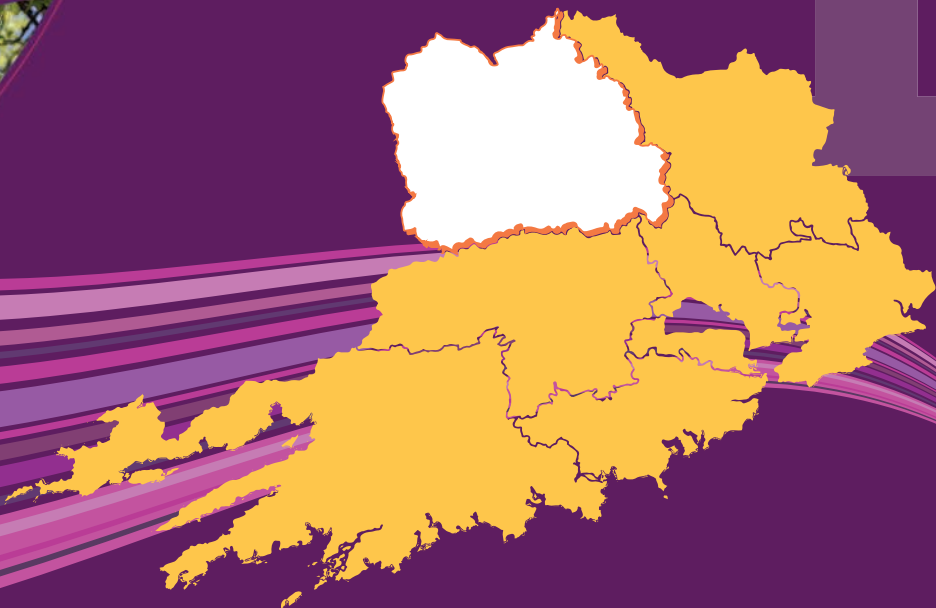




**Cork
County Council**
Comhairle Contae Chorcaí

Draft
**Kanturk Mallow
Municipal District
Local Area Plan**



16th 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. 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:

- Planning Department, Floor 1, County Hall, Cork.
- Planning Department, Norton House, Skibbereen, Co. 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 16th November 2016** to **4.00pm** on **Friday 06th January 2017**.

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

- On-line via 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.

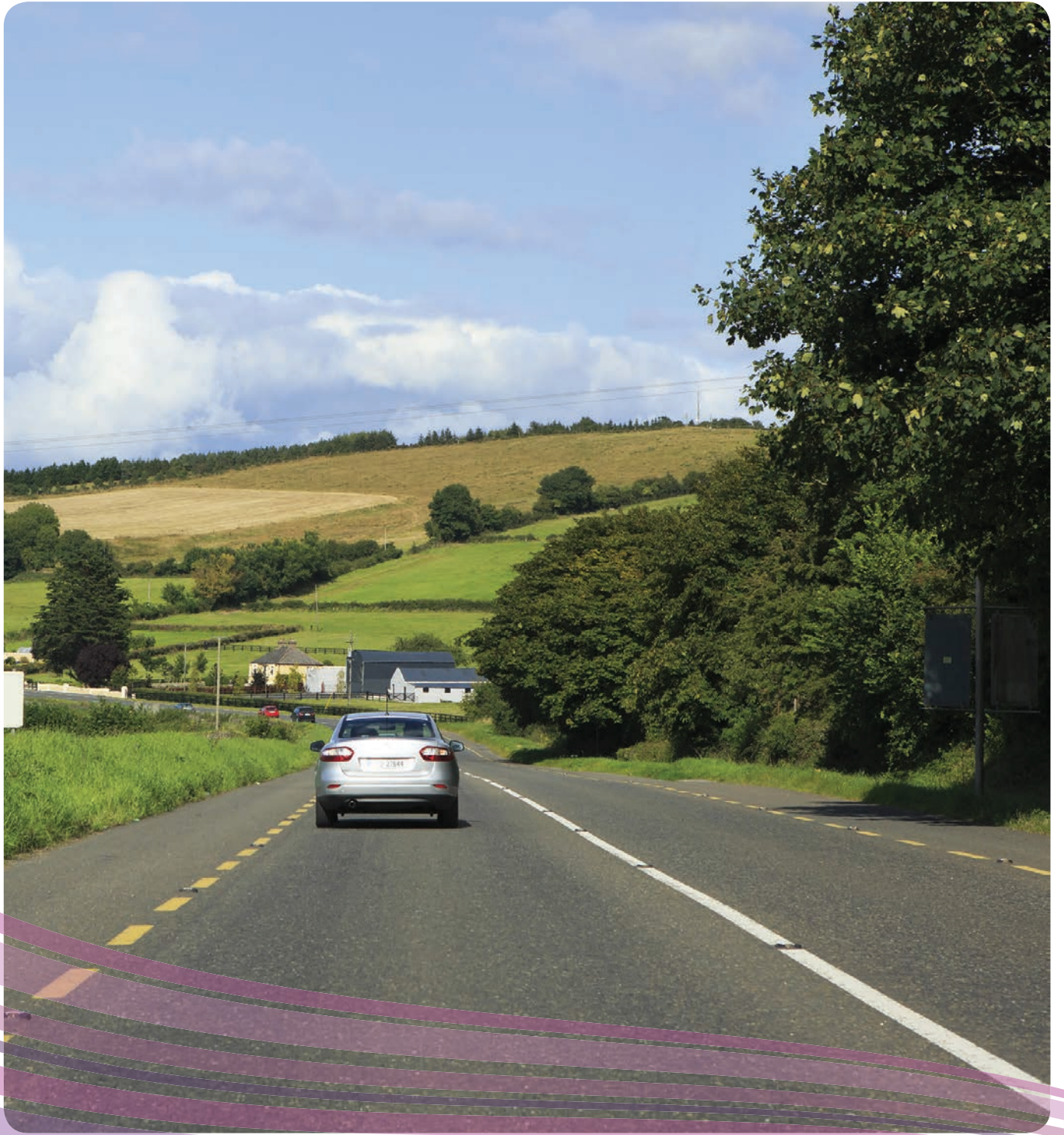
All such submissions lodged within the above period and prior to the close of business at **4.00pm on Friday 6th January 2017**, will be taken into consideration in the finalisation of the Municipal District Local Area Plan.



Kanturk Mallow Municipal District

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Kanturk Mallow Municipal District

1 Introduction

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1 Introduction

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 Kanturk – Mallow 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	Blarney-Macroom	43,398	Blarney, Macroom	54
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

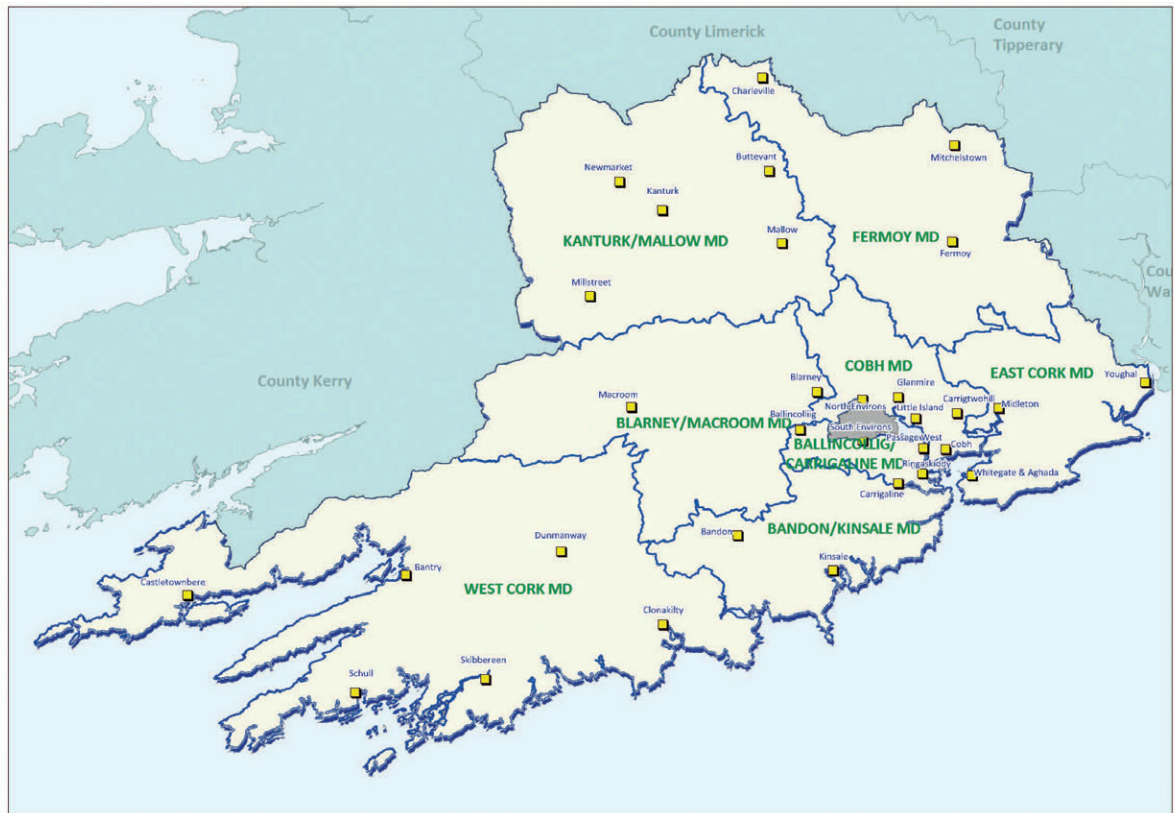


Figure 1 Municipal District Map

- 1.1.3 This Draft Local Area Plan for the Kanturk Mallow 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 Mallow Town Development Plan, 2009 adopted by the former Town Council.
- 1.1.4 This Draft Plan has been prepared in accordance with the Planning and Development Acts and will be made available to the public from **Wednesday 16th November 2016 to Friday 06th 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 Mallow Town Development Plan 2010, 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 Local Area 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

gives formal notice of its 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 Three Volumes. Volume One Main Policy Material includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are six 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, 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.

- 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 SEA & AA processes for a local area plan should be informed by & incorporate the relevant results & findings of the SEA & 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 37 submissions were received in response to the Preliminary Consultation Document for the Kanturk -Mallow 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 Kanturk Mallow District. A copy of this report is available as a background document to this draft plan. Members were subsequently briefed the mains 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 16th November 2016 to Friday 06th 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 Kanturk – Mallow Municipal District Draft Local Area Plan is available from the Council website at 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 06th January 2017, will be taken into consideration in the finalisation of the Kanturk – Mallow 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 Local Area Plans / Mallow Town Development Plan 2010, 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; Provision for a Vacant Sites Register.
- Need for Sustainable Transport.
- Expected review of the Conservation Objectives of the River Blackwater Special Area Of Conservation.

1.7 Overall Approach - Key Policies

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

Water Quality issues affecting the River Blackwater SAC

- 1.7.2 One of the key attributes of the Kanturk – Mallow District is the River Blackwater which is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. In planning for the future development of the area the Council has a legally binding obligation to protect the favourable conservation status of the River Blackwater Special Area of Conservation. In practical terms the status of the site, and conservation objectives for it, means that significant improvements are required to water quality within the catchment to meet stringent water quality standards.
- 1.7.3 The County Development Plan 2014 proposes significant new development within the Blackwater Catchment, particularly at Mallow, Fermoy, Kanturk, Newmarket and Millstreet. Within the Kanturk – Mallow Municipal District, 46 of the 50 settlements lie within the Catchment and significant development is proposed, particularly in Mallow, to realise the growth strategy for the area. The Habitats Directive Assessment process undertaken as part of the preparation of County Development Plan concluded that it was not possible to rule out adverse impacts on the Special Area of Conservation if the scale of development proposed within the catchment went ahead. The County Development Plan has put development within the catchment on hold pending the outcome of further investigations / studies.
- 1.7.4 Following recent discussions between the Council and the Department of Environment, Community and Local Government, the Department of Arts Heritage and Gaeltacht and Irish Water, the Department of Arts, Heritage and the Gaeltacht has indicated its intention to amend the conservation objectives for the Blackwater SAC, so that there would no longer be the objective of maintaining or restoring fresh water pearl mussel populations in the main channel of the river, but to retain the conservation objectives for the mussel in the Allow tributaries of the Blackwater, which are included in the SAC. When implemented, this change may necessitate a Variation of the County Development Plan to ensure that development in the catchment is no longer 'on hold' and to ensure that the Local Area Plan could continue to plan development within the catchment subject to normal requirements of proper planning and sustainable development and Habitats Directive Assessment.
- 1.7.5 Implementation, by the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, of the proposed change to the Conservation Objective for the Blackwater SAC is awaited. The Council is proceeding on this basis.

Role of the Cork County Development Plan 2014

- 1.7.6 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 Landuse.
- 1.7.7 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 the Housing Chapter, 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.

Approach to Town Council Development Plans.

- 1.7.8 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, Midleton, Skibbereen, 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.
- 1.7.9 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

1.7.10 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.

1.7.11 The settlement network of the county comprises :

- Cork Gateway (City environs and the metropolitan towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Passage West, Midleton and the proposed new town at Monard.
- Main Towns / Strategic Employment Areas.
- Key Villages,
- Villages, Village Nuclei and Other Locations.

1.7.12 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

1.7.13 The Mallow Special Local area Plan 2007 included two special policy area objectives for the development of new residential neighbourhoods to the north east and north west of Mallow town, with a requirement that detailed master plans be prepared to provide guidance on the development of these areas.

1.7.14 In this local area plan these areas have been identified as Urban Expansion Areas. Development of both areas is subject to a number of constraints and significant infrastructure is required to facilitate development. In the absence of greater certainty around the resolution of these issues, it would be premature to seek to prepare a more detailed framework for the development of these. Instead, this Local Area Plan sets out the overall uses that need to be accommodated within each Urban Expansion Area and the issues that need to be resolved before development can take place. Over the life of the Plan the Council is committed to working through the issues under its control. As the issues are resolved and it is possible to provide more certainty to the development of the area, the local area plan can be amended to include a more detailed framework for the development of both expansion areas. See Section Three.

Traffic and Transport

1.7.15 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.

South West Regional Transport Model

1.7.16 The National Transport Authority's multi-modal South West Regional Model (SWRM) has been used to underpin the transport analysis for the Urban Expansion Areas within Metropolitan Cork. The SWRM is a strategic multi-modal, network based transport model with a detailed zone structure and includes all the main surface modes of travel (including travel by private car, bus, heavy rail, light rail, heavy goods vehicles, walking and cycling). The SWRM model demand has been developed

from 2011 Census data and the National Household Travel Survey. The model has been calibrated against extensive traffic counts and public transport data in line with best practice guidance. The Council will explore using this Model to further develop the strategy for the development of the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan.

Water Services

- 1.7.17 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.
- 1.7.18 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.
- 1.7.19 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 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 1.2 : Strategy for Water Services Provision

Normally Expected level of Water Services		Policy Approach
Towns	Public Drinking Water and Waste Water Treatment	Adequate water services infrastructure to be prioritised.
Key villages		
Villages	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.
Village Nuclei	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 with no public services, it is proposed to limit development to a small number of individual houses with their own treatment plant.

Development Contributions

- 1.7.21 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.
- 1.7.22 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.
- 1.7.23 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.
- 1.7.24 With regard to the urban expansion areas of Ballincollig, Shannonpark, Carrigtwohill, Waterrock, 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

- 1.7.25 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 most towns. The main objective in identifying regeneration sites is to draw attention to the opportunities that exist to redevelop key sites 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 sites may, in time, qualify for the Vacant Sites Levy where the regeneration site is vacant or idle and this has adverse effects on the amenities / character of the area.

Town Centres

- 1.7.26 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.
- 1.7.27 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 Town Centre Improvement Scheme that will provide suggested approaches to help inform decisions that can contribute to improved town centre functionality and public realm improvements.
- 1.7.28 It is intended the TCIS, in the first instance, 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.
- 1.7.29 On completion and review of the effectiveness of TCIS approach consideration will be given to the further roll-out of the scheme.

Green Infrastructure

- 1.7.30 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

1.7.31 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 local Area 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, RCI6-1, TCR 2-1, TCR 12-1, TCR12-2, HE4-6 and HE 4-7 . etc. 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 Flooding Risk Assessment and Management

Overall Approach

- 1.8.1 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.
- 1.8.2 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.
- 1.8.3 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.
- 1.8.4 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.
- 1.8.5 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.
- 1.8.6 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.
- 1.8.7 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.

- 1.8.8 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.
- 1.8.9 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.
- 1.8.10 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.

- 1.8.11 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’.

Objective No.	Local Area Plan Objective Flood Risk Assessment and Management
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.

1.9 Green Belts around Towns

- 1.9.1 Chapter 4 of the County Development Plan sets out the Councils policy and objectives RCI5-1 to RCI 5.8 in relation to Greenbelts. In this Municipal District greenbelts exist around the towns of Mallow, Kanturk, Millstreet, Newmarket and Buttevant 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.

- 1.9.4 There are sensitive catchment issues in the town Green Belts which should be carefully considered in assessing proposals in accordance with GB 1-1 and GB 1-2, having regard to their proximity and hydrological connection to Natura 2000 sites.

Objective No.	Local Area Plan Objective Greenbelts around Main Towns
GB 1-1	It is an objective to 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 Settlements.
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: <ul style="list-style-type: none"> a) The character of the area as a whole will remain predominantly rural and open. b) Proposals will not cause linear roadside frontage development (ribbon development); and, c) The proposal is consistent with the proper planning and sustainable development of the area.

1.10 Environmental Considerations

Strategic Environmental Assessment (SEA)

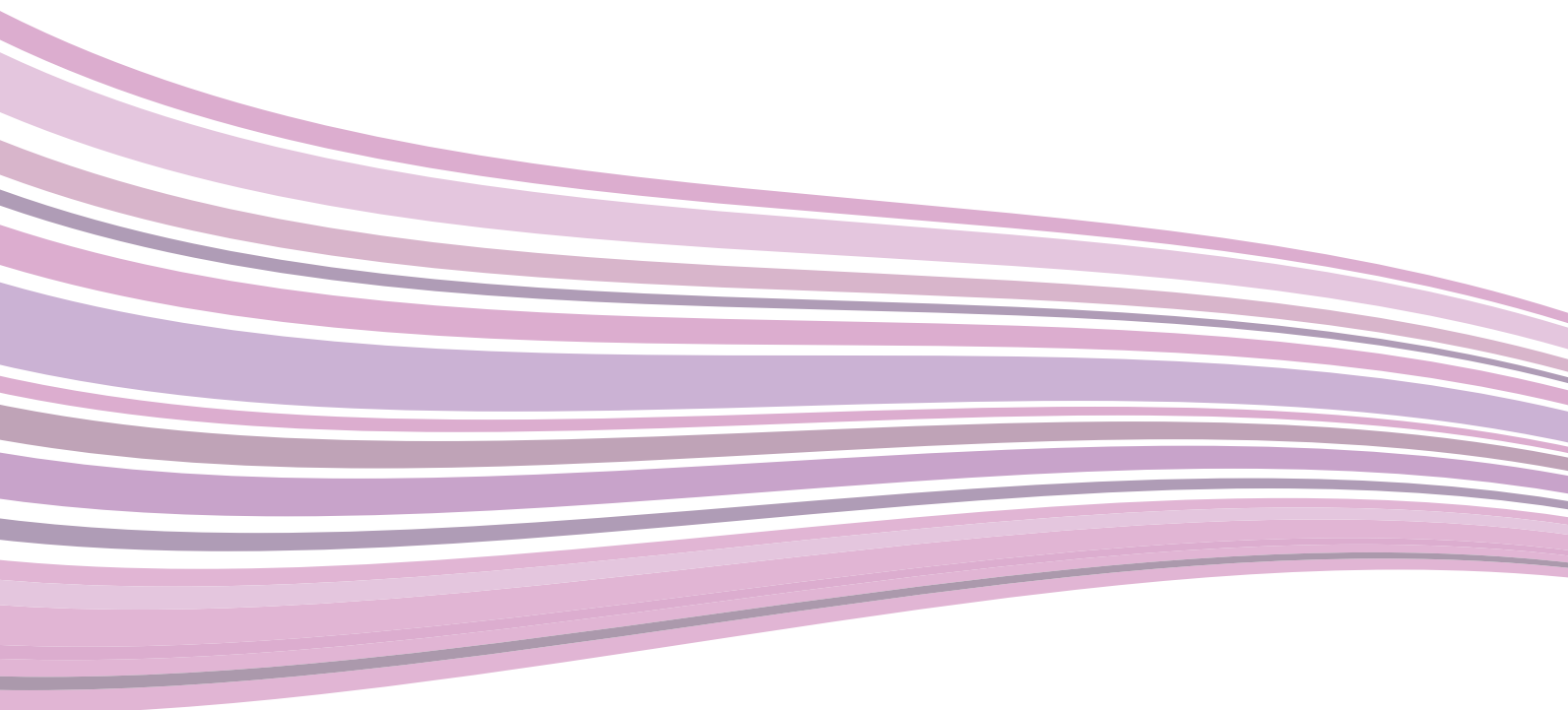
- 1.10.1 Strategic Environmental Assessment (SEA) is the process by which environmental considerations are required to be fully integrated into the preparation and adoption of plans and programmes. It should be noted that results from the SEA process were fully considered and integrated into the preparation 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://corklocalareaplans.com/>
- 1.10.2 Habitat Mapping for the North Cork Towns 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)

- 1.10.3 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 at <http://corklocalareaplans.com/>

Habitats Directive Assessment (HDA)

- 1.10.4 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.
- 1.10.5 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.
- 1.10.6 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.
- 1.10.7 The Natura Impact Report on the Habitats Directive Assessment of this plan is contained Volume 2, Environmental Reports, of this Plan which is available online at <http://corklocalareaplans.com/>



Kanturk Mallow 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 also 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.

2.2 County Development Plan Strategy

- 2.2.1 The Kanturk – Mallow Municipal District straddles two Strategic Planning Areas, for which the County Development Plan 2014 sets out differing objectives. Mallow, and a wide hinterland area to the south and west of the town, is located within the Greater Cork Ring Strategic Planning Area while Kanturk, Millstreet, Newmarket and Buttevant, and the wider rural hinterland of these towns, are located within the North Cork Strategic Planning Area.
- 2.2.2 The Greater Cork Ring Strategic Planning Area has experienced population growth significantly ahead of target over the last decade. In this context the County Development Plan seeks to:
- b) Recognise the importance of the role to be played by Mallow as a ‘Hub’ town in the implementation of the National Spatial Strategy and the Atlantic Gateways Initiative to focus growth in North Cork and to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities; and to provide the necessary infrastructure to ensure that the expansion of Mallow can be achieved without having adverse impacts on the receiving environment.
 - c) Facilitate the development of the villages 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;
 - d) 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;
 - e) Protect and enhance the natural heritage of the Blackwater Catchment; and
 - f) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment.

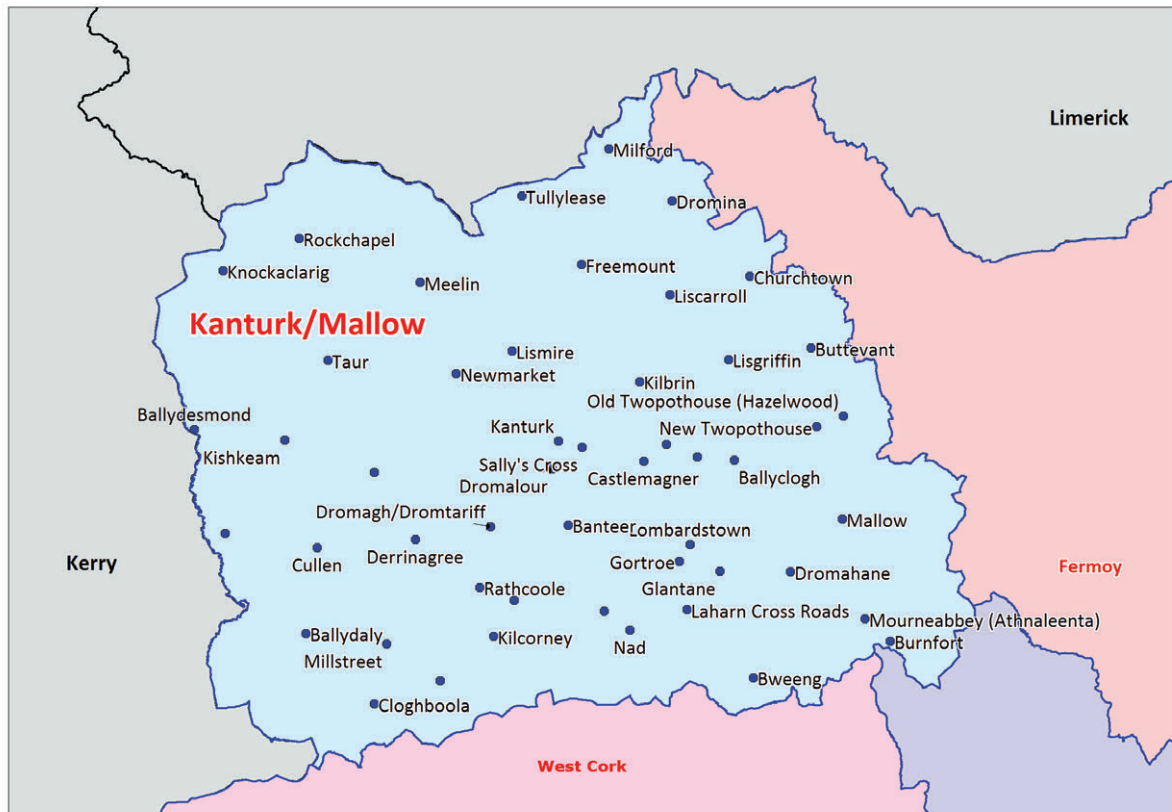
- 2.2.3 In relation to the North Cork Strategic Planning Area, the County Development Plan seeks to:
- a) Recognise the importance to the area of the Atlantic Gateways Initiative; to acknowledge the potential of the towns located within the Atlantic Gateway Corridor to act as a focus for new investment in jobs and housing and to recognise the value of such investment to the area as a whole;
 - b) Establish an appropriate balance in the spatial distribution of future population growth so that Kanturk, Millstreet, Mitchelstown, Charleville, Buttevant and Newmarket, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;
 - c) Facilitate the development of the 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;
 - d) Strengthen and protect the rural communities of the area by encouraging sustainable growth in population, protecting agricultural infrastructure and productivity and focusing other employment development primarily in the main towns and key villages;
 - e) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy through the protection of the area's natural and built heritage, and by encouraging appropriate new forms of employment development;
 - f) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment; and
 - g) Protect and enhance the natural heritage of the Blackwater catchment.

