during the plan period.
DB-02	Protect the sensitive setting of the village and encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Aherla		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Lands to remain predominantly open and rural in character.	5.5



▬ Settlement Boundary  
▬ Open Space / Sports Recreation / Amenity Residential  
▬ Town Centre / Neighbourhood Centre Community / Utility  
▬ Industry  
▬ Business  
▬ Special Policy Area  
▬ Enterprise  
▬ Utilities  
▬ Roads  
▬ Walkways  
▬ Area Susceptible to Flooding: Zone A  
▬ Area Susceptible to Flooding: Zone B

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## Cloghduv

5.1.19 The vision for Cloughduv is to encourage the consolidation of the settlement, to enhance the village streetscape and village core, to encourage the provision of additional community facilities and to promote sympathetic development in tandem with the provision of infrastructure and services.

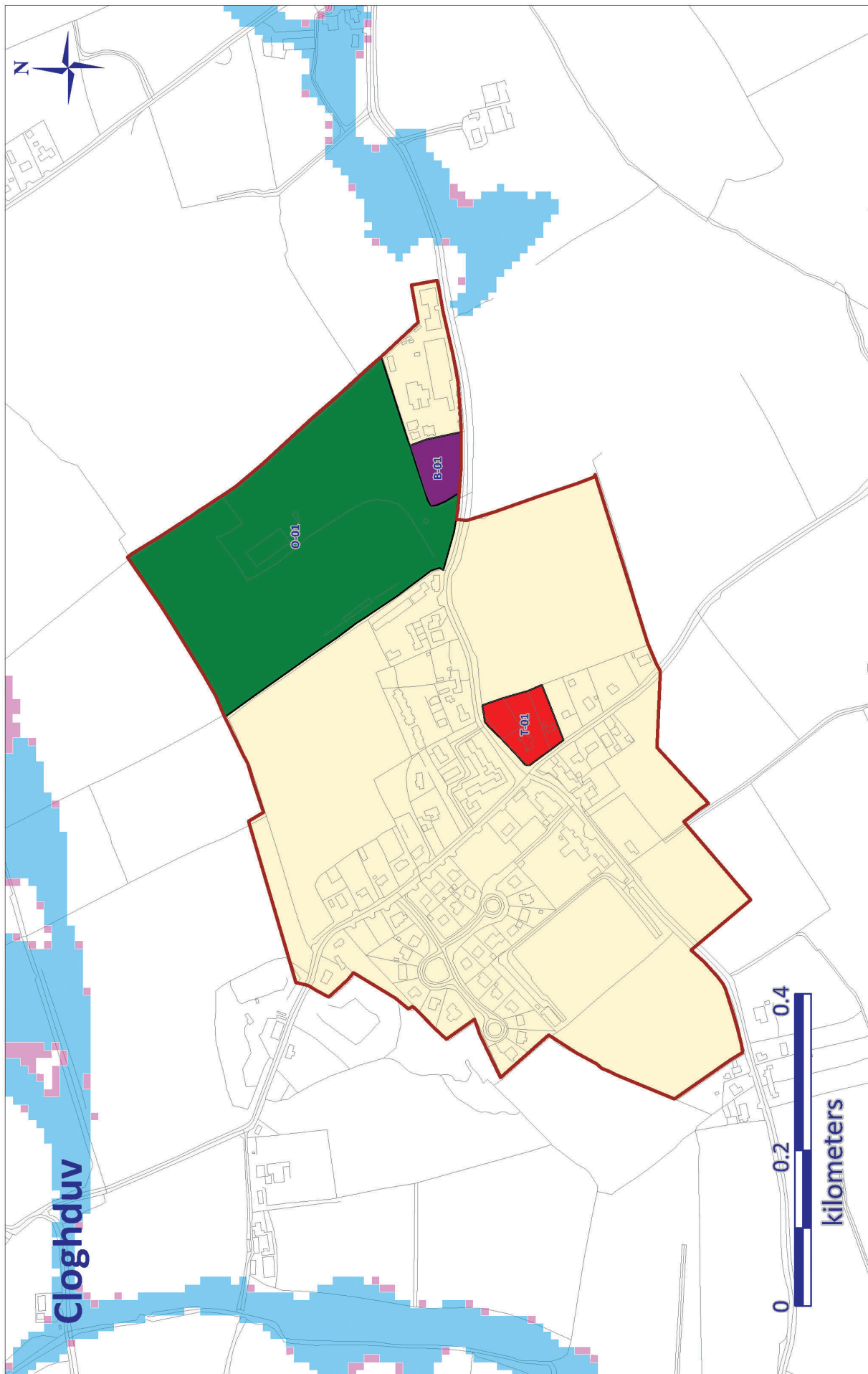
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Cloughduv	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 80 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Cloughduv		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Protect playing pitches and active open space.	9.2
<b>Business</b>		
B-01	Business Development suitable for light industry, including small to medium sized units/warehousing.	0.44
<b>Town Centre</b>		
T-01	Neighbourhood Centre including a public house, convenience and comparison-shopping, restaurants, residential units and offices.	0.6





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## Clondrohid

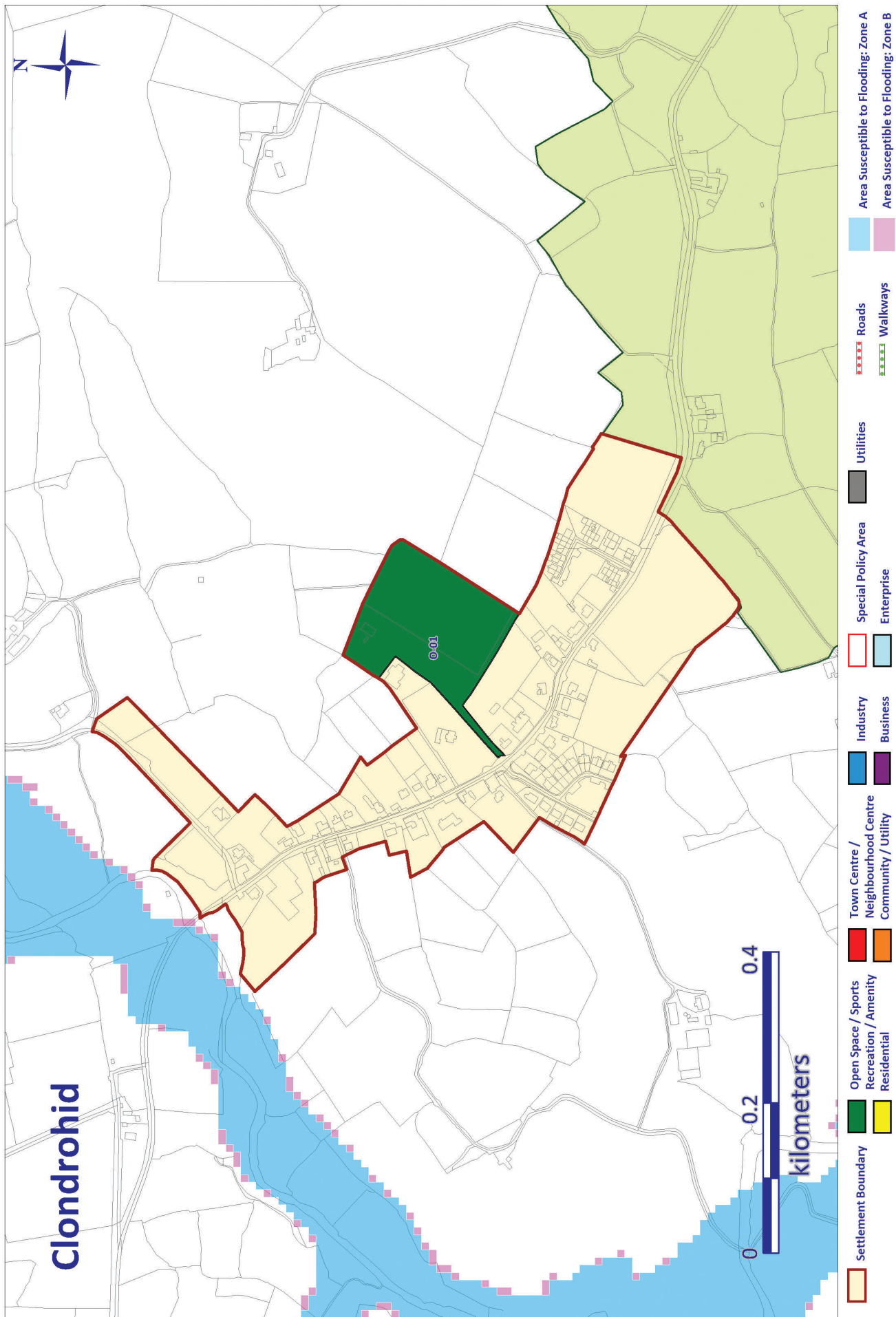
- 5.1.20 The vision for Clondrohid is to realise its importance as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities and to provide improved public infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Clondrohid	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Clondrohid		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Protect playing pitches and active open space.	2.9



## Courtbrack

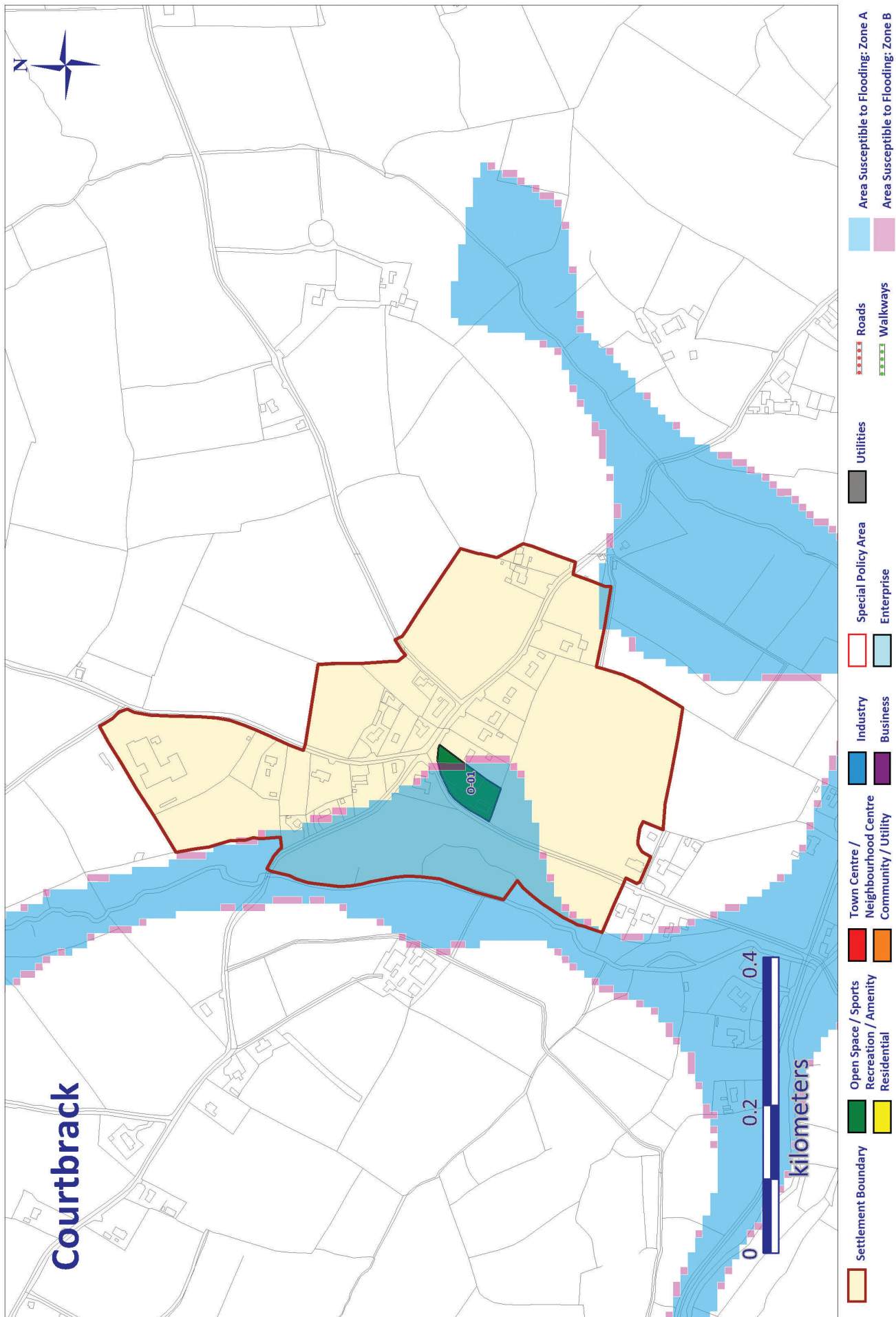
5.1.21 The vision for Courtbrack which is now designated as a village in this Plan is to encourage the consolidation of the village through the enhancement of the village core and provision of an appropriate range of services and to promote sympathetic development in tandem with the provision of these services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Courtbrack	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 66 additional dwelling units during the plan period.
DB-02	Development on lands to the south of the development boundary should include the provision of a playing pitch.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Courtbrack		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Preserve this area for sporting and recreational uses. An extension to or the replacement of the community hall to cater for the provision of non sporting recreational uses could also be considered on the southern portion of the site.	0.4

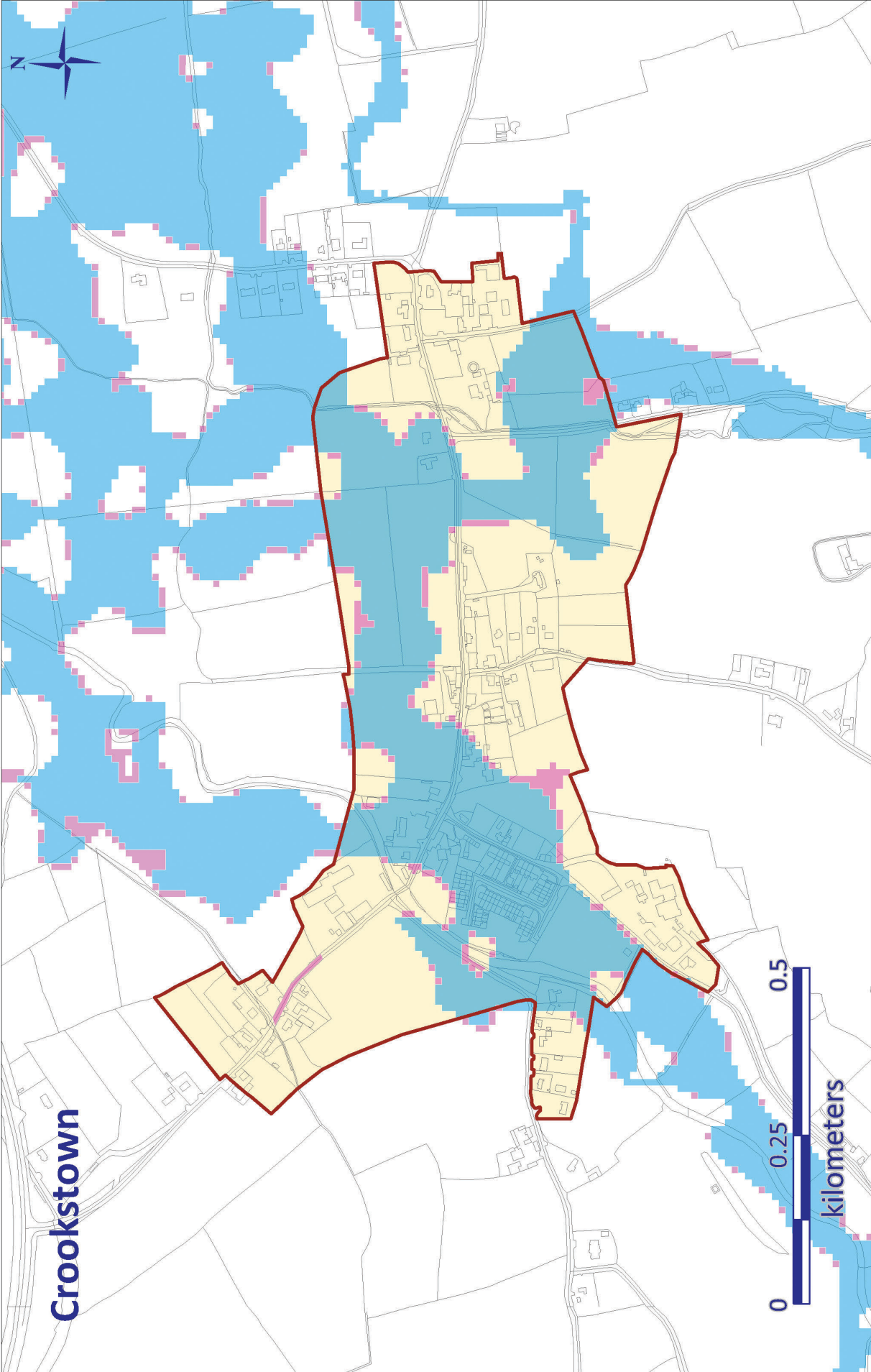


## Crookstown

5.1.22 The vision for Crookstown is to secure an increase in the population of the village, to maintain and improve local services and facilities, to strengthen infrastructure provision, to enhance the streetscape, to consolidate the settlement and to provide for additional community facilities.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Crookstown	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.
DB-02	Retail / business development and other uses which are important to the viability and vitality of the village including small-scale convenience uses should be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.



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## Crossbarry

- 5.1.23 The vision for Crossbarry is to encourage the consolidation of the village through the enhancement of the village core and provision of an appropriate range of services and to promote sympathetic development in tandem with the provision of these services.

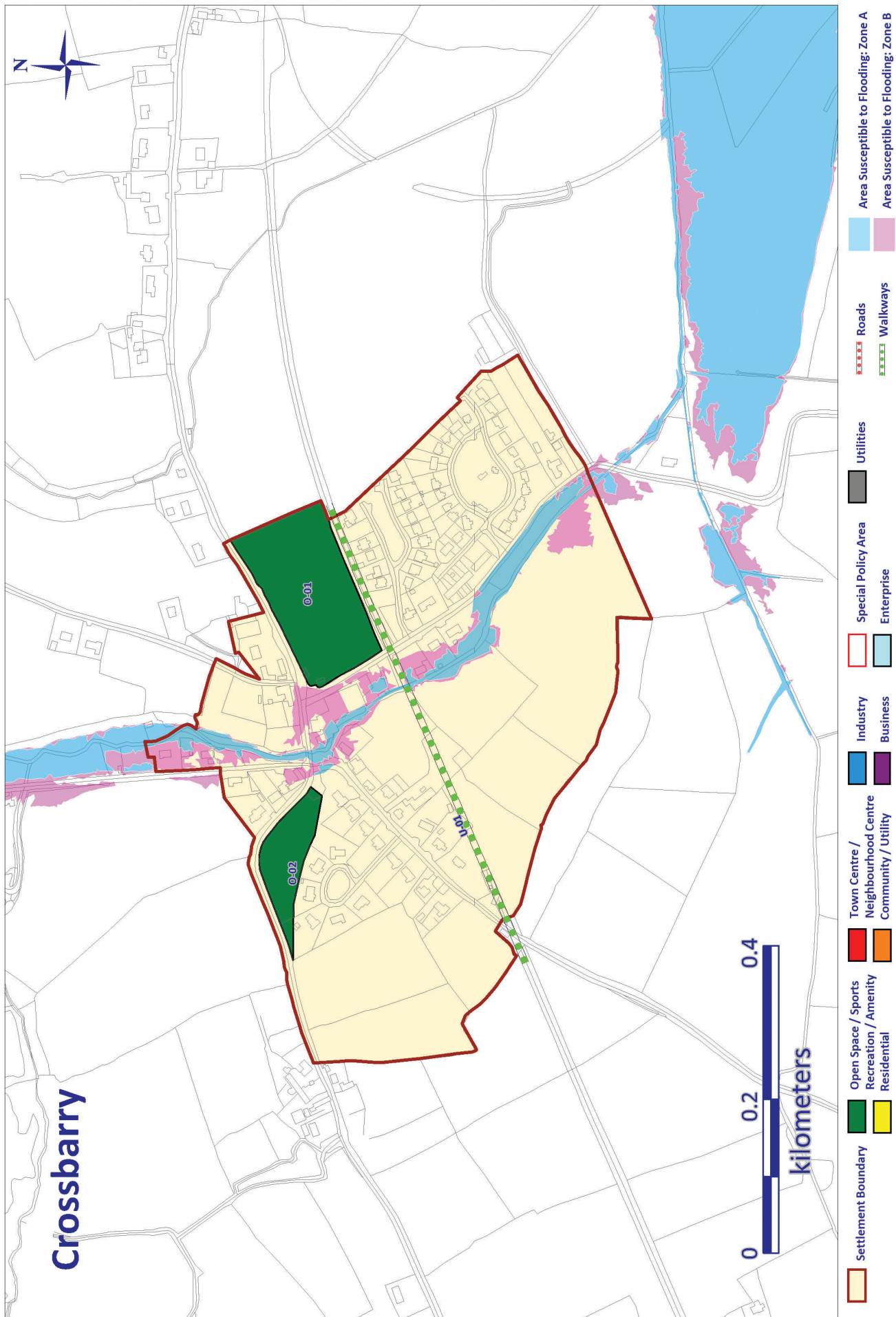
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Crossbarry	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 75 additional dwelling units during the plan period.
DB-02	Any development proposals within the development boundary of Crossbarry should be low density, with preference given to lands closest to the village centre or adjoining the main street.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Crossbarry		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space, maintain existing playing pitch.	2.5
O-02	Provision of an amenity area adjoining the monument.	.78
<b>Utilities and Infrastructure</b>		
U-01	Develop and maintain amenity walk. The line for the amenity walk is indicative only.	