2.3 The Kanturk - Mallow Municipal District

- 2.3.1 The Kanturk – Mallow Municipal District is located to the north west of the county and in 2011 the population of the area stood at 47,305. This population is spread across a network of settlements including five towns, forty three villages, two other locations and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural / agricultural in character.
- 2.3.2 Mallow is the largest town in the Municipal District with a population of 11,605 in 2011 and the largest employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.
- 2.3.3 Agriculture is a key economic activity throughout the District both in direct farming of land and in food processing with significant dairy processing industries located in Mallow, Kanturk and Newmarket. Services and more traditional manufacturing are also significant employers in the area.

Table 2.1 Distribution of Population within the Kanturk – Mallow Municipal District			
	Settlement	Population 2011	%
Towns	Buttevant (945), Kanturk (2,263), Mallow (11,605), Millstreet (1,574), Newmarket (988)	17,375	37%
Key Villages	Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree, Milford'	6,727	14%
Villages	Ballydaly, Ballyclogh, Bweeng, Burnfort, Castlemagner, Churchtown, Cecilstown, Cullen, Dromahane, Derrinagree, Freemount, Glantane, Kilcorney, Kiskeam, Kilbrin, Liscarroll, Lismire, Lombardstown, Lyre, Meelin, New Twopothouse, Rathcoole, Rockchapel, Tullylease		
Village nuclei	Aubane, Ballyhass, Cloghboola, Curraraigue, Dromagh/Dromtariff, Gortroe, Knockaclarig, Laharn Cross Roads, Lisgriffin, Mourneabbey (Athnaleenta), Nad, Old Twopothouse, Taur.		
Other Locations	Dromalour, Sally's Cross		
Rural Areas		23,203	49%
Total population		47,305	

Figure -1 Kanturk Mallow Municipal District



2.4 Growth Strategy

- 2.4.1 As detailed in Section 1.7 of this document the realisation of the growth strategy for this Municipal District, as set out below, is dependent on the resolution of water quality issues affecting the Blackwater Catchment. See Section 1.7 for further information.
- 2.4.2 Within the Mallow Kanturk Municipal District the County Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District in the period 2011-2022. The County Development Plan indicates that 270ha of land are required to meet this level of housing provision in the main towns, in addition to housing opportunities in the villages and rural areas.
- 2.4.3 The majority of the growth is allocated to the towns with 5,323 new houses proposed, the majority of which are planned for Mallow (4,552) as the designated hub town and in line with the strategy of the Regional Planning Guidelines. Housing growth is also planned within the villages (1,361 units).

	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households	New Units Required	Net Estimated Requirement (ha)	Est. Net Residential area zoned in LAP / TCP (ha)	Estimated Housing Yield (LAPs and TCPs) (Units)
Buttevant	945	1,501	285	298	17	31.50	482
Kanturk	2,263	2,400	188	141	8	29.20	329
Mallow	11,605	20,000	4,154	4,552	228	332.45	6,750
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.90	345
Main Towns	17,375	26,846	4,934	5,323	270	437.67	8,256
Villages	6,727	8,796	1,247	1,361	--	--	987
Rural	23,203	21,798	758	872	--	--	--
Total Villages and Rural	29,930	30,593	2,005	2,233	--	--	987
Total for District	47,305	57,439	6,939	7,556	270	437.67	10,230

Current Estimated Strategic Land Reserve (LAPs and TCPs) for this Municipal District is 178.9 Ha
Source: Extract from Cork County Development Plan 2014- Appendix B, Table B 12

- 2.4.4 Table 2.2 shows that, arising from the County Development Plan 2014, there is a net requirement within the towns of the Municipal District for 5,323 new dwelling units and capacity, in terms of the current provision of zoned lands within the towns, to accommodate 8,592. At this stage in the LAP process there is no need to add to the overall land supply as it includes headroom of 38% in terms of the amount of housing units required.

- 2.4.5 The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.
- 2.4.6 The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.3. 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.
- 2.4.7 Based on an allocation from the overall population target figure for the county, the County Development Plan (Core Strategy) estimates the number of new houses that that may need to be accommodated within the villages of this Municipal District as 1,361 units. This Local Area Plan has retained the scale of growth figures for the villages at the 2011 levels, which is at lower level of development at 987 units.
- 2.4.8 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 New Development' 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 town can accelerate their rate of growth and achieve a critical mass of population.
- 2.4.9 Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not 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 have indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.
- 2.4.10 An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 508 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.
- 2.4.11 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in this 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.
- 2.4.12 In some settlements the 'Overall Scale of New Development' proposed for the settlement exceeds that which can be accommodated on the basis of individual septic tanks. Within this Municipal District, Burnfort, Castlemagner, Lismire and New Twopothouse fall into this category. In these settlements 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.
- 2.4.13 The Settlement Network of this Municipal District includes two 'Other Locations' – Dromalour and Sallys Cross. 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.

Table 2.3 Overall Scale of Growth for the Kanturk - Mallow Municipal District				
Name	Existing Number of Houses 2015	Drinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
Towns				
Buttevant*	533			298
Kanturk*	1,251			141
Mallow*	5,554			4,552
Millstreet*	738			177
Newmarket*	488			155
				5,323
Key Villages				
Ballydesmond*	107			53
Banteer*	167			200
Boherbue*	196			150
Dromina	124			30
Knocknagree*	94			30
Milford	124			30
				493
Villages				
Ballyclogh*	112			20
Ballydaly*	14		None	5
Burnfort*	24		None ††	10
Bweeng*	177			10
Castlemagner*	118		None ††	30
Cecilstown*	41			10
Churchtown*	252			25
Cullen*	47			25
Derrinagree*	20		None	5
Dromahane*	343			63
Freemount*	114			20
Glantane*	59			10
Kilbrin*	78			20
Kilcorney*	22			10
Kiskeam*	65			24
Liscarroll*	122			15
Lismire*	30		None ††	30
Lombardstown*	66			10
Lyre*	82			10
Meelin*	36			20
New Twopothouse*	57		None ††	10

Table 2.3 Overall Scale of Growth for the Kanturk - Mallow Municipal District

Name	Existing Number of Houses 2015	Drinking Water Status	Waste Water Treatment Status	Overall Scale of New Development (houses)
Rathcoole*	80			15
Rockchapel	41			15
Tullylease	29			10
Village Nuclei				
Aubane*	6	None	None	5
Ballyhass*			None	5
Cloghboola*	11	None	None	5
Curraraigue*	12	None	None	5
Dromagh*/ Dromtariff*	20		None	5
Gortroe*	11		None	5
Knockaclarig	1	None	None	5
Laharn Cross Rds.*			None	5
Lisgriffin*	42		None	5
Mourneabbey		None	None	5
Nad*	15			2
Old Twopothouse*	26		None	5
Taur*	6		None	5
Total				6,300
Water Services Key:				
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. Unless Irish Water infrastructure is provided, development will be limited to individual houses with their own wastewater treatment plant.				
None : no existing Irish Water Services. In these settlements development will be limited to a small number of individual houses with their own wastewater treatment plant. In the absence of a public drinking water supply, individual dwellings may be permitted on the basis of private wells subject to normal planning and public health criteria.				

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. In 2011 there were 12,551 jobs within the District, including 2,004 home workers. Jobs located within the Municipal District fall into the following key categories:
- 25.6% - Wholesale, Retail, Transportation and Storage, Accommodation and Food service activities;
 - 20.1% Education, Human health and Social Work Activities.
 - 19.9% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management.
 - 13.4% Agriculture, forestry or fishing.
 - 8.6% Information / Communication, Financial, professional, administration etc.
- 2.5.2 Within the District 18,779 persons were at work in 2011. This includes home, mobile and 'uncodeable' workers and corresponds to 37% of the population of the District. These jobs were distributed across and outside the county as follows:
- 48.9% work within the Municipal District (including 2,004 home workers).
 - 12.2% work within Cork City.
 - 6.3 % work within the County Metropolitan Area.
 - 23% work within the North Cork area (includes some of the MD).
 - 7.4% work outside Cork County.
- 2.5.3 In terms of travel to work, 65% of employees who live within the District travel to work by driving a car. A further 10% drive a van, lorry or other vehicle while approximately 4% travel as a passenger in a car. Only 6.7% of employees living within the District travel to work on foot, 0.4% by bicycle and 0.6% by bus.
- 2.5.4 Mallow is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Mallow town of 3,553 people. In Kanturk the figure was 834 and in Millstreet it was 576. Similar data is not available for Buttevant or Newmarket but analysis of POWSCAR at a DED level gives a figure of 387 for Buttevant and 551 for Newmarket. This would indicate that of the 12,551 jobs within the Municipal district, 5,900 of them are located within the five main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns makes it more difficult for people to access employment opportunities and creates challenges for the provision of effective public transport and transport infrastructure generally.
- 2.5.5 There is a strong supply of employment land within the Municipal District as detailed in Table 2.5. The new Local Area Plans should seek to ensure that lands identified for employment use can be readily developed for such and address any barriers to development.

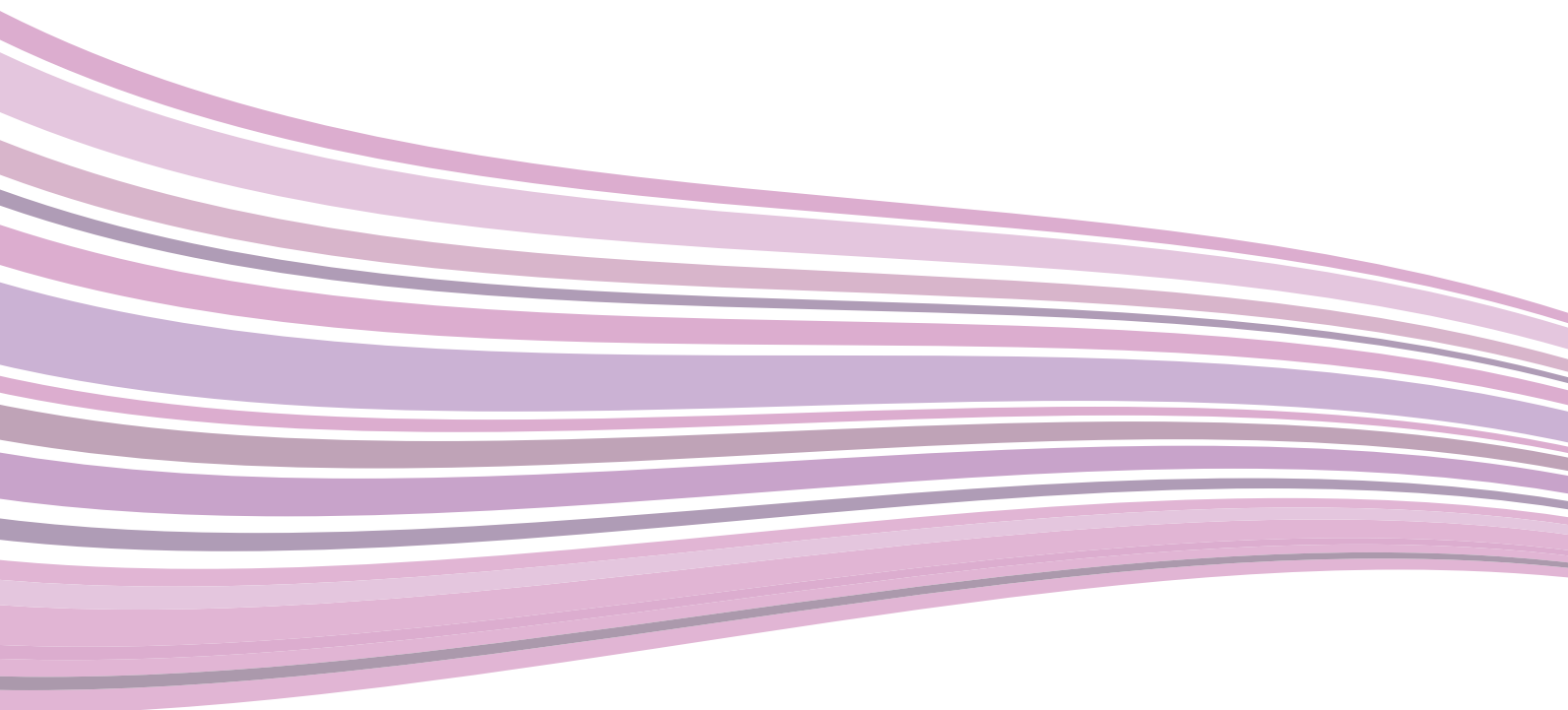
Town	Business	Industrial
Mallow	35.7	103.7
Kanturk	45.4	0
Millstreet	25.7	0
Newmarket	12.4	0
Buttevant	14.3	0

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 Within the Kanturk - Mallow Municipal District there are two Special Protection Areas, three Special Areas of Conservation and two Natural Heritage Areas.
- 2.6.7 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.
- 2.6.8 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 Arts, Heritage, Regional, Rural and Gaeltacht Affairs, 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.
- 2.6.9 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.

- 2.6.10 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.
- 2.6.11 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.

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 HE 2-3, HE 2-4, HE 2-5, HE 2-6 and HE 2-7 of the County Development Plan, 2014.
e)	Any development on certain sites should be accompanied by a Traffic Impact Assessment (TIA) and Road Safety Audit (RSA)”



Kanturk Mallow Municipal District

3 Main Towns

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3 Main Towns

3.1 Introduction

- 3.1.1 This section of the Plan sets out the key planning considerations and the main objectives for the development of the main towns of the Kanturk – Mallow Municipal District.
- 3.1.2 The towns of this District are Mallow, Kanturk, Millstreet, Newmarket and Buttevant. Mallow is the largest of the towns, with the largest population, employment, service and retail base. All the other towns are significantly smaller in terms of population but offer services that support a significant rural hinterland.
- 3.1.3 These towns are a significant material asset to this Municipal District and the county as a whole. 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. In addition to serving the population who lives in them, these towns also serve the many people who live in villages, smaller settlements or rural areas who rely on the towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

Planning Strategy

- 3.1.4 Within the Mallow Kanturk Municipal District the County Plan provides for growth in population of 10,134 persons. The number of households is expected to grow by 6,939 leading to a net requirement for 7,556 new houses within the Municipal District. The majority of the growth is allocated to the towns with 5,323 new houses proposed, the majority of which are planned for Mallow (4,552) as the designated hub town.

	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
Mallow	11,605	20,000	4,154	4,552	228	332.45	6,750
Kanturk	2,263	2,400	188	141	8	29.2	329
Millstreet	1,574	1,756	166	177	10	19.62	350
Newmarket	988	1,189	141	155	9	24.9	345
Buttevant	945	1,501	285	298	17	31.5	482
Total	17,375	26,846	4,934	5,323	270	437.67	8,256

- 3.1.5 Across the towns of this District this plan makes provision for zoned residential land with capacity for 8,256 housing units, providing headroom of 55% in terms of the amount of housing units required. The value of retaining this headroom is that it provides flexibility in the local housing market and provides capacity within the towns in the event that investment in infrastructure in the villages is delayed.

- 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 towns 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.

Approach to Plan Preparation

- 3.1.7 Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the 'Existing Built Up 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.
- 3.1.8 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);
- 3.1.9 The Mallow Town Development Plan 2010 uses '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.
- 3.1.10 In most towns a core retail shopping area has been identified.
- 3.1.11 In some towns regeneration sites have been identified where there are derelict / vacant sites which detract from the amenity of an area and offer opportunities for redevelopment.

3.2 Mallow

Vision

3.2.1 The overall vision for Mallow is to realise the significant population growth proposed as part of its “hub” status under the National Spatial Strategy and to support this growth with the expansion of the employment base of the town, making it a strategic focus of employment outside Metropolitan Cork; to ensure new development delivers enhanced quality of life for all based on high quality residential, working and recreational environments, respectful of the unique character and heritage of the town and supported by a good range of services and community facilities.

Strategic Context

- 3.2.2 The National Spatial Strategy identifies nine ‘gateway’ cities to act as the focus for regional growth. These are to be supported by nine strategically located medium sized ‘hub’ towns. In the South West Region, Cork was identified as a ‘gateway’ to act as an engine of regional, national and international growth. Mallow has been designated as a ‘hub’ town, with the purpose of supporting the ‘gateways’ and energising smaller towns and rural areas within its sphere of influence.
- 3.2.3 The NSS states that as a ‘hub’ town Mallow “will perform an important role within the national structure at the regional and county level. Improvements in regional accessibility through roads, advanced communications, infrastructure and public transport links are key supporting factors. Other critical factors are enhanced physical qualities, townscape and improved local services.” Building on the strategy of the NSS, the South West Regional Planning Guidelines 2010 identify a population target for Mallow of 22,000 by 2022. It recognises that significant new infrastructure and services will be required to achieve this target and that the employment base of the town needs to expand to underpin the growth.
- 3.2.4 Mallow is located within Greater Cork Ring Strategic Planning Area. The objective for Mallow as set out in the County Development Plan 2014 is to grow its population to a slightly lower level of 20,000 persons by 2022, developing the town as an integrated employment centre so that it fulfils its role at regional and county level.

Local Context

- 3.2.5 Mallow is located in north Cork approximately 30km north of Cork City and 60km south of Limerick City. The N20 and Cork-Dublin railway line currently dissects the town in a north-south fashion, west of the town centre. The River Blackwater and its wide flood plain runs east-west through the centre of the town and acts as an important flood storage area. The landscape character of the Blackwater Valley makes an important contribution to the setting of the town.
- 3.2.6 The River Blackwater is designated for protection under the Habitats Directive due to the significance of the habitats and species it supports. The river also has an important role as the receiving water for treated effluent from the town's waste water treatment plant and a second plant associated with the Dairygold processing facility. Balancing these competing functions of the river is critical to the sustainable development of the town going forward.

Planning Considerations and Proposals

Population and Housing

- 3.2.7 Cork County Development Plan 2014 provides for the town to grow to 20,000 persons representing growth of 72% on 2011 levels. In order to accommodate this level of population growth, an additional 4,552 housing units will be required, equating to a net housing land requirement of 228 ha. A degree of headroom or surplus capacity within the town is necessary in the event that development anticipated in the villages, or elsewhere, is unable to be accommodated at those locations.

Table 3.2: Mallow Population Growth and Housing requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the new LAP	Estimated Housing Yield (units)
Mallow	11,605	20,000	4,154	4,552	228	332.45	6750
Total MD	47,305	57,439	6,939	7,556	270	437.67	8,256

Source: Cork County Development Plan 2014- Appendix B, Table B 11

- 3.2.8 This Plan makes provision for a residential land supply of 437ha with the capacity to provide approximately 8,256 units. In addition to these greenfield lands there is also scope to provide new housing within the town centre and through infill / redevelopment opportunities within the existing built up area. Such developments are important in terms of supporting the vitality of the town centre area. The plan makes provision for a range of houses types. It is important new development enhances the overall environment of the town and supports the development of a sustainable community. The strategy seeks to ensure that most new housing provided is within a 20minute walking distance of the town centre or a planned neighbourhood centre, and close to employment developments to reduce dependency on private car transport. In this context development proposals need to be designed to achieve good connectivity with the rest of the town and existing social and community services.
- 3.2.9 In this plan there are two substantial areas identified for urban expansion to the north west and north east of the town. The North East Urban Expansion Area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg centred along St Josephs Road. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. It is the intention of this plan that these areas will contain significant residential development as well as community services to support these neighbourhoods.
- 3.2.10 In addition to the Urban Expansion areas there are other sites zoned for residential development to the north east, north west and south of the town.
- 3.2.11 Like much of the rest of the town the Urban Expansion Areas are faced with considerable challenges in relation to both existing and future infrastructure provision. In order to facilitate the construction of over 4,000 new dwellings on these lands, significant additional investment in new

roads infrastructure and the upgrading of existing roads infrastructure will be required. Further investment in waster services infrastructure will also be required.

- 3.2.12 There is strong demand for one off rural dwellings throughout the hinterland of the town, and in order to provide a more sustainable alternative to this form of development and attract this development into the town, consideration should be given to the provision of some serviced site options within the larger residential areas.

Employment and Economic Activity

- 3.2.13 Mallow, along with the identified Cork Gateway locations, sits at the top of the Employment Hierarchy for the county as outlined in the County Development Plan, which promotes the development of Mallow as a major integrated employment centre. Census 2011 recorded a daytime working population within Mallow town of 3,554 people, with commerce and trade being the largest sector. In 2011 there were 5,555 persons living in Mallow in the labour force and of these, 78.4 per cent /4,353 persons were at work, although half of them (2,169) were working outside the area. Food processing, metal fabrication, general engineering and the services sector are the main sources of employment in the town at present.
- 3.2.14 Employment growth in the town is essential to underpin the sustainable growth of the population, as envisaged by the hub town status, and to support the expansion of the retail and service base, which will in turn generate more employment in these sectors. Mallow needs to build on its intrinsic strengths as an important food production centre but will also need to diversify its employment base to become a centre of inward investment and reduce its reliance on commuting to Cork for work. Office based employment will generally be encouraged in the core of the town, close to existing shops and services to help increase footfall in the area. Identified regeneration areas may have an important role to play in this regard. It is important that, as employment uses develop in other areas, they are supported by additional investment in walking, cycling or public transport infrastructure so dependence on the private car for local journeys can be reduced. The established business park adjoining the Mallow Primary Healthcare facility also has some scope for expansion/consolidation of office uses on existing lands.
- 3.2.15 Key employment sectors to be targeted include logistics and transport, business and technology, engineering and food processing and general industry.
- 3.2.16 **Logistics and Transport type uses:** Mallow's location within about an hour's driving time of both the gateway cities of Cork and Limerick and its' access to rail services make it a suitable location for the logistics and transport industries. Amongst the most appropriate areas for this form of development in Mallow is around the Quartertown area where land is flat or gently sloping and there is the potential for good access to the N72 and N20.
- 3.2.17 **Business and Technology:** Mallow needs to be able to benefit from the growth in technology and science based employment in the manufacturing and office sectors. The Mallow Business and Technology Park is a location with some, albeit limited, capacity for expansion and has been designated as such. The North East Urban Expansion Area may also make provision for additional business uses of this nature but a successful outcome at this location will ultimately depend on the provision of good access, infrastructure and broadband technology.
- 3.2.18 **Engineering and Food Processing:** The engineering and food processing sector is a significant employer in Mallow. There are pockets of this type of industry in many places around the town. However, in the past these uses have concentrated in the Quartertown area and this area has the capability of developing as a strategic engineering hub within North Cork. Both the Quartertown Industrial Estate and the Mallow Business and Technology Park have a somewhat complementary role in this regard. This plan designates undeveloped lands both within and adjoining these areas

for business uses with the intention of ensuring flexibility of uses to support the demands of the Mallow economy.

It will be important to deliver improvements to the road network in the Quartertown area in order to improve facilities for road users. Improving permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town centre is vital whilst consolidation of business/technology uses and improving the overall visual appearance and layout of the area are also important in terms of enhancing its attractiveness as an employment location.

- 3.2.19 Within the Quartertown area is a distribution depot where LPG (Liquid Petroleum Gas) is stored in significant quantities (above ground) and to which the Major Accidents Directive applies. This EU Directive seeks to prevent major industrial accidents and to limit the consequences of accidents on both people and the environment. The effect of this directive is that where certain classes of development are proposed in proximity to this facility, the planning authority is required to consult with the health and safety authorities and to take account of the risks associated with the possibility of a major accident.
- 3.2.20 **General Industry:** With regard to general industry, a site has been zoned adjoining the existing Dairygold facility to cater for possible future expansion of that facility.
- 3.2.21 The former Sugar Factory site is also being zoned for industrial use for medium or large scale industry suitable for low employment intensity uses which will not unduly impact on the carrying capacity of the road network. Environmental sensitivities of the site in close proximity to the River Blackwater must be taken into consideration in any development proposals.

Town Centre

- 3.2.22 Mallow town centre boasts all the necessary ingredients of an attractive and pleasant urban environment, including key natural features such as the River Blackwater and a historic urban fabric. Mallow town centre includes a mix of residential, retail, employment, educational and community / civic uses and provides a strong economic and social focus for the community. There is a need to enhance and expand on these qualities, to diversify existing uses and to build on the unique and attractive ambience within the town.
- 3.2.23 One of the main constraints affecting the town centre at present is the high volumes of through traffic associated with the N72 route running through the eastern end of the town centre at the Spa Glen, Bridge Street, Mallow Bridge and along the Park Road. Delivery of the Mallow Northern Relief Road, and the M20 in the longer term, is essential to address this issue.

Overall Town Centre Strategy

3.2.24 Mallow has a compact town centre which has a strong identity and good indigenous building stock with some capacity to accommodate further development and rejuvenation. The priority going forward is to strengthen, consolidate and reinforce the function of the town centre as the retail, economic, cultural and social focus for the community, supporting the needs of residents, visitors and business including further improvement of the public realm. Through the following town centre strategy the plan aims to make Mallow a more attractive location to live, recreate and carry on business:

- a) Consolidate and strengthen the core area and prioritise retail and employment development in appropriate locations (see retail section), thereby maintaining vitality in the town centre;
- b) Deliver a higher quality streetscape and town centre retail environment including ongoing public realm and traffic management improvements which enhance the overall visitor experience to the town.
- c) Promote the redevelopment of regeneration areas and other opportunity sites
- d) Encourage town centre development which respects and promotes the heritage and architectural character of the town.
- e) Encourage office based employment, as well as appropriate commercial uses, to locate generally in the town centre, close to existing shops and services to help increase footfall in the area.
- f) Protect the amenities of existing residential areas within the centre of the town and ensure their needs are balanced against proposals for other uses, particularly the encroachment of non residential uses into residential areas.
- g) To encourage the provision of new residential uses in the town centre to strengthen the vitality of the town centre beyond business hours and improve the evening economy.
- h) Monitor and address vacancy issues during the lifetime of the plan.

Retail in Mallow

3.2.25 Retailing is an important activity of town centres and contributes much vitality. It is also an importance source of employment. Outside of Metropolitan Cork, Mallow is the largest of the County towns, with the largest quantum of retail floor space. The retail hierarchy set out in the Cork County Development Plan 2014 recognises the regional retail function of Mallow, particularly in relation to comparison retailing, while emphasising that the vitality and vibrancy of the town centre needs to be retained and enhanced.

3.2.26 In relation to retail floorspace requirements, it suggests future convenience retail is appropriate at a level to support its catchment while any upper limit on comparison retail is removed provided location and other normal planning considerations are acceptable. It is important that new retail development provides a variety of options including some larger floor plates to attract mainstream multiples. All major convenience multiples are represented in Mallow, both within and around the town. There are also a large proportion of independent retailers which adds to the variety and character of the retail offer.

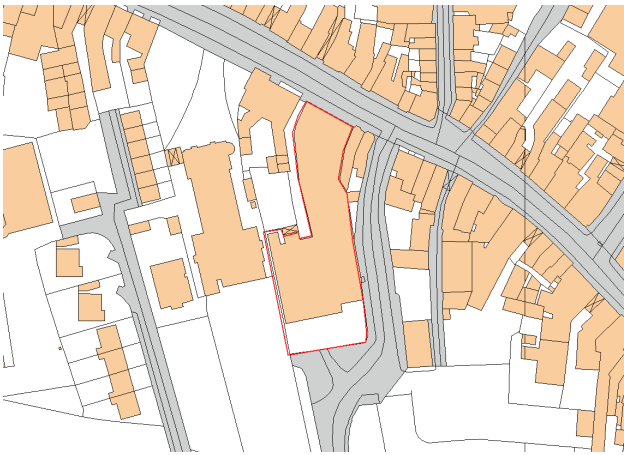
3.2.27 Mallow's retail core is generally concentrated along the Main Street, and extends into the side streets and laneways off the Main Street. This is where retail uses should continue to be consolidated in order to enhance viability, vitality and footfall levels, strengthening the links between the retail anchors and improving pedestrian permeability within the core area. Davis Street is the primary shopping street particularly along the stretch east of the Hibernian Hotel. William O' Brien Street, connecting Davis Street with the Market Green shopping centre is the main secondary shopping street. Both streets have some vacancy issues and also have a high level of retail service uses, non retail office uses and lower order retail uses which can detract from the vibrancy of the street. The laneways north and south of Davis Street also accommodate some retail

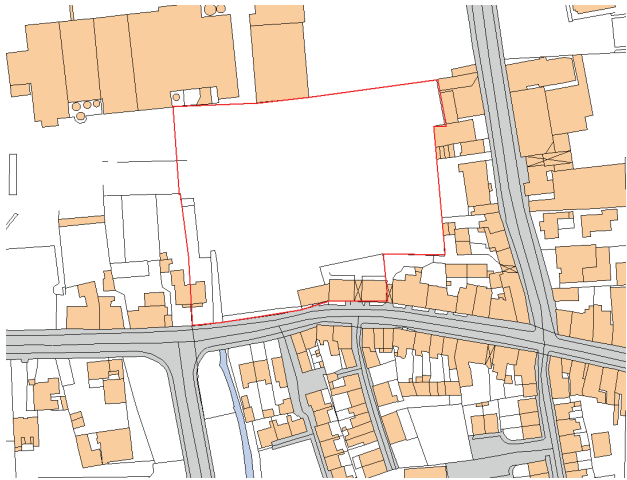

space and provide important connectivity to retail anchors like Tesco (Deal Yard Lane), Lidl and the main town centre public car parks.

- 3.2.28 Within the retail core, and the wider MW-T-01 area, there is scope for the redevelopment and renewal of many premises and some brownfield sites. This plan seeks to encourage the sympathetic reuse /refurbishment /redevelopment or replacement of existing vacant and underutilised premises within the core retail area to meet the primary needs for new retail floor space within the town, to accommodate high order retail uses, and provide for new uses above ground floor level. It is acknowledged that the compact and historical nature of much of the town centre is both a challenge and an opportunity to potential investors, and innovation in design and layout will be expected when it comes to locating future retail and commercial floorspace in this area. Prospective developers will also need to be prepared to make some reasonable compromises and adapt their standard development formats to the retail core and the various opportunity sites which have been identified in the plan.
- 3.2.29 Outside of the existing town centre (MW-T-01) the next logical area for new town centre uses is an area to west, identified as MW-T-02, which is suitable for mixed town centre uses including office uses. To the south west of MW-T-02, the MW-T-03 lands have also been identified for development. This is a landmark site which has the potential for a number of different uses which could include modern office space, retail warehousing as well as residential uses above ground floor level. An element of convenience retailing may also be appropriate. Any proposals at this location must be considered with regard to their overall impact on the vibrancy and vitality of the retail core and town centre generally.
- 3.2.30 Immediately south of the MW-T-03 is the MW-T-04 lands comprising an area of open ground to the east of the co-op store. This land is within the flood plain and is suitable only for flood compatible uses. The land may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03. Similarly the MW-T-05 lands to the west, fronting the park road are also suitable only for flood compatible uses. The MW-T-05 site may have a use as a carpark or amenity area, ancillary to the uses developed as part of MW-T-03 or MW-T-02.
- 3.2.31 Outside the central area of Mallow a number of other sites have been identified with a town centre/neighbourhood zoning to cater for retail or other commercial uses. The MW-T-06 site at Ballydaheen just south of the bridge, is an important regeneration opportunity and has scope for appropriate retail and commercial uses. An element of residential use may also be possible subject to flood risk assessment.
- 3.2.32 Also to the south of the town, alongside the river at Bellevue, there is a modern convenience store (Supervalu) and ancillary units. This retail centre is significant as it provides important shopping facilities for residents living on the southern side of the town and for those experiencing the physical and perceptual division that is created by the River Blackwater. This plan protects current uses in this area with a neighbourhood centre zoning (MW-T-07). Scope also exists for enhancing connectivity with the town centre to the north should plans for a pedestrian/cycle bridge at this location be realised.
- 3.2.33 At the junction of the Cork Road and the Old Cork Road (Ballydaheen) are clustered a number of retail and other commercial uses which have developed in the environs of an established neighbourhood centre. It extends southwards to include an Aldi convenience store. It is considered there may be scope for consolidation of neighbourhood centre uses at this area to enhance both visual and physical unity. There is limited scope for further expansion of this area but the plan protects current uses in this area with a neighbourhood centre zoning (MW-T-08).
- 3.2.34 To the north of the town other significant convenience use is found in the Centra Supermarket located on the Spa Glen Road (MW-T-09). Additional neighbourhood centre uses can be accommodated within the North East Urban Expansion area at Keatleysclose /Carrigoon Beg in the future.



Regeneration Sites/Opportunity Sites

3.2.35 A number of regeneration sites and opportunity sites have been identified within Mallow. This plan identifies a number of areas which are either zoned as town centre or are within the built up area of the town, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

Regeneration Areas: Mallow	
Regeneration Area	Number and Description
	<p>MW-RA-01 Carmicheal Lane Car Park (between Davis Street and Muddy Hill)</p> <p>Located north of Thomas Davis Street these lands offer the opportunity to consolidate the prime retail area by redeveloping backland areas and the existing surface car park to provide new retail floor space with office / residential uses and car parking above ground floor level. Existing laneways provide ready access points to Thomas Davis Street.</p> <p>An urban design framework to guide development of the area, which is within an Architectural Conservation Area, is considered appropriate.</p>
	<p>MW-RA-02– Central Hotel Site</p> <p>Key site within the town centre with frontage to Thomas Davis Street and St James Avenue. Any redevelopment proposal must have regard to the protected structure status of the property and its context within the Architectural Conservation Area and contribution to the overall streetscape.</p>

Regeneration Areas: Mallow	
Regeneration Area	Number and Description
	<p>MW-RA-04 - West of Shortcastle Street/North of West End.</p> <p>Gateway regeneration site. Development proposals will be expected to maintain a strong building line/urban edge and a high design quality which will contribute to the definition of the street.</p> <p>The site is zoned as town centre given its location adjoining the retail core with frontage onto West End and is suitable for a mix of town centre uses, including modern offices</p> <p>Suitable sympathetic rejuvenation of the existing building stock adjoining the site will also be welcomed, particularly of those buildings which no longer have an active use. Proposals will be required to have a strong emphasis on design which respects and complements the character and heritage of this area. Any proposals should have regard to its context within the Architectural Conservation Area.</p>
	<p>MW-RA-08 Corner site southside of Bridge Street (junction of Mill Street and Ballydaheen Road)</p> <p>This is an important brownfield corner site at a key entry point to the town from the south. The site is in a visually prominent and sensitive location close to the Blackwater River and Mallow Castle and requires regeneration as it presently constitutes an eyesore. Appropriate design treatment will be essential with a strong street frontage/urban edge. A portion of the site is affected by flood risk and less vulnerable uses such as retail or commercial are likely to be the most appropriate on this part of the site. Residential uses may also be considered on part of the site subject to flood risk assessment.</p>

Opportunity Sites: Mallow

Opportunity Site	Number and Description
 <p>A detailed site plan map showing a large rectangular area outlined in red. The site is situated south of West End and bounded by the N20 road to the west and Park Road to the east. The map shows existing buildings, roads, and a railway line to the west.</p>	<p>MW-RA-03—South of West End</p> <p>This is a landmark site to the west of the town centre bounded by the N20, West End and Park Road. The northern portion of the site is located within the designated Architectural Conservation Area and adjoins a number of protected structures.</p> <p>These lands provide a significant development opportunity for the town, especially in terms of the provision of modern office space, retail warehousing as well as residential uses on the upper levels. An element of convenience retailing may also be appropriate.</p> <p>Proposals should seek to develop this site as an important landmark gateway/entry point into the town. Proposals will be expected to have a high standard of design complementary to its location and a strongly defined building line/urban edge onto the West End in particular, with intrinsic pedestrian links to the core retail area and Park Road. Any proposals should have regard to its context within the Architectural Conservation Area.</p>
 <p>A detailed site plan map showing a rectangular area outlined in red, located east of Shortcastle Street. The map shows existing buildings, roads, and a railway line to the west.</p>	<p>MW-RA-05 Site east of Shortcastle Street (Chadwicks)</p> <p>Opportunity to redevelop existing site on Shortcastle Street. Uses appropriate to the site, which is located within walking distance of the town centre could include offices or hotel use.</p>

Urban Design

- 3.2.36 The planned expansion of Mallow Town Centre will require a new structure of streets and spaces to connect successfully with the existing town centre. This Plan does not seek to prescribe the form and appearance of every new development within the town, but instead sets out guiding principles that the Council wish to see embodied in new development.
- 3.2.37 Urban structure and form is the layout and design of a place. Urban design is how this layout is achieved, creating places where people want to live. It involves examining all the elements that contribute to a place – buildings, uses, streets, footpaths, open spaces – and ensuring that these elements blend harmoniously to create an attractive and distinctive end product. An understanding and appreciation of context and character is at the core of good urban design. The design and layout of new development should be based on an informed and considered response to a site's setting and context. New development should represent an efficient use of land that enriches the local built environment and complements neighbouring development.
- 3.2.38 The key principles underpinning good urban design should focus on:
- Strengthening the urban fabric of the area
 - Reinforcing local identity and sense of place
 - Providing a coherent and permeable urban structure
 - Promoting an efficient use of land
 - Improving and enhancing the public realm
 - Conserving and respecting local heritage
 - Resolving conflict between pedestrians/cyclists and traffic.
- 3.2.39 The Urban Design Manual, which accompanies the Governments 'Guidelines for Sustainable Residential Development in Urban Areas' (May 2009), sets out a series of 12 design criteria for development sub-divided into three groups: (i) Neighbourhood (ii) Site (iii) Home. These groups reflect the spatial scales that should help inform and guide the design of any new residential and mixed-use development within the town.
- 3.2.40 In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

Public Realm

- 3.2.41 The Public Realm generally refers to all areas to which the public has access such as roads, streets, lanes, parks, squares and bridges and open spaces. The Public Realm is an important part of the identity and image of a place and influences how safe and attractive a place feels to the people who are using it and how much time they want to spend there. An attractive public realm can therefore be a significant benefit to a town, attracting people, business and investment to an area.
- 3.2.42 Mallow's historic townscape and building stock are generally attractive and its significance is reflected by the high numbers of buildings listed on the Record of Protected Structures and the

extent of the Architectural Conservation Area designations which include the majority of the historic town centre. Like many other county towns, it has seen its town centre increasingly dominated by car parking and congestion, creating a less than optimum environment for pedestrians.

3.2.43 A Mallow Town Centre Public Realm Enhancement Plan has recently been prepared through the Mallow Development Partnership with support from many stakeholders, including the Council. The plan puts forward a number of proposals to enhance the overall public realm experience in Mallow including:

- Provision of a new public space around St. Mary's church
- Improvement of public realm on Davis Street
- Redesign of Park Road as a boulevard
- Development of new public space (Shambles Square)
- Historic Laneways - Proposals for upgrading, unblocking and promoting the use of the laneways.
- Improving gateways and signage within the town
- Establishment of a Design Code for Mallow through an appraisal of local context

3.2.44 A number of the proposals will need further consideration and are dependent on agreement or co-operation with various agencies. The council will seek to engage with various agencies over the plan period in examining the feasibility of implementing proposals set out in the Mallow Town Centre Public Realm Enhancement Plan.

3.2.45 Consideration should also be given to implementing various elements of the 'Heritage Led Regeneration Strategy for Mallow' over the lifetime of the plan.

Tourism

3.2.46 Strengthening the tourism role of Mallow can offer many economic benefits to the town. As a rural market town Mallow within the Blackwater Valley could be an attractive destination for holiday makers. The town has many untapped natural and built heritage assets which offer immense opportunities to boost the tourism sector.

3.2.47 Given the direct and indirect benefits of tourism for the town, the Council will encourage the development of the tourism, cultural and retail sectors in Mallow to further enhance the experience for those who visit the Town. In particular a vibrant town is an attraction in its own right and the development of an attractive town centre encourages visitors to linger in an area and thus boost retail spend. The improvement of the public realm and particularly the enhancement of Mallow Castle, gardens and outbuildings can perform a catalytic role in the rejuvenation of the town.

3.2.48 The River Blackwater is one of the town's most significant natural resources and is renowned for wild salmon, sea trout and brown trout fishing. The town needs to consider ways which it can target this established tourism market and provide other water-based activities such as kayaking and boating on the river, subject to satisfying the EU Habitats Directive.

3.2.49 The development of a number of attractions in the area of arts and culture has the potential to reinforce Mallow's role in the area of tourism. In particular, the planned redevelopment of the Town Hall will restore a cultural and arts hub to the town centre, providing another welcome boost to Main Street and reinforcing the significance of public realm improvements already made. The provision of such cultural facilities in the heart of the town not only provides a valuable recreational resource to members of the public but also adds to Mallow's evening economy which accordingly contributes to the tourist offer in the town.

- 3.2.50 Presently the town has a limited supply of tourism accommodation with only one hotel within the centre of town. The provision of additional high quality tourism accommodation within or adjacent to the town centre will also be encouraged as it offers accessibility by rail and inter-city bus. This can help raise the profile of the town as a tourist destination.
- 3.2.51 Mallow Castle House and Demesne, including the 16th century Fortified House, the 19th century Country House, gardens and other attendant buildings and curtilage, is a Protected Structure and National Monument and a significant attraction for the town. The castle played a pivotal part in the late 16th century Munster Plantation. The Cultural Heritage of the entire complex of Mallow Castle House and Demesne is assessed to be of National Significance. Several other monuments also survive within the curtilage of the site, and now reside in Cork County Council ownership.
- 3.2.52 Given its importance and undoubted potential as a tourist/heritage attraction within the wider region a Conservation Plan has been prepared for Mallow Castle House and Demesne. The Council have already commenced the first phase of public realm improvements around the entrance. A project to upgrade the grounds of Mallow Castle is currently at contract stage which includes improving the overall access to the grounds, walks/paths, lighting, landscaping and general improvements in or around the castle.
- 3.2.53 Bearforest House and Demesne are located to the south side of Mallow town. Bearforest House was constructed in the early 19th Century and rebuilt in the early 20th Century, it is a middle sized country house set within an historic demesne. The demesne itself along with ancillary structures date from the early 19th Century. The demesne is very authentic and has a high level of landscape intactness and includes many fine specimen trees. The demesne landscape includes features such as elaborate gates and piers, gate lodge, avenue, stables and courtyard, walled garden, ancillary outbuildings and cottage, extensive demesne boundary walls around the demesne and within the landholding, planned views and vistas and a mature parkland. These features both individually and collectively contribute to the significance of the site. The structures on site as well as the curtilage are included in the Record of Protected Structures and the demesne is designated an Architectural Conservation Area. Under this plan the site is classified as part of the existing built up area and the Council will encourage the continuation of current uses on the site. In light of the high architectural and landscape value of the site it may lend itself to small scale limited development for tourism, cultural and/or educational uses. Any development within the demesne (including to the structures) will be subject to necessary assessments and must be carried out in a focused and sensitive manner that will protect the integrity and character of this site.

Community Facilities

Education

- 3.2.54 Mallow already has a good range of both primary and secondary level schools. Permission has been approved for a new 8 classroom primary school which will be developed at Castlepark. The provision of additional facilities at both primary (2 required) and secondary level (1 required) has been identified by the Department of Education to facilitate the needs of the target population growth. Newly developing areas in the north west and north east of Mallow both make provision for additional education facilities.
- 3.2.55 The plan aims to encourage the provision of new primary schools (where possible) within a 10 minute walking distance (800m) from most new and existing housing. Similarly, the location of new secondary school facilities should be located in an area where it can be linked to adjacent residential areas by energy efficient means of travel such as walking, cycling, bus and rail transport so that car dependency can be reduced.

- 3.2.56 Access to schools to those living west of the N20 is very constrained and promotes car-borne travel for school trips. Providing greater choice and improved walking and cycling links with the town centre can help better integrate this residential area with the town.
- 3.2.57 Mallow College of Further Education offers FETAC and City and Guilds accredited courses in a wide range of subjects. There is also a college of design and tailoring in West End. There is opportunity to further expand the suite of third level options within the town, including a possible outreach campus associated with NUI Cork and/or C.I.T.

Healthcare

- 3.2.58 Healthcare facilities available within the town include Mallow General Hospital, Mt Alvernia Hospital (Psycho – Geriatric services), various health centres and Mallow Primary Healthcare facility. Both hospitals are located outside the town while the PHC centre is on the southern periphery making access to these essential services to those without transport somewhat challenging.
- 3.2.59 Given the specialised nature and importance of the hospital uses they have been zoned specifically to protect and support the continued operation of these important healthcare facilities at their present locations.

Sports, Recreation and Green Infrastructure

- 3.2.60 Mallow has a wide range of active and passive open space, including a large GAA complex, rugby grounds, soccer pitches, golf courses and grass tennis courts. The town park is a strategic open space feature located directly south of the town centre.
- 3.2.61 The assessment of existing recreational facilities carried out as part of the Mallow Recreational and Infrastructure Audit highlighted that the level of public open space in Mallow is considerably below national and international standards. It proposed a number of solutions to address this including:
- Redevelopment of the Town Park
 - Development of a Linear Park along the Blackwater
 - Identifying recreational requirements for future growth areas
 - Improving movement and accessibility to recreational facilities
- 3.2.62 **Blackwater Amenity Corridor and the Town Park;** The development of a linear greenway along the Blackwater to include Mallow town park has long been considered. With more of the lands adjoining the Blackwater now in public ownership there exists a considerable opportunity to achieve a successful outcome in that regard. Much of the area along the river is currently underutilised and inaccessible to the public. There may be some scope for upgrading and further development of recreational use in this area. Any proposed works along the Blackwater Amenity Corridor will need to be assessed for its impacts on the Natura 2000 designation and will need to comply with the planning guidelines for areas of flood risk.
- 3.2.63 Plans already exist to extend the existing riverbank walkway to the north of the Blackwater River within the town on a phased basis. This will form a continuous link between the walkway to the west of the railway line and the town park/Mallow castle. A positive step in this direction has been the development of an area of land adjacent to the river and to the Castle Park residential development to the east of the town. Further proposals are expected around the castle area including the proposed development of a Neighbourhood Scheme.
- 3.2.64 The southside of the town is relatively underprovided for in terms of recreational infrastructure and would benefit considerably from pedestrian linkages across the river to attractions such as the Town Park/Mallow Castle. This would also assist in improving overall accessibility for both

pedestrian and cyclist alike by counteracting the current severance issues. Proposals for the development of pedestrian bridges are at an advanced stage.

- 3.2.65 **Recreational requirements for future growth areas;** If the number of people living in the development boundary continues to grow as planned there will be a need to provide for recreational uses both active and passive particularly within the newly establishing residential areas of the town such as the north west and north east of the town at St. Josephs Road and Kilnockan.
- 3.2.66 The recommendations of the Mallow Recreational and Infrastructure Audit suggested that lands at St. Josephs Road should provide for one new 16 hectare neighbourhood park and two 2 hectare local parks in the area in line with the standards contained in the Parks Policy for Local Authorities. The suggestion was that this larger neighbourhood park could form part of the linear park along the Blackwater and this has been reflected in the zoning of this area as part of an extension to the Blackwater Amenity Corridor (MW-O-04) which it is intended will serve both local residents and the wider town population. It is intended that the extension of the linear park will be complemented by a number of smaller interlinked local parks.
- 3.2.67 In addition to lands at St. Joseph's Road there will also be a need to provide at least a new local park as part of the proposed future residential development at Kilnockan. All parks should be on level, landscaped ground and should be equipped according to recognised national and international standards.
- 3.2.68 Following on from the initial analysis carried out in the Mallow Recreational and Infrastructure Audit the preparation of a green infrastructure strategy/plan for Mallow is timely most especially in the context of future growth envisaged in the town to 2022. In identifying and zoning key recreational infrastructure such as the Blackwater Amenity Corridor, Town Park and Spa Glen and other important landscape and ecological features this plan has already sought to commence this process which should be continued over the lifetime of this plan. (See also section on Natural Heritage and biodiversity)

Other Services

- 3.2.69 The town has a Garda station, five churches and new library facility within the town centre. It also has four community halls and the Health Service Executive runs a day-care centre in the town.