## Inchigeelagh

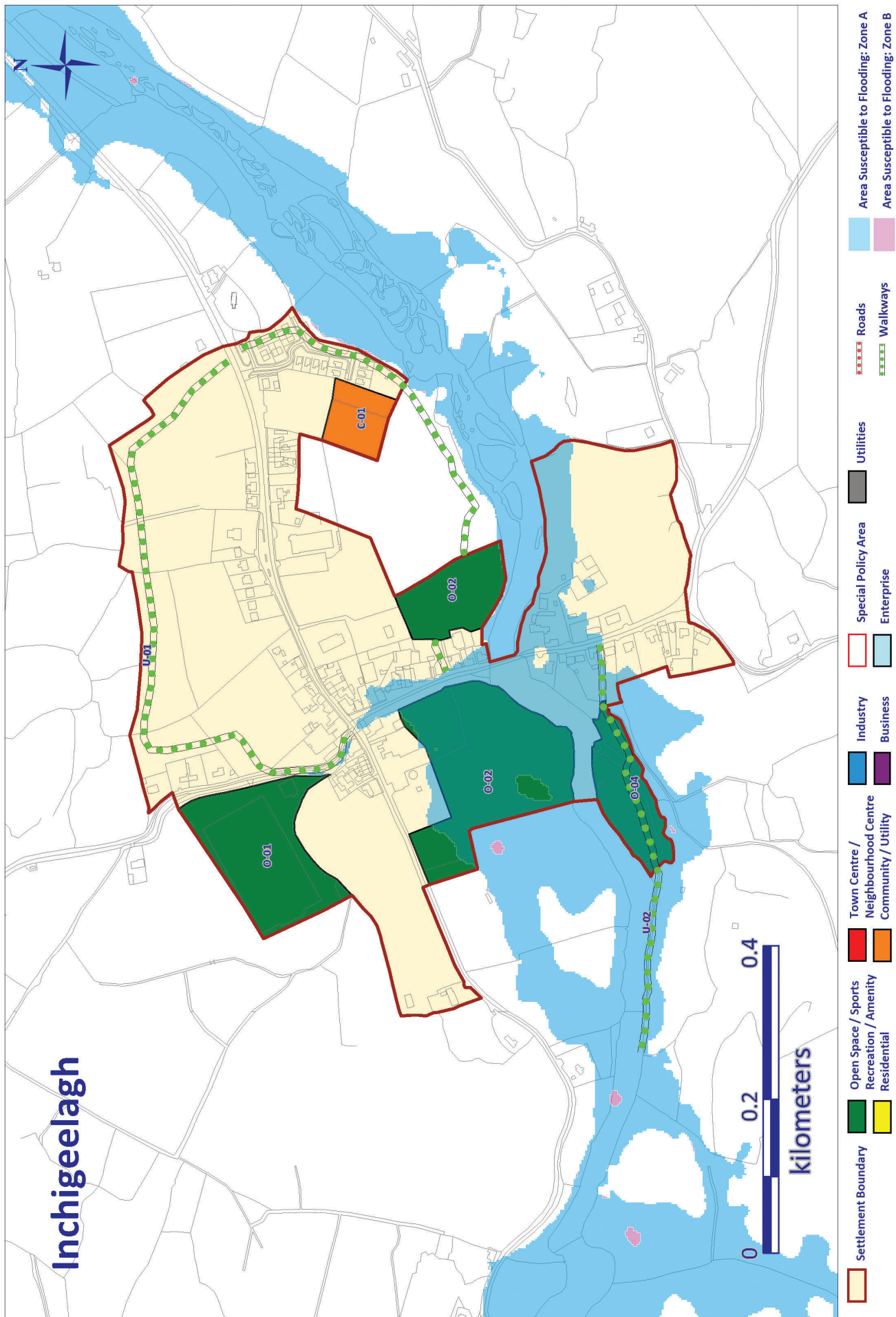
5.1.24 The vision for Inchigeelagh is to protect the viability of existing services by promoting small scale development in tandem with the provision of infrastructural services, to encourage high quality amenities and facilities and the development of the tourism and leisure economy.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Inchigeelagh	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period.
DB-02	Protect the sensitive setting of the village and encourage a high standard of design generally within the village which respects the character of the village and sense of place.
DB-03	Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.
DB-04	Support the development of cycling facilities and looped walks where they can be suitably integrated into the village and surrounding area.
DB-05	This settlement is located adjacent to the Gearagh Special Area of Conservation, The River Lee and Lough Allua. This plan will protect the favourable conservation status of these sites, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Inchigeelagh		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Maintain sports grounds.	2.4
O-02	This area is comprised mainly of the floodplain of the River Lee and should generally be retained free from development. Some opportunities may exist for recreational or amenity purposes on part of the site.	3.4
O-03	Open Space. Allow for recreational area / playing field adjacent to primary school. *	1.1
O-04	Open Space. Maintain existing village park at River Island, including riverside amenity walk. *	1.1
<b>Community/Utility</b>		
C-01	Allow for expansion of graveyard.	0.6
U-01	Provide amenity walk along the bank of the River Lee.	
U-02	Maintain existing amenity walk through River Island village park along the bank of the River Lee.	



## Kilnamartyra

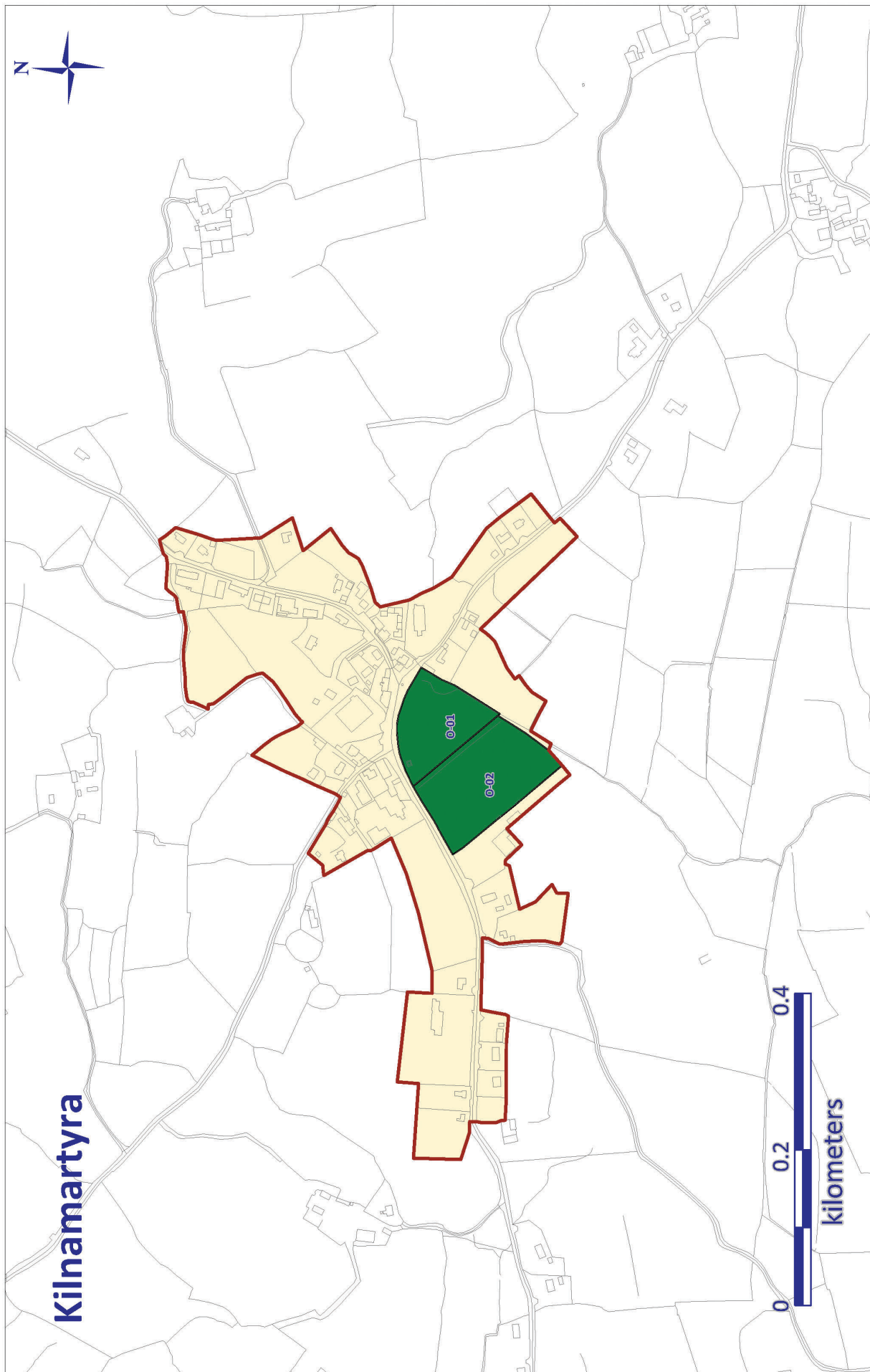
5.1.25 The vision for Kilnamartyra is to maintain the viability of local services by promoting small scale sympathetic development in tandem with the provision of services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Kilnamartyra	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.
DB-02	Retail development (i.e. a local shop) should be accommodated within the core of the village and should make adequate provision for parking on site.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Kilnamartyra		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Village Park / recreation uses.	1.1
O-02	Maintain existing pitches	1.67



Settlement Boundary  
 Open Space / Sports  
 Recreation / Amenity  
 Residential  
 Town Centre / Neighbourhood Centre  
 Community / Utility  
 Industry  
 Business  
 Special Policy Area  
 Enterprise  
 Utilities  
 Roads  
 Walkways  
 Area Susceptible to Flooding: Zone A  
 Area Susceptible to Flooding: Zone B

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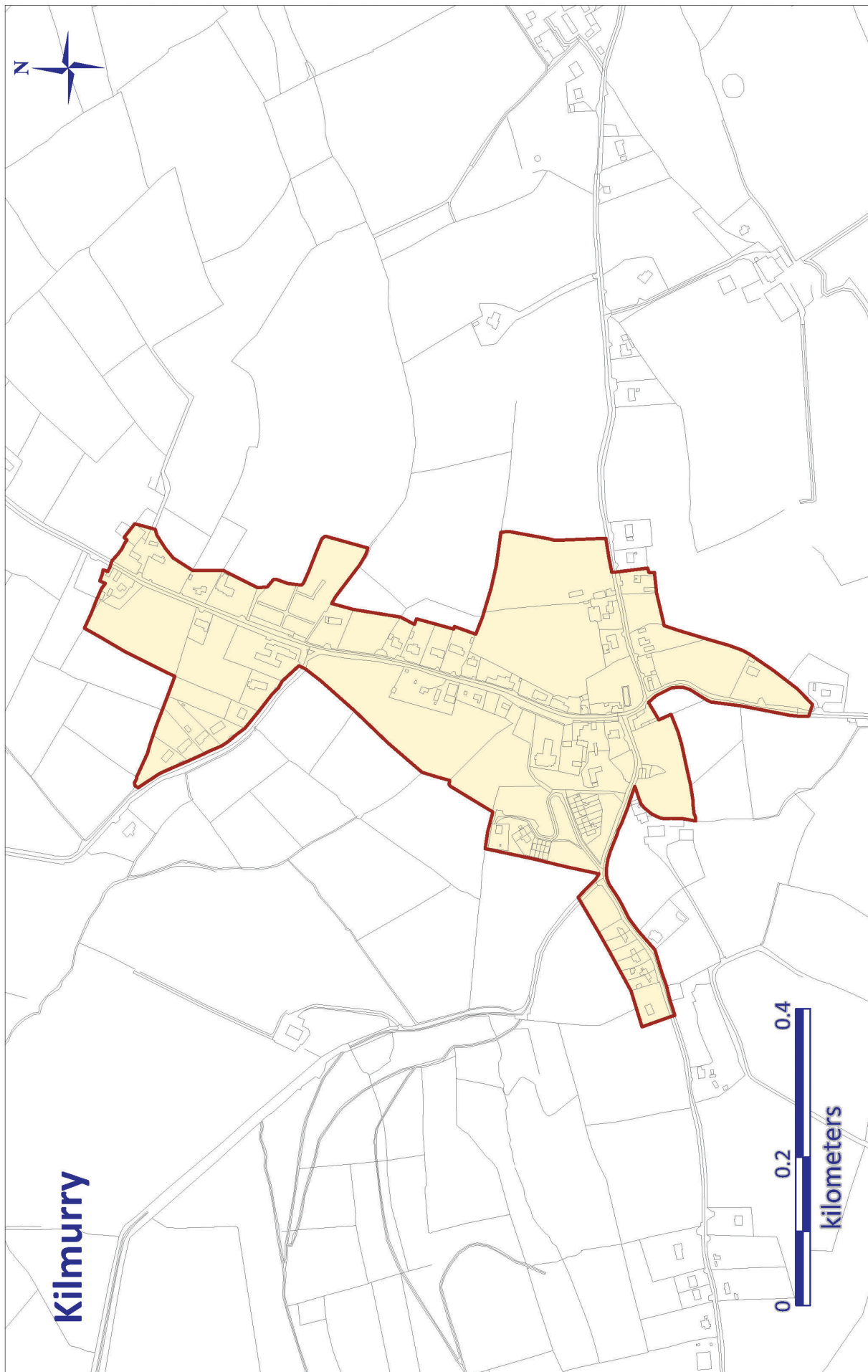
## Kilmurry

5.1.26 The vision for Kilmurry is to encourage sympathetic development in conjunction with the provision of infrastructure and services, to maintain existing community facilities and to encourage the provision of additional facilities.

### Development Boundary Objectives

5.1.27 The general development boundary objectives for Kilmurry are set out in the following table

Local Area Plan Objective Development Boundary Objectives for Kilmurry	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.
DB-02	New development on hillside sites shall be of an appropriate design, provide for additional landscaping and will not visually dominate the wider landscape.



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

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## Model Village (Dripsey)

- 5.1.28 Dripsey is made up of three nodes of development, Model Village, Upper Dripsey and Lower Dripsey. Upper Dripsey and Model Village are established villages with Model Village forming the residential core of the area. Lower Dripsey is designated as a village nucleus.
- 5.1.29 The vision for Dripsey is to promote sympathetic development in tandem with the provision of infrastructure and services, primarily at the Model Village and Upper Dripsey development nodes/established villages, and to enhance the village cores.

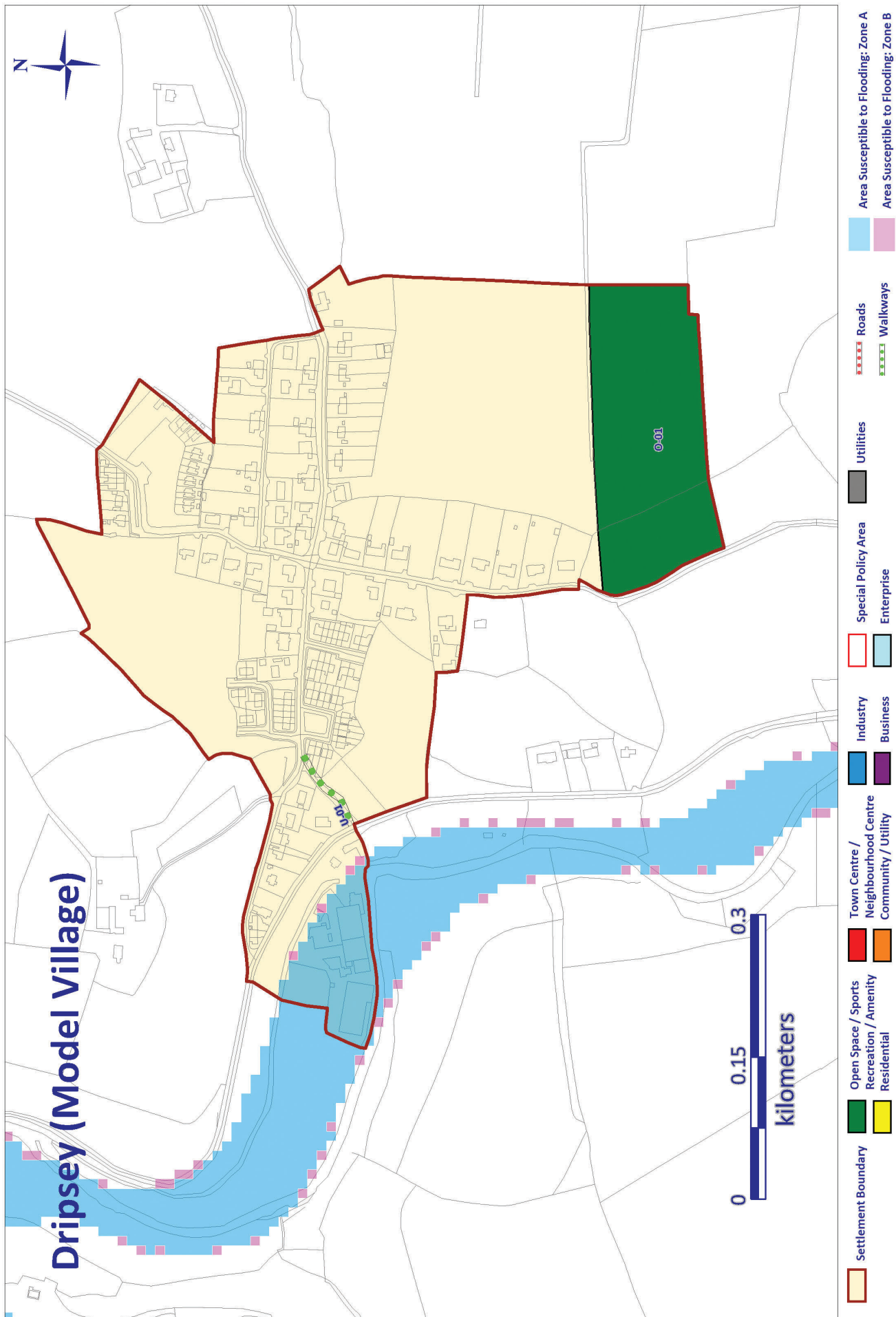
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Model Village Dripsey	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.
DB-02	Development in Model Village and within the core of the village must be designed to a high standard to reinforce the existing pattern of growth and character of the area.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Dripsey (Model Village)		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space for the provision of Playing Pitches	3.6
<b>Utilities</b>		
U-01	Retain and maintain historic walkway to Dripsey Woollen Mills.	





## Newcestown

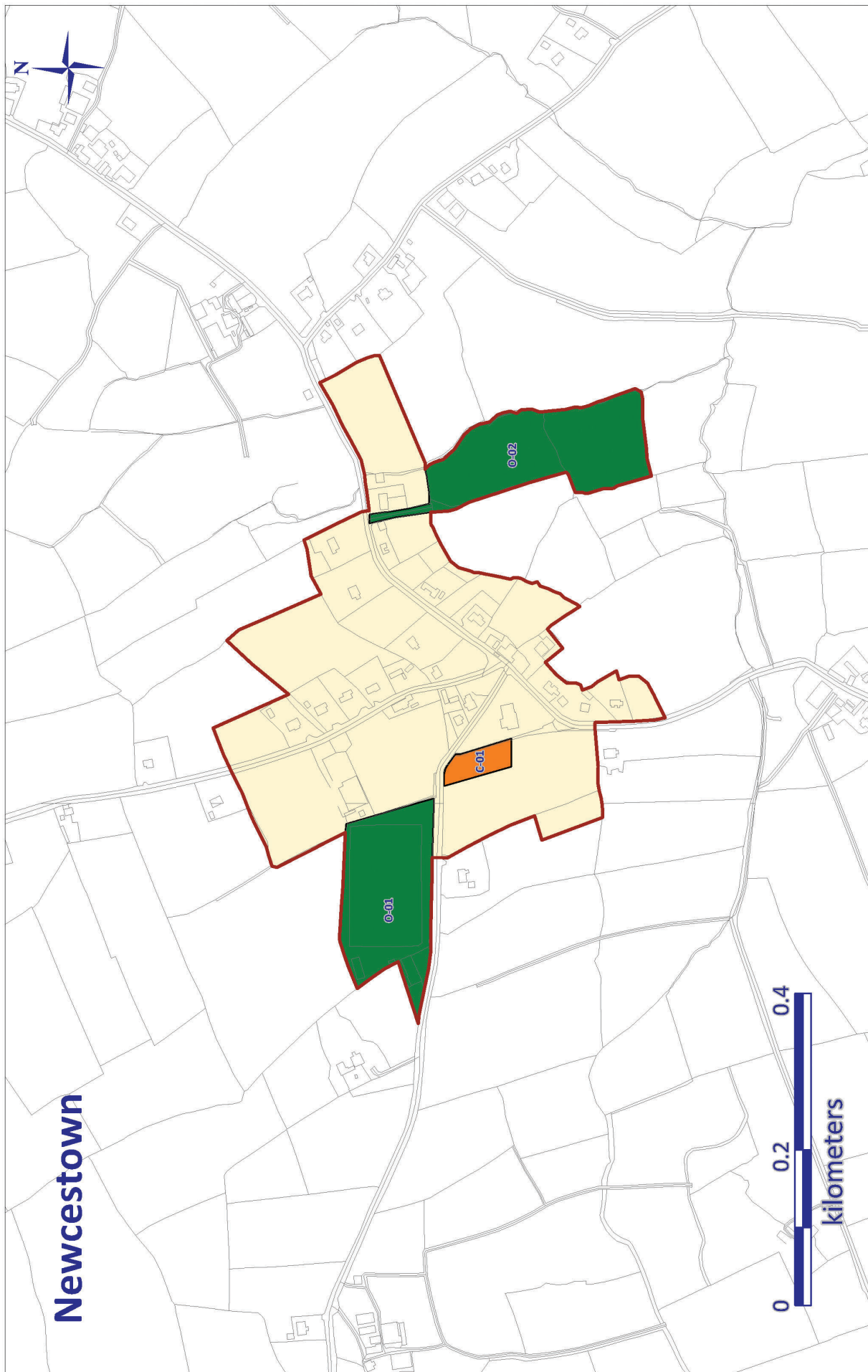
- 5.1.31 The vision for Newcestown is to encourage the consolidation of the village core and to encourage small scale residential development within the village supported by improvements to community facilities and the provision of services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Newcestown	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Newcestown		
Objective No.		Approx. Area (Ha)
*Flood Risk Objective applies		^ TIA and RSA Required.
Open Space , Sports, Recreation and Amenity		
O-01	Maintain existing playing pitches	2.4
O-02	Maintain existing pitch and putt club	2.7
Community/Utility		
C-01	Extension to cemetery	0.3