Infrastructure

Roads and Public Transport

- 3.2.70 Strategically, Mallow is well positioned on the N20 approximately 30km north of Cork City and 60km south of Limerick City. It is also located on the N72 which connects to Killarney and Fermoy, and onwards to the M8 serving Dublin. Mallow is also served by the Cork -Dublin intercity train service with services to Dublin, Cork and Tralee / Killarney. Public bus services provided by Bus Eireann serve Mallow whilst there is no internal bus service within the town itself.
- 3.2.71 The Mallow Traffic and Transportation Study prepared for the town in 2011 recommended the construction of several new roads to the north, east and west of the town, and new river crossings to the east and west, to connect new development areas to the N20, N72 and proposed M20 and to enhance accessibility within the town itself, as well as upgrading existing roads and junctions. The recommendations also assumed the delivery of the M20 which is presently suspended. The study would need to be updated to take account of the requirements of Environmental, Flood Risk and Habitats Directive Assessment.
- 3.2.72 The N20 and the N72 national routes traverse and bisect the town causing congestion which adversely impacts on the amenity of the town, the capacity of the local 'internal' road network and

the convenience and accessibility of local trips within the town to access shops and services. Although presently on hold, the route corridor for the M20 continues to be protected to the east of the town in the County Development Plan. In the short-term the provision of a Northern Relief Road is critical to take N72 traffic away from the centre of Mallow and has been acknowledged in the Government's Infrastructure and Capital Investment Plan 2016-2021 as due to commence subject to planning.

- 3.2.73 In terms of the wider built up area, general accessibility and connectivity for pedestrians and cyclists needs to be improved between residential areas and the town centre, transport services, employment areas, schools and other services to enhance opportunities, and provide convenient routes for walking and cycling on local journeys. Access from the town centre to lands south of the River is limited to the Bridge at Bridge Street. Further pedestrian bridging points across the River needs to be delivered to provide more direct links to the centre within a more attractive walking and cycling environment.
- 3.2.74 As the town continues to develop and grow in line with population targets there will be need for upgrading of new road and transport infrastructure to serve both new and existing areas of the town. Any revised traffic and transportation plan must give detailed consideration to such infrastructural needs particular to the north east and north west of the town. As the population grows consideration should also be given to the provision of a public bus service within the town and the design and layout of new development should consider the requirements of such a service.
- 3.2.75 In summary, some of the key issues for Mallow in terms of traffic and transportation which need to be addressed include:
- Delivery of Mallow Northern Relief Road and the M20 to relieve the town of through traffic, and free up capacity in the existing road network.
 - Tackling severance and enhancing overall connectivity within the town particularly north–south across the River Blackwater and east-west across the N20. (Improving north/south connectivity would require additional pedestrian / vehicular bridging points over the Blackwater. East -West connectivity could be enhanced through improvements to the Annabella Junction, improvements to the crossing of the Cork-Dublin rail line and delivery of the M20.)
 - Need for new road infrastructure and upgrading of existing infrastructure to serve existing and new residential areas (particularly to the north east and north west of the town).
 - Retrofitting pedestrian and cycle facilities to enhance accessibility between the different parts of the town.
 - Making provision for the longer term transport needs of the town including a town bus service.

Water Services

- 3.2.76 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of target growth in Mallow in the short-medium term. Irish Water is now responsible for the national operation of public water services (water and wastewater) including management and maintenance of water services assets, investment and planning/managing capital projects. Irish Water will make capital and operational investment decisions regarding the country's national water infrastructure.

Water Supply

- 3.2.77 The water supply for Mallow is mostly provided by two schemes namely the Mallow WS (primary scheme) and the Box Cross WS. Other water supply schemes also serve limited parts of the town. The Mallow WS is the primary scheme for Mallow.

- 3.2.78 The watermain network in Mallow needs to be upgraded and extended to cater for new development especially in the locations to the north west and south west of the town. The Box Cross Water Supply Scheme will need to be extended to cater for significant development areas particularly to the North East and West of the town.
- 3.2.79 Extension of the Box Cross WS will allow this scheme to provide a water supply to areas previously supplied by the Mallow WS and thus will free up capacity in the Mallow WS enabling it to be used to supply other locations including the southwest of the town and those zoned for employment uses in the Quartertown area. The Irish Water Proposed Capital Investment Programme (2014-2016) does not contain a scheme for further extension of the Box Cross WS and provision of new watermains.
- 3.2.80 Cork County Council will engage with Irish Water in relation to the provision of water services infrastructure to cater for the development required to achieve the target population for Mallow. However intending Developers must satisfy themselves that Irish Water will make arrangements for the provision of new infrastructure. Developers will also need to obtain a connection agreement from Irish Water for water supply.

Wastewater

- 3.2.81 Mallow Environs is served by the Mallow Waste Water Treatment Plant which has a design capacity of 18,000 p.e and currently provides tertiary treatment for 14,000 PE. The plant discharges to the River Blackwater downstream of Mallow Bridge. The Mallow WWTP has a Waste Water Discharge License from the EPA. There are some ongoing compliance issues with the plant. Further development in Mallow will require additional nutrient reduction measures to comply with Articles 3 & 5 of the EU Urban Wastewater Treatment Directive.
- 3.2.82 Upgrading of the Mallow WWTP and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to cater for the target population for Mallow. The Irish Water Proposed Capital Investment Scheme (2014-2016) does not contain a scheme for increasing the capacity of the Mallow WWTP. Cork County Council will engage with Irish Water in relation to the provision of appropriate wastewater services to cater for the development required to achieve the target population for Mallow. However, intending Developers must satisfy themselves that Irish Water will make the necessary infrastructure available, and obtain a connection agreement from Irish Water for wastewater disposal and treatment.

Surface Water

- 3.2.83 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.

Flooding

- 3.2.84 Mallow has a long history of flooding and a flood relief scheme to provide protection from a 1 in a 100 year flood event has recently been completed which includes demountable defences, defence walls and embankments, culverts, storm drains and pumping stations. A flood warning system has also been provided. Some areas including the Town Park and Park Road continue to function as part of the floodplain and are inundated during some flood events. In line with Government Guidelines on Flood Risk Management, defended areas are considered to remain at risk of flooding as the defences may fail and there is no guarantee that they will be maintained in the long term. The approach to Flood Risk Management is set out in Section One of this Plan.

Waste

- 3.2.85 A civic amenity site at Quartertown serves the town and accepts a range of materials for recycling, and disposal. There are also a number of bring banks located within the town.

Broadband

- 3.2.86 The availability of broadband infrastructure enables high speed access to information for industry, public and private sector organisations. Significant upgrading has occurred in recent years in relation to broadband infrastructure which is continuing to improve in Mallow. In 2014, a €450 million investment package in a new fibre broadband network to bring broadband speeds of between 200 to 1000 Mbps to 50 towns across Ireland was announced. Mallow was one of these towns.

Environment and Heritage

Landscape

- 3.2.87 Mallow is set in a rich and diverse landscape on the banks of the River Blackwater. It is this setting established over centuries which sets it apart from many other towns within the settlement network of the county. The eastern side of the town of Mallow is located within an area determined as being of high landscape value in the County Development Plan 2014. Scenic Route S14 is designated along the western approach to the town (N72 Killarney Road). It includes views of the river, Mallow Racecourse and some large period residences. It is part of the county's network of scenic routes designated in the County Development 2014.
- 3.2.88 Much of the lands which adjoin the greenbelt are transition zones from urban to rural with zonings such as recreation, amenity, agriculture and greenbelt reflective of both existing and future uses. Many of these lands are vital in preserving the attractive and green landscape setting of the town and ensuring a more compact and orderly form of development.
- 3.2.89 Outside of the designated development zonings, the majority of which have been inherited from previous plans, development beyond the 90 metre contour is broadly discouraged. Development proposals on zoned lands in elevated locations will need to be cognisant of their wider visual impact and mitigate appropriately through landscape and design.
- 3.2.90 This plan defines the extent of the Greenbelt around Mallow – see Section One of this Local Area Plan for more detail. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses.

Built Heritage

- 3.2.91 The town of Mallow today possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past.
- 3.2.92 The Record of Protected Structures is the principle mechanism for protection of buildings and structures of architectural, historical, archaeological, artistic, cultural, scientific, social or technical importance in the county. Mallow has a wealth of structures and monuments of architectural and historical interest and there are 139 structures on the RPS listed within the former town boundary such as Mallow Castle, The Spa and The Clockhouse. There is a further structure on the Record of Protected Structures in the Environs (Woodstown House) and this is contained within the County Development Plan 2009. Three areas of townscape value have been designated Architectural

Conservation Areas and these include the entirety of the town centre (including the area around Mallow Castle), the Spa Glen and Bearforest Demense.

Archaeology

- 3.2.93 There is an interesting concentration of archaeological sites within the Environs of Mallow which reflect human activity in the area in the early medieval period and again in the 18th/19th century with the development of the railway and industry.
- 3.2.94 The Record of Monuments and Places (RMP) of County Cork which identifies archaeological sites throughout the county classifies Mallow as a historic town. The boundaries of the historic town are illustrated within the RMP. This area is referred to as the known Zone of Archaeological Potential (ZAP) where intense archaeology is present.
- 3.2.95 These are awarded protection under national legislation and policies contained in the County Development Plan 2014. There are a number of sites zoned for development in areas where there are known archaeological monuments. Any proposals to develop these sites will need to include appropriate measures for the protection of the archaeological sites and features.

Natural Heritage and Biodiversity

- 3.2.96 The Blackwater River and its banks have been identified as a significant habitat containing important rare species. Accordingly, it has been designated a Special Area of Conservation (SAC) under the EU Habitats Directive. This Local Area Plan and all future development proposals, need to avoid adverse impacts on this designated site and has been subject to Habitats Directive Assessment in order to ensure it will not have any adverse impact on the designated site.
- 3.2.97 Although not covered by a formal statutory designation as the River Blackwater, the Spa Glen is considered to be a significant landscape feature and ecological corridor within the town and should continue to be designated as an amenity area and extended to ensure its protection from insensitive and inappropriate development.
- 3.2.98 It is important to retain areas of local biodiversity value, ecological corridors and habitats within Mallow and its environs and to protect these from inappropriate development. A number of other areas are zoned within this plan as open space on the basis that they represent potential local areas of habitat, may include stands of mature/semi-mature trees or hedgerow often in combination with an important aesthetic and amenity function.
- 3.2.99 These areas form an important part of the green infrastructure of Mallow and where feasible it is intended to retain and enhance these areas as locations of ecological value and to further reinforce their potential as urban wildlife/biodiversity corridors.
- 3.2.100 Notable corridors identified in this plan include riparian habitat at Bearforest Lower, the Spa Glen, Kennell Hill and Kilnockan to the North West of the town. Other areas are located within the SAC and/or are at flood risk and should continue to be reserved as passive (or where compatible active) areas of amenity and recreation. Tree Preservation Orders set out in former Mallow Town Plans generally correlate with those areas zoned for open space and the zonings generally have been retained as such.

Major Urban Expansion Areas

- 3.2.101 The Mallow Special Local Area Plan 2007 identified two major urban expansion areas in Mallow to facilitate the growth in population of the town to 20,000. The North East urban expansion area is the largest of these two areas and is located at Keatleysclose/Carrigoon Beg, centred on St Josephs Road and traversed by the N72. The North West Urban Expansion Area is a smaller area but in closer proximity to the town centre at Kennel Hill/Kilnockan, west of the N20. Combined these site

were to deliver approximately 4,000 new houses, schools, neighbourhood centres, employment lands and other community services to support these neighbourhoods.

3.2.102 As discussed in more detail below, development of both areas is subject to a number of constraints and significant infrastructure is required to facilitate development. In the absence of greater certainty around these issues, it would be premature to seek to resolve the more detailed allocation of land uses, or the layout /design of the future development of these areas. Instead, this Local Area Plan sets out the overall uses that need to be accommodated within the area and the issues that need to be resolved before development can take place. Over the life of the Plan the Council is committed to working through these issues. As the issues are resolved and it is possible to provide more certainty to the development of the area, the Local Area Plan can be amended to include a more detailed framework for the development of both expansion areas, as appropriate.

Mallow North East Urban Expansion Area

3.2.103 These development lands comprising approximately 250ha are located at Keatleysclose, Carrigoon Beg and Ballyviniter Lower. In 2007 these lands were identified for a mixed use neighbourhood including 3,000 new dwellings, mixed use neighbourhood centre, enterprise/employment zone, small scale industry/distribution, 30 hectares of open space, cemetery extension, lands for schools etc.

3.2.104 The site generally consists of farmland under a mixture of grass and tillage. The central spine of the area is along the St. Josephs Road. The character of the area is predominantly rural. Outside of farmland and residential use, other notable features include an old cemetery, an ESB transformer station and a rugby pitch. The modern Mallow GAA facility located to the east is a substantial community attraction to the area.

3.2.105 The site rises from levels of approximately 50 metres to the south east adjoining the Blackwater to a plateau of approximately 70-80 metres to the north of the site. Generally the slopes are gentle in nature, although local variation is evident in places.

Constraints to Development

Natural Heritage

3.2.106 The River Blackwater Special Area of Conservation abuts this Urban Expansion area to the south and development needs to be completed in a way that protects the favourable conservation status of the site and in line with its Conservation Objectives. Key requirements in this regard relate to the protection of water quality in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats to prevent damage or disturbance.

3.2.107 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to secure the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

Roads Infrastructure

3.2.108 The key route connecting these lands to Mallow Town Centre is St. Joseph's Road (L1220). The N72 (Mallow – Fermoy Road) also borders the site and can be accessed from St Josephs road at Oliver's Cross. From the N72 access to other parts of town is available via the Spa Springs Road (L1246-0).

- 3.2.109 The Mallow Traffic and Transportation Study, prepared for the town in 2011, assumed the delivery of the M20 but this is presently suspended. In addition to the M20, the study suggested the construction of a number of new roads were needed to serve the future development of this expansion area including a Carrigoon Beg distributor road connecting the N72 southwards crossing St Josephs Road and the Blackwater to the Ballymagooley / Killavullen Road. An eastern distributor road was then proposed running south from the Ballymagooley Road, to join the N20 at a new junction at Quarters town Lower. These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan
- 3.2.110 It is not feasible for the volume of traffic associated with the development of this area to be routed down St Josephs Road and through the town centre. Delivery of a Mallow Northern Relief Road, along the line of the former Mallow- Fermoy rail line, or some other route, is essential to divert the N72 route away from the town centre and free up road capacity to cater for the development of this expansion area. Provision of a Northern Relief Road will provide alternative access to the N20 around the northern edge of the town and allow the current N72 to be re-classified as a non national road, thus allowing for access to the lands from the current N72 road.
- 3.2.111 Significant development of these lands is premature pending the development of a Northern Relief Road. Delivery of this route is a matter for Transport Infrastructure Ireland and is beyond the control of the Council.
- 3.2.112 St. Josephs Road is a key central road within the site. Significant upgrading will be required to this piece of roads infrastructure particularly as much of the key community services and attractions are likely to be concentrated in this central area. Additional upgrading of the pedestrian and cycle facilities on both this road and the N72 route will also be needed once the N72 is diverted and the road is reclassified.
- 3.2.113 Delivery of the M20 is important of the overall development of Mallow. Delivery of the M20 would also allow the current N20 route to be reclassified and would free up additional road capacity within the town which would then be able to cater for new development.

Water Services Infrastructure

- 3.2.114 The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyvinitter Regional Water Supply Scheme.

Flooding

- 3.2.115 Parts of the site have been identified to be at risk of flooding. This is predominantly along the Spa Stream channel which drains from the east down the Spa Glen along the route of the N72 and into the Blackwater. Recognising the flood risk issues which exist and existing ecology of this location, it is considered that the most reasonable and practical approach would be to create an extension of the Spa Glen amenity/ecological corridor outwards from the town centre.
- 3.2.116 The issue of surface water disposal is a significant issue having regard to the overall topography and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Spa Stream and Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north eastern sector of the town.

SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site, linking the Spa Glen amenity area southwards to the River Blackwater Amenity Area.

Archaeological Sites

3.2.117 There are 12 archaeological sites located within the site. These are set out in the Table below. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

Object id	RMP Code	Description	Townland
5319	CO033-018----	Enclosure	CARRIGOON MORE
5329	CO033-017----	Enclosure	CARRIGOON MORE
5333	CO033-012----	Ringfort - rath	CASTLELANDS
5334	CO033-013----	Enclosure	KEATLEYSCLOSE
5335	CO033-014----	Enclosure	PARKADALLANE
5336	CO033-015----	Ringfort - rath	BALLYVINITER LOWER
5337	CO033-016----	Ringfort - rath	BALLYVINITER LOWER
5417	CO033-089----	Enclosure	KEATLEYSCLOSE
5418	CO033-090----	Fulacht fia	CASTLELANDS
5419	CO033-091----	Fulacht fia	CASTLELANDS
5442	CO033-113----	Ringfort - rath	CARRIGOON MORE
5467	CO033-134----	Railway bridge	BALLYVINITER LOWER

Transmission Lines/110kv Electrical Transformer Station

3.2.118 There are a number of ESB transmission lines crossing the site. The voltage varies from 110 kV, 38 kV and 10 kV. The 110kv line runs from the northern portion of the site towards the entrance to Mallow GAA from where it diverts south west to the Electrical Transformer Station which is centrally located within the overall area. From there it diverts eastwards from where it follows the eastern boundary of the site. A maximum 40 meter wayleave between buildings is required along the route of the 110kv line. There are also a number of 38Kv lines. The large area (approximately 1.2 hectares) containing the 110kv Electrical Transformer Station and adjoining substation are significant constraints to the overall development of these lands. Suitable way leaves and buffers areas will need to be maintained between development and this infrastructure and this should inform decisions about the overall layout of the development.

Development Strategy

3.2.119 Zoning Objective MW R-14 sets out the requirements for the development of this area.

Mallow North West Urban Expansion Area

3.2.120 These lands comprising 67 ha are located west of the N20 / Railway line at Kennel Hill. Subject to the development of a comprehensive access strategy, these lands were identified in 2007 for the development of 1,000 new dwellings, mixed use neighbourhood centre including community hall/recreation facilities, a primary school and an extension of Mallow hospital. The lands are relatively close to the core of the town where shops, schools and other facilities are located and the train station is potentially easily accessible. This area also has good access to the national road network, without having to traverse the town centre.

Constraints to Development

Natural Heritage and Biodiversity

3.2.121 The River Blackwater is one of the key natural features of the town and is designated as a Special Area of Conservation under the Habitats Directive as it is a significant site containing important rare plants and species. The development of the town and this Urban Expansion Area needs to be completed in a way that protects the favourable conservation status of the River Blackwater Special Area of Conservation, in line with the Conservation Objectives for site. Key requirements in this regard relate to the protection of water quality in the river via the management of waste water and surface water discharges, and maintaining a buffer around sensitive riverside habitats.

3.2.122 Development of this large expansion area offers the opportunity to consider many inter related natural / historic features of the area in an integrated manner to come up with the best possible layout and design. Issues such as flood risk management, SUDS, visual amenity, landscaping, provision of green corridors, public open space, pedestrian / cycle routes to the rest of the town and protecting areas of archaeological interests can all inform the optimum layout of the area

Transport Issues

3.2.123 The north-west expansion area is separated from the town by the railway line and the N20, and developing these lands requires significant new road/rail crossing infrastructure to provide improved access and connectivity with the rest of the town, where schools and services are concentrated.

3.2.124 Access to the development lands is available from the new road provided by Irish Rail to the west of the railway line and from Kennel Hill. The capacity of the L1203/N72 junction which is adjacent to the railway viaduct is a major issue whilst the Annabella roundabout has little capacity to accommodate additional traffic arising from development. A comprehensive access strategy including a traffic management plan will be required if development is to take place in this area.

3.2.125 The Mallow Traffic and Transportation Study 2011 identified the need for significant new roads infrastructure in this area (see map) including:

- a) A new road through development land linking Kennel Hill to Navigation road / N72 to the south.
- b) A route northwards from Kennel Hill connecting up with the improved local road/extended road provided by Irish Rail.
- c) A new east -west link road connecting the N72 Navigation road to the N72 Park road going under the existing railway viaduct to be delivered as part of the development of the town centre. This route would cross the Blackwater SAC west of Mallow Bridge and would need to be fully assessed in terms of Natura Impact. The route is also located in the flood plain.
- d) A link to the northern part of the quadrant is recommended via Mallow Hospital.

- e) A new Western Distributor road (long term proposal) connecting N72 with the northern link road connecting to the M20.
- f) Pedestrian / cyclist connectivity between the north west quadrant and the town centre is poor and a new pedestrian link needs to be provided over the railway line. The Traffic and Transportation study suggests one near the Beecher Street Roundabout.

3.2.126 These suggestions need further consideration and assessment in the context of Environmental, Flood Risk and Habitats Directive Assessment, the current status of the M20 and renewed proposals in relation to the provision of a Northern Relief Road for Mallow. The Council will explore using the National Transport Authority's multi-modal South West Regional Model (SWRM) to further inform the development of the transportation strategy for the Mallow Urban Expansion Areas over the lifetime of the Local Area Plan

Water Services Infrastructure

3.2.127 Additional investment in water services infrastructure is required before these lands can be developed. The upgrading of the Mallow wastewater treatment plant and upgrading/extension of sewer networks to the zoned areas of Mallow will be required in order to deliver the target population for Mallow. Limited water capacity exists and delivery of a water supply to the area will be dependent on the completion of phase 2 of the Mallow/Ballyviniter Regional Water Supply Scheme.

3.2.128 The issue of surface water disposal is a significant issue and early consideration must be given to storm water attenuation and disposal issues and receiving water issues particularly with regard to the catchment of the Blackwater. The development of these lands should also be informed by the preparation of a Sustainable Urban Drainage Systems Plan for Mallow as a whole, but particularly this north west sector of the town. SUDs solutions will need to have regard to the opportunity to create amenity areas and ecological corridors within the site and connecting to other areas.

Archaeology

3.2.129 There are two archaeological sites within the area which are scheduled for inclusion in the next revision of the RMP. These are available on archaeology.ie. Any proposals to develop these lands will need to include appropriate measures for the protection of the archaeological sites and features.