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## Rylane/Seiscne

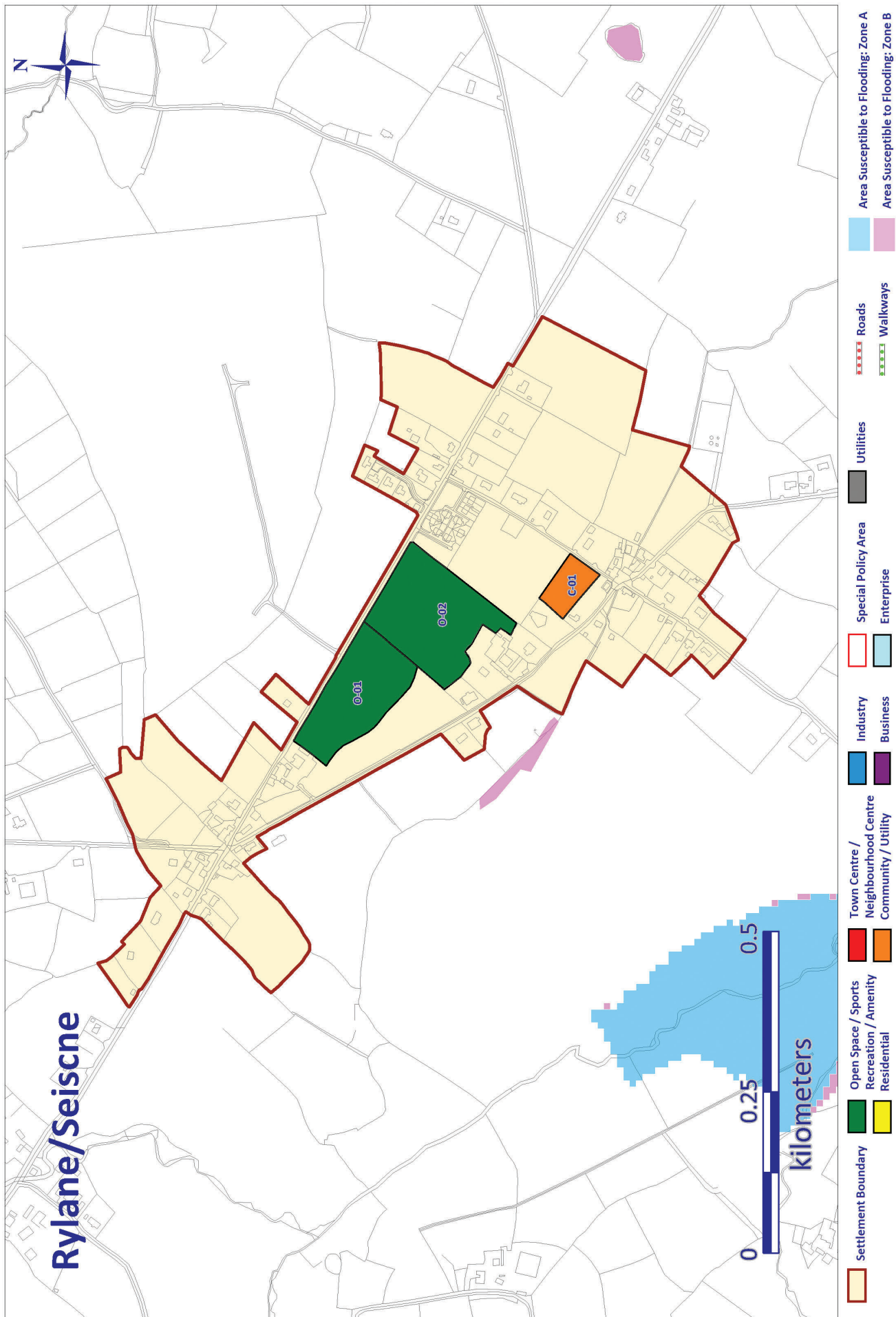
5.1.32 The vision for Rylane/Seiscne is to realise its potential as the primary focus for the development of the surrounding rural areas, to retain and improve local services and facilities.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Rylane/Seiscne	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Rylane/Seiscne		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Passive Open Space. This hillside makes a significant contribution to the setting of Rylane. The existing land uses should remain largely unchanged and there is a presumption against development on these lands.	2.0
O-02	Open space and recreation area, with potential to accommodate open space uses.	2.6
<b>Community/Utility</b>		
C-01	Provision of site for a new cemetery and ancillary car parking.	0.4



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## Stuake/Donoughmore

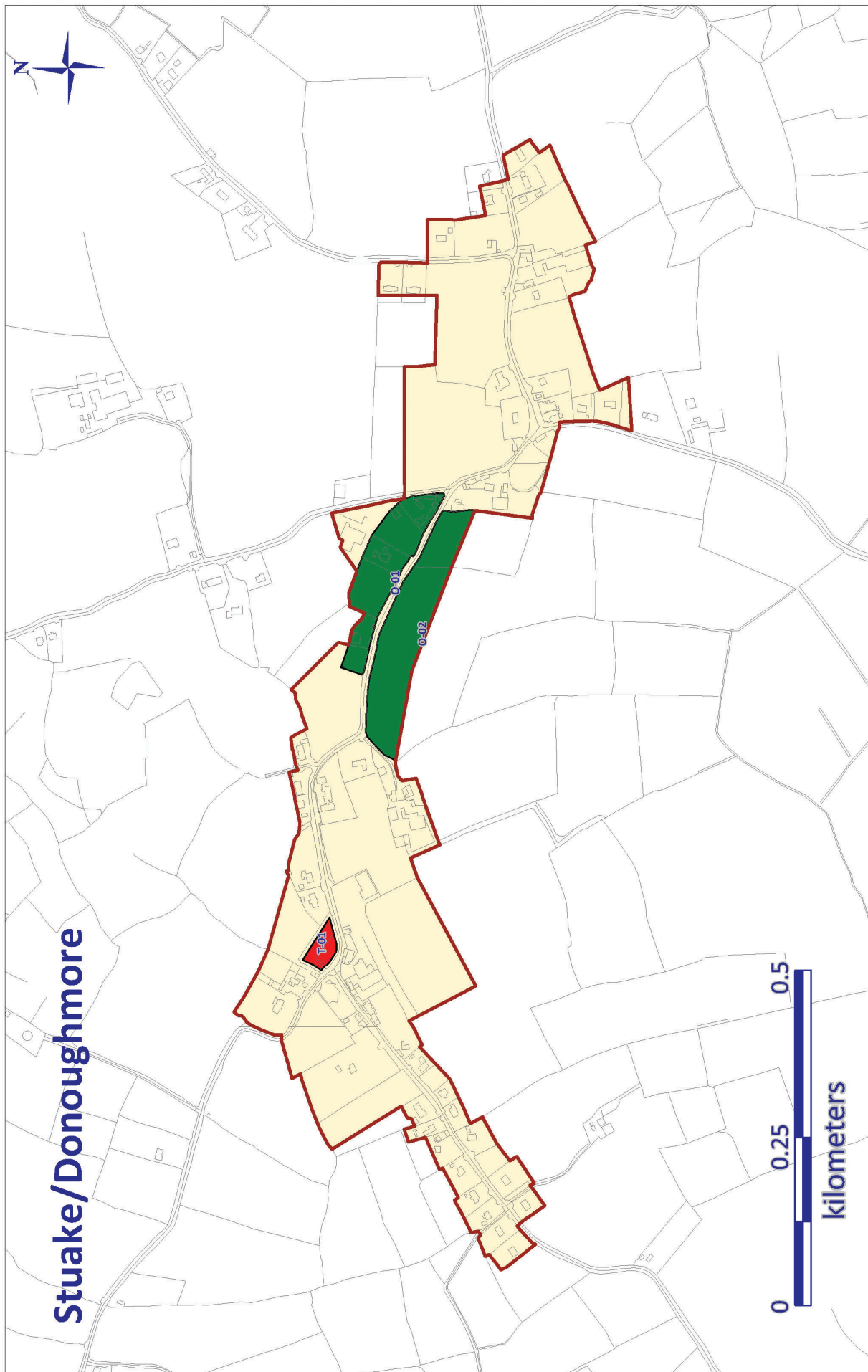
5.1.33 The vision for Stuake/Donoughmore is to secure a modest increase in the population of the settlement, to retain and improve local services and facilities and to

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Stuake/Donoughmore	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.
DB-02	Encourage additional retail and services in the village commensurate with the scale of the village.
DB-03	Village Centre Development. There is a derelict site close to Stuake village core that presents an opportunity for redevelopment. Appropriate uses on site include limited convenience retailing or business uses.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Stuake and Donoughmore		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Lands to remain predominantly open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	1.4
O-02	Lands to remain open in character. These lands provide the important function of maintaining the distinction between Stuake and Donoughmore.	2.1
<b>Town Centre</b>		
T-01	Opportunity site, redevelopment of derelict site, may be suitable for small scale convenience retailing use or business use.	0.2



**Stuake/Donoughmore**

0 0.25 0.5  
kilometers

- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

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## Upper Dripsey

5.1.34 The vision for Upper Dripsey is to promote sympathetic development in tandem with the provision of infrastructure and services to the north east of the village within the development boundary which is quite large.

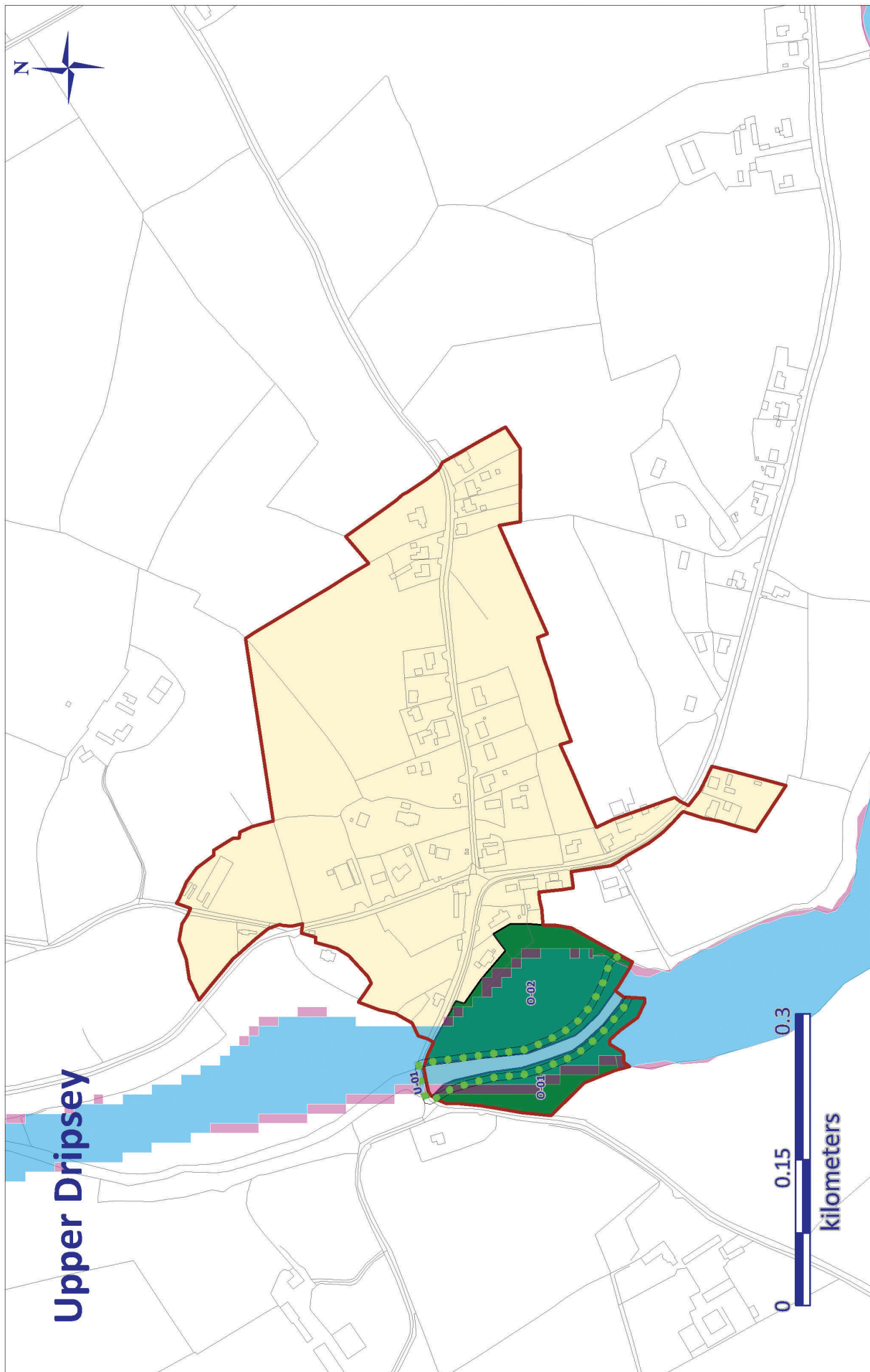
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Upper Dripsey	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 25 additional dwelling units during the plan period.
DB-02	Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained. Within the development Boundary, a sequential approach to development is to be taken with lands closest to the village core being developed first.
DB-03	New development within the village boundary should generally avoid the lower lands to the west of the main road, between the road and the Dripsey River.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Upper Dripsey		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open space and amenity area.	0.9
O-02	Open space and amenity area, to include tree planting along eastern boundary.	1.8
<b>Utilities and Infrastructure</b>		
U-01	Develop and maintain pedestrian walk, linking open space areas.	-





Upper Dripsey

0 0.15 0.3  
kilometers

- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

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## 5.2 Village Nuclei

### Introduction

- 5.2.1 There are 26 Village Nuclei in the Blarney – Macroom Municipal District as follows; Ballinacurra/Brinny, Ballinagree, Bealnamorive, Berrings, Canovee, Carrigadrohid/ Killinardish, Carriganimmy, Cloghroe, Coolea, Courtbrack, Farnanes, Farnivane, Firmount, Fornaght, Kilbarry, Knockavilla/ Old Chapel Cross, Lissarda, Lower Dripsey, Matehy, Murragh, New Tipperary, Reanerree, Rusheen, Toon Bridge, Tooms, Upper Dripsey and Upton.
- 5.2.2 It is a strategic aim of the Cork County Development Plan, 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available generally through low density individual housing, in tandem with the provision of services..
- 5.2.3 Village Nuclei are settlements where a limited range of services is provided supplying a very local need. Settlements designated as Village Nuclei will normally have the following facilities: A permanent resident population and one of the following: a convenience shop, pub, post office, primary school, church, other community facility.
- 5.2.4 The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.
- 5.2.5 To allow the village nuclei to develop in an orderly manner, it is particularly important that improvements are made to the village’s infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 5.2.6 There is scope for development within the village nuclei; however, it is important that the village’s rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.

### Overall Scale of Development

- 5.2.7 It is an aim to ensure that the scale of new residential development in the village nuclei will be in proportion to the pattern and grain of existing development. The future expansion of such settlements will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 5.2.8 It is considered reasonable to ensure good development opportunities continue to be available within the village nuclei. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 5.2.9 The overall scale of development envisaged in this Plan for each Village Nuclei, and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 5.2.
- 5.2.10 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements

development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.

- 5.2.11 If a proposal for a local employment opportunity at a scale appropriate to the particular village nuclei is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 5.2.12 If during the lifetime of the plan funding becomes available for community facilities for the village nuclei, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 5.2. Scale of Development in Blarney- Macroom Municipal District Village Nuclei

Village Nuclei	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)	Normal Recommended Scale of any Individual scheme.
Ballinacurra/Brinny	11	-	5	2-3
Ballinagree	18	1	15	5
Bealnamorive	7	-	5	2
Berrings	32	-	16	2-3
Canovee	-	-	3	3
Carrigadrohid/ Killinardrish	24	-	5	3
Carriganimmy	12	-	5	3
Cloghroe	36	-	10	2-3
Coolea	-	-	5	3
Farnanes	20	1	5	3
Farnivane	6	-	5	3
Firmount	8	7	6	2
Fornaght	10	-	9	1-2
Kilbarry	2	5	3	3
Knockavilla/ Old Chapel Cross	-	-	5	5
Lissarda	14	-	5	3
Lower Dripsey	4	-	5	5
Matehy	4	1	4	2
Murragh	18	1	3	3
New Tipperary	12	-	5	2
Reanannerree	10	1	5	5
Rusheen	10	-	5	2-3
Tooms	8	-	5	2-3
Toon Bridge	19	1	5	2-3
Upton	7	-	3	3
<b>Total Village Nuclei</b>		-	147	-

## General Objectives for Village Nuclei

- 5.2.13 This section sets out the Local Area Plan objectives for the village nuclei. General Objectives set out the overarching objectives that apply to all the village nuclei.
- 5.2.14 Under each individual Village Nuclei there are Development Boundary Objectives that apply to a particular village where appropriate. Also there are Specific Development Objectives and an accompanying map of each of the village nuclei showing the extent of each village nuclei development boundary, what lands any specific objectives relate to and showing any areas which are susceptible to flooding.

### Local Area Plan Objective

#### GO-01 General Objectives for Village Nuclei

- a) Within the development boundary of the village nuclei encourage housing development on the scale set out in Table 5.2 in the period 2015 – 2023.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village nuclei and will not normally exceed the provision of the number of units set out in Table 5.2.
- c) Notwithstanding the scale of growth outlined in Table 5.2, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- d) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.
- e) Development within village nuclei shall be designed to a high standard and reinforce the character of the existing settlement.
- f) Residential development shall provide for detached housing, serviced sites and or self build options and small groups of houses where appropriate.
- g) Retail and office development should be accommodated within the core of the village nuclei and should make adequate provision for off street parking.
- h) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- i) The development of lands closest to the village nuclei centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core are considered to be an important part of any proposed scheme.
- j) Encourage the provision of public footpaths and public lighting to serve the whole of the village nuclei and where practicable, to provide for the under-grounding of utilities.
- k) Roadside development within the village nuclei should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.

## Local Area Plan Objective

## GO-01 General Objectives for Village Nuclei

- l) Encourage additional retail and community services within the village nuclei to coincide with the needs of any future growth.
- m) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2.
- n) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.

## Ballinacurra/Brinny

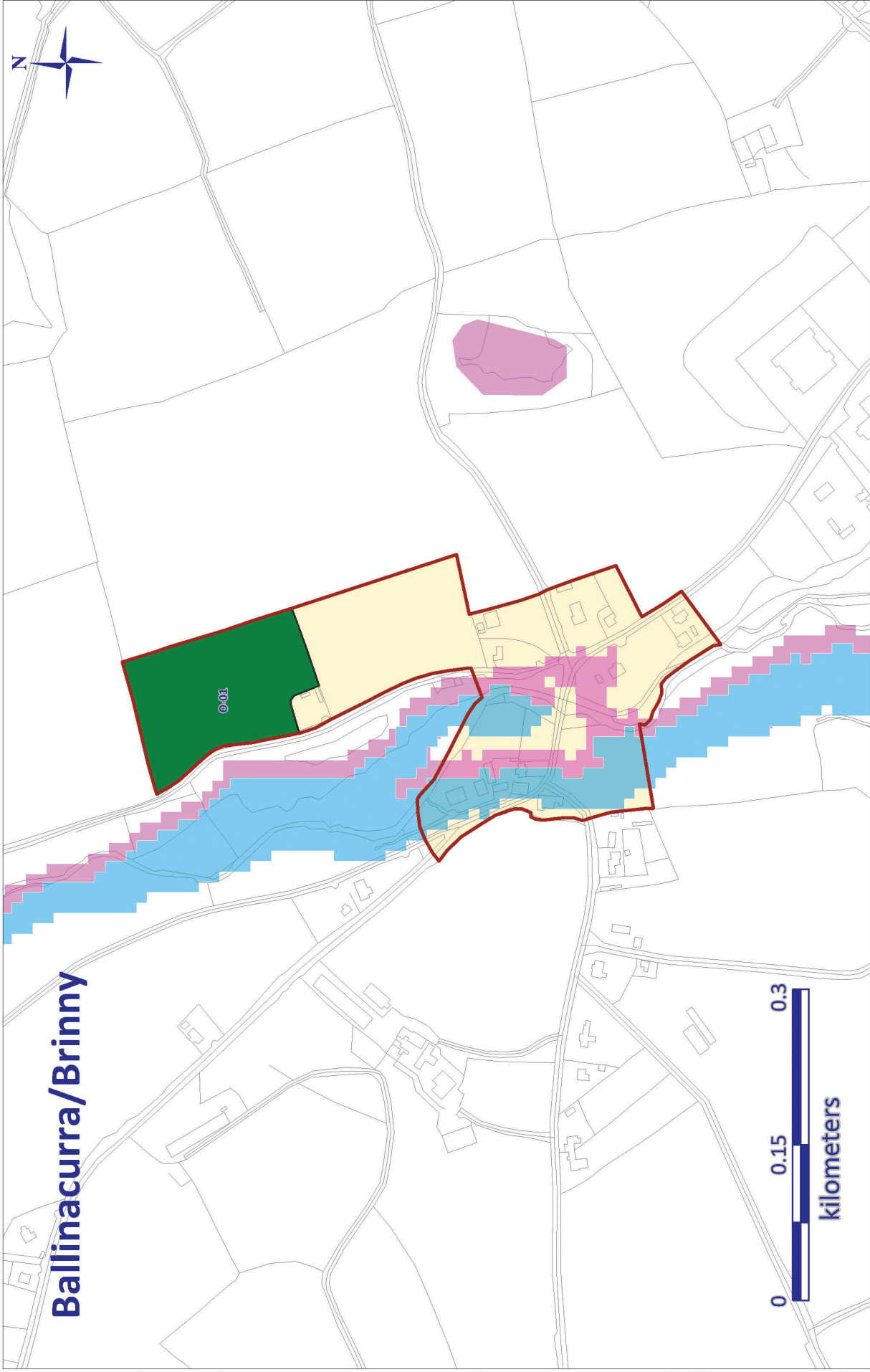
5.2.15 The vision for Ballinacurra/Brinny is to retain and improve local services and community facilities, to protect the built heritage in the village, to maintain existing industries in the area and to promote appropriate development in tandem with the provision of the necessary infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Ballinacurra/Brinny	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.
DB-02	Maintain existing industries in the area.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Ballinacurra/Brinny		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Retention of amenity use.	1.92



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## Ballinagree

5.2.16 The vision for Ballinagree is to retain and improve local services and community facilities and to promote appropriate development in tandem with the provision of the necessary infrastructure.