Transmission Lines

3.2.130 There are a number of 38Kv lines which traverse the site east – west which have scope for undergrounding.

Development Strategy

3.2.131 Zoning Objective MW R 15 sets out the requirements for the development of this area.

General Objectives

3.2.132 The following General Objectives shall apply to all development within the development boundary of Mallow.

Local Area Plan Objective GO-01: General Objectives for Mallow	
Objective No.	
MW-GO-01	Plan for development to enable Mallow to achieve its target population to 20,000 persons. Provide a balance between the provision of housing and employment uses in the town, to support Mallow's development as integrated live/work destination.
MW-GO-02	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 the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.
MW-GO-03	The River Blackwater Special Area of Conservation runs through Mallow Town. 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 the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
MW-GO-04	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
MW-GO-05	Prepare a Traffic and Transportation Plan for Mallow to address the transportation issues affecting the town and the additional demands arising from development proposed in this plan. All development will be required to be consistent with the recommendations of this Plan.
MW-GO-06	Prioritise the development of a Northern Relief Road.
MW-GO-07	Support the delivery of the M20 and protect the route corridor as identified in the County Development Plan from inappropriate development.
MW-GO-08	Improve and enhance pedestrian and cycling connectivity throughout the town particularly north / south across the river and east / west across the railway line and N20.
MW-GO-09	Provide for the co-ordinated and phased development of the Urban Expansion Areas to the North East and North West of the town to deliver high quality housing/community and employment uses as appropriate.
MW-GO-10	Support and promote Mallow town centre as the primary and most appropriate location for the expansion of retail development. Protect the amenities of existing residential areas within the centre of the town and encourage the

Local Area Plan Objective GO-01: General Objectives for Mallow	
Objective No.	
	provision of new residential uses to strengthen the vitality of the town centre.
MW-GO-11	Enhance the overall tourism product of the town, for both locals and visitors, by ensuring the development of a network of interlinked attractions (heritage, retail, etc) which are underpinned by appropriate heritage led town centre renewal and continuing public realm improvements. All development proposals should have due regard to the unique characteristics of the historic urban and landscape context of Mallow and seek to improve the overall attractiveness of the environment.
MW-GO-12	To encourage the active use of Mallow Castle and attendant Grounds as 'a special development area' to provide for, and accommodate tourism/recreational and cultural related uses. Any proposals need to have regard to the status of the Castle and attendant grounds as protected structures, national monument and architectural conservation area. Development proposals within the town should seek to protect and retain important vistas both to and from Mallow Castle.
MW-GO-13	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre (including the special character of Architectural Conservation Areas) by protecting historic buildings, groups of buildings, the existing street pattern, historic laneways, town walls (both upstanding and buried), zone of archaeological potential, plot size and scale while encouraging appropriate development in the town.
MW-GO-14	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value. Over the lifetime of the plan to develop a strategy to provide a network of green infrastructure in Mallow with the objective of improving the overall environment and quality of life of its residents.
MW-GO-15	Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan.
MW-GO-16	Protect the ecological integrity of the designated areas around Mallow town including the River Blackwater, the Special Area of Conservation (SAC) and the Spa Glen Amenity Corridor. Outside these designated areas, the natural and semi-natural habitats, their linkages and the diversity of life therein shall be protected including stands of mature trees and Tree Preservation Orders.
MW -GO-17	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
MW-R-01	Medium A Density Residential Development. ^	13.23
MW-R-02	Medium A Density Residential Development to include satisfactory access, servicing and landscape provision. Building development will be limited to the lower (southern) portion of the site with open space provision in the northern portion. Nursing home to be provided. ^	19.14
MW-R-03	Medium A Density Residential Development.	5.58
MW-R-04	Medium A Density Residential Development. Consideration should be given to the provision of serviced sites within the overall layout. Lands to the south of the site which are at risk of flooding should in general be retained as open space with potential to be included in an extension of the Spa Glen Amenity Corridor. * ^	26.78
MW-R-05	Medium A Density Residential Development. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Retain character, reinforce planting and provide an amenity corridor/walk along the stream to northernmost extent of the site to link with existing walkway to the west of the railway line. Proposals should seek to link with adjoining residential areas as part of an overall open space network. Consideration should be given to the provision of serviced sites within the overall layout. ^	25.14
MW-R-06	Medium B Density Residential Development. Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with the provisions Objective IN-01 in Section 1 of this Plan. Any development at this location shall be subject to a detailed Historic Landscape Appraisal, giving due consideration to Cork County Council's 'Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their Settings'. The conservation/restoration of demesne features will need to be provided for in any proposed development and a landscape	2.21

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	management plan will be required.	
MW-R-07	Medium A Density Residential Development. Part of this site is at risk of flooding. All proposals for development within an area at risk of flooding, shall comply with Objective IN-01 in Section 1 of this Plan.	8.35
MW-R-08	Medium A Density Residential Development. Nursing home to be provided. Proposals should give consideration and where necessary provide for school and/or other desirable community infrastructure required for this area of the town. Consideration should be given to the provision of serviced sites within the overall layout. Proposals should seek to retain lands including riparian habitat to the west for their ecological/amenity value and consider scope for inclusion of walkway/green corridor linking the L1203 Kennell Hill and the N72. ^	21.25
MW-R-09	Medium A Density Residential Development	1.02
MW-R-10	Medium B Density Residential Development. Existing trees and hedgerows along the western boundary of the site shall be retained and supplemented with planting to screen the development from the adjoining Spa Glen. Proposals should seek to provide connectivity to adjoining residential areas and where appropriate the Spa Glen Amenity Corridor. Consideration should be given to the provision of serviced sites within the overall layout. ^	5.67
MW-R-11	Residential care facility to include nursing home and housing for elderly.	2.15
MW-R-12	Medium A Density Residential Development. Proposal shall have particular regard to the topography of the site.	10.26
MW-R-13	Medium B Density Residential Development.	1.67
MW-R-14	Mallow North East Urban Expansion Area: To secure the development of a sustainable new live / work neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the residential component of the development shall be guided by the	222.85

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<p>requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and the accompanying Urban Design Manual and Cork County Council's Design Guide for Residential Estate Development. Development should provide for:</p> <ul style="list-style-type: none"> a) In the region of 3,000 new dwellings grouped within distinctive character areas with an appropriate housing mix and density. b) Lands for a primary and secondary school campus in a central location. c) Centrally located, mixed use neighbourhood centre to meet local retail needs and provide for some civic public space and community facilities. d) Lands for employment uses – Business uses as defined by the County Development Plan 2014. e) Robust and sustainable movement network through the lands based on the provision of a new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities including provision for a public bus service. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre are also required. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study. f) Generous passive and active public open space provision including providing for extension of Spa Glen and Blackwater Amenity corridors; two local parks (approximately 2 hectares in size each as per recreational and amenity audit) to the north and south sides of St. Josephs Road; interconnected green corridors through the area linking key community and recreational facilities from the Blackwater to the Spa Glen. g) Cemetery expansion if required h) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area 	

Local Area Plan Objective		
Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<ul style="list-style-type: none"> i) Measures to retain the built, archaeological and natural heritage and landscape features as appropriate. Proposals should include a detailed landscape plan. j) Any proposals in this area will need to take into account the 110kv ESB lines and ESB transformer station and apply appropriate mitigation including buffers as required. k) Proposals for the phased sequential development of the area taking account of the delivery of infrastructure. l) Proposals for the funding and delivery of infrastructure. <p>Development of this expansion area is dependent on:</p> <ul style="list-style-type: none"> m) Preparation of a new Mallow Traffic and Transportation Plan n) Delivery of a Mallow Northern Relief Road. o) Upgrading of St Joseph’s road and the reclassified N72 route in parallel with the above to provide enhanced pedestrian and cycle facilities and to cater for a public bus route. p) The availability of appropriate water and waste water infrastructure to cater for the needs of the development. q) Completion of a SUDS (sustainable urban drainage systems) study for the area and the integration of SUDS proposals in the overall layout and design of the scheme in terms of landuse, open space, green infrastructure, ecological corridors etc. r) Mitigation of any negative effects on archaeology and other natural and built heritage. s) * ^ 	
MW-R-15	<p>Mallow North West Urban Expansion Area: To secure the development of a sustainable new neighbourhood based on an efficient use of land and optimising use of the natural features and resources of the site. The layout and design of the development shall be guided by the requirements of the Guidelines on Sustainable Residential Development in Urban Areas published by the DoEHLG and accompanying Urban Design Manual and Cork County Council’s Design Guide for Residential Estate Development. Development should provide for:</p> <ul style="list-style-type: none"> a) In the region of 1,000 new dwellings grouped within distinctive character areas, of appropriate mix and density. 	48.07

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	<ul style="list-style-type: none"> b) Lands for a primary school and other necessary community facilities. c) Robust and sustainable movement network through the lands based on the provision of new and upgraded road infrastructure with particular emphasis on pedestrian/cycle facilities. Measures to enhance permeability into adjoining residential/recreational lands and to the town centre. Proposals shall be in keeping with the provisions of the Updated Mallow Traffic and Transportation Study. d) SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure which takes into account the recreational requirements, landscape and ecological sensitivities of the area to include: <ul style="list-style-type: none"> i. Extension of amenity corridor along the stream to the south of the area to link with existing walkway to the west of the railway line. ii. Local community park to complement the proposed amenity corridor and serve the residents of the area. iii. Measures to retain the built, archaeological and natural heritage as appropriate. <p>Development of this expansion area is dependent on:</p> <ul style="list-style-type: none"> e) Preparation of a new Mallow Traffic and Transportation Plan f) The availability of appropriate water and waste water infrastructure to cater for the needs of the development. g) Layout and design of development shall demonstrate SUDS (sustainable urban drainage systems) proposals for the area balanced within an overall network of green infrastructure taking into account the sustainable design needs of the development, recreational requirements, landscape and ecological sensitivities of the area h) Mitigation of any negative effects on archaeology and other natural and built heritage. <p>* ^</p>	
Business		
MW-B-01	Business Uses. Field boundaries, hedgerows and other features of biodiversity value shall be protected and integrated into new development . Proposals should include a detailed landscape plan.	3.48

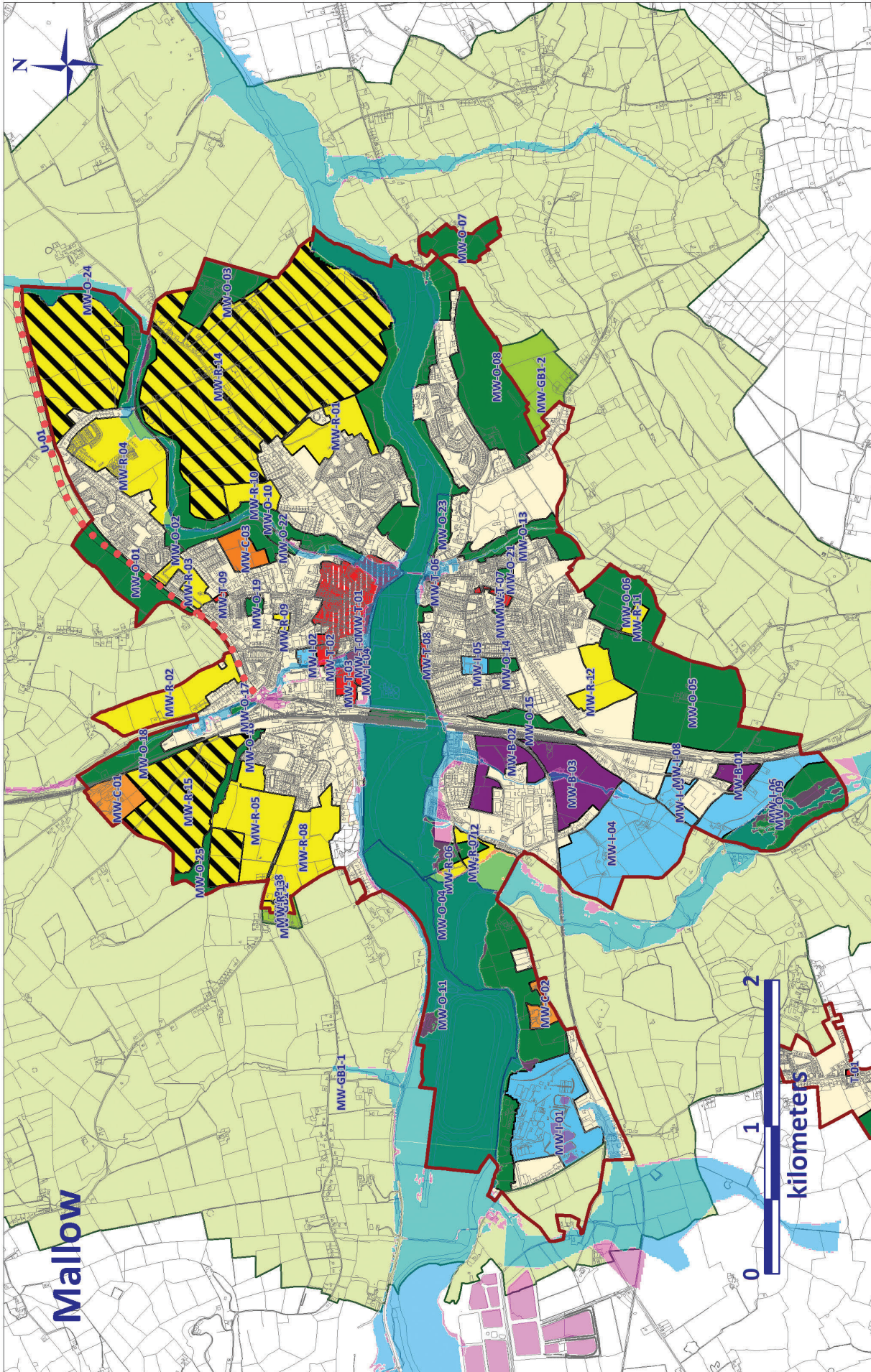
Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MW-B-02	Business Uses Consolidation of appropriate uses primarily of a business/technology nature, visually enhance and improve the overall appearance and layout including upgrading footpath and roads infrastructure. Seek to improve permeability, connectivity and overall accessibility of these lands to adjoining employment areas as well as to the town core. Proposals should include a detailed landscape plan. * ^	12.21
MW-B-03	Business Uses. Proposals will be considered which set out a framework for the overall co-ordinated and phased development of these lands. Provision for pedestrian/cyclist connectivity to the established business lands to the north as well as to the town core need to be included as part of any development proposals. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan. * ^	19.98
Industry		
MW-I-01	Medium or large scale industry primarily suitable for low employment intensity uses. Any proposals should look at the overall phased and comprehensive development of the site and should be informed by an ecological assessment which would identify key ecological resources on the site to be retained and integrated into future development. * ^ Proposals should pay particular attention to: <ul style="list-style-type: none"> An access strategy and improvements to existing roads and footpaths to secure an appropriate level of connectivity with the town centre and identify potential for future use of the existing rail infrastructure. A detailed SUDS strategy for the site. Proposals for dealing with any residual contamination issues post the completion of the site remediation process. 	32.99
MW-I-02	To allow for the expansion of existing adjoining dairy processing facility and ancillary uses connected with same. Proposals shall include appropriate measures to protect the amenities of other	1.6

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	properties in the area. * ^	
MW-I-03	Industrial Uses . Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible. Proposals should include a detailed landscape plan	4.95
MW-I-04	Distribution and small or medium scale industrial development. Proposals for the development of this site should include the provision of a linear riverside park for amenity purposes, in a manner that is compatible with the protection of the River Blackwater SAC. Watercourses, woodland and riparian habitats on site shall be retained and protected. Field boundaries, hedgerows and other features of biodiversity value should be protected where possible and integrated into new development. Proposals should include a detailed landscape plan. * ^	43.73
MW-I-05	Established Industrial Uses	2.17
MW-I-06	Distribution and small or medium scale industrial development subject to compliance with development boundary objectives. Proposals should include a detailed landscape plan. * ^	17.48
MW-I-08	Extension of existing light industry site at Quartertown. Access to be provided through the existing entrance and landscaping to be provided along the southern boundary of the site to protect residential amenity.	0.79
Town Centre/Neighbourhood Centre		
MW-T-01	Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/ redevelopment of existing sites and promote public realm improvements. *	21.65
MW-T-02	Provide for Town Centre expansion, to include a mix of town centre. See MW-RA-04	2.35
MW-T-03	Landmark site to accommodate different uses including modern office space, retail warehousing and residential uses above ground floor level. An element of convenience retailing may also be appropriate, although comparison retailing should be located in the MW-T-01, in the first instance. Any proposals at this location must be considered with regard to their overall impact on the vibrancy	3.26

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	and vitality of the retail core and town centre generally.	
MW-T-04	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. *	1.53
MW-T-05	These lands are at risk of flooding but may be suitable for car parking, or other flood compatible uses, ancillary to the development of the town centre generally. *	1.22
MW-T-06	To facilitate the regeneration of site at Ballydaheen Road for retail and other neighbourhood uses. *	0.79
MW-T-07	Ballydaheen Neighbourhood Centre. To consolidate neighbourhood centre uses and improve the overall visual aesthetic and physical accessibility of the area.	1.2
MW-T-08	To protect existing retail uses and enhance connectivity to existing town centre through future provision of pedestrian/cycle bridge.*	0.81
MW-T-09	To protect and consolidate existing retail uses	0.39
Community		
MW-C-01	Mallow Hospital and ancillary uses.	8.38
MW-C-02	St. Patrick's Hospital and ancillary uses.	3.47
MW-C-03	Lands suitable for educational, institutional and civic uses.	5.96
Utilities		
MW-U-01	Protect the Corridor for the Mallow Northern Relief Road – N72 from inappropriate development.	
Open Space, Sports, Recreation, Amenity and Housing		
MW-O-01	Lands to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscape-based scheme with detailed provision for retaining existing trees, hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of sites based on a single entrance and a safe pedestrian route to the town centre.	16.37

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MW-O-02	Spa Glen Amenity Corridor. Informal open space and recreation uses but with provision for a limited residential component mainly in the area near Ballylough Cross. Residential proposals must include provision for enhanced public access to the areas of significant amenity value. Watercourses, woodland and riparian habitats on site should be retained and protected.*	1.67
MW-O-03	Mallow GAA. Lands to remain in open space, sports and recreation use.	13.03
MW-O-04	Blackwater Amenity Corridor: Protect and enhance the habitat, landscape, visual and amenity qualities of the River Blackwater (including town park) and its flood plain so that they can contribute to the environmental diversity of the area for future generations and be used for recreation and other compatible uses during the lifetime of the Plan. Explore options to provide pedestrian crossings over the river to link the north and south parts of the town. Protect and enhance vistas of Mallow Castle and other landmarks within the town and environs. *	221.24
MW-O-05	Open space, sports, recreation and amenity. Sports and playing pitch provision. Remainder of lands to remain predominantly open and rural in character.	56.56
MW-O-06	Open space, sports, recreation and amenity. Watercourses, woodland and riparian habitats on site shall be retained and protected. Scope for linkages to adjoining open space/recreational zonings should be explored.	15.56
MW-O-07	Sports facilities and playing pitch provision. Watercourses, woodland and riparian habitats on site shall be retained and protected.	9.25
MW-O-08	Mallow Golf Club. Open space, sports, recreation and amenity. To remain predominantly open in character as part of the landscape setting of the town.	34.76
MW-O-09	These lands form part of the flood plain and are not generally suitable for development. Part of the site is adjacent to a Special Area of Conservation.	23.49
MW-O-10	Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*	17.59
MW-O-11	Mallow Racecourse. Open space, sports, recreation and amenity.	84.37

Local Area Plan Objective Specific Development Objectives for Mallow		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
MW-O-12	Amenity Open Space.	1.65
MW-O-13	Retain, reinforce and protect for its amenity function. Riparian habitat with aesthetic and ecological value adjoining the Bearforest estate. Scope for linkages to adjoining open space/recreational zonings should be explored.	10.04
MW-O-14	Open Space/Recreation to serve communities to the south side of Mallow.	2.03
MW-O-15	Open space suitable for woodland/landscaping with scope for pedestrian link from Bellevue to Mallow Primary Healthcare and adjoining employment areas. Part of this land may also be used to provide an extension of the cemetery should the need arise.	5.15
MW-O-16	Open space to include amenity walkway.	1.89
MW-O-17	Open space, including tree planting, to be retained for its important visual function on main approach to the town from the north.	0.69
MW-O-18	Lands to be retained for their visual character including woodland riparian habitat on main approach road into Mallow from the north.	10.94
MW-O-19	Open space and recreational use	1.49
MW-O-20	Open space and recreational use	0.36
MW-O-21	Open space and recreational use	0.69
MW-O-22	Spa Glen – To allow for limited extension of existing detached housing. Proposals should be subject to an appropriate level of ecological assessment to ensure significant adverse effects on the integrity of the area are avoided. Residential proposals must include provision for enhanced public access to the areas of significant amenity value.	1.54
MW-O-23	Bearforest Lower – Subject to high quality design, low density housing may be considered on that part of land located outside of both flood risk area and designated Special Area of Conservation.	3.98
MW-O-24	Extension of Spa Glen Amenity Corridor. Informal open space and recreation uses. Watercourses, woodland and riparian habitats on site should be retained and protected.*	24.25
MW-O-25	Open space to include amenity walkway. Watercourses, woodland and riparian habitats on site shall be retained and protected.	6.08



3.3 Kanturk

Vision and Context

3.3.1 This Local Area Plan aims to continue Kanturk's role as an important local centre whilst establishing strong links with Millstreet and Newmarket so as to form a strategic growth and development focus for North West Cork. Priorities include the expansion of the employment and service base of the town, regeneration of brownfield sites and completion of the southern river crossing to ease traffic congestion.

Context

3.3.2 Kanturk is a small town with a population under 2,500, located 20km north west of Mallow. It is a busy market town serving a wide rural hinterland. Over the last decade or so the town has consolidated its role as an important residential and service centre, seeing the development of new housing, retail and employment uses. Its role as a rural service centre is evidenced by the continued operation of the creamery and livestock mart within the town. The town's main industrial areas, including the Dromalour Industrial Estate, lie to the south and are concentrated along the Banteer road. There is also a small industrial estate along the Mallow road.

3.3.3 The town is sited within the Allow and Dalua river valleys, close to where these tributaries flow into the Blackwater. To the south of the town, the Brogeen River also forms an attractive, broad floodplain. The town exhibits its long history through many fine examples of traditional Irish town architecture and structures of particular historic importance including Kanturk Bridge and the fine terrace of housing along Egmont Place.

3.3.4 Key challenges facing the town include strengthening its employment base, reviving its housing market and consolidating its retail role in serving the wider hinterland. A number of brownfield sites are also awaiting regeneration, and completion of the southern river crossing is desirable to ease traffic congestion.

Planning Considerations

Population and Housing

3.3.5 The strategy for Kanturk, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 2,400, representing growth of 6% on 2011 levels. In order to accommodate this level of population growth, an additional 141 housing units will be required, equating to a net housing land requirement of 8.0ha.

3.3.6 This plan makes provision for a residential land supply of 29 ha with capacity to provide approximately 329 housing units, to cater for the future growth of the town. Although the amount of zoned land is in excess of the minimum required, some of the villages of the Municipal District have infrastructural constraints, and, in the event that these deficiencies hinder growth in the village network, it is important that Kanturk has capacity to absorb some additional growth.

Kanturk Population Growth and Housing requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the LAP	Estimated Housing Yield (units)
Kanturk	2,263	2,400	118	141	8	29.2	329
Total MD	47,305	57,439	6,939	7,556	270	437.67	8,256

- 3.3.7 This plan makes provision for a range of houses types, including the development of serviced residential sites. There is strong demand for one off rural dwellings throughout the hinterland of the town. Provision has been made for serviced site developments within the settlement in order to attract this development into the town instead.
- 3.3.8 Residential land in Kanturk is distributed to the west, east and north of the town and all of the residential zonings provide for Medium B Density residential development (12-25 dwellings per hectare). Two specific sites, KK-R-07 and KK-R-08 which comprise 14.5ha, are specifically identified for serviced site type development.
- 3.3.9 Some of the more recent residential developments within Kanturk display a high level of vacancy however the situation is improving as the housing market strengthens. Kanturk is a relatively small town and it is important that new residential development enhances the overall environment of the town and supports the development of an attractive, sustainable community. To this end it is important to avoid overly large residential developments and to ensure each development is well located and designed, and achieves good connectivity with the town centre.
- 3.3.10 Outside the development boundary of the town the land forms part of the Kanturk Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. See Cork County Development Plan 2014, Chapter 4 and Objective RCI5-8.

Employment and Economic Activity

- 3.3.11 Kanturk serves as an important service centre for its rural hinterland. The Cork County Development Plan 2014 employment hierarchy places Kanturk in the third tier of settlements, along with other main towns, and recommends a focus on local catchment employment.
- 3.3.12 Results from the 2011 Census show a daytime working population (resident and non resident) in Kanturk of 834 persons, with commerce and trade being the largest sectors, followed by professional services. In 2011 there were 1,076 persons living in Kanturk in the labour force and of these, 76.5 % / 823 persons were at work, with half of them working outside the area. The census shows that the unemployment rate for this area was 23.5% in 2011 compared with a national average of 19%.
- 3.3.13 Employment in Kanturk is mainly concentrated in the retail, service, and food manufacturing and educational sectors. There is some additional employment associated with the dairying sector located south of the town at Dromalour.

- 3.3.14 This plan makes provision for 45ha of land for business use. Part of the KK-B-01 site has been developed by the IDA but remains unoccupied. Take up of business land within the town has been low, possibly due to the availability of lands at Dromalour where there is a concentration of industrial activity. Dromalour is located approximately 1km to the south of the town and is designated as an “Other Location” in this Plan.
- 3.3.15 A key priority of this plan is to support existing employment in the town and facilitate the development of new business / employment uses within the town itself in order to maximise its benefit across all sectors. In addition, the current trend of commuting to other areas for work, can only be addressed through the provision of local employment.
- 3.3.16 Expansion of the economic base of the town in terms of employment, retail and other services is required to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Kanturk to compete with other locations. The primary business zonings are located to the south east of the town. The lands have frontage on to the R580 serving Buttevant, the R576 serving Mallow and the N72, and will have a connection to the R579 serving Banteer and the N72 when the new southern river crossing is completed. Locating business uses at this end of the town may help reduce the potential for traffic needing to traverse the town centre but the location is close enough to the town for ready access by employees and for other business within the town to benefit from such development.
- 3.3.17 Additional lands have also been zoned for business use on a site to the north of the town centre. The development of these lands is to include the provision of a new link road connecting Percival Street to the Greenfield Road.

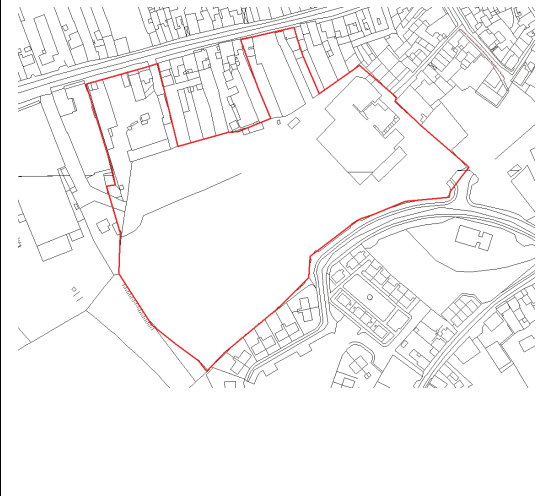

Town Centre

- 3.3.18 Kanturk town centre is focused on Strand Street, Main Street and Percival Street on the western side of the River Dalua, with some additional development at the southern ends of Church Street and O’ Brien Street. In terms of convenience shopping, the town is served by a large modern Supervalu store located on Strand street and a Lidl store to the south of the town centre at Blackpool. Kanturk also has a range of independent comparison shops providing clothing, footwear, hardware and electrical goods and services. There are several vacant shop premises within the town centre which are available to cater for new retail uses within the core of the town.
- 3.3.19 This plan identifies a retail core and has also identified an area for town centre activities which is capable of accommodating some retail expansion in the future, including the adjoining built up area. While the population growth target is relatively modest over the period of this local area plan it is important that the town centre area has the capacity to expand should the need arise. The site of Kanturk Livestock mart in the centre of the town has been zoned for town centre uses since the 2005 Local Area Plan. While the mart continues to operate on the site, and is an attraction in its own right in terms of drawing footfall to the town on market day, it remains one of the best available sites for town centre expansion given its central location should the need / demand arise. The site comprises 3.8ha and could accommodate a range of uses.
- 3.3.20 The former Keating’s Bakery site, which is contiguous to the mart site and comprises 1.6 ha with frontage on to Percival street, also remains vacant and available for redevelopment. Taken together these sites occupy a significant area of land (5.4ha) within the middle of the town and it is important that they are developed in a cohesive rather than fragmented way and provide for good connectivity and accessibility (see urban regeneration section following). It is also important any proposal includes a range of uses, including residential, to ensure the area gets an injection of new vitality and can build on the positive impact of other permitted development in the area, including the new school permitted to the west.

- 3.3.21 The town's location alongside the river needs careful consideration especially given the potential for attractive developments overlooking same and for the provision of new civic spaces and public access to the water front. Flood risk is also a key consideration in the development of such sites and will require assessment in line with Government Guidelines at the project stage.
- 3.3.22 The town centre is considered to be the appropriate location for a variety of uses including hotels, shops, food supermarkets, retail warehousing, housing, civic buildings, offices and banks. As previously outlined this Plan zones a large area in the centre of the town for new town centre uses. There is also ample scope within the existing town centre area to accommodate new retail / service uses in vacant / underutilised premises.

Regeneration Areas

- 3.3.23 This plan identifies 2 areas which are zoned for Town Centre uses, but merit additional guidance in the event that the opportunity to redevelop them emerges during the life time of the plan.

Local Area Plan Objective Regeneration Areas: Kanturk	
Regeneration Area	Number and Description
	<p>RA - KK - 01 : Mart Site and Adjoining Lands</p> <p>Lands include frontage onto Percival Street and adjoining backlands. A significant portion of these lands are presently in use as a livestock mart. Site may be considered for redevelopment in clearly identified and logical phases. Local access road/link road to be provided to the south of the site.</p> <p>In general a strong frontage should be retained onto Percival Street. Lands are suited to a range of town centre type uses including primary health care centre. Maintaining residential uses within the town is also important and should form a component of any proposals on these lands.</p> <p>An urban design framework to guide development of this area and its adjoining site is considered appropriate.</p>
	<p>RA - KK - 02: Former Keating's Bakery Site</p> <p>Site is located off Percival street and is in need of urgent rehabilitation/regeneration.</p> <p>In general a strong frontage should be retained onto Percival street appropriate to the character of the street. Site is suited for a range of town centre uses however considering its relatively peripheral location a more substantial portion of residential may be most appropriate.</p> <p>An urban design framework to guide development of this area and its adjoining site is considered appropriate.</p>

Community Facilities

Education

- 3.3.24 Kanturk currently has two Secondary Schools and two National Schools. Permission was recently granted for the construction of a new 16 classroom primary to cater for the amalgamation of St Coleman's and Kanturk Girls convent school.

Open Space, Sporting and Cultural

- 3.3.25 Kanturk is quite well provided for in terms of recreational facilities and currently accommodates a GAA ground, Golf Course and Soccer Pitch with a Rugby ground in the rural area near the town. Other activities are catered for by a Tennis club and Basketball court. The town park is also very centrally located and is very attractive given its riverside location. A community walk also exists alongside the eastern bank of the Allow. Cultural activities are catered for through the town library. The Edel Quinn Hall accommodates a variety of indoor sports, dancing and musical events. However it would greatly benefit from additional parking facilities in its immediate vicinity.
- 3.3.26 Population growth is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller local playgrounds to serve residential areas of the town would be welcome. The provision of a hotel and leisure centre would also be welcomed.

Other Services

- 3.3.27 Kanturk is served by a Garda Station, library and hospital. A new Fire Station is planned to the west of the town centre and a site for this is detailed on the zoning map. As the population grows some of these facilities may require expansion and the provision of a Primary Healthcare Centre may be required. It is considered that the first choice location for any such facility should be in or adjoining the town centre or in the vicinity of the existing hospital.

Infrastructure

Roads

- 3.3.28 Kanturk has access to the wider region through the N72 national route which leads directly to Mallow and Killarney. Direct road access to Cork City is also possible via the Regional Road network. Traffic congestion/traffic management is currently an issue at peak times at certain junctions. The construction of a new river crossing should greatly alleviate this issue and provide a new route for trucks and larger commercial vehicles but no funding has been made available to date to complete the work.

Public Transport, Pedestrian/Cycling Facilities

- 3.3.29 Bus Eireann provides regular public transport access throughout the day and there is a railway station at nearby Banteer which is served by the Tralee / Mallow /Cork /Dublin route. Pedestrian access around the town is generally good although some improvements could be made if traffic congestion eases, particularly at the bridges. Improved facilities for cyclists are also required including bike parking.
- 3.3.30 Pedestrian routes in the town are relatively good but further residential expansion will lead to a demand for further extensions of these routes. Cycle track provision is very limited in the town and there is scope for the creation of some appropriate routes.

Other infrastructure

3.3.31 Fixed line broadband is available throughout the town centre as part of the Metropolitan Area Network initiative. A Civic Amenity site is available within the town.

Water Supply

3.3.32 Drinking Water is abstracted from a spring source, as part of a supply scheme that also serves the town of Newmarket, and there is little spare capacity at times of peak demand. However water conservation measures are likely to improve this situation in the short to medium term.

Waste Water Services

3.3.33 The wastewater treatment plant was upgraded a number of years ago and has adequate capacity to cater for future development.

Storm Water

3.3.34 The management of water quality within the Blackwater Catchment is an important issue. Surface water management is also important in terms of managing flood risk. In accordance with Objective WS5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure.

Flooding

3.3.35 Parts of Kanturk have been identified as being at risk of flooding. The areas at risk follow the path of the Allow, Dalua and Brogeen Rivers through the town and its hinterlands and are illustrated on the settlement map. Parts of the built up area are also affected including a portion of the town centre, lands alongside the river path and particularly the flood plain to the south of the town.

3.3.36 Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Environment and Heritage

Landscape

3.3.37 Kanturk is located along a valley drained by the Allow and Dalua River. In turn it is bordered by small hills and upland areas to the north with lower lying lands to the south that are bisected by the Brogeen and Blackwater Rivers. The agricultural quality of surrounding lands is generally good and largely consists of medium sized fields that are punctuated by mixed hedgerows. The landscape in general has a picturesque quality.

3.3.38 Kanturk's particular attractiveness and heritage needs to be maintained especially in the context of the development potential of key sites. Due care of the integrity of the existing development needs to be maintained where new development is proposed.

Built Heritage

3.3.39 The majority of the town centre has been designated an Architectural Conservation Area given the prevalence of vernacular building stock. Throughout the town as a whole, there are also 32 buildings or other structures entered in the Record of Protected Structures. Kanturk Bridge is one of the most attractive features of the town and still bears the inscription by the 14th century poet,

Godfraidh Fionn O' Dalaigh. Kanturk castle to the south of the town is also an important feature and its setting should be protected. Kanturk is surrounded by numerous archaeological features.

Natural Heritage

3.3.40 The Allow, Dalua and Brogeen rivers are considered as part of the Blackwater River Special Area of Conservation. These rivers flow into the Blackwater which is an important habitat for numerous protected species including the Freshwater Pearl Mussel. This plan has been prepared to avoid adverse impacts on these designated sites and a Habitats Directive Assessments has also been undertaken. All future development needs to avoid adverse impacts on these sites.

General Objectives

3.3.41 The following General Objectives shall apply to all development within the development boundary of Kanturk.

Local Area Plan Objective General Objectives for Kanturk	
Objective No.	
KK - GO-01	Plan for development to enable Kanturk to achieve its target population of 2,400 persons.
KK - GO-02	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 the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.
KK - GO-03	The Allow, Dalua and Brogeen Rivers run through or near the town and form part of the Blackwater River Candidate Special Area of Conservation. 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 the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
KK - GO-04	Where development adjoins the river appropriate set backs will be required and for large scale proposals the opportunity to provide public access to the river bank and provide new civic spaces should be considered.
KK - GO-05	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.
KK - GO-06	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, groups of buildings, the existing street pattern, plot size and scale while

Local Area Plan Objective General Objectives for Kanturk	
Objective No.	
	encouraging appropriate development in the town.
KK - GO-07	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
KK - GO-08	Enhance the overall tourism product of the town, through protection of its attractive setting , rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.
KK - GO-09	Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value. Over the lifetime of the plan to develop a strategy to provide a network of green infrastructure in Kanturk with the objective of improving the overall environment and quality of life of its residents.
KK - GO-10	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.

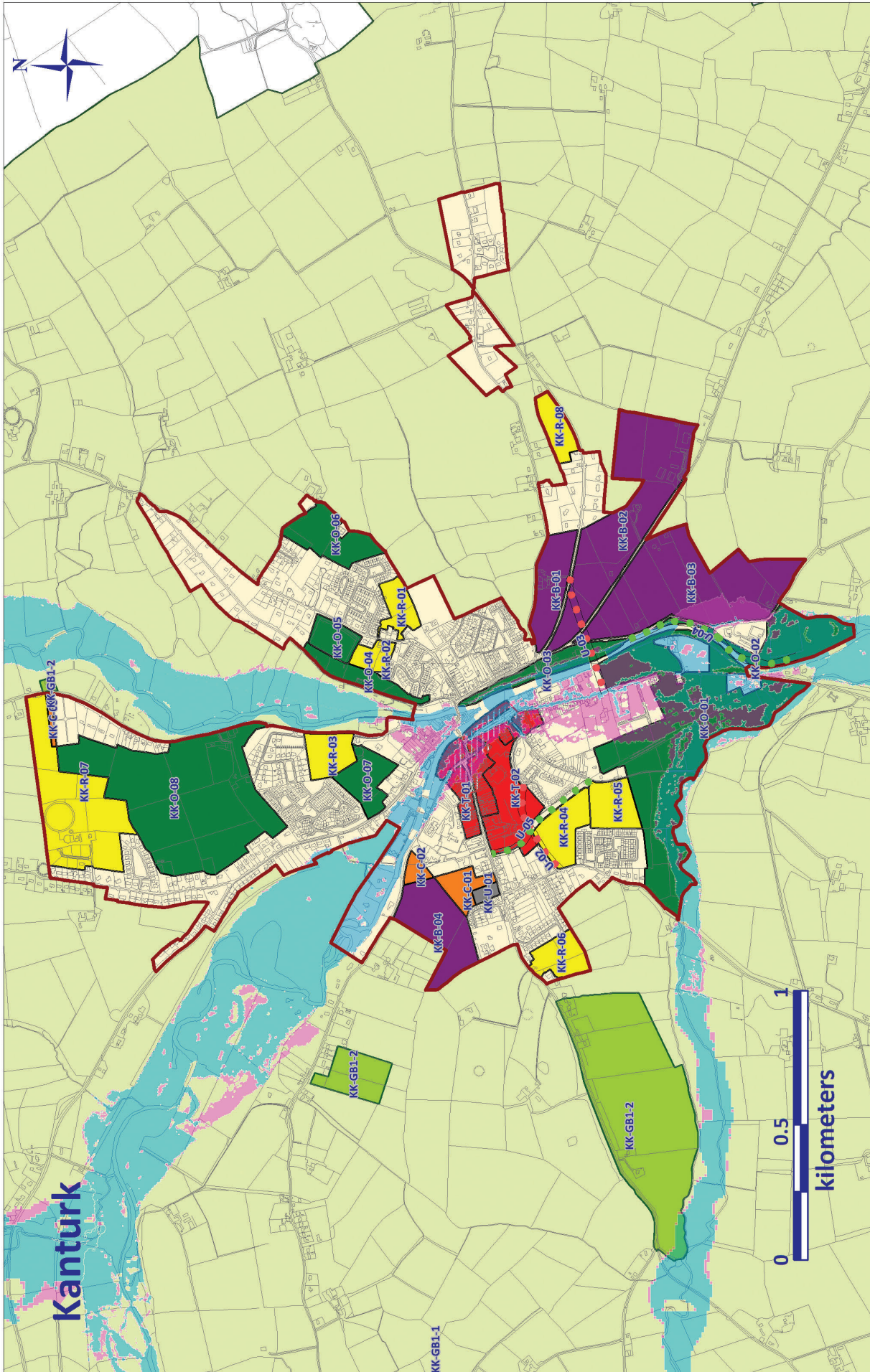
Specific Objectives

3.3.42 The following Specific Objectives shall apply to all development within the development boundary of Kanturk.

Local Area Plan Objective Specific Development Objectives for Kanturk		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
KK-R-01	Medium B Density Residential Development to include a mix of house types and sizes.	2.0
KK-R-02	Medium B Density Residential Development to include a mix of house types and sizes.	1.4
KK-R-03	Medium B Density Residential Development to include a mix of house types and sizes. Existing boundaries shall be retained save where necessary to ensure adequate sight distance.	2.6
KK-R-04	Medium B Density Residential Development with the option for the development of a primary school on this site. Layout to make provision for road reservation (KK-U-02) along northern edge of site and ensure connectivity with town centre development to the northeast and provision for amenity walk to east. Residential	3.5

	development to include a mixture of house types and sizes. This area is close to the Blackwater River Special Area of Conservation.	
KK-R-05	Medium B density residential development to include a mix of house types and sizes. Layout to ensure pedestrian connectivity with the town centre and provision for amenity walk to west.	3.0
KK-R-06	Medium B density residential development. Particular care will need to be taken so as to ensure adequate sight distance is available at any proposed entrance. Similarly existing boundaries should be retained save where necessary to ensure adequate sight distance.	2.7
KK-R-07	Medium B density serviced site development comprising individual serviced sites. Development on overall zoned area to be accessed only from the road to the west. A detailed design and landscaping brief should be included at proposal stage.	12.3
KK-R-08	Medium B density residential development/serviced sites (maximum 3 houses to the acre) to be developed on a phased basis, 3 or 4 dwellings per phase.	2.2
Business		
KK-B-01	These lands are considered suitable for light industry, retail showrooms (where the retailing function is ancillary to the principle manufacturing function), wholesaling trade showrooms, incubator units and car showrooms.	4.4
KK-B-02	Business. Layout shall make provision for completion of KK-U-03 (river crossing). Adequate pedestrian access should be provided that connects with the town footpath network regardless of whether the subject lands are developed as a whole or in parts. ^	16.5
KK-B-03	Business. Development should include an element of landscaped open space and should be subject to satisfactory layout, access and servicing provisions and preserving riverside amenities and the views of Kanturk Castle. In particular it is required that the L-5075 road serving the west of the site be upgraded to the junction with the R576. Any upgrades shall be proportionate to the level of traffic intended to use the L-5075. * ^	18.1
KK-B-04	Business uses with new link road connecting Percival Street to the Greenfield Road. A buffer zoned is likely to be required to be maintained between the site and the SAC, the size and nature of which will be determined at planning stage. #	6.4

Town Centre		
KK-T-01	Town centre uses. *	5.8
KK-T-02	Town centre expansion. Provide new road to Percival Street connecting with existing relief road serving Strand Street and high quality pedestrian linkages to residential / school lands and amenity walk to the west. *	6.3
Community		
KK-C-01	To provide for expansion of educational facilities and provision of a new road connecting Percival Street to the Greenfield Road.	0.4
KK-C-02	To provide for expansion of educational facilities	0.8
KK-C-03	To provide for expansion of cemetery	1.9
Utilities		
KK-U-01	New Fire Station.	
KK-U-02	Proposed local access road.	
KK-U-03	Provide new downstream river crossing.	
KK-U-04	Develop and maintain Pedestrian walk from town centre through open space along river bank to Brogeen Mill.	
KK-U-05	Develop and maintain pedestrian walk along Percival Street along old railway line and along bank of stream through scenic area.	
Open Space, Sports, Recreation and Amenity		
KK-O-01	Passive open space. This river valley and flood plain forms the southern boundary to Kanturk. It is not suitable for development considering the potential for inundation from the Brogeen and Allow Rivers and its location with the Special Area of Conservation.	3.39
KK-O-02	Use for sporting activities and development of structures ancillary to this use. *	5.74
KK-O-03	Open space with provision for amenity walk. *	4.43
KK-O-04	Open space and amenity. To protect the amenities of the river valley and its contribution to the character of Kanturk.	2.55
KK-O-05	Use for sporting activities and development of structures ancillary to this use.	27.4
KK-O-06	Open space and amenity. This prominent slope makes a significant contribution to the rural character of Kanturk.	2.1
KK-O-07	Agriculture	26.1
KK-O-08	Agriculture	3.21



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3.4 Millstreet

Vision and Context

3.4.1 The vision for Millstreet is to strengthen its role as an important centre of population, district employment centre with an established service base, and an events centre which serves a wide rural hinterland.

Context

3.4.2 Millstreet is located close to the Cork-Kerry border at the northern foot of Claragh Mountain. It is a traditional linear town centred on an elongated square and wide Main Street. This Main Street hosts a significant cross section of activity including residential, commercial, social and industrial uses. Of particular note are the two steel fabrication industries and an animal feed producer located in the centre of the town. In recent decades the town has seen a large expansion of its housing stock with new housing developments located to the east and south.

Planning Considerations

Population and Housing

- 3.4.3 The strategy for Millstreet, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 1,756, representing growth of just over 182 people or 12% on Census 2011 figures. In order to accommodate this level of population growth, an additional 177 housing units will be required. A net housing land requirement of 10 ha has been identified to provide for this level of housing provision.
- 3.4.4 This Plan makes provision for a residential land supply of 19.8 hectares (the majority of which has been inherited from previous plans) with the capacity to provide approximately 350 units. Some of the previously zoned residential lands in the town were identified as being at flood risk and have been discontinued in this plan. The plan has scope for the provision of a range of houses types, including the development of serviced residential sites. Development of the overall land supply will require additional investment in upgrading water services, roads infrastructure, pedestrian and cycle facilities.
- 3.4.5 Outside the development boundary of the town the land forms part of the Millstreet Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. See Cork County Development Plan 2014, Chapter 4 and Objective RCI5-8.

Millstreet Population growth and Housing Requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the LAP	Estimated Housing Yield (units)
Millstreet	1,574	1,756	166	177	10	19.62	350
Total MD	47,305	57,439	6,939	7,556	270	437.67	8,256

Employment and Economic Activity

3.4.6 Millstreet has a strong local employment base which serves this area of North Cork. Results from the 2011 Census show a daytime working population resident and non-resident in Millstreet of 576 persons, with commerce and trade being the largest sector.

- 3.4.7 In 2011 there were 828 persons living in Millstreet in the labour force and of these, 79 per cent /654 persons were at work, although over half of them (359) worked outside the area. The census shows that the unemployment rate for this area was 21% in 2011 compared with a national average of 19%.
- 3.4.8 Employment in Millstreet involves some significant industrial development, including two large steel fabrication plants, an animal feed producer, an electrical component manufacturer and several haulage and distribution companies. There is one industrial estate to the south west of the town which still has capacity for development. The retail and services sector also provides significant employment while the Green Glens arena is at the forefront of tourism and event hosting in the region.
- 3.4.9 Previous local area plans have zoned ample lands for business/industrial use primarily to the north and north west of the town. Other opportunities exist in lands to the south west of the town as well as opportunities for brownfield redevelopment. As the majority of these lands have not come on the market for development, perhaps due to unfavourable economic conditions, they continue to provide an important part of the employment land supply and in general have been retained. The priority in terms of future development will be given to those lands with good access to the N72 or the proposed relief road.
- 3.4.10 There are three large industries occupying significant land banks in the heart of the town centre and these industries are significant employers in the town. The existing steel manufacturers have previously indicated a desire to relocate to more modern and accessible sites outside the town centre. If this were to happen in the future then large brownfield sites would become available for redevelopment within the town core. These sites would, in principle, be suitable for a range of uses including appropriately scaled retail development, business, residential and community uses.
- 3.4.11 Expansion of the economic base of the town in terms of employment, retail and other services is also required to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Millstreet to compete with other locations. Lands have been zoned in this plan to cater for new business uses and there is some scope within the existing town centre and adjoining built up area to accommodate new retail / service uses.
- 3.4.12 Drishane Castle and Convent to the east of the town presently serves as an accommodation centre for asylum seekers but in the longer term may have potential for tourist development, particularly holiday accommodation, which is lacking in the town at present.
- 3.4.13 By building on existing recreational facilities, the built and natural heritage of Millstreet including its attractive landscape setting there exists a role for the area in an enhanced countywide tourist product.

Retail and Town Centre

- 3.4.14 The retail hierarchy set out in the Cork County Development Plan 2014 recognises the function of smaller towns such as Millstreet in providing an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas whilst retaining their vitality and viability.
- 3.4.15 This plan identifies a retail core and has also identified an area for town centre activities which is capable of accommodating some retail expansion in the future, including the adjoining built up area, which will be the focal point for any future convenience and comparison retail in Millstreet.
- 3.4.16 The town centre comprises one elongated Square and Main Street and accommodates a good range of convenience and comparison shops, restaurants, public houses and financial services. The

most significant development in recent times has been the relocation of the Supervalu supermarket to new larger and more modern premises at the eastern edge of the original town centre.

- 3.4.17 The presence of a number of industries in the centre of the town contributes to significant traffic flows through the town centre. As the economic base of the town expands and the population grows, demand should arise for the expansion of the retail base of the town and this will be encouraged. Were the existing heavy industries to relocate outside the town centre, significant opportunities would arise to consolidate and strengthen the town centre through the development of new mixed use developments. A relief road is planned to the south of the town which would also take traffic away from the main street and help improve the amenities of the town centre in the longer term.
- 3.4.18 At present there is a cluttered feeling in the town due to excessive car parking, traffic and narrow footpaths. The inclusion of pedestrian friendly measures and enhancement of the public realm would make the town centre a more attractive place to shop and visit and improve the profile of the town. Pedestrian friendly measures should include wider footpaths and additional pedestrian crossings along the main street. This plan supports any measures which would make the town centre environment more attractive from the perspective of the pedestrian. Improving the public realm and examining solutions to traffic and parking in the town will be important elements in enhancing the overall visitor experience.

Community Facilities

Education

- 3.4.19 Millstreet currently has one secondary school and two national schools. It is considered that future population growth will require the expansion of existing school facilities at a minimum. Zoned land adjoining the school sites has been designated to allow for their expansion.

Open Space, Sporting and Cultural

- 3.4.20 Millstreet is quite well provided for in terms of recreational facilities and currently accommodates a centrally located GAA grounds, pitch and putt course and tennis courts. The Green Glens arena is also located in the town and this is a major events centre for the region. A park, library and museum are also present in the town.
- 3.4.21 Population growth is likely to increase demands for such facilities and in particular it is considered that an all weather pitch and smaller playgrounds located throughout the residential areas of the town would be welcome. The town park has some scope for further diversification including both playgrounds and gardens. Cultural events can be accommodated in either the Green Glens facility or possibly in the local GAA Hall.
- 3.4.22 The scenic location of Millstreet alongside Claragh Mountain and the River Finnow may open up opportunities for amenity developments such as walks and other attractions particularly related to tourism.

Other Services

- 3.4.23 Millstreet is served by both a Garda Station and Fire Station and has access to several smaller medical and social services. As the population grows some of these facilities may require expansion and the provision of a Primary Care Centre may be required. It is considered that the first choice of location for any future primary health care facilities should be in or adjoining the town centre. St Josephs Community Hospital is located to the west of the town.

Infrastructure

Roads

3.4.24 Millstreet has access to the wider region through the N72 national route which connects with Mallow and Killarney. Access to Cork City is via the Regional Road network. It is proposed to construct a relief road to the south of the town which should divert a considerable amount of traffic away from the centre and possibly provide development opportunities.

Public Transport

3.4.25 There is an infrequent bus service (Bus Eireann) twice daily through Macroom which serves Cork City and a railway station to the north of the town which is served several times a day by the Mallow-Killarney line.

Pedestrian/Cycling Facilities

3.4.26 Pedestrian access around Millstreet is generally quite good although some improvements could be made in the context of servicing some of the existing residential zonings especially to the west and south east. Improved facilities for cycling are also required and a reduction in traffic congestion following construction of the relief road may greatly improve the cycling environment.