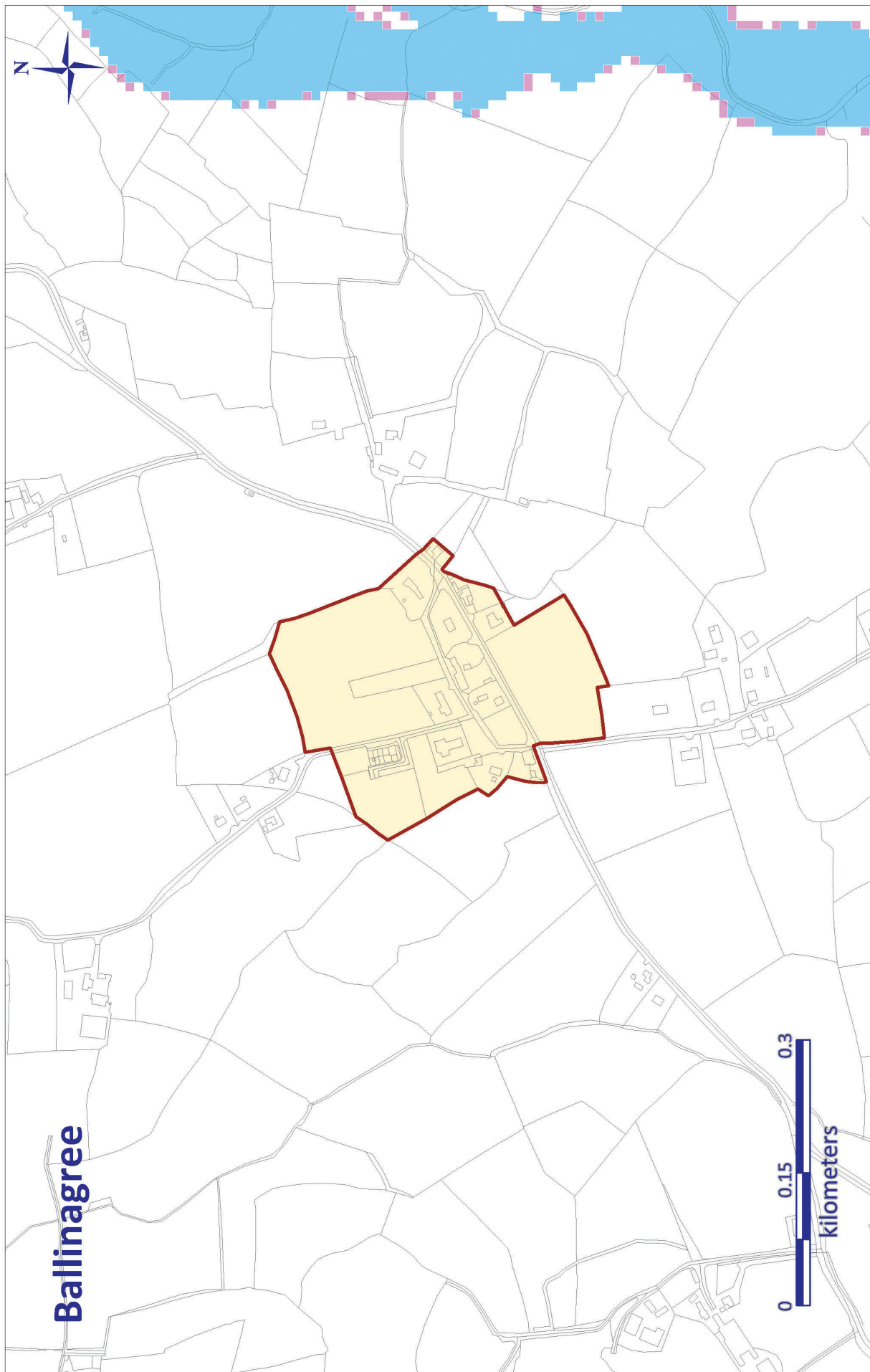
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Ballinagree	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Ballinagree		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Community/Utility</b>		
C-01	Community Uses including the provision of a playground and walkway, All weather pitch and a Community hall	





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## Bealnamorive

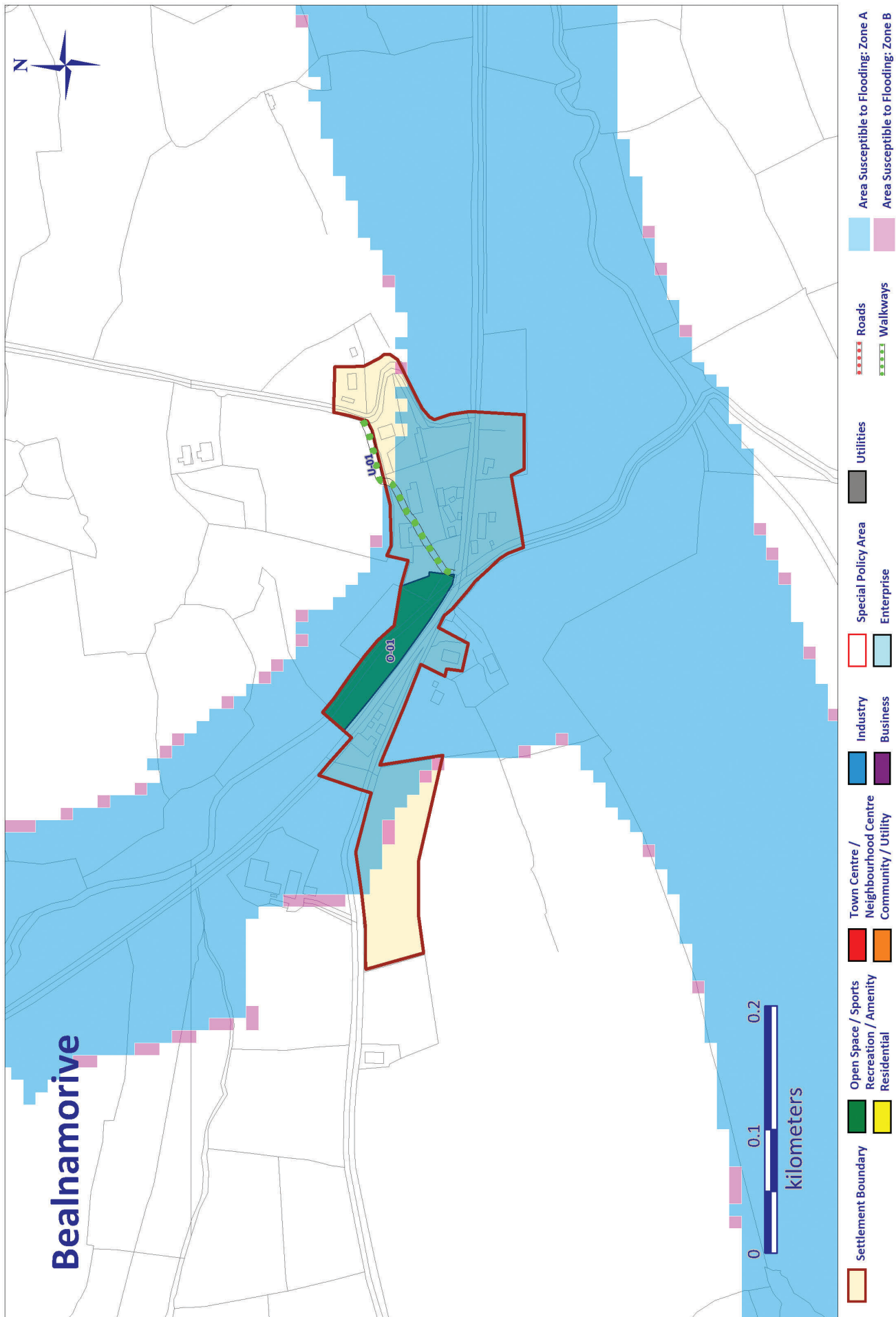
5.2.17 The vision for Bealnamorive is to retain and improve local services and community facilities and to promote appropriate development in tandem with the provision of the necessary infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Bealnamorive	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Bealnamorive		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Passive or Active open space. *	0.4
<b>Utilities and Infrastructure</b>		
U-01	Provide pedestrian link.	

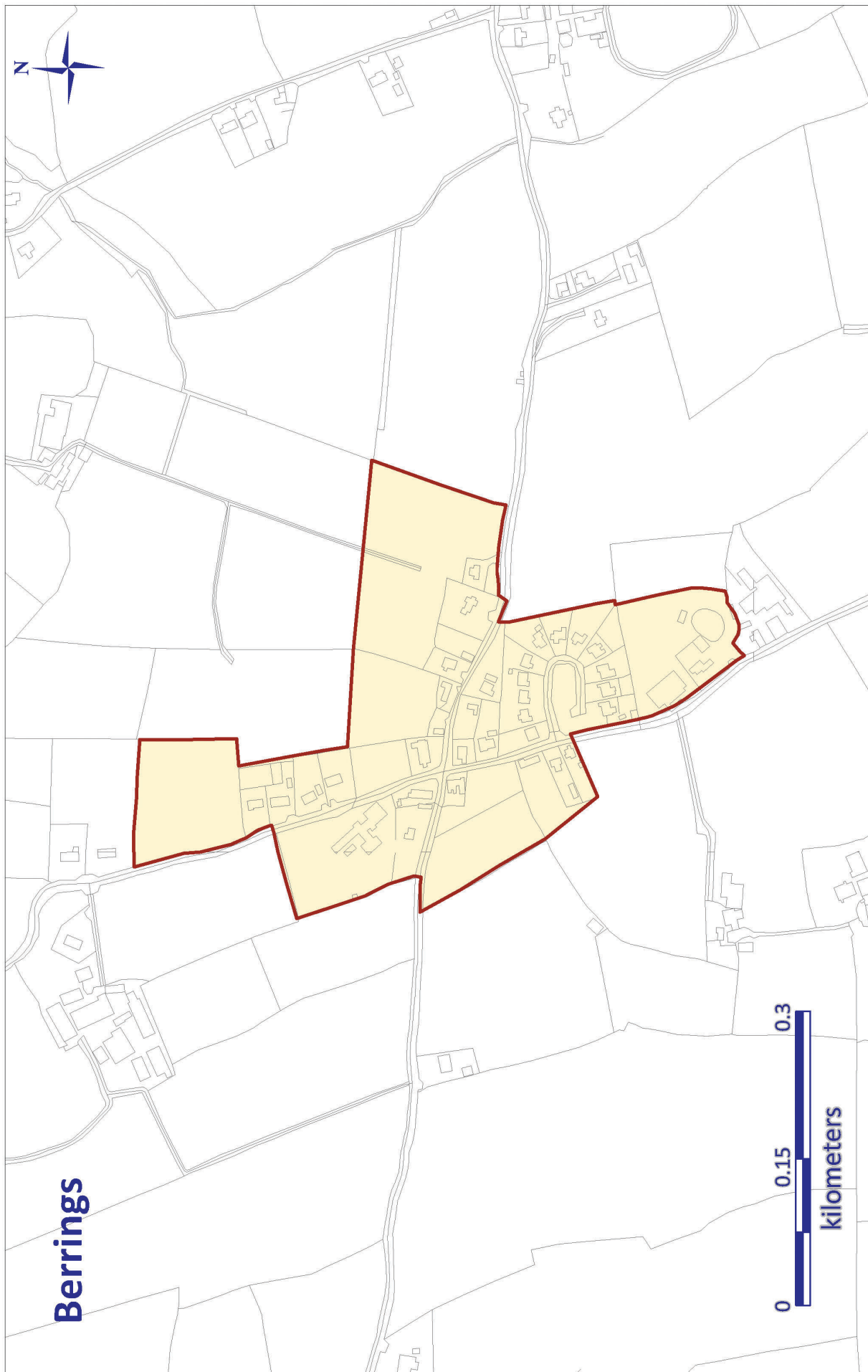


## Berrings

- 5.2.18 The Vision for Berrings is to retain and improve local services and facilities around the crossroads and to promote sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Berrings	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 16 additional dwelling units during the plan period.



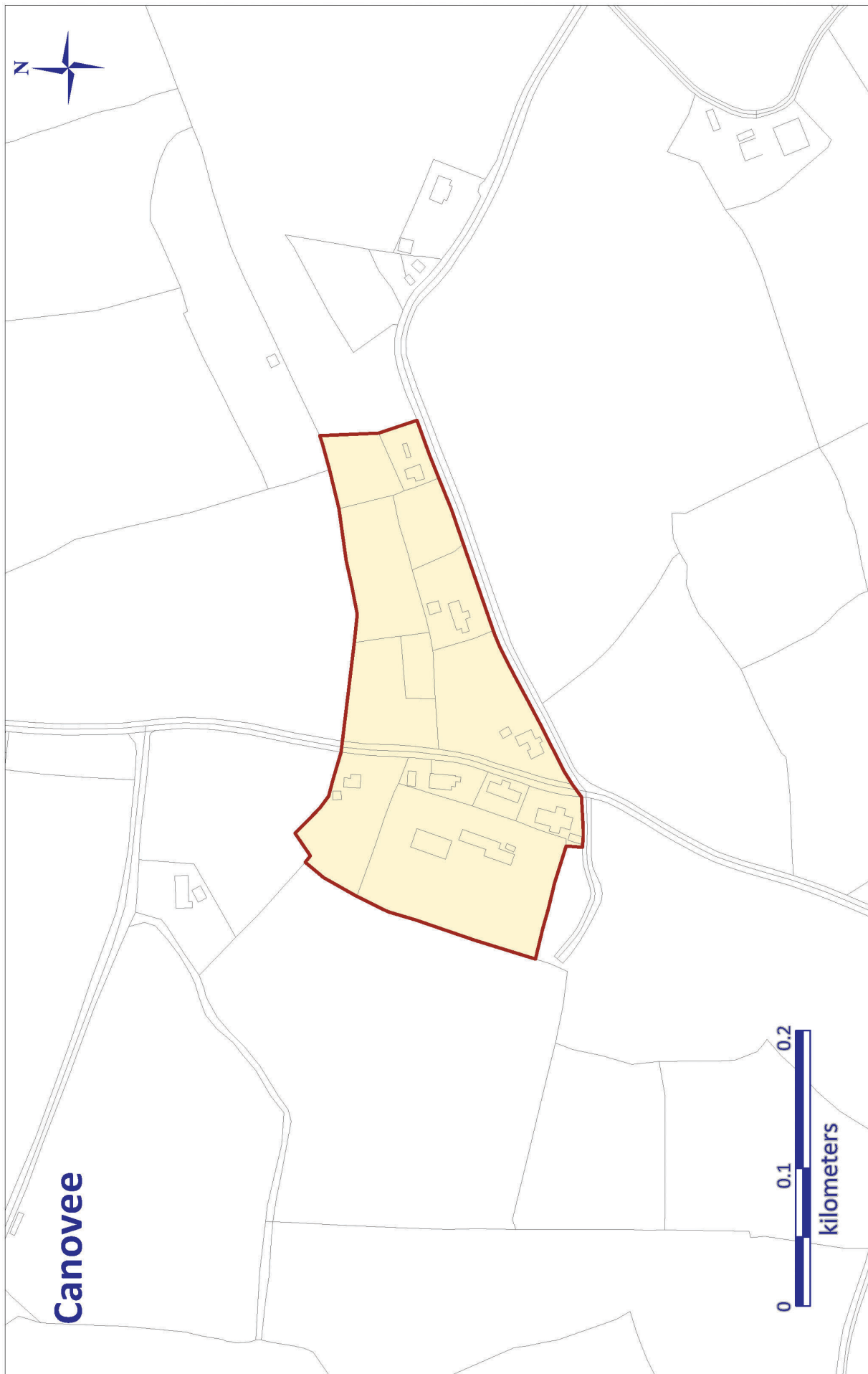
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## Canovee

5.2.19 The vision for Canovee is to consolidate the village nucleus as a provider of local services and facilitate and protect the landscape setting of the settlement.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Canovee	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period.



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## Carrigadrohid/Killinardrish

5.2.20 The vision for Carrigadrohid/Killinardrish is to retain and improve local services and facilities, protect the unique character and heritage of the settlement and to promote sympathetic development in tandem with the provision of appropriate infrastructure.

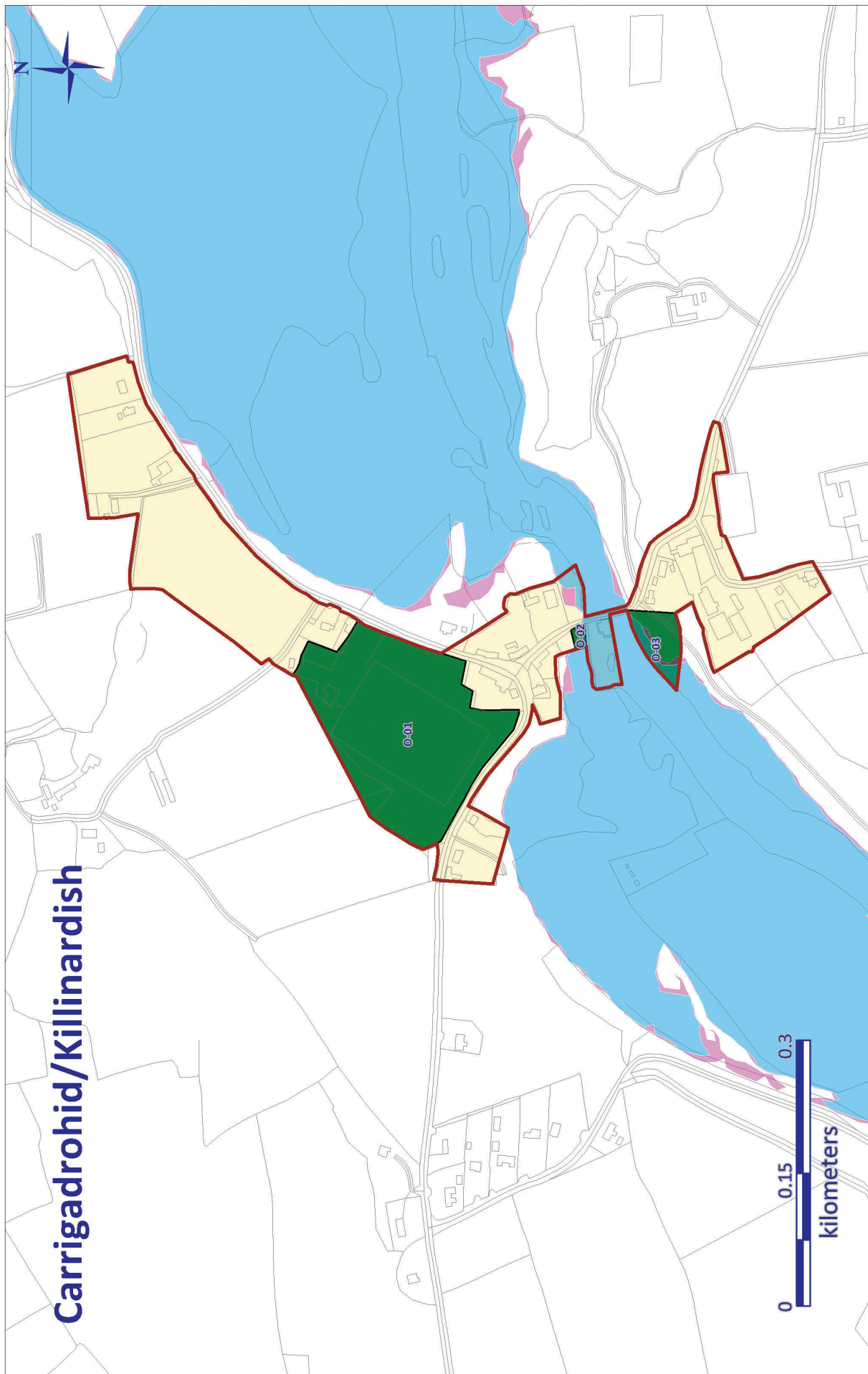
### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Carrigadrohid/Killinardrish	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective		
Specific Development Objectives for Carrigadrohid/Killinardrish		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Retain existing playing pitches.	3.3
O-02	Open Space. Maintain existing amenity area.	0.06
O-03	Open Space. Develop and maintain amenity area. *	0.3





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## Carriganimmy

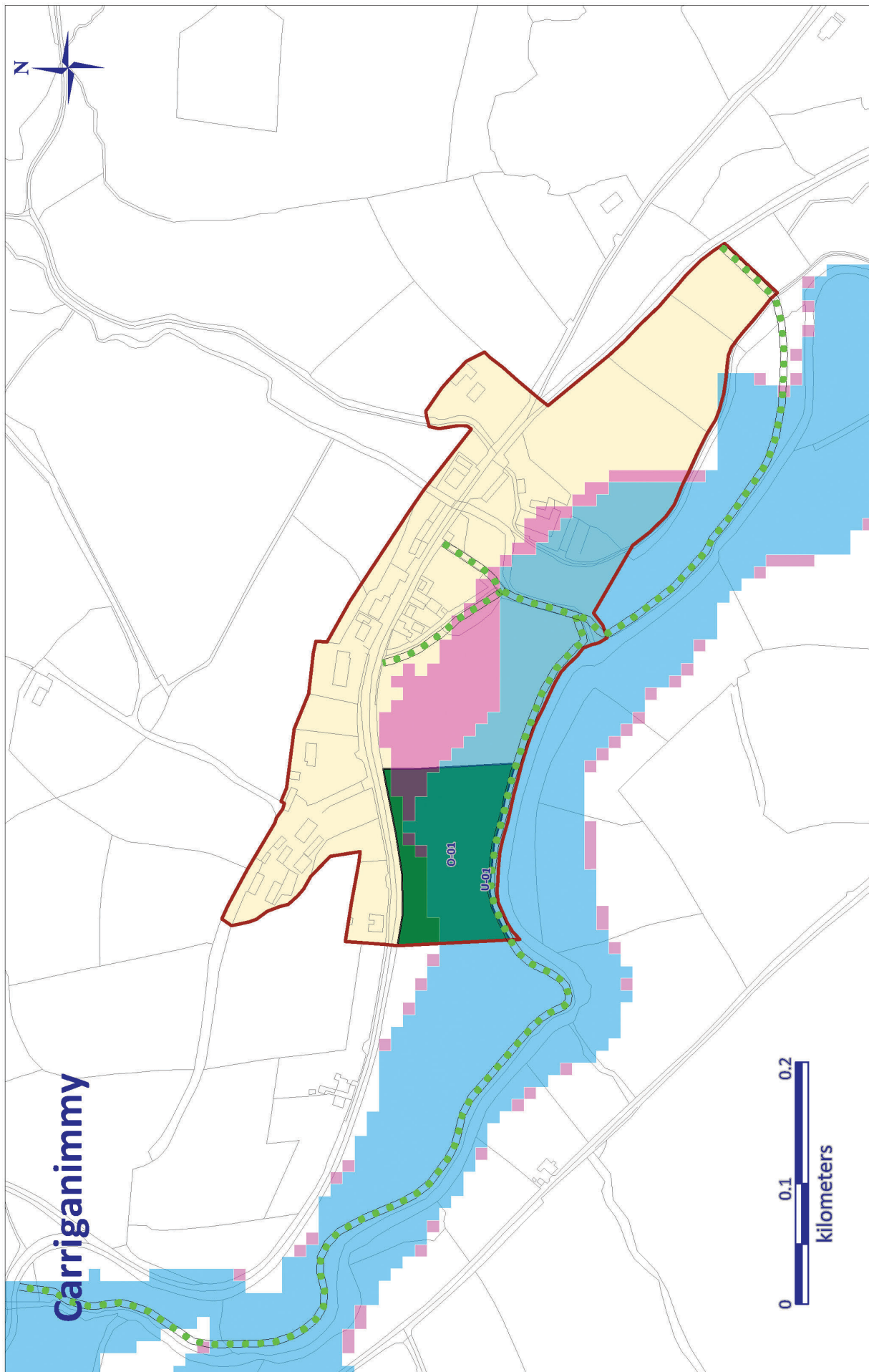
5.2.21 The vision for Carriganimmy is to retain and improve local services and facilities, protect the unique character and heritage of the settlement and promote sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Carriganimmy	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Carriganimmy		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Passive Open Space. *	1.2
<b>Utilities</b>		
U-01	Develop pedestrian walk along River Bank, east and west of the village.	



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

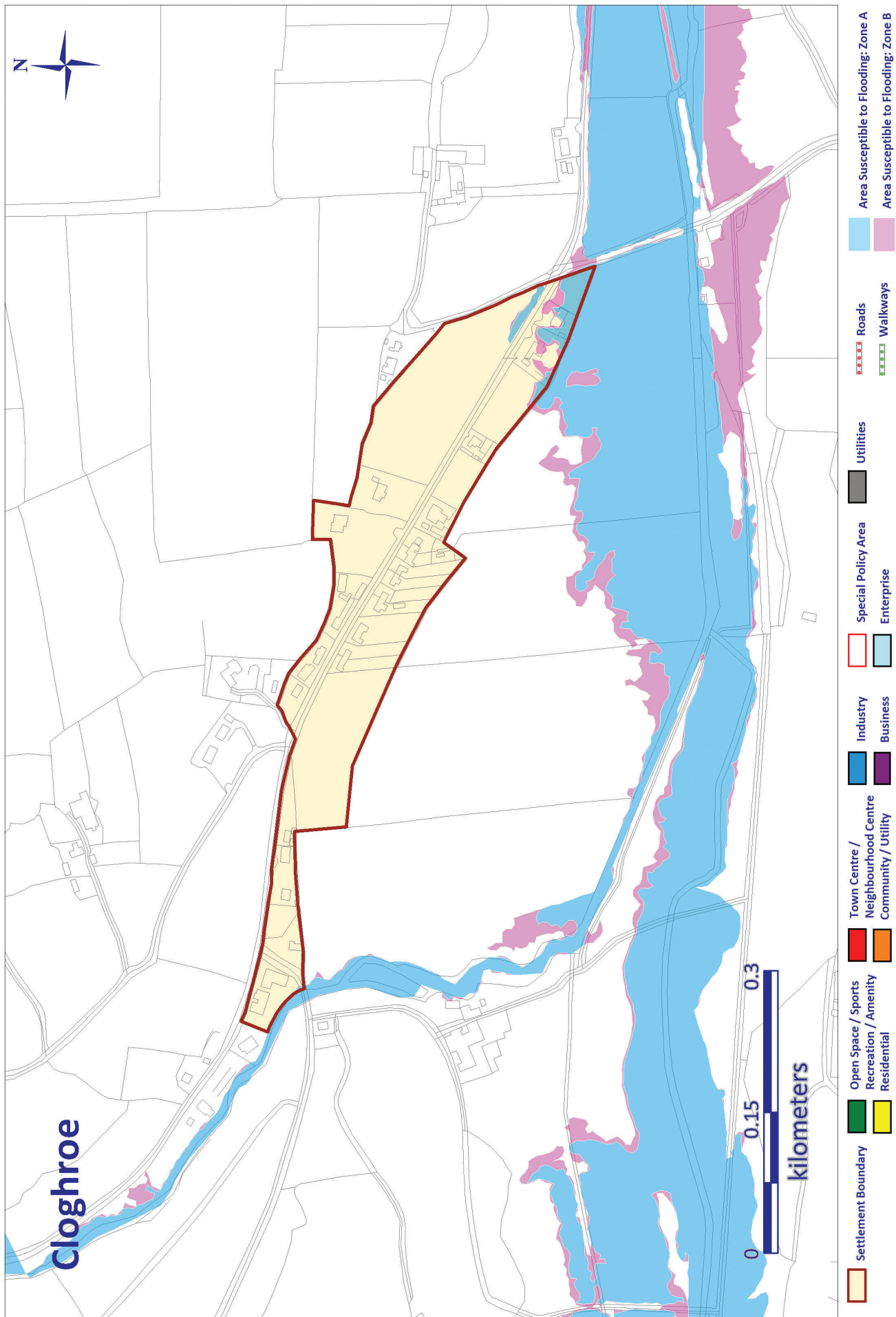
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## Cloghroe

5.2.22 The vision for Cloghroe is that it develops in line with the existing pattern of development and the level of services available locally.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Cloghroe	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.



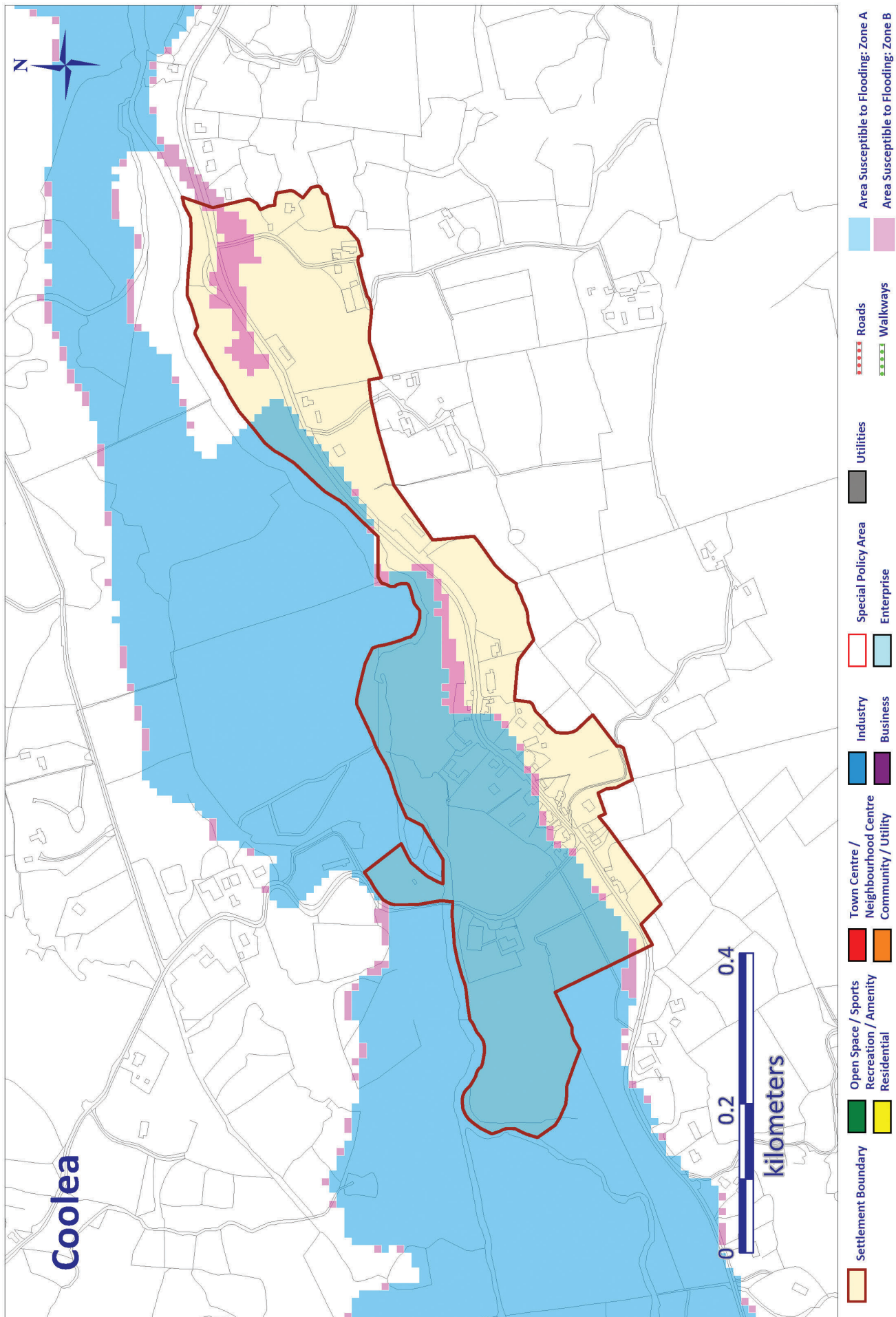
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## Coolea

5.2.23 The vision for Coolea is to protect its special character and heritage and to encourage small scale sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Coolea	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.



## Farnanes

5.2.24 The vision for Farnanes is to retain and improve local services and facilities and to promote small scale sympathetic development in tandem with the provision of appropriate infrastructure.

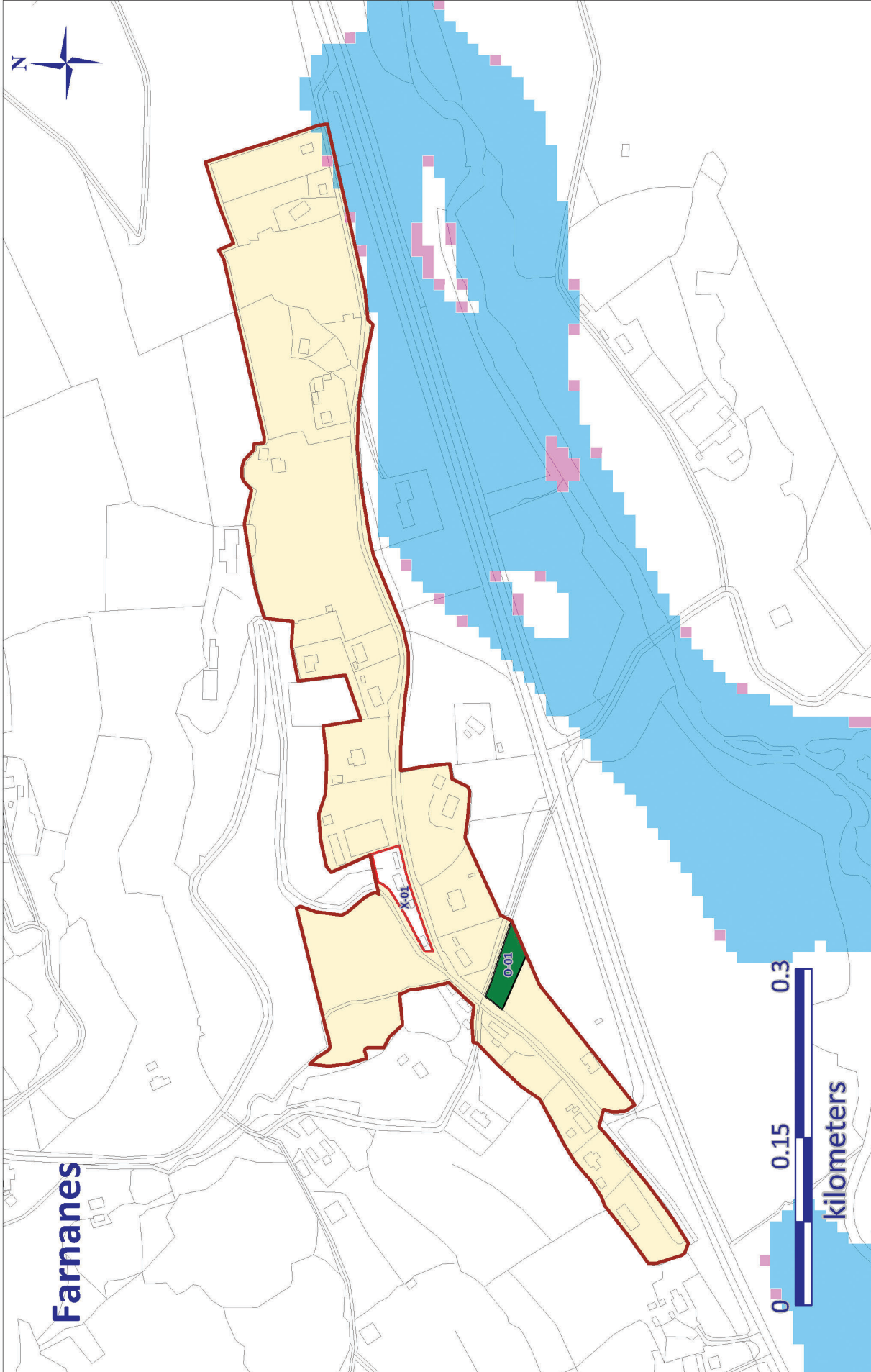
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Farnanes	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Farnanes		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space. Maintain existing amenity area.	0.1
<b>Special Policy Area</b>		
X-01	Special Policy Area with potential for mixed use development incorporating retail and residential use.	0.1





- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

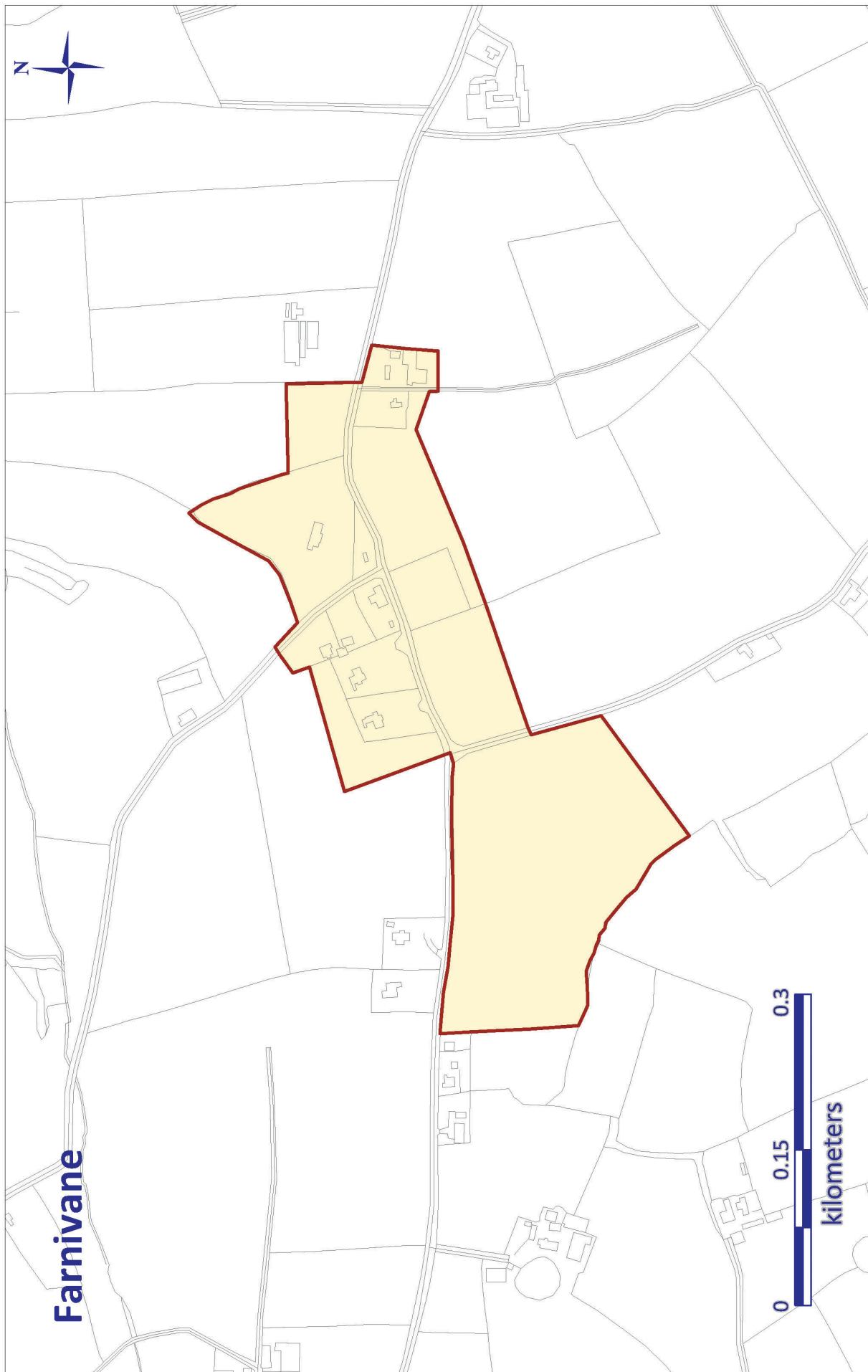
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## Farnivane

5.2.25 The vision for Farnivane is to retain and improve local services and facilities and to promote small scale sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Farnivane	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period