Water Supply

3.4.27 Drinking water is abstracted from the Tubrid Well, in the Finnow River catchment. The scheme serves a wider hinterland including Cullen. Tubrid Well is an important groundwater source and will therefore be protected from unsuitable developments. Water Conservation measures in the future should protect existing capacity.

Waste Water Services

3.4.28 The waste water treatment plant in Millstreet is presently at capacity. Irish Waters Capital Investment Programme (2014-2016) includes for an upgrade to the Millstreet Waste Water Treatment Plant, with a target completion date in late 2017.

Other Infrastructure

3.4.29 Broadband access is available within the town centre and a 3km radius of the town. Millstreet is served by a civic amenity site that provides a wide range of recycling services.

Storm Water

3.4.30 Storm water disposal in the town is generally discharged to the local river network. As per the County Development Plan new proposals for development in Kanturk should include the provision of sustainable urban drainage systems (SUDS), silt traps, and grease hydrocarbon interceptors where appropriate so as to ensure that water quality is improved and maintained.

3.4.31 The management of water quality within the Blackwater catchment is a critical factor in achieving the conservation objectives for the SAC. Managing surface water discharges is therefore a significant issue for the catchment. Implementation of the principles of Sustainable Urban Drainage systems will also be a key component of the new Plan.

Flooding

3.4.32 Millstreet has been identified as being at risk of flooding and the areas at risk follow the path of the Finnow River around the town and its hinterland. Government Guidelines require, and it is an objective of this plan, that development is avoided in areas at risk of flooding notwithstanding the presence of flood defences. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the 'The Planning System and Flood Risk Management'; Guidelines for Planning Authorities, issued by the Minister of the Environment, Heritage and Local Government in 2009.

3.4.33 A number of the previously zoned sites were within the area at risk of flooding and these have been discontinued.

Environment and Heritage

Landscape

3.4.34 The town is overlooked by the very distinctive Claragh Mountain from the south west and the terrain to the north gently slopes down to the Blackwater flood plain. The integrity of Claragh Mountain and views of same should be protected particularly in assessing large scale development proposals.

Built Heritage and Protected Structures

3.4.35 The former Drishane Convent, located on the outskirts of Millstreet, is an attractive complex of buildings, including the Main House, the Chapel, Tower House, Convent House, turreted gates and castellated ruins, amongst others. Its setting is equally attractive and overall, the complex has been deemed worthy of Architectural Conservation Area status in order to ensure that its history and setting is maintained. Throughout the town as a whole, there are 32 buildings or other structures entered in the Record of Protected Structures.

Natural Heritage

3.4.36 The River Finnow flows within the development boundary to the west and north of the town and forms part of the upper reaches of the Blackwater Special Area of Conservation. The Macgillycuddy Special Area of Conservation is also located to the south west of the town. Future development proposals will need to avoid any potential adverse impacts on these sites.

General Objectives

3.4.37 The following General Objectives shall apply to all development within the development boundary of Millstreet.

Local Area Plan Objective General Objectives for Millstreet	
Objective No.	
MS - GO-01	Plan for development to enable Millstreet to achieve its target population of 1,756 persons.
MS - GO-02	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 the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.

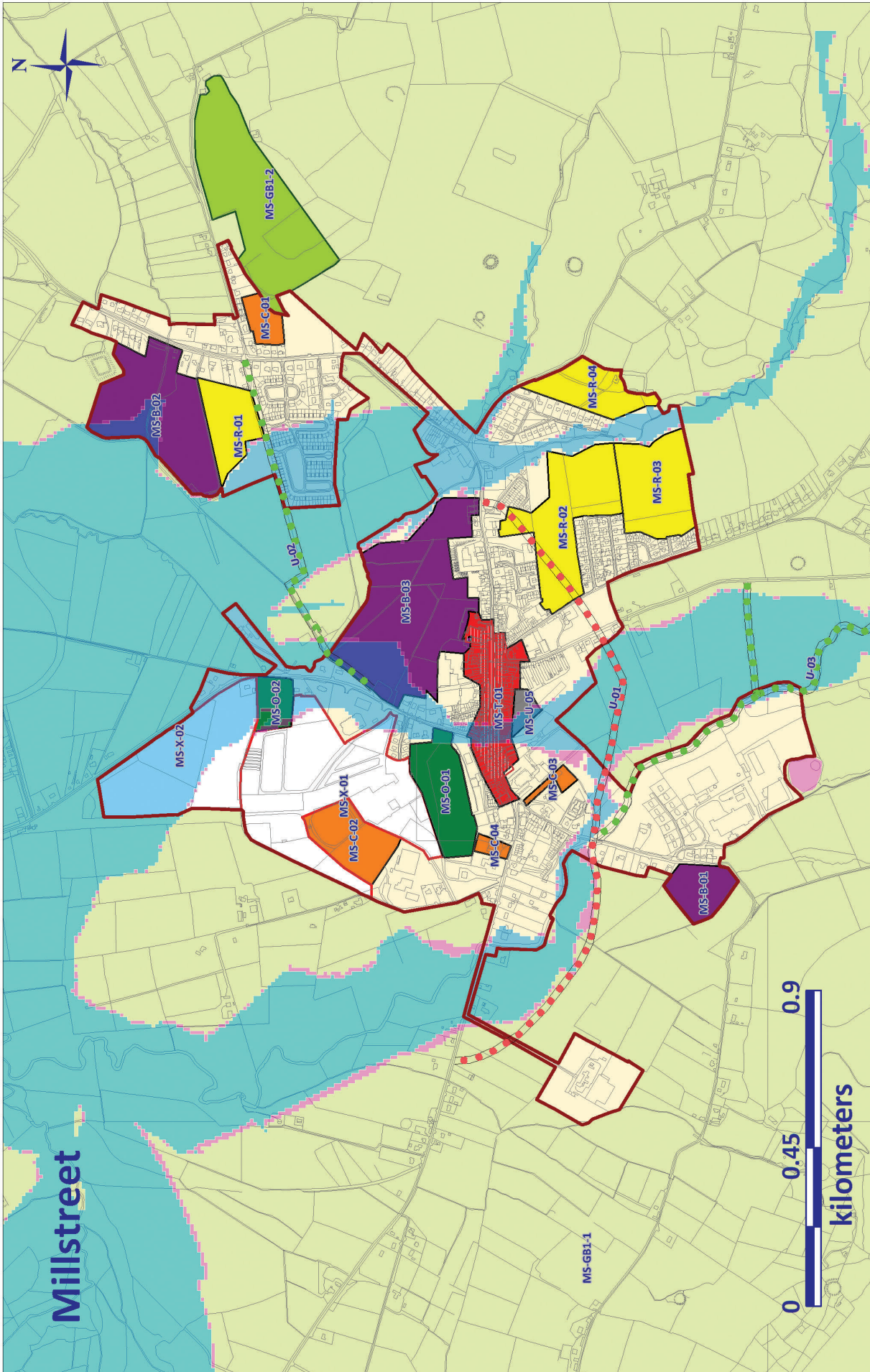
Local Area Plan Objective General Objectives for Millstreet	
Objective No.	
MS- GO-03	The Finnow River passes through Millstreet and forms part of the Blackwater River Candidate Special Area of Conservation. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
MS- GO-04	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.
MS - GO-05	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
MS - GO-06	Enhance the overall tourism product of the town, through protection of its attractive setting, rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.
MS - GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan.
MS - GO-08	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

Specific Objectives

3.4.38 The following Specific Objectives shall apply to all development within the development boundary of Millstreet.

Local Area Plan Objective		
Specific Development Objectives for Millstreet		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
MS-R-01	Medium B Density Residential Development. *	3.2
MS-R-02	Medium B Density Residential Development. The existing stone wall along the western boundary of the site shall be retained where practicable.	7.6
MS-R-03	Medium B Density Residential Development.	5.6
MS-R-04	Medium B Density Residential Development suitable for individual sites.	3.4
Business		
MS-B-01	Business Uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area.	2.4
MS-B-02	Business uses. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area. *	9.1
MS-B-03	Business uses and expansion of current industrial uses of an appropriate scale can be considered. Overall layout, design and landscaping of the site should minimise impact on the scenic amenities of the area and allow, as appropriate, for an access road between Station Road and the vicinity between the Tanyard Stream and Minor Row. *	14.2
Town Centre		
MS-T-01	Town Centre uses. *	5.8

Local Area Plan Objective		
Specific Development Objectives for Millstreet		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Community		
MS-C-01	Extension to cemetery	1.2
MS-C-02	Educational and community uses	3.5
MS-C-03	Expansion of educational uses	0.5
MS-C-04	Expansion of educational uses	0.5
Utilities		
MS-U-01	Relief road.	
MS-U-02	Pedestrian walk.	
MS-U-03	Pedestrian walk through scenic landscape to town centre.	
MS-U-05	Proposed car parking subject to satisfactory access. *	
Open Space, Sports, Recreation and Amenity		
MS -O-01	Use as a playing pitch and pitch and putt course. *	4.3
MS - O-02	Playing pitch. Parts of this site are at risk of flooding. *	1.5
Special Policy Area		
MS - X-01	Green Glens Arena – uses in keeping with its permitted use as a facility for the staging of public events. A key objective is to maintain the largely open space character of these lands while facilitating development that is in keeping with its current use as an events centre catering for both indoor and outdoor events. *	16.3
MS - X-02	Tourism and Associated Uses. Uses should be primarily water-compatible in nature particularly on the portion of the site which may be subject to flood risk. *	10.5



Millstreet



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

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3.5 Newmarket

Vision and Context

3.5.1 The vision for Newmarket over the lifetime of the plan is to aim to continue Newmarket's role as an important local centre through encouraging further population growth and expansion of its employment and service functions. To continue to establish strong links between its neighbouring town Kanturk so as to form a strategic growth and development focus for North West Cork.

Context

3.5.2 Newmarket is a small market town located in an undulating landscape at the foothills of the Mullaghareirk Mountains. It is concentrated around a long and relatively narrow main street with an abundance of traditional style buildings. Town centre activity is mainly concentrated on residential and retail usage although there are also some civic uses present including a Garda Station and library. In terms of other uses there is an existing centrally located creamery with two small industrial estates on the Scarteen and Kanturk roads. The James O'Keefe institute to the south of the town represents an important social enterprise and training hub facility.

3.5.3 Key challenges facing the town include the need to reverse the trend of stagnating or falling population and the contraction of its economic base, and to secure new sources of employment within the town as a platform for population growth.

3.5.4 Newmarket has failed to see any significant population growth over the last number of local area plans. This may be partly due to its location which makes long distance commuting for work less attractive than from other towns in this Electoral Area. It is essential that this overall trend of population decline is reversed in order to secure the existing services and facilities within the town and attract further investment. In particular there is a need to ensure that employment creation continues so as to support the retention and growth of population. The town has its own particular charm and character on which to focus future marketing and investment.

Planning Considerations

Population and Housing

3.5.5 The strategy for Newmarket, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 1,189 persons by 2022, representing growth of over 200 people or 20% on Census 2011 population. In order to accommodate this level of population growth, an additional 155 housing units will be required. A net housing land requirement of 9 ha has been identified, with capacity to provide approximately 345 housing units, to cater for the future growth of the town. The plan makes provision for the provision of a range of houses types, including the development of serviced residential sites.

3.5.6 Some of the villages of the electoral area have infrastructural constraints, and, in the event that these deficiencies hinder growth in the village network, it is important that Newmarket has capacity to absorb some additional growth if it cannot take place within the village network. Furthermore, the town needs to be able to offer an attractive alternative to the one off rural dwelling and land needs to be available to facilitate serviced site / self build type development. This plan will also allow for consideration of different housing options on zoned lands including housing for the elderly, those with special needs, etc. Development of this land supply will require additional investment in upgrading the roads infrastructure, pedestrian and cycle facilities and water services. In light of these issues, all of the residential zonings adopted in past plans are being retained in this plan in order to provide a choice of locations within the town and ensure sufficient capacity is available to cater for some additional growth.

- 3.5.7 Outside the development boundary of the town the land forms part of the Newmarket Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. See Cork County Development Plan 2014, Chapter 4 and Objective RCI5-8.
- 3.5.8 Development of this land supply will require additional investment in upgrading the drinking water supply to the town, roads infrastructure, pedestrian and cycle facilities.

Newmarket Population growth and Housing Requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the LAP	Estimated Housing Yield (units)
Newmarket	988	1,189	141	155	9	24.90	345
Total MD	47,305	57,439	6,939	7,556	270	437.67	8,256

Employment and Economic Activity

- 3.5.9 The Cork County Development Plan 2014 employment hierarchy places Newmarket in the third tier of settlements of 'other main towns' which recommends a focus on local catchment employment. Strengthening the economic and employment capacity of Newmarket is essential if it is to fulfil its role as a county town and compete with other county towns for investment.
- 3.5.10 Newmarket is a small but important employment base in North Cork. Census data on employment is not available for the town itself but data for the DED which encompasses Newmarket shows a daytime working population (resident and non-resident of the DED) of 551 persons / jobs.
- 3.5.11 In 2011, there were 617 persons living in the Newmarket D.E.D in employment although only 220 or 36% are employed within the DED area. If home workers are excluded the figure is 157 or 25.4%. Employment in Newmarket is mainly concentrated in the Wholesale, Retail Trade, Transportation and Storage, Accommodation and Food Service Activities (23%) and in Education, Health and Social Work Activities (21.6%).
- 3.5.12 Newmarket Creamery, where cheese is manufactured, is one of the main employers in the town but there are several other small industries spread throughout the town and at the Scarteen Industrial Estate. It would be desirable to see a greater uptake of space within this development before other sites are developed. The retail and services sector, including car sales is also significant. Teagasc and IRD Duhallow also have offices in the town.
- 3.5.13 Of particular note is the James O Keefe Institute, located in an early Georgian Manor house dating from 1725, which stands on an elevated site overlooking the town. A range of social economy enterprises already occur in the complex which is of substantial benefit to this wider region.
- 3.5.14 In particular there is a need to ensure that employment creation continues so as to support the retention and growth of population. This plan continues to make provision for a strong supply of business land, capable of accommodating a range of uses. In addition to the greenfield lands which are zoned there are a number of brownfield development opportunities available within the development boundary.

Retail and Town Centre

- 3.5.15 The retail hierarchy set out in the Cork County Development Plan 2014 recognises the function of smaller towns such as Newmarket in providing an appropriate range of retail and non-retail functions to serve the needs of the community and respective catchment areas whilst retaining their vitality and viability.
- 3.5.16 Newmarket has a relatively modest town centre in comparison with other main towns in the region. This is most likely a reflection of its lower population both in terms of the immediate settlement and its hinterland. The centre currently accommodates a supermarket and numerous smaller retail shops and there is scope for expansion. Wolfe Tone Square forms the main centre of the town. Some vacancy is evident in the town and it is important that retail development is generally consolidated within the town centre zoning. A retail core has been identified and two sites are identified for town centre expansion in Newmarket.
- 3.5.17 Given Newmarket's location in close proximity to Kanturk and its easy driving distance to larger towns in the neighbouring county such as Killarney, Tralee and Castleisland, there is potentially little demand for large retail developments. Opportunities do exist though within the core of the town where new small scale retail and professional services facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises.
- 3.5.18 Residential uses remain within the centre of Newmarket and the plan supports the retention and expansion of the residential population within the town centre to support its vitality. The town centre is prone to episodic traffic congestion mainly caused by haphazard parking near junctions and there is a need to provide additional off street parking and enhance the overall pedestrian environment. Opportunities for public realm improvements should be explored over the lifetime of plan.
- 3.5.19 Expansion of the economic base of the town in terms of retail and other services is required to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Newmarket to compete with other locations.

Community Facilities

Education

- 3.5.20 Education facilities are currently focussed on two sites at opposite ends of the town, the boys national school is located on the Eastern periphery of the town, whilst the girls school is located at the West End close to the town centre. There is greenfield land available adjacent to both sites to cater for future expansion.

Open Space, Sporting and Cultural

- 3.5.21 The town has a small supply of active and passive open space, including Newmarket GAA facilities, and the towns pitch and putt, tennis courts and children's playground. A large centrally located community building would also be desirable especially with regard to the staging of civic events.
- 3.5.22 The future development of the town presents opportunities to develop an integrated approach to green infrastructure 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.

Other Services

3.5.23 Newmarket is served by a Garda station and library and has access to several smaller medical and social services. Future population growth may require the expansion of some of these important facilities. Newmarket has been identified by the HSE as a location for a primary care centre and planning permission is now in place.

Infrastructure

Roads and Public Transport

3.5.24 Newmarket has reasonable access to the region through the Regional road network. However its access to Cork and Limerick is relatively limited in comparison to other main settlements in the Electoral Area. The town is also served by a limited bus service which serves nearby settlements such as Newmarket, Mallow and Cork.

Pedestrian/Cycling Facilities

3.5.25 Pedestrian access around Newmarket is generally good. There is potential for upgrading of pavements especially when it comes to accessing zoned lands. Cycling facilities in the town are currently minimal and could be significantly improved. However it is unlikely that widespread cycle lanes would be necessary given the relatively low population.

Waste Water Treatment

3.5.26 In terms of waste water treatment, the Newmarket plant is currently at capacity and upgrading is required. There are also sewer network issues including infiltration. Upgrading of the waste water treatment infrastructure will be required to accommodate proposed growth in Newmarket. These improvement works are not included in current Irish Water Capital Investment Programme 2014-2016.

3.5.27 Newmarket is located within the River Blackwater Special Area of Conservation Catchment and future development is affected by water quality issues in the wider Catchment.

Water Supply

3.5.28 The water source (Ballinatona) serving Newmarket has limited spare capacity and upgrading will be required to cater for the development of all the lands zoned in Newmarket. Upgrading of the water network will also be needed.

Surface Water

3.5.29 Provision for surface water disposal from new development is particularly important for settlements within the Blackwater Catchment where the Conservation Objectives for the River Blackwater Special Area of Conservation require significant improvements to water quality standards.

3.5.30 The County Development Plan 2014 indicates the Councils intention to require all new development proposals to incorporate Sustainable Urban Drainage Systems (SuDs). Consideration is also being given to the preparation of a Surface water and Waste Water Management Plan for the upper Blackwater Catchment, which would include Newmarket.

Other Infrastructure

3.5.31 Fixed line broadband access is available throughout the town. Newmarket has access to basic recycling facilities and is served by waste collection companies.

Flooding

3.5.32 Parts of Newmarket, along the route of the River Duala and Rampart Stream, are at risk of flooding. Government Guidelines require, and it is an objective of this plan, that development is avoided in

areas at risk of flooding regardless of the presence of flood defences. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Environment and Heritage

Landscape

3.5.33 The town is located on the upper reaches of the Dalua River and is bordered by several hills leading down to this valley. The town is constrained to some degree on the south by the James O Keefe Memorial Institute and demesne and the scenic ravine containing the old rail line. To the southwest, the land rises but is somewhat constrained by a narrow access road. To the north the land rises to another elevated plateau overlooking the town before falling to the east. From the east and south east there are fine elevated lands that command stunning vistas of this picturesque town and the impressive Memorial Institute and landscaped gardens. These characteristics should be taken into account in visual impact assessments particularly in assessing large scale development proposals.

Built Heritage

3.5.34 Throughout the town as a whole, there are 9 buildings or other structures entered in the Record of Protected Structures, including the James O Keefe Memorial Institute to the south of the town.

Natural Heritage

3.5.35 There are no designated sites within the development boundary of the town but the Dalua River which runs to the west of the town is designated as a Special Area of Conservation and forms part of the overall Blackwater River Catchment. The Mullaghareirk Special Protection Area is located to the North West and Priory Wood Proposed NHA is located approximately 3km to the East. This plan has been prepared to avoid adverse impacts on these designated sites and the Strategic Environmental Assessment and Appropriate Assessment of the plan have given more detailed consideration to the protection of these sites.

General Objectives

3.5.36 The following General Objectives shall apply to all development within the development boundary of Newmarket.

Local Area Plan Objective General Objectives for Newmarket	
Objective No.	
NK-GO-01	Plan for development to enable Newmarket achieve its population growth target of the 1,189 persons.
NK-GO-02	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 the River Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water

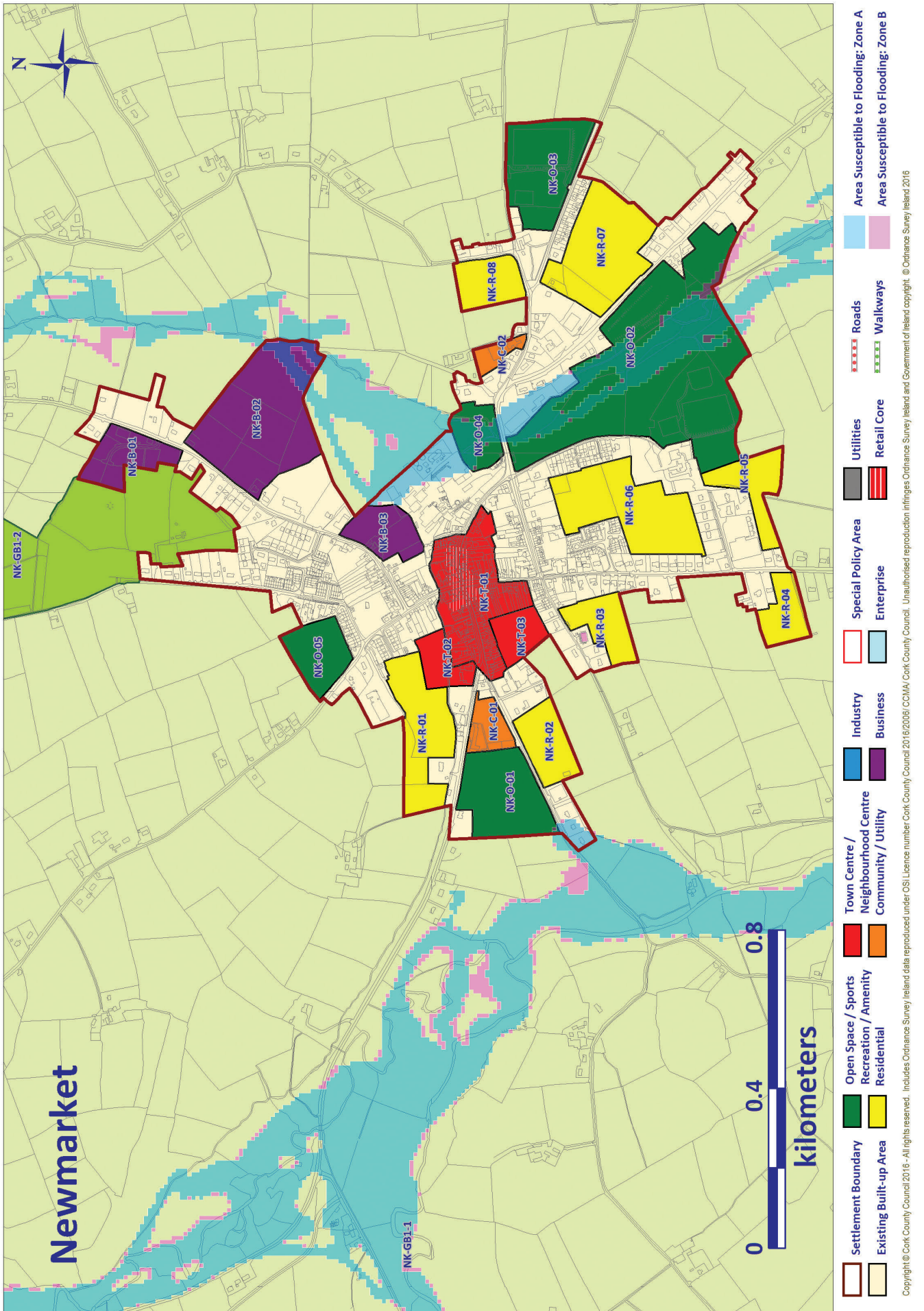
Local Area Plan Objective General Objectives for Newmarket	
Objective No.	
	infrastructure must be capable of treating discharges to ensure that water quality in the receiving water does not fall below legally required levels.
NK- GO-03	The Duala River runs adjacent to the town and forms part of the Blackwater River Candidate Special Area of Conservation. 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 the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.
NK- GO-04	Protect and enhance the attractive landscape character setting of the town. Conserve and enhance the character of the town centre, including the special character of Architectural Conservation Areas, by protecting historic buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.
NK - GO-05	Improve pedestrian and cyclist connectivity throughout the town. Development proposals shall provide for improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
NK - GO-06	Enhance the overall tourism product of the town, through protection of its attractive setting , rejuvenation of the town centre, public realm improvement and provision of additional tourism and recreational infrastructure where appropriate.
NK - GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1of this Plan.
NK - GO-08	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

Specific Objectives

3.5.37 The following Specific Objectives shall apply to all development within the development boundary of Newmarket.

Local Area Plan Objective		
Specific Development Objectives for Newmarket		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
NK-R-01	Medium B Density Residential Development.	4.1
NK-R-02	Medium B Density Residential Development comprising individual sites.	2.1
NK-R-03	Medium B Density Residential Development. Overall development levels will be governed by the limited road network in the immediate area	1.9
NK-R-04	Medium B Density Residential Development with comprehensive landscaping scheme.	1.6
NK-R-05	Medium B Density Residential Development. Substantial landscaping should be established along the eastern and southern boundary of the site.	2.1
NK-R-06	Medium B Density Residential Development. Substantial landscaping should be established along the eastern boundary of the site. An adequate access point will need to be made available from the adjoining western or northern road.	5.7
NK-R-07	Medium B Density Residential Development, individual sites. The design of the development should take into account the relative elevation of the site and avoid undue exposure.	5.5
NK-R-08	Medium B Density Residential Development, individual sites. Particular care should be taken to ensure that adequate sight distance is available along the adjoining public road.	1.9
Business		
NK-B-01	Business Uses.	2.2
NK-B-02	Business Uses. *	8.3
NK-B-03	These lands are considered suitable for expansion of the co-op activities and / or for incubator units, offices, light industry and Retail Warehousing.	1.9
Town Centre		
NK-T-01	Town Centre uses.	5.8
NK-T-02	Town Centre expansion. Proposals for development within this area should include the provision of car parking.	1.3

Local Area Plan Objective Specific Development Objectives for Newmarket		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
NK-T-03	Town Centre Expansion. Proposals for development within this area should include the provision of car parking.	1.4
Community		
NK-C-01	Expansion of community use	0.6
NK-C-02	Expansion of educational use	1.2
Open Space, Sports, Recreation and Amenity		
NK-O-01	Open space-Town Park type uses.	4.2
NK-O-02	Passive open space. Parts of this site are forested and contribute to the amenities of the town while the remainder includes the setting and curtilage of the James O' Keeffe building, a protected structure and contributes to the character and setting of the town. This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of these lands.	18.3
NK-O-03	Retention and expansion of playing fields and ancillary facilities.	4.5
NK-O-04	This site is heavily forested and provides an important visual amenity for the town. There is a general presumption against the development of these lands.	1.7
NK-O-05	Agricultural Use.	2.2



3.6 Buttevant

Vision and Context

- 3.6.1 The vision for Buttevant over the lifetime of this plan is to boost the town's population in line with prescribed targets; optimise employment opportunities having regard to the town's proximity to the proposed M20 and the Atlantic Corridor; and ensure new development respects the significant historic and architectural fabric of the town.