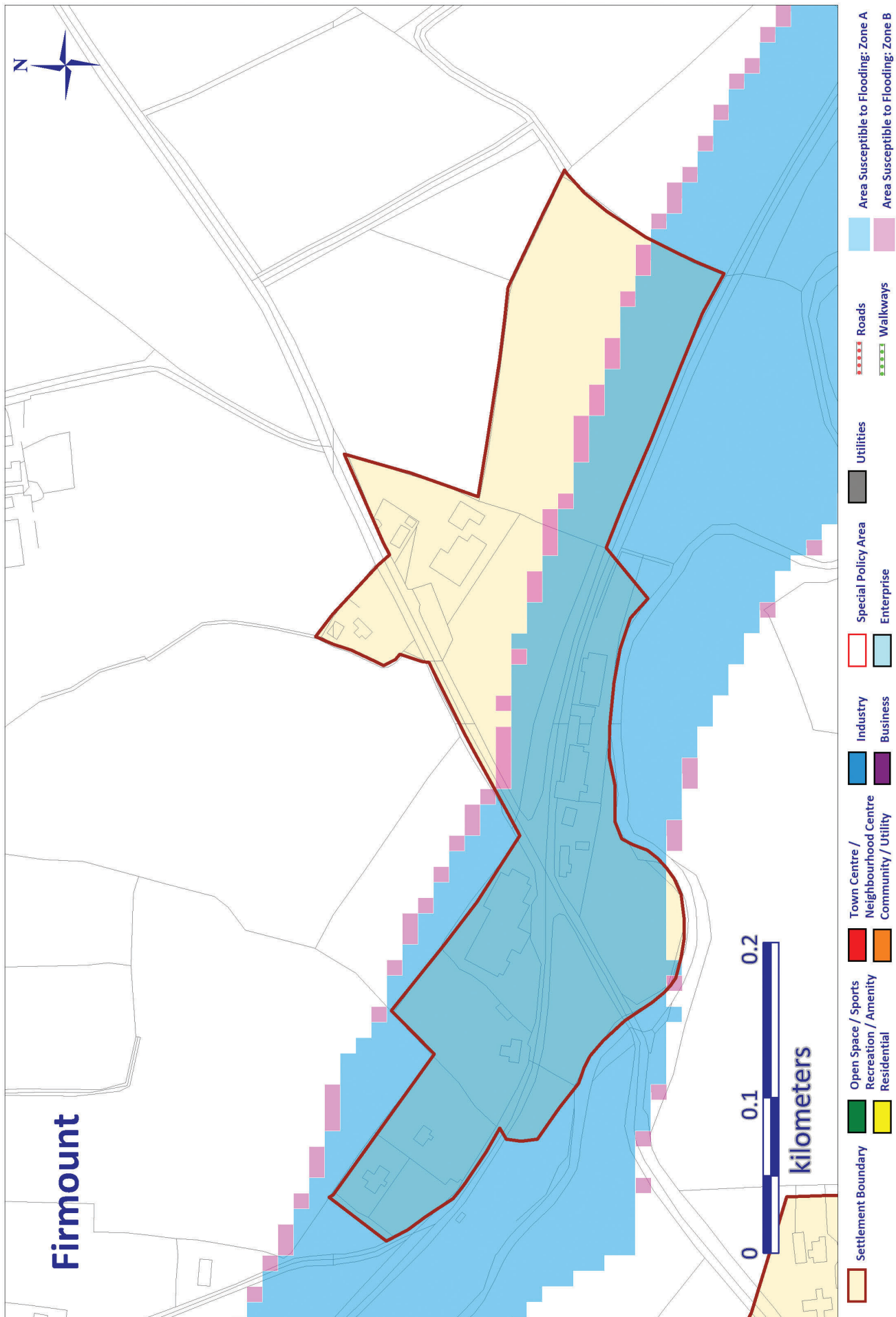
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## Firmount

5.2.26 The vision for Firmount is to encourage small scale sympathetic residential development in tandem with provision of an appropriate range of services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Firmount	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 6 additional dwelling units during the plan period

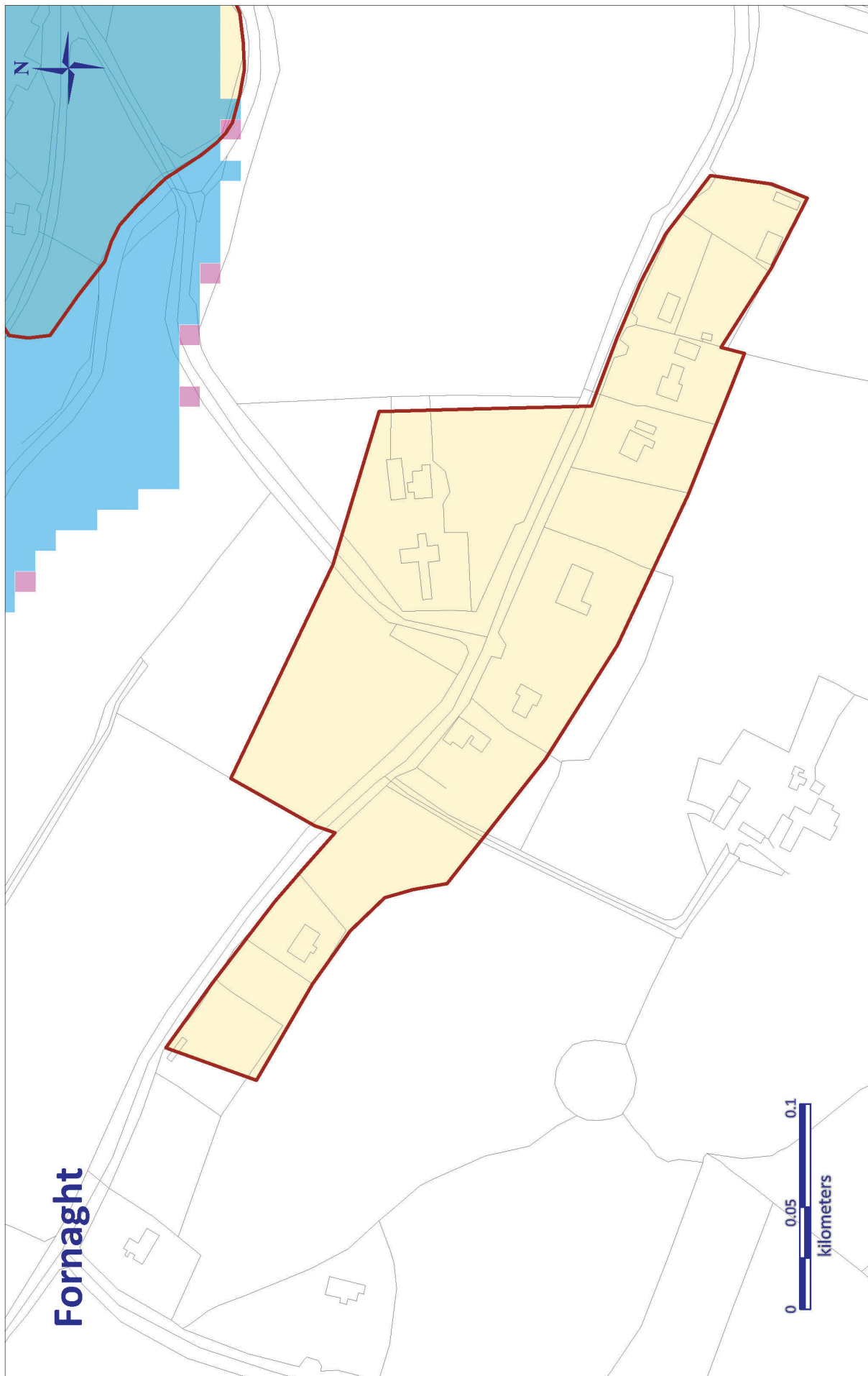


## Fornaght

5.2.27 The vision for Fornaght is to encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Fornaght	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 9 additional dwelling units during the plan period



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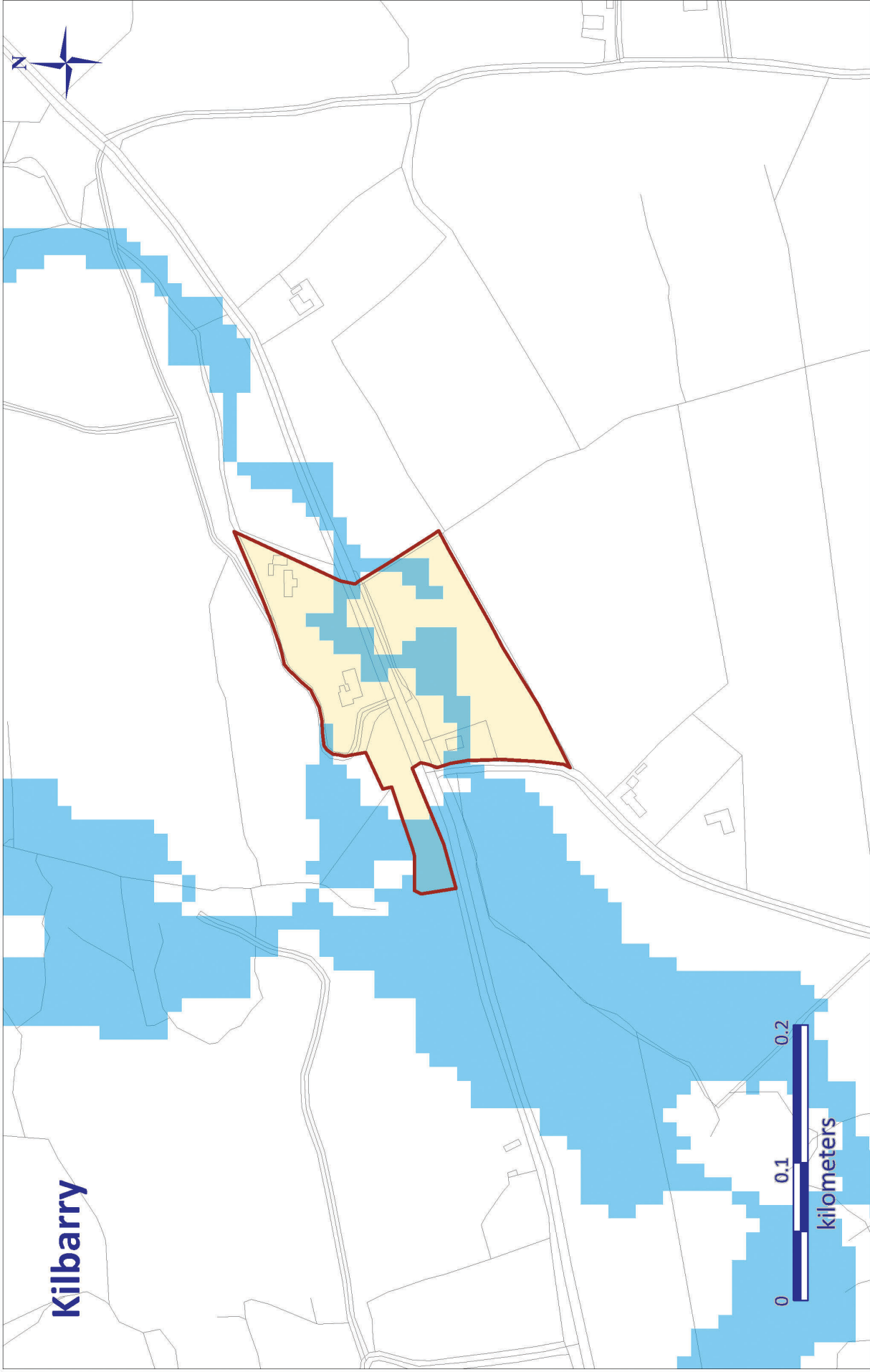
## Kilbarry

5.2.28 The vision for Kilbarry is to retain and improve local services and facilities and to encourage a limited amount of small scale development.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Kilbarry	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period





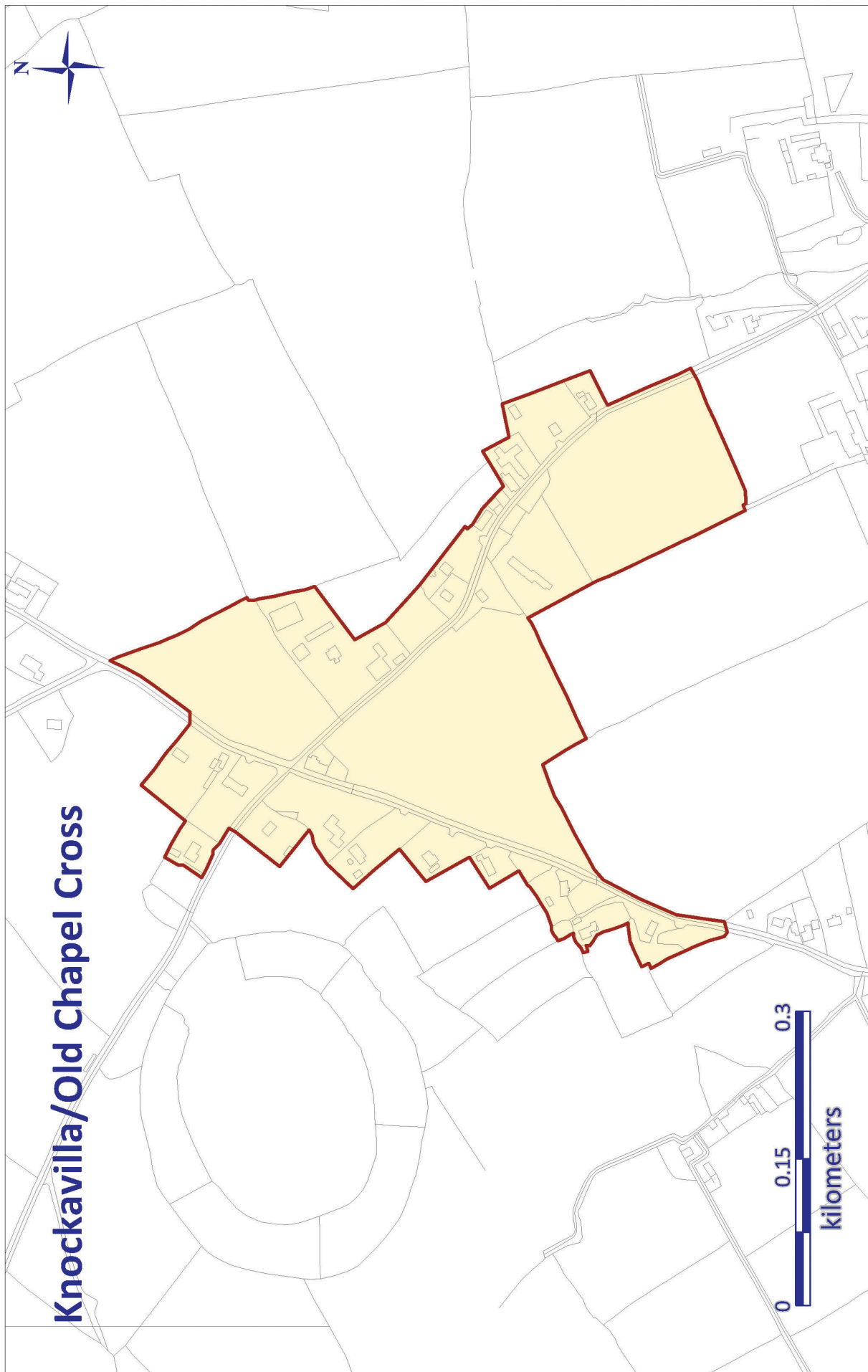
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## Knockavilla/ Old Chapel Cross Roads

5.2.29 The vision for Knockavilla/Old Chapel Cross Roads is to retain and improve local services and facilities and to promote sympathetic development in tandem with the provision of

### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Knockavilla/Old Chapel Cross Roads	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period



**Knockavilla/Old Chapel Cross**

0 0.15 0.3  
kilometers

- Settlement Boundary
- Open Space / Sports Recreation / Amenity Residential
- Town Centre / Neighbourhood Centre Community / Utility
- Industry Business
- Special Policy Area Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

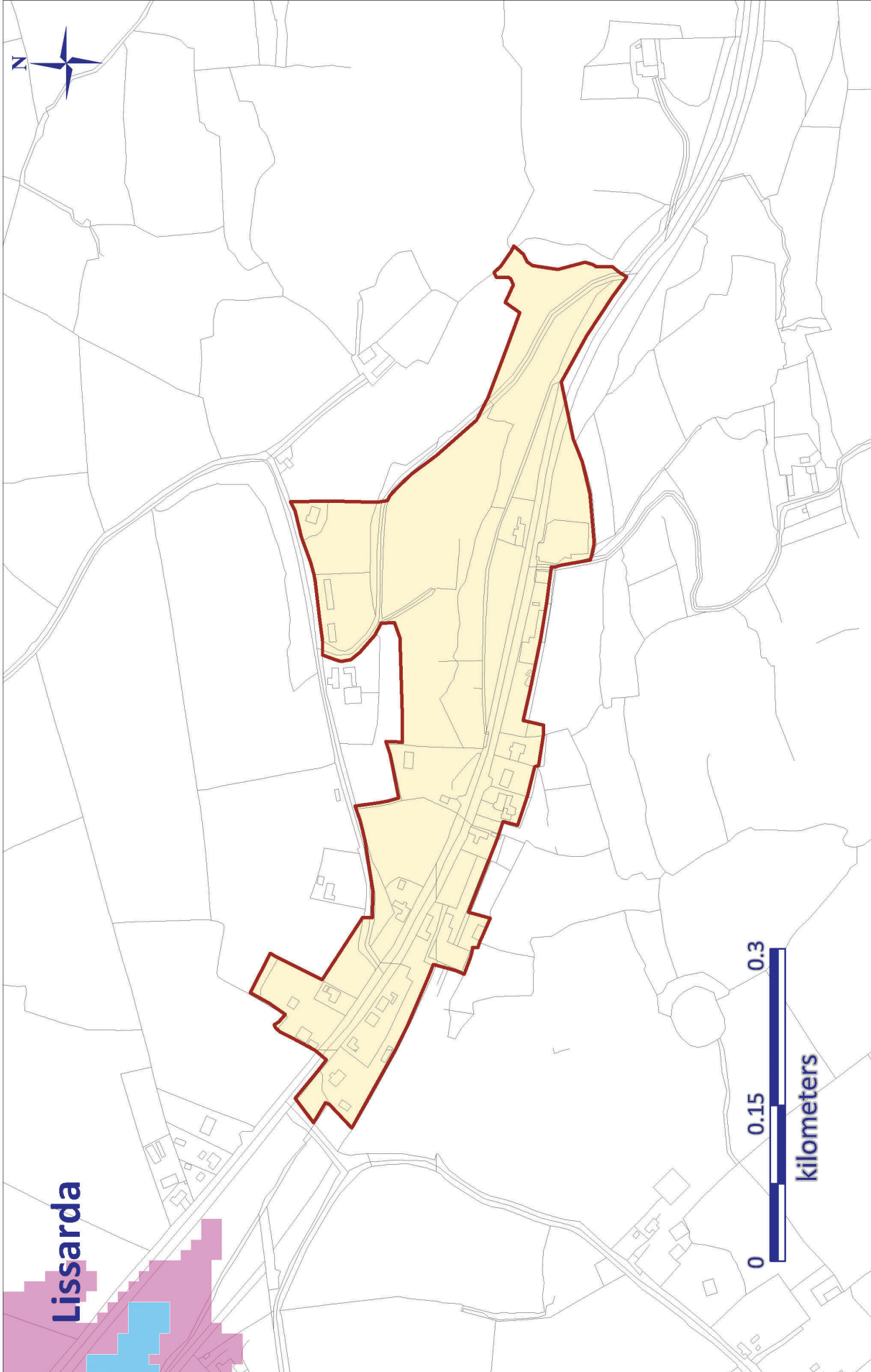
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## Lissarda

- 5.2.30 The vision for Lissarda is to retain and improve local services and facilities, to protect the environmental setting of the village and to allow for some small scale sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Lissarda	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period



Lissarda

0 0.15 0.3 kilometers

- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

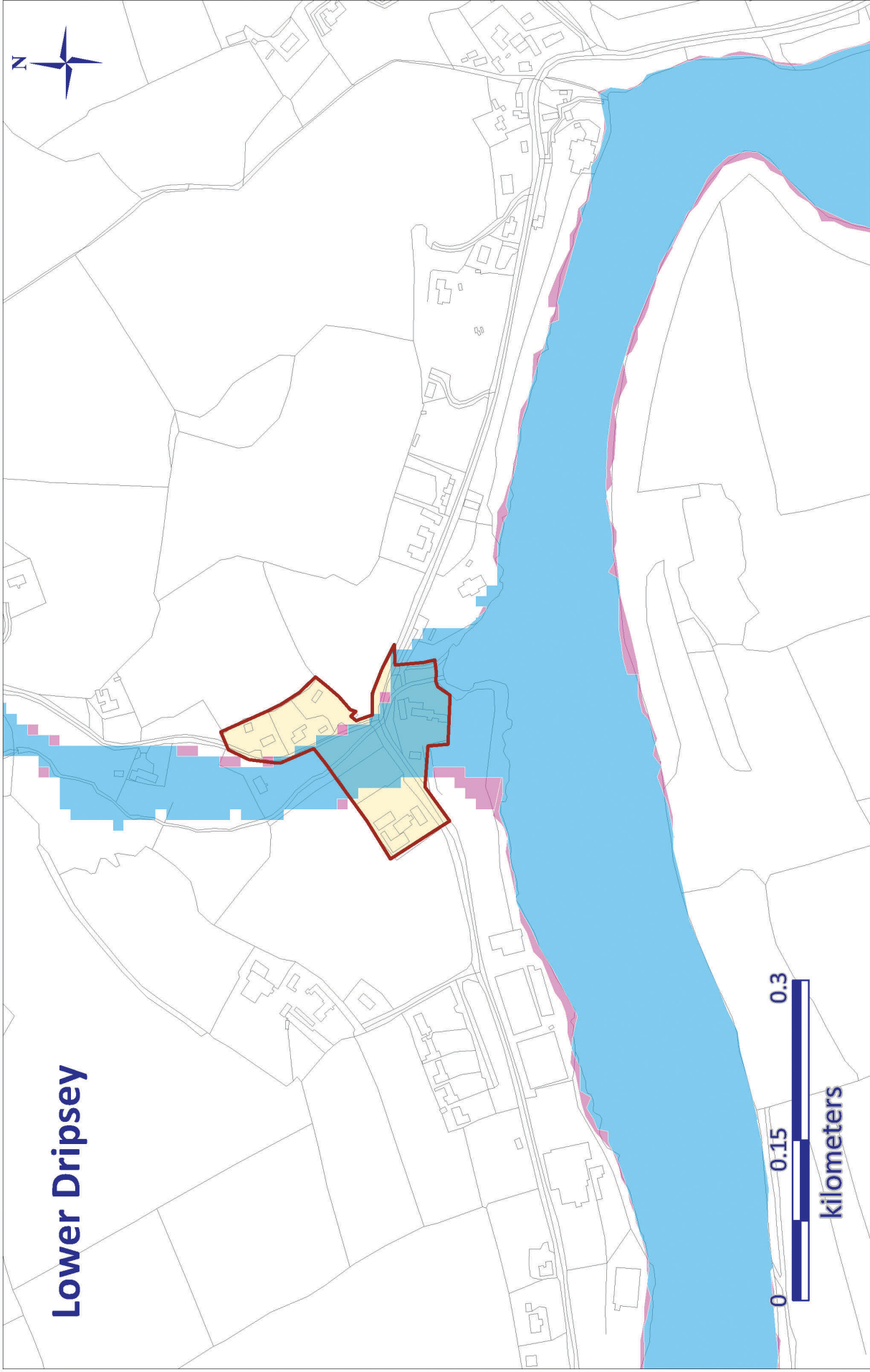
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## Lower Dripsey

5.2.31 The vision for Lower Dripsey is to allow some limited expansion mainly for individual dwellings within the boundary which defines the existing built up area and to consolidate the existing settlement and retain existing services.

### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Lower Dripsey	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.



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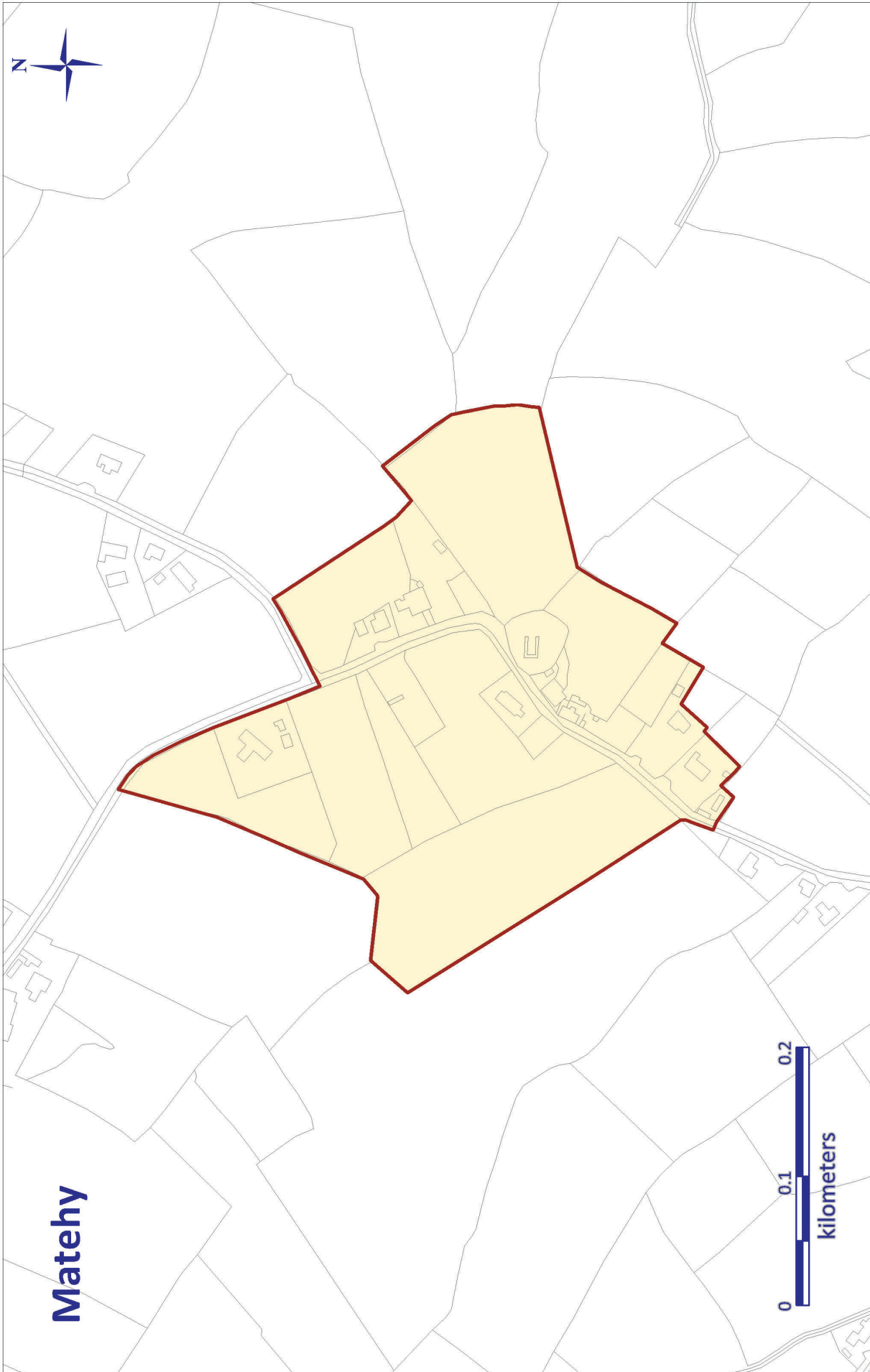
## Matehy

5.2.32 The vision for Matehy is to promote sympathetic development, which respects the elevated nature of the settlement, in tandem with the provision of infrastructure and services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Matehy	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 4 additional dwelling units during the plan period





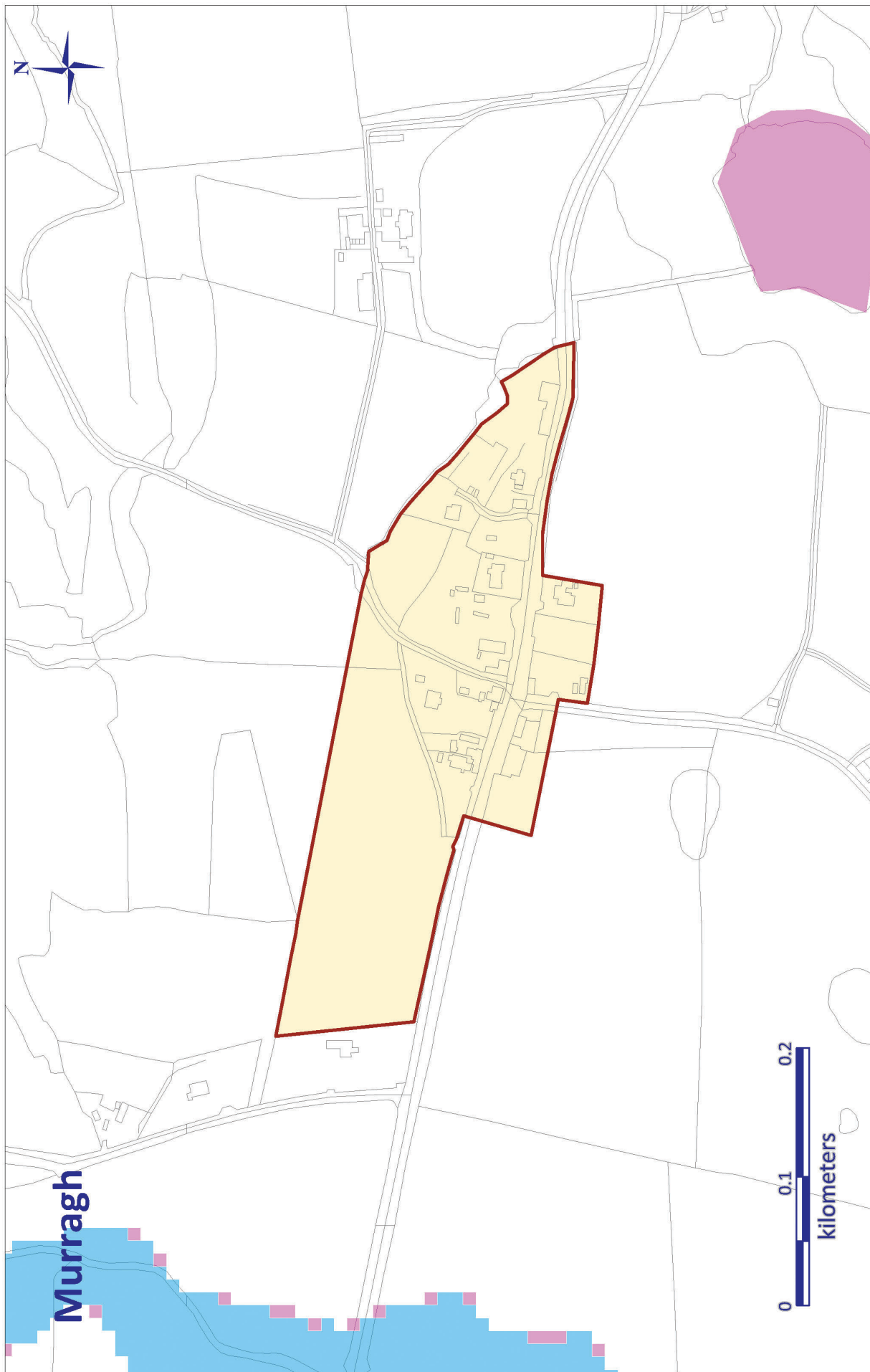
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## Murragh

5.2.33 The vision for Murragh is to protect the rural character of the village and to allow for some small scale development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Murragh	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period



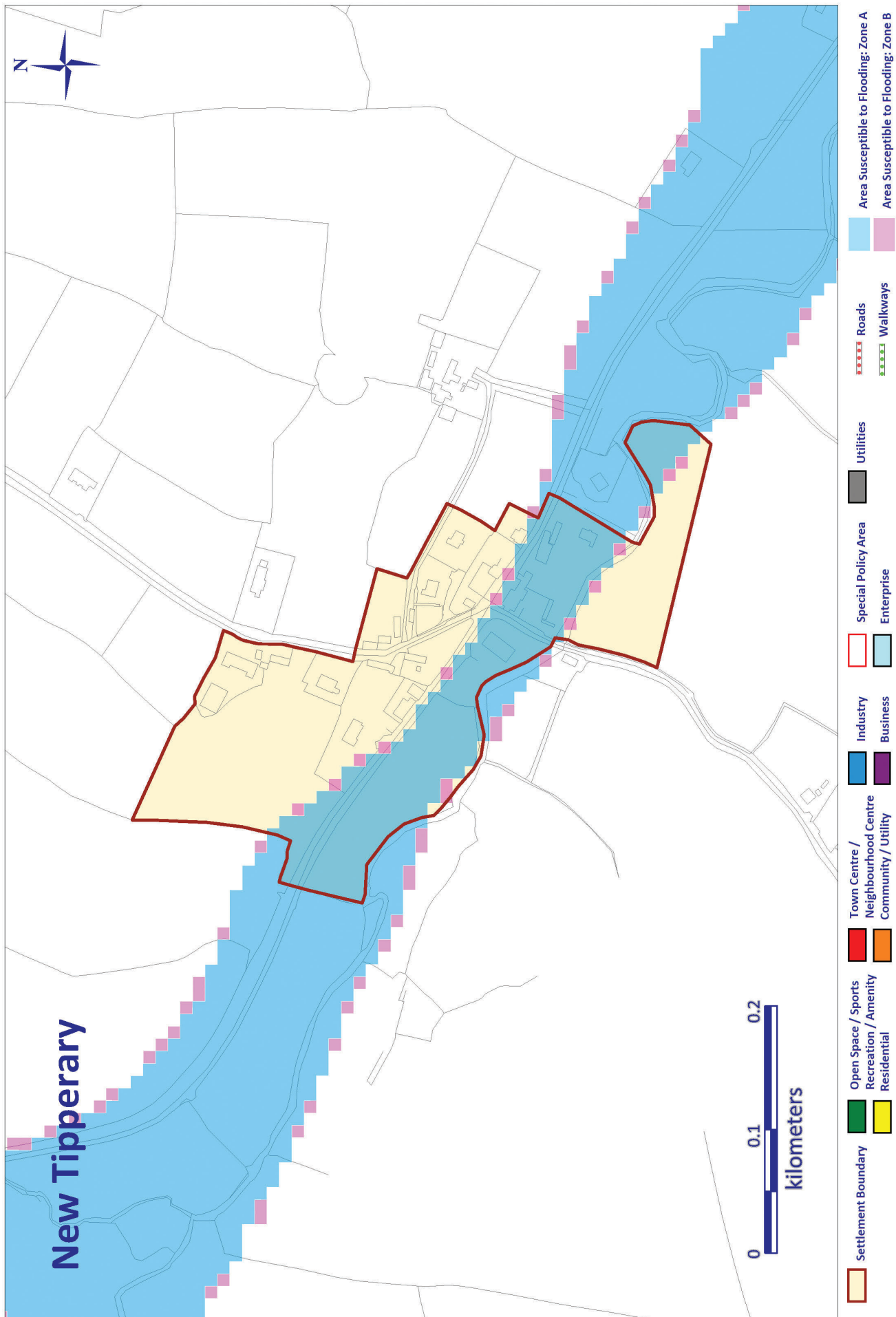
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## New Tipperary

- 5.2.34 The vision for New Tipperary is to preserve the rural character of the village nuclei and encourage small scale expansion, generally through low density individual housing, in tandem with the provision of services.

### Development Boundary Objectives

Local Area Plan Objective General Objectives for New Tipperary	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period

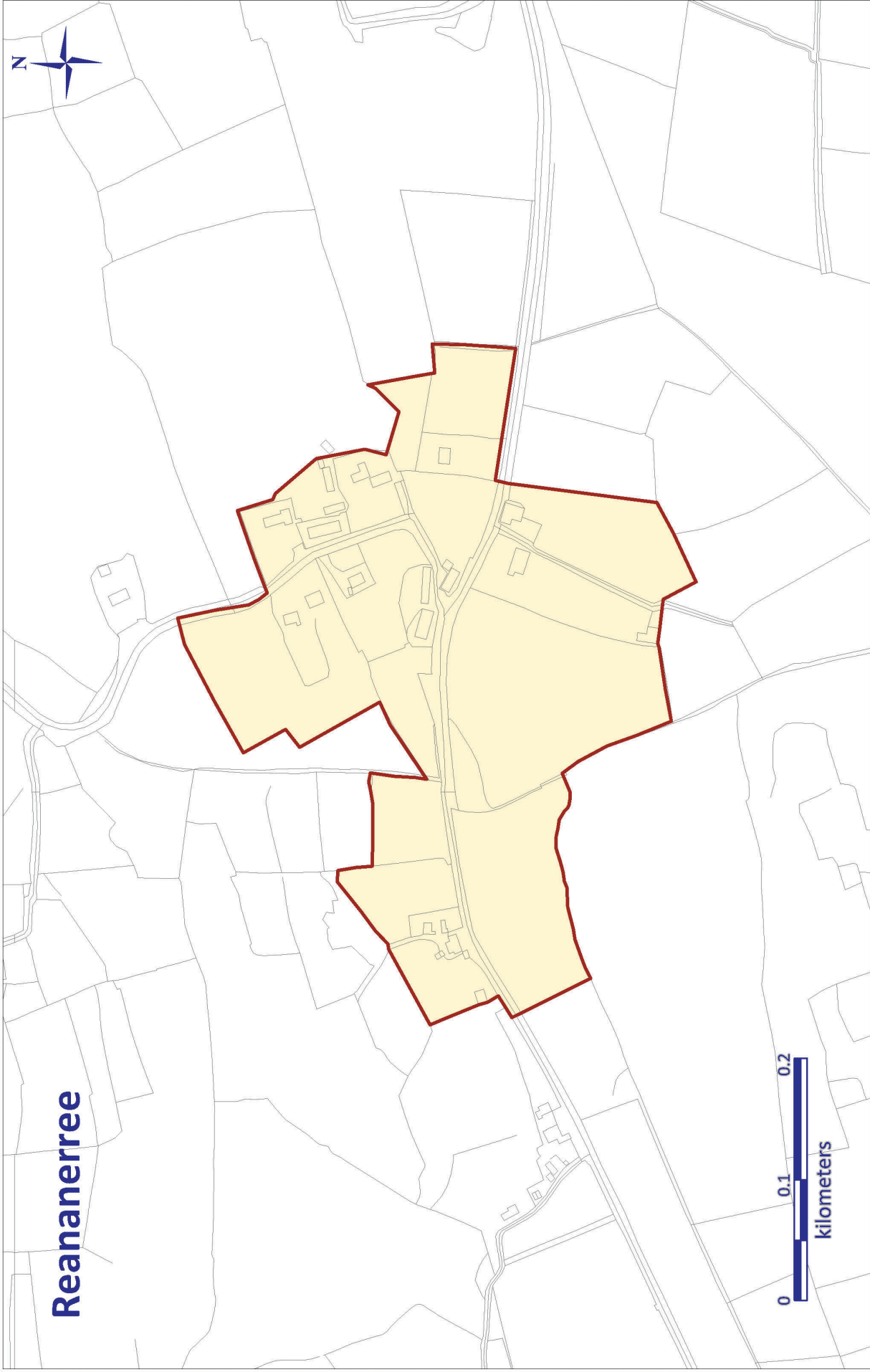


## Reananerree

- 5.2.35 The vision for Reananerree is to consolidate its role as a provider of local services and to allow some small-scale development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Reananerree	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period



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## Rusheen

- 5.2.36 The vision for Rusheen is to retain and improve local services and facilities and to encourage small-scale expansion through low density individual or multiple housing and additional facilities within the village nucleus.

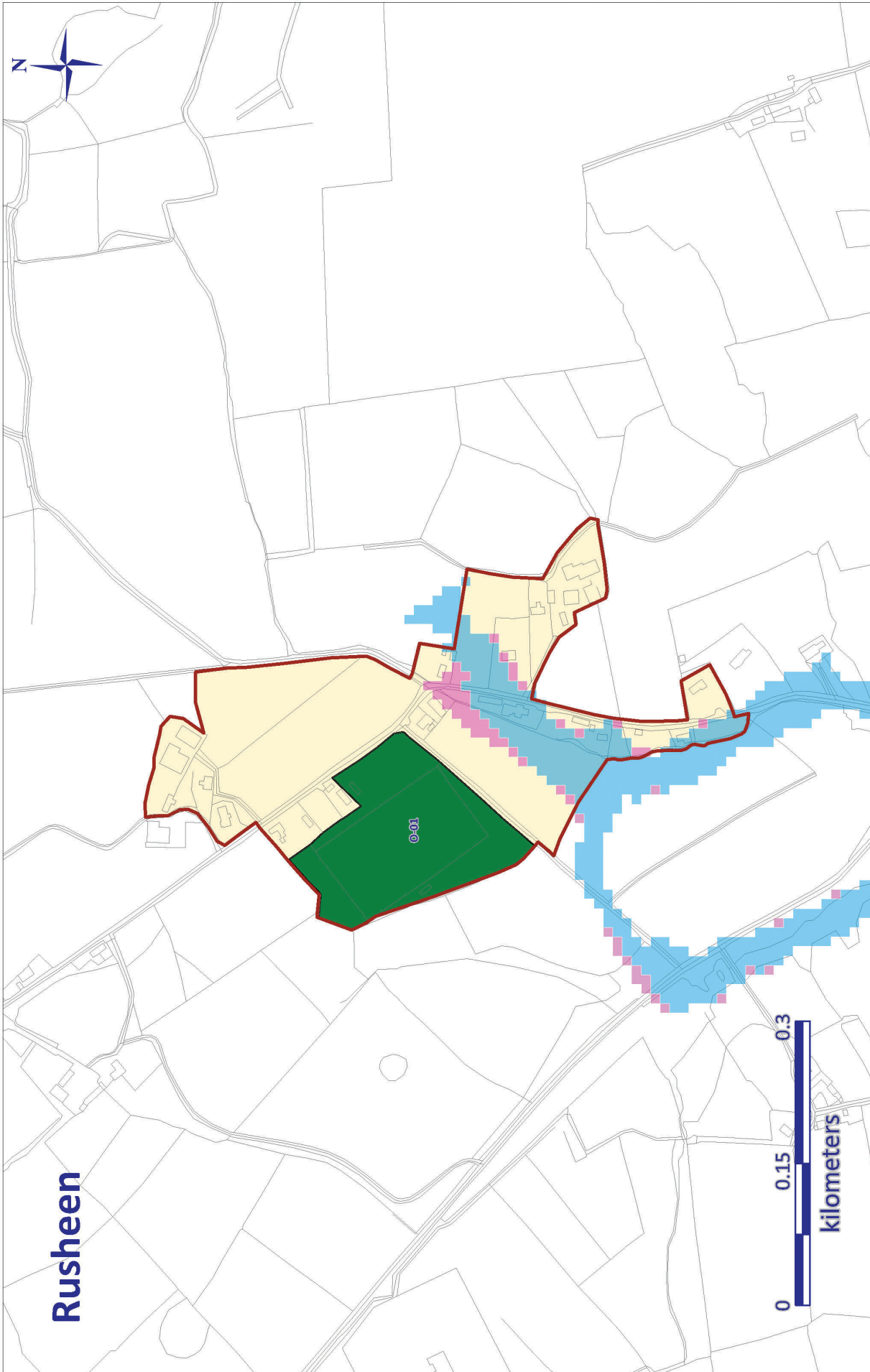
### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Rusheen	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Rusheen		
*Flood Risk Objective applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	Open Space. Protect playing pitch and active open space.	2.8





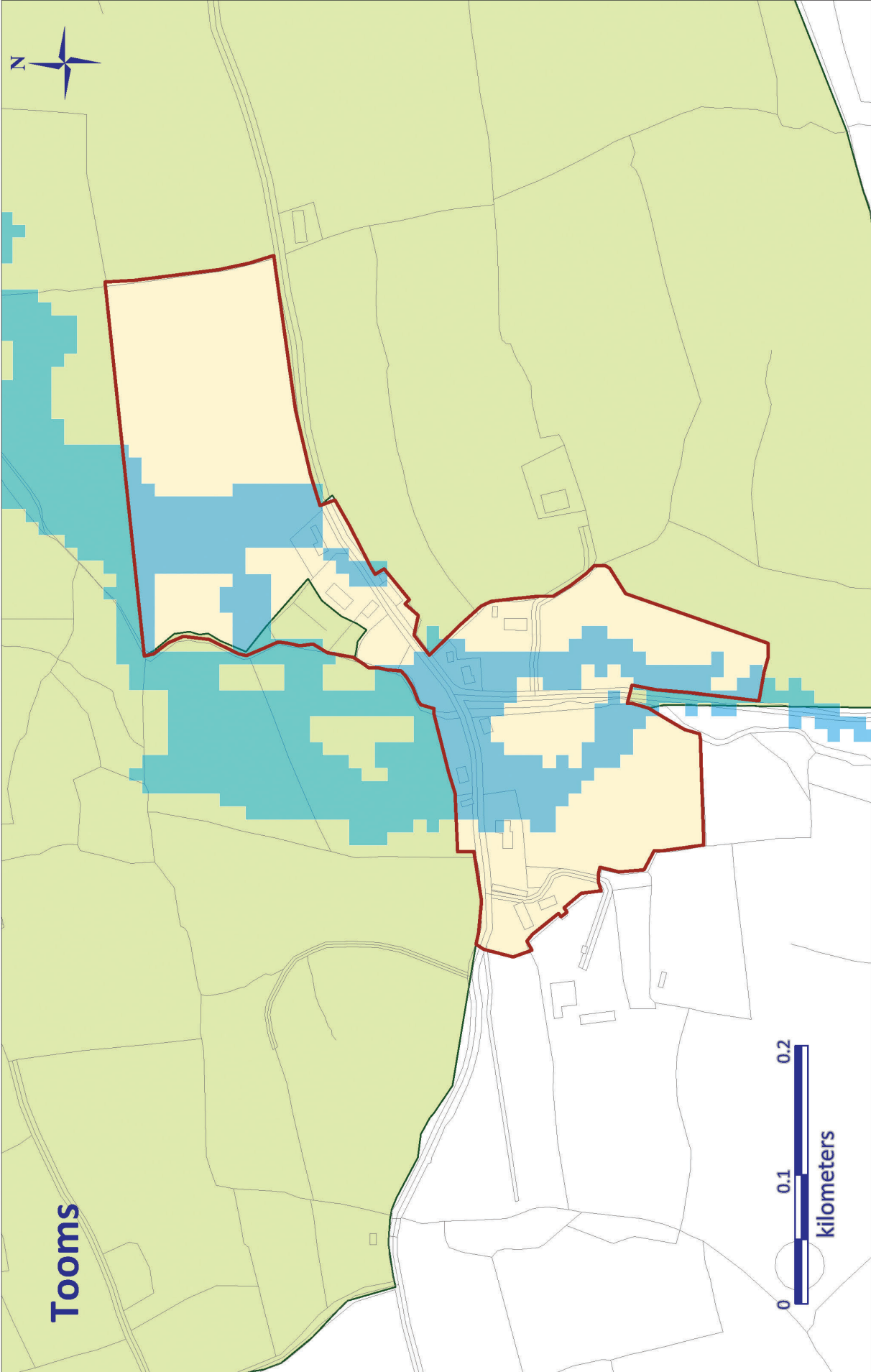
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## Tooms

- 5.2.37 The vision for Tooms is to improve local services and facilities and to protect the rural character of the village through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Tooms	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period



- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone B

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## Toon Bridge

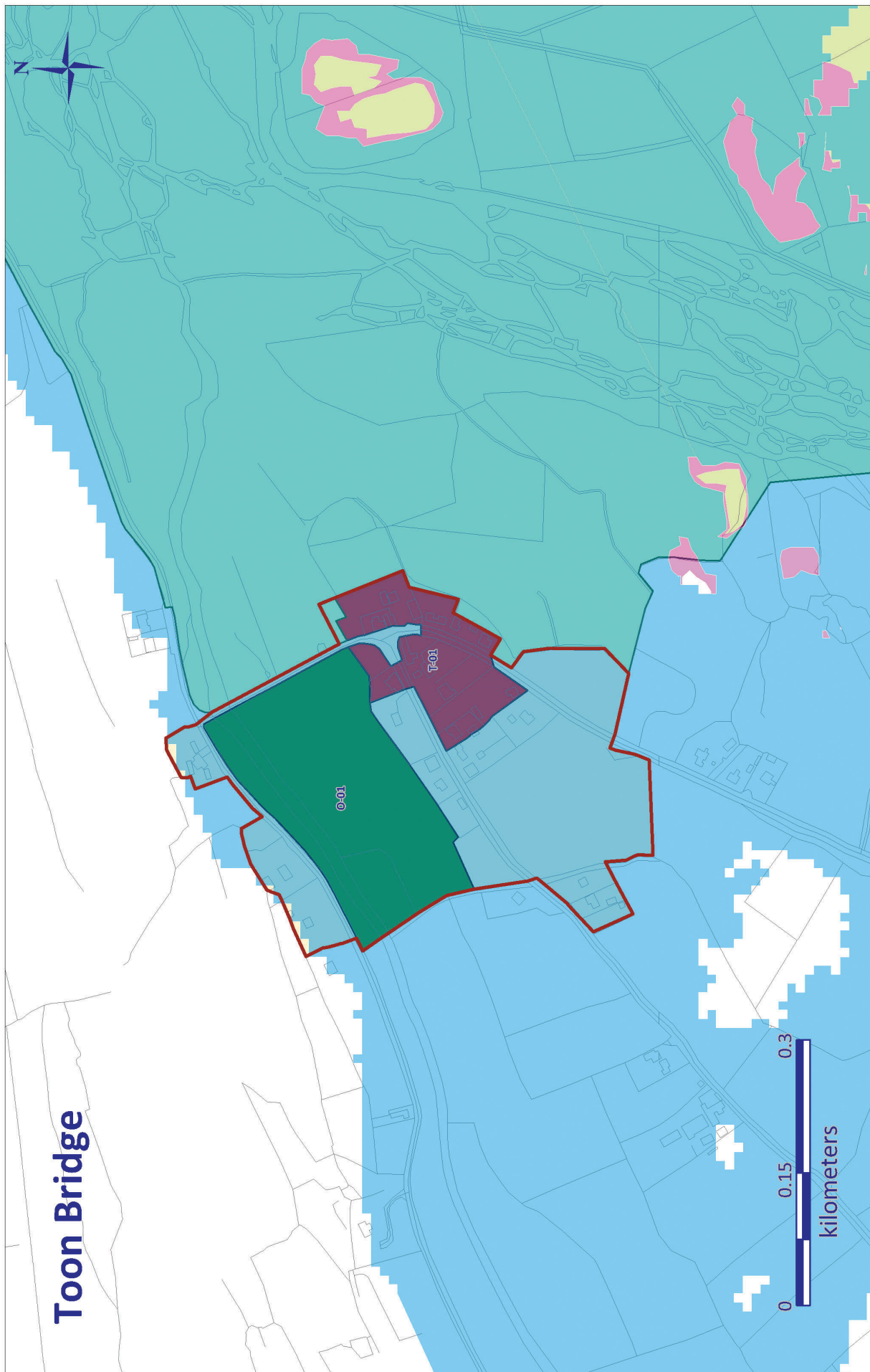
5.2.38 The vision for Toon Bridge is to retain and improve local services and facilities and to protect the rural character and special setting of the village nucleus through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Toon Bridge	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period

### Specific Development Objectives

Local Area Plan Objective Specific Development Objectives for Toon Bridge		
Objective No.		Approx. Area (Ha)
*Flood Risk Objective applies		^ TIA and RSA Required.
<b>Open Space , Sports, Recreation and Amenity</b>		
O-01	<p>Open Space. This area is within the floodplain of the Toon River. Lands to remain predominantly open and rural in character, with some opportunities for recreation or amenity type uses. Parts of the zone are within the Gearagh Special Protection Area. These parts of the zone are not suitable for development. Development in other parts of this zone is likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive and may only proceed where it can be shown that they will not have significant negative impact on the SPA and nearby SAC.</p> <p>A buffer zone will be required between any development proposed for this zone and the SPA. The size of the buffer zone will be determined at project level. *</p>	4.9
<b>Town Centre</b>		
T-01	<p>Consolidate existing village centre.</p> <p>This zone is adjacent to the Gearagh Special Area of Conservation and Special Protection Area. *</p>	2.2



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## Upton

- 5.2.39 The vision for Upton is to retain and improve local services and facilities and to protect the rural character of the village nucleus through the promotion of sympathetic development in tandem with the provision of appropriate infrastructure.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Upton	
Objective No.	
DB-01	Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period







## 5.3 Other Locations

### Introduction

- 5.3.1 There are (7) Other Locations in the Blarney Macroom Municipal District as follows; Bealnablath, Farran/Farran Lower, Gougane Barra, Gurranes, Iniscarra, Srelane Cross, Waterloo.
- 5.3.2 It is a strategic aim of the Cork County Development Plan, 2014 to recognise Other Locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.
- 5.3.3 Other Locations are places like holiday resorts, areas of individual houses in the Green Belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These “other” locations do not normally have the type or range of services that village nuclei, villages and key villages have.
- 5.3.4 Other Locations generally do not have development boundaries and therefore any proposals for dwellings must comply with the rural housing policies and objectives of the Cork County Development Plan, 2014.

### General Objectives for Other Locations

- 5.3.5 This section sets out the Local Area Plan objectives for the ‘Other Locations’. General Objectives set out the overarching objectives that apply to all the ‘Other Locations’.
- 5.3.6 Under each individual ‘Other Locations’ there are Development Boundary Objectives that apply to a particular settlement where appropriate.

Local Area Plan Objective	
GO-01 General Objectives for Other Locations	
a)	Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the other locations is also encouraged. Development will only be permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.
b)	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2.

## Bealnablath

- 5.3.7 The Vision for Bealnablath over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Bealnablath	
Objective No.	
DB-01	The lack of public sewerage facilities limits the area to small-scale development in the near future. Individual dwellings served by individual treatment units and a sustainable properly maintained private water supply, may be permitted to accommodate local rural housing needs subject to a suitable site being available and to normal proper planning considerations. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.

## Farran/Lower Farran

- 5.3.8 Farran / Lower Farran are two settlement nodes. The vision for Farran/Lower Farran over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide important community and local services.

### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Farran/Lower Farran	
Objective No.	
DB-01	Allow very limited growth to meet local rural housing needs and to provide important community and local services.
DB-02	Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained.
DB-03	Protect the National Rowing Centre (NRC) which is located in the Farran area and it is considered an important amenity both to the locality and nationally.
DB-04	Protect Farran Forest, an important amenity and wildlife area which is situated on the banks of the Lee Reservoir to the north of the Farran/Lower Farran settlement nodes.

## Gougane Barra

- 5.3.9 The vision for Gougane Barra over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to promote appropriate tourist activities in this area which is characterised by a large glacial cradle valley and is the source of the River Lee.

### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Gougane Barra	
Objective No.	
DB-01	Promote appropriate tourist activity in Gougane Barra while protecting its natural and built heritage.
DB-02	Ensure new tourist facilities in the area and any future development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural locale and colour schemes should complement the natural beauty of the area. The area is a popular destination for tourists and day trips, due mainly to its dramatic landscape and its unique natural, built and cultural heritage which includes the remains of sixth century monastic stone buildings as well as an eighteenth century stone oratory. The area is located in a high value landscape and all new development should have specific regard to the visual impact of any proposal.
DB-03	Support the development of tourism/community and other forms of indigenous employment uses within the settlement where they can be suitably integrated into the setting of Gougane Barra.

## Gurranes

5.3.10 The vision for Gurranes over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Gurranes	
<b>Objective No.</b>	
DB-01	Allow very limited growth to meet local rural housing needs and to provide important community and local services.

## Inniscarra

- 5.3.11 Inniscarra covers a wide area as opposed to having an identifiable settlement pattern or nucleus. It comprises the parishes of Inniscarra, Matehy (including Courtbrack and Cloghroe villages) and Carrigrohanebeg.
- 5.3.12 The vision for Inniscarra is to allow very limited growth to meet local rural housing needs and to provide limited local services.

### Development Boundary Objectives

Local Area Plan Objective Development Boundary Objectives for Inniscarra	
Objective No.	
DB-01	Allow very limited growth to meet local rural housing needs and to provide important community and local services.
DB-02	Acknowledge the importance of this other location as a centre of renewable energy production.

## Srelane Cross

- 5.3.13 The vision for Srelane Cross over the lifetime of this plan is to allow very limited growth to meet local rural housing needs and to provide limited local services while protecting the attractive setting of the area which is on an important tourist route.

### Development Boundary Objectives

Local Area Plan Objective	
Development Boundary Objectives for Srelane Cross	
Objective No.	
DB-01	Allow very limited growth to meet local rural housing needs.

## Waterloo

- 5.3.14 The vision for Waterloo is to allow very limited growth to meet local rural housing needs and to provide limited local services including the church, amenity walk, parking area and public house.
- 5.3.15 Waterloo is located in a River Valley on low lying but sloping lands within a rugged natural landscape. Ardamadame wood, which runs from Blarney to Waterloo, forms a proposed Natural Heritage Area.

Local Area Plan Objective	
Development Boundary Objectives for Waterloo	
Objective No.	
DB-01	Allow very limited growth to meet local rural housing needs and to provide important community and local services.



# Blarney Macroom Municipal District

## 6 Putting the Plan into Practice

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6.3	Sources of Funding	243
6.4	Local Economic and Community Plans	244
6.5	Monitoring and Implementation of this Plan	245

## 6 Putting the Plan into Practice

### 6.1 Introduction

- 6.1.1 Under the Planning and Development Acts, Cork County Council has a statutory obligation to secure the implementation of the objectives of the County Development Plan. This Local Area Plan set out the detailed policies at a Municipal District, Main Town and Villages level how the policies of the County Development Plan will be implemented. Cork County Council is fully committed to implementing this Local Area Plan. The Council will actively undertake a leadership role to progress and secure the Local Area Plans policies and objectives.
- 6.1.2 In providing this leadership role, the Council will foster a collaborative approach with citizens, stakeholders, sectoral interests, and adjoining authorities to achieve collective support and successful implementation of the Plan. The successful implementation of a significant number of the policies and objectives of the Plan will necessitate on-going collaboration and a sense of good-will across a range of agencies and stakeholders.
- 6.1.3 One of the critical aspects of this Local Area Plan is to secure the timely delivery of both physical and social infrastructure when and where it is needed to support the growth and development proposed. Unless the provision of supporting infrastructure is properly planned at the outset, then much, if not all, of the development proposed is unsustainable.
- 6.1.4 In the past, failure to properly plan the provision of infrastructure sometimes resulted in a variety of ‘temporary solutions’. These have sometimes resulted in poor environmental standards and excessive costs arising from the maintenance of the temporary installation and the need to replace it with a permanent, sustainable installation at a later date.
- 6.1.5 The mechanisms for the delivery of infrastructure have changed significantly in recent years, particularly as Government has re-organised infrastructure responsibilities since the economic downturn in the last decade.
- 6.1.6 For some time National Roads Authority now Transport Infrastructure Ireland has been responsible for investment in National Roads. The National Transport Authority is responsible for public transport promotion and licensing and for the funding of certain sustainable transport investment programs in the County Metropolitan Area. Bus Éireann and Iarnród Éireann are the principal public transport operators in the County. Since the 1st January 2014, Irish Water has taken over responsibility for all public water services infrastructure (water supply and waste water).
- 6.1.7 Cork County Council cannot deliver the vision for the County set out in this plan in isolation. Although the County Council are the planning authority for the County Area, the land-use and planning strategies of this plan are dependent on other planning authorities, particularly Cork City Council, adopting and implementing a complimentary strategy. Public Transport, National Roads, Water Services and other funding mechanisms are all largely outside the control of local authorities.
- 6.1.8 Therefore, the successful implementation of this plan, perhaps unlike previous Local Area Plans, will be a combined effort, shared by a number of key stakeholders. It is essential that this section of the plan should set out a clear vision of the infrastructure that must be delivered and the priorities for its delivery. Also mechanisms need to be established

between the key stakeholders in order to deliver the critical water services, roads, public transport, communications and energy infrastructure required.

## 6.2 Critical Infrastructure

### Delivery and Priorities

- 6.2.1 From a development perspective, Government, through the current National Spatial Strategy and its proposed replacement, the National Planning Framework, has prioritised the development of the Cork 'Gateway' and this approach is supported by the current South West Regional Planning Guideline.
- 6.2.2 Therefore this section focuses on the delivery and priorities for infrastructure required to facilitate the planned economic and population growth, both in the Cork 'Gateway' area of the County, and elsewhere, as set out in this plan. (See Tables 6.1 and 6.2). Chapter 10 Transport and Mobility of the Cork County Development Plan (TM3-1: National road network) lists the key critical road infrastructure projects for the County. See also Chapter 11 Water Services, Surface Water and Waste for additional details in relation to water services infrastructure projects.
- 6.2.3 In addition to those infrastructure projects required to support planned growth and development, it should be noted that other projects have been prioritised by the relevant funding agencies but generally on the basis of other important considerations such as the need to secure improved standards of environmental protection.

## 6.3 Sources of Funding

### Development Contributions and Public Infrastructure

- 6.3.1 The Planning and Development Acts provide that when granting planning permission, planning authorities may attach conditions to the permission requiring the payment of monetary contributions in respect of public infrastructure and facilities that benefiting development generally in the County. Details of the arrangements for the payment of these contributions are set out in the County Council's Development Contribution Scheme. The Department of the Environment, Community and Local Government has also published Development Contribution Guidelines (Jan 2013).
- 6.3.2 A Draft County Council Development Contribution Scheme has been prepared and is now out for public consultation over the same period as the Draft Local Area Plans. It is intended to adopt the new County Development Contribution Scheme at the same time as this Local Area Plan.

### Bonds

- 6.3.3 To ensure the satisfactory completion of development on a site which has been the subject of a grant of planning permission, a bond or cash lodgment may be required until the development has been completed to the satisfaction of the Council. The bond or cash lodgment may be sequestered in part or in its entirety where the development has not been satisfactorily completed.

## Water Infrastructure

- 6.3.4 Since January 2014 the funding of water infrastructure is the responsibility of Irish Water. Those intending to carry out development will need to enter a 'Connection Agreement' with Irish Water that will cover the funding and delivery of the appropriate water infrastructure.

## 6.4 Local Economic and Community Plans

- 6.4.1 The Local Economic and Community Plan (LECP) was adopted in 2016. It is provided for in the statutory Local Government Reform Act 2014. This Act requires that a six-year plan be adopted by Cork County Council, setting out high level goals, objectives and actions required to promote and support local economic and community development within the county. The strategic aim of this Local Economic and Community Plan (LECP) is, ultimately, the

“Removal of barriers to facilitate individuals and organisations in achieving their ambitions, within a long-term and sustainable framework”

- 6.4.2 This strategic aim seeks to absorb and reflect the breadth and complexity of modern life, where opportunities exist for individuals and organisations to fulfil their ambitions, whether personal, economic or social. Places and societies that best provide for those ambitions, within a sustainable framework, are the places where people want to live and work. In turn, places where people want to live are the places that become socially and economically relevant. Impediments – be they linked to issues around physical, organisational, environmental, economic, educational, equality, access, or related to any of the other aspects of our collective lives – are the barriers to our ambitions. This plan seeks to commence a process that will lead to removal of those barriers by those with the capacities to do so.
- 6.4.3 The legislation envisaged that the LECP will be consistent with its informing strategies, set at a European, National and Regional level, while also being consistent and integrated with complementary plans at its own level. In particular, the LECP must be consistent with the County Development Plan Core Strategy and the planned for Regional Spatial and Economic Strategy (RSES), currently the Regional Planning Guidelines.
- 6.4.4 This Local Area Plan will play a key role in implementing the LECP's aims and objectives as they apply to this Municipal District while at the same time the LECP will set out a pathway to address many of the social and economic issues facing the District identified in this Local Area Plan.

## 6.5 Monitoring and Implementation of this Plan

### Overall Approach

- 6.5.1 Monitoring the implementation of development and the provision of facilitating infrastructure is crucial to ensuring the effective delivery of the objectives set out in this plan.
- 6.5.2 The monitoring of development activity and environmental change is a complex process. Given resource constraints in the current economic climate, a detailed analysis is not possible. However, by targeting key issues or indicators, a focused monitoring/reporting system for development and environmental change across each Municipal District, can be delivered within the resources available.
- 6.5.3 The Planning and Development Acts require planning authorities:  
“To take such steps within its powers as may be necessary for securing the objectives of the Development Plan”
- 6.5.4 Also the Chief Executive of the planning authority is required, not more than 2 years after the making of a Development Plan, to give a report to the elected members of the planning authority on the progress achieved in securing the objectives of the plan. With regard to this plan it is envisaged that this report will be prepared before end of November 2016.
- 6.5.5 Given that the Local Area Plans are a key instrument for the implementation of the County Development Plan objectives in particular the Core Strategy it is very important that progress in the implementation of the Local Area Plans is subject to regular monitoring to facilitate the identification of any issues concerning implementation.
- 6.5.6 The Planning Directorate of Cork County Council is primarily responsible for monitoring and implementing the Local Area Plans, mainly through the development management function. However, it is important to note that this Plan co-ordinates the work and objectives of other key departments within the local authority, such as Economic Development, Roads, Environment, Housing and Community Development. In some cases, the body responsible for the implementation of certain plan objectives may be external, such as the National Roads Authority, the National Transport Authority or Irish Water etc.
- 6.5.7 A possible list of key indicators for Monitoring was set out Appendix F of the Cork County Development Plan. Some or all of these indicators will be used subject to adequate resources being available. Sources of data from other organisations (TII, NTA, IW, ESRI, Fortas, NESC and CSO etc) which is readily available will also be used where appropriate to assess progress in implementing the plan.
- 6.5.8 A monitoring strategy based on the planning application management system is currently been developed and it is intended that this will provide the main source of data along with other in house initiatives such as a Housing Land Availability Study, to monitor the plan.