Context

- 3.6.2 Buttevant is a small town of less than a thousand population, located on the main Cork – Limerick road (N20), 12km north of Mallow and 15km south of Charleville. The town stands on the banks of the River Awbeg, a tributary of the Blackwater. The area has a gently undulating topography and fertile soil that continues to support a strong agricultural sector in the hinterland of the town. The town has an interesting military, ecclesiastical and social history and many features of architectural, archaeological and historic interest remain today including Buttevant Castle and Mill, Ballybeg Abbey, the Franciscan Friary and buildings along the main street including the Court House and Market House. Buttevant is known as the venue for the annual Cahirmee Horse fair which is held on the Main Street of the town each July.
- 3.6.3 Buttevant has seen a very modest level of residential development in recent years while there has been no significant commercial / retail development.
- 3.6.4 Key challenges facing the town include the need to reverse the trend of falling population and the contraction of its economic base, and to secure new sources of employment within the town as a platform for population growth. The town's location on the Atlantic Corridor, with direct access to the proposed M20 and its proximity to Mallow and Charleville offer it some unique opportunities for growth in the future if it can establish some niche identity for itself and offer competitive and attractive development opportunities. The town has a wealth of heritage and an attractive intimate town centre on which to focus future marketing and investment.

Planning Considerations

Population and Housing

- 3.6.5 The strategy for Buttevant, as set out in the Cork County Development Plan 2014, provides for the population of the town to grow to 1,501, representing growth of just over 556 people or 58% on Census 2011 figures (945). In order to accommodate this level of population growth, an additional 298 housing units will be required. A net housing land requirement of 17 ha has been identified to provide for this level of housing provision.
- 3.6.6 This Plan makes provision for a residential land supply of 30HA with the capacity to provide approximately 482 units. These lands could accommodate a range of house types, including the development of serviced residential sites. Significant upgrading of infrastructure will be required.
- 3.6.7 Outside the development boundary of the town the land forms part of the Buttevant Greenbelt. Here the objectives of this plan seek to prevent sprawl and ensure a clear distinction between built up areas and the open countryside by reserving land in the immediate surroundings of the town generally for use as agriculture, open space and recreation uses. See Cork County Development Plan 2014, Chapter 4 and Objective RC15-8.

Buttevant Population growth and Housing Requirements							
	Housing Requirement					Housing Supply	
	Census 2011	Population Target	Total New Households 2011-2022	New housing Units Required	Net Housing Requirement (ha)	Net Residential Area Zoned in the LAP	Estimated Housing Yield (units)
Buttevant	945	1501	285	298	17	31.5	482
Total MD	47,305	57,439	6,939	7,556	270	437.67	8,256

Employment and Economic Activity

- 3.6.8 Buttevant is a small employment base in North Cork. Census data on employment is not available for the town itself but data for the DED which encompasses Buttevant show a daytime working population (resident and non-resident of the DED) of 317 persons / jobs.
- 3.6.9 In 2011 there were 617 persons living in the Buttevant D.E.D in employment although only 127 or 20.6% had employment within the DED.
- 3.6.10 Employment in Buttevant is mainly concentrated in the retail, services and educational sectors. Dairygold operates a Co-op superstore within the town. The car sales & service sector is also a significant employer. There are two industrial estates to the north west of the town but most of the sites within it remain undeveloped.
- 3.6.11 The Cork County Development Plan 2014 employment hierarchy places Buttevant in the third tier of settlements of other main towns which recommends a focus on local catchment employment.
- 3.6.12 Strengthening the economic and employment capacity of Buttevant is essential if it is to fulfil its role as a county town, compete with other county towns for investment and maximise the potential offered by its location on the Atlantic Corridor. In this regard it is important that the town retains a strong supply of employment lands. Two sites are zoned for Business use in Buttevant in this plan. Lands zoned BV-B-01 comprise an existing Council owned business park and adjoining business unit located North west of the town on the Liscarroll road. The site, whilst close to the town centre and the N20, contains a number of undeveloped plots and some vacancy in the developed units. The second site comprises a greenfield site at the southern end of the town which fronts the N20 at Castlelands.
- 3.6.13 The BV-X-01 site to the north west of the town is subject to a special policy zoning objective which makes provision for community facilities, institutional uses, employment uses or low density residential development.

Retail and Town Centre

- 3.6.14 Buttevant has a limited retail function at present which is reflective of its small population and relative proximity to the larger retail centres of Charleville and Mallow. Nonetheless the town has a small range of convenience and comparison shops, a co-op superstore, public houses, financial services, restaurants etc.
- 3.6.15 This plan has identified an area for town centre activities which is capable of accommodating some retail expansion in the future and which will be the focal point for any future convenience and comparison retail in Buttevant. The town centre has recently benefitted from an upgrade of the Main Street and overall improvement to the public realm.

Community Facilities

Education

- 3.6.16 The primary school educational needs of the town are met by Scoil Mhuire na Trocaire National School at Castleorchard, which currently has approximately 190 pupils and is co-educational. There is scope for expansion of school facilities. A community playgroup also operates from the site of the National School and a Montessori school operates from a premises at Cregane on the Kanturk Road.
- 3.6.17 Coláiste Mhuire is the post-primary school in Buttevant and is a co-educational provider. The school recently relocated to a new school building at the northern end of the town. The site of the old school is centrally located and suitable for redevelopment.

Open Space and Cultural Facilities

- 3.6.18 The town has a GAA pitch and clubhouse and a soccer club (including a very popular floodlit all-weather pitch) and a children's playground has been provided adjacent to the community centre to the south of the town centre.
- 3.6.19 Areas in use as playing fields/ sports grounds have been designated as open space in this plan to safeguard the facilities for the benefit of the town. Wooded and attractive amenity areas along the river and in the vicinity of protected structure/ monuments along the river side have been designated as open space in order to protect their amenity value. An area of land to the west of the river has been identified as having potential as a public park. There is provision to connect this to the wooded area along the river and linking into the grounds of the Castle to the south of the town centre. These lands also have the benefit of three existing lanes connecting the site to the Main Street, thus providing access and good connectivity with the town and residential areas to the west.

Other Services

- 3.6.20 The town has a Garda station, two churches and two community halls. The Health Service Executive also runs a day care centre in Buttevant. The town lacks a primary health care facility but one is available in Mallow. In the future there may be demand for a modern nursing home facility or a primary health care type facility within the town and the first choice of location for any future facilities of this nature should be within or adjoining the town centre.

Infrastructure

Roads and Public Transport

- 3.6.21 The Cork – Limerick national route (N20) travels through the centre of Buttevant, bringing high volumes of traffic through the town's main street on a daily basis with the associated congestion and negative impacts on the environmental amenities of the town. The route does however afford easy access to the large towns of Charleville and Mallow and cities of Cork and Limerick. The proposed M20 motorway scheme, which would bypass the town to the east, is currently suspended. Delivery of a bypass for the town is needed to address the significant adverse impacts of the high levels of traffic along the main street.
- 3.6.22 The Cork – Dublin rail line passes to the west of the town but Buttevant station has been closed since the 1970's. Rail services are available at Mallow and Charleville.
- 3.6.23 Bus Eireann operates a public bus service, which passes through the town southbound to Cork City and northbound to Charleville and Limerick. The frequency of the services is limited at present. A

private City Link bus service linking Cork and Galway also serves the town with regular daily services.

- 3.6.24 Footpath provision is generally good throughout the town as is public lighting. There are currently no facilities for cyclists.

Waste Water Treatment

- 3.6.25 The wastewater treatment plant in Buttevant has recently been upgraded, provides tertiary treatment and has adequate treatment capacity to cater for additional development. The plant discharges to the Awbeg River which forms part of the Blackwater River Catchment and is a protected area – Special Area of Conservation. Protection of water quality is therefore a priority for the future.

Water Supply

- 3.6.26 Limited capacity is available in the water supply of the town to serve future development. Buttevant is supplied with water from the Charleville Water Supply Scheme and this scheme is currently operating at capacity. However proposed district metering and leak detection / repair works in the future should result in increased available capacity.

Storm Water

- 3.6.27 A new surface water main has been installed and presently serves the Main Street.

Flooding

- 3.6.28 Parts of Buttevant have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the town and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management' issued by the Minister of the Environment, Heritage and Local Government in 2009.

Broadband

- 3.6.29 The Town does not have access to high speed broadband through the Metropolitan Area Network. However full access to this vital utility is dependent on establishing strong commercial and domestic demand.

Environment and Heritage

Landscape

- 3.6.30 The eastern side of the main street of the town of Buttevant is located within an area determined as being of high landscape value in the County Development Plan 2014. It is on this side of the town and particularly adjoining the River Awbeg that many of the most attractive landscape and historical features are located. The attractive character of this area should continue to be retained.

Built Heritage

- 3.6.31 Buttevant has a wealth of structures and monuments of architectural and historical interest and there are twenty-nine structures within the town that are entered in the Record of Protected Structures, such as the Franciscan Friary (in ruins), Buttevant Court and Market House and Buttevant Castle.

- 3.6.32 The core of the town is also identified as an Architectural Conservation Area (ACA) in the Cork County Development Plan 2014. The ACA extends from the Protestant Church to the south of the town northwards along both sides of the Main Street as far as the Co-op Store and eastwards to the river. The area also extends to the northwest as far as Barrack Place. This designation recognises the historic, architectural and cultural importance of the area and aims to protect the special townscape value of the area and ensure that the historic fabric and character is secured under the continuing development pressures of the changing urban environment. Dereliction is a problem especially on the backlands at the western side of Main Street and appropriate refurbishment and regeneration needs to be encouraged.
- 3.6.33 Buttevant has a wealth of history and heritage that has the potential to attract additional tourists to the town if properly packaged and marketed, particularly in conjunction with an overall expansion of the population and economic base of the town itself and in tandem with a wider tourism strategy for North Cork as a whole.

Archaeology

- 3.6.34 There are 17 archaeological sites within the development boundary of Buttevant which reflect the historic significance of the area. These are awarded protection under national legislation and policies contained in the County Development Plan 2009.

Natural Heritage

- 3.6.35 The Awbeg River which runs through the town forms part of the Blackwater River Candidate Special Area of Conservation. This plan, and all future development proposals, needs to avoid adverse impacts on this designated site.

General Objectives

- 3.6.36 The following General Objectives shall apply to all development within the development boundary of Buttevant.

Local Area Plan Objective General Objectives for Buttevant	
Objective No.	
BV-GO-01	Plan for development to enable Buttevant achieve its population growth target of the 1,501 persons.
BV-GO-02	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 the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.
BV-GO-03	The Awbeg runs through the town and forms part of the Blackwater River Candidate Special Area of Conservation. 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 the River Blackwater SAC. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.

Local Area Plan Objective General Objectives for Buttevant	
Objective No.	
BV-GO-04	To secure the delivery of a bypass for the town/M20 to address the significant adverse impacts of the high levels of through traffic along the mains street of the town.
BV-GO-05	Expand the economic base of the town in terms of employment, retail and other services to underpin the sustainable growth of the town and to deliver the quality of life offer necessary for Buttevant to compete with other locations.
BV-GO-06	Enhance the overall tourism product of the town, through protection of its built and natural heritage, rejuvenation of the town centre and public realm and provision of additional tourism and recreational infrastructure where appropriate.
BV-GO-07	All proposals for development within the areas identified as being at risk of flooding will need to comply Objective IN-01 in Section 1 of this Plan.
BV-GO-08	In accordance with Objective WS 5-1 of Chapter 11 of the County Development Plan, all new development will need to make provision for Sustainable Urban Drainage Systems (SuDs) and provide adequate storm water infrastructure. Surface water Management and Disposal should be planned in an integrated way in consideration with land use, water quality, amenity and habitat enhancements as appropriate.

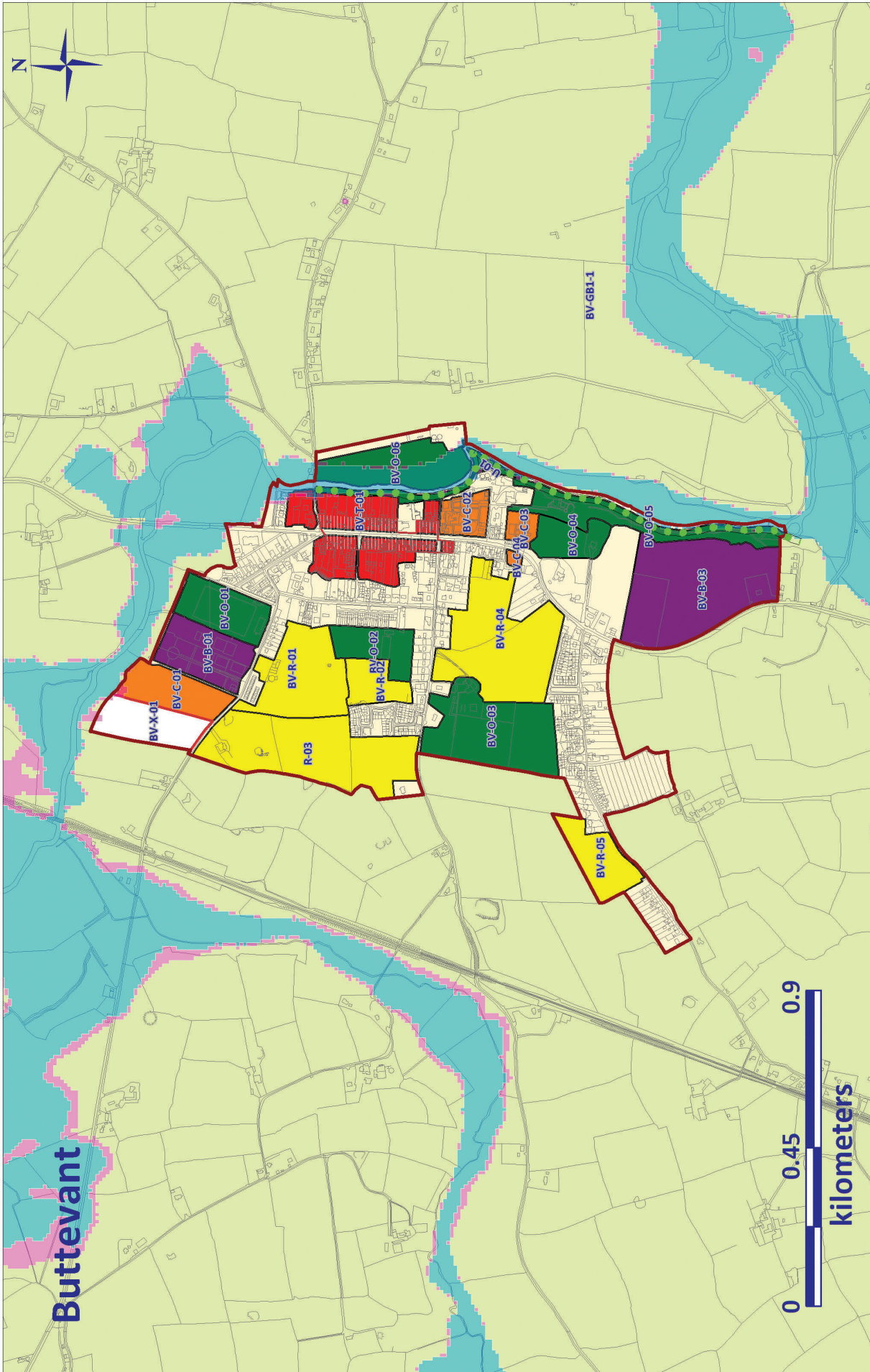
Specific Objectives

3.6.37 The following Specific Objectives shall apply to all development within the development boundary of Buttevant.

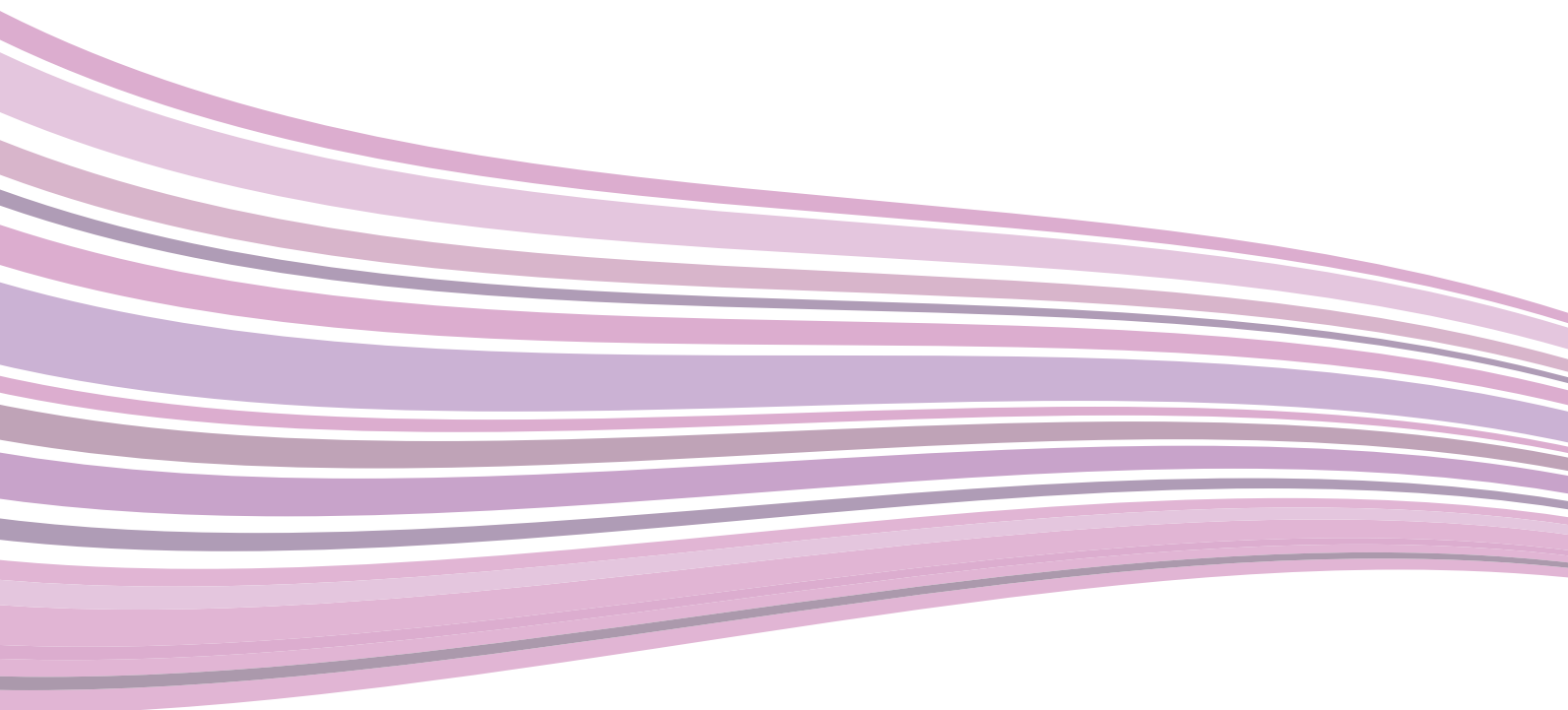
Local Area Plan Objective Specific Development Objectives for Buttevant		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Residential		
BV-R-01	Medium B Density Residential Development to include a mix of house types and sizes.	5.7
BV-R-02	Medium B Density Residential Development to include a mix of house types and sizes.	1.9
BV-R-03	Medium B Density Residential Development including the provision of serviced sites and with option to include a nursing home. This is a large site and a concept plan will need to be developed covering the entire plot, to be implemented on a phased basis. Proposals to include a comprehensive landscaping proposal to help assimilate development.	9.9
BV-R-04	Medium B Density Residential Development to include a mix of house types and sizes, with vehicular access from the north.	9.1

Local Area Plan Objective Specific Development Objectives for Buttevant		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
	Provision shall be made for frontage development to enhance the streetscape and pedestrian access along south eastern boundary with the N20 and high quality pedestrian access to the laneway adjacent to the eastern boundary.	
BV-R-05	Medium B Density Serviced Site Development, maintaining an access to lands to the north.	2.9
Business		
BV-B-01	These lands are suitable for small to medium scale industrial uses, light industry and incubator units and small to medium scale warehousing and distribution uses. This area is immediately adjacent to the Blackwater River SAC.	4.1
BV-B-02	Business lands subject to suitable access from the adjoining National Primary Route. ^	10.5
Town Centre		
BV-T-01	Town centre uses. *	
Community		
BV-C-01	Education and ancillary uses.	3.1
Utilities		
BV-U-01	Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC. A buffer zone may be required along some parts of the walk to prevent disturbance to habitats or species. The size and location of the buffer zone will be determined at project level.	
Open Space, Sports, Recreation and Amenity		
BV-O-01	Playing pitches and clubhouse. This area is immediately adjacent to the Blackwater River SAC. A buffer zone will be required and shall be retained between any development proposed for this area and the Special Area of Conservation. The size of the buffer zone will be determined at project level.	3.2
BV-O-02	Playing Pitches and associated uses.	2.5
BV-O-03	Agriculture.	7.2

Local Area Plan Objective Specific Development Objectives for Buttevant		
* Flood Risk - See objective IN-01 in Section 1		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
BV-O-04	Open space to protect the amenity and setting of the Castle and Church.	2.1
BV-O-05	Protect the amenities of the Castle and of this wooded and open area along the river and provide for a pedestrian route.	4.13
BV-O-06	Develop a town park linking with pedestrian route on west side of river. The proposed park is located within the Blackwater River SAC and is suitable only for uses that are compatible with the conservation objectives of the SAC.	5.7
Special Policy Area		
BV-X-01	Community facilities, institutional uses, employment uses or low density residential development.	3.2



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Kanturk Mallow Municipal District

4 Key Villages

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4 Key Villages

4.1 Introduction

- 4.1.1 There are 6 Key Villages in the Kanturk -Municipal District as follows; Ballydesmond, Banteer, Boherbue, Dromina, Knocknagree and Milford.
- 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. The Plan also supports the retention and improvement of key social and community facilities, and inter urban public transport.
- 4.1.3 Key Villages' often benefit from an existing level of infrastructure and service investment that, although less than the main towns, 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 facilities 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 generally reflect the existing pattern of development and it is therefore considered reasonable to retain them 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 guidance on the size of any individual 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 Development (No. of houses)	Normal Recommended Scale of any Individual scheme
Ballydesmond	107	16	53	12
Banteer	167	48	200	20
Boherbue	196	17	150	20
Dromina	124	43	30	10
Knocknagree	94	10	30	10
Milford	124	43	30	15
Total Key Villages			493	

General Objectives for Key Villages

- 4.1.17 This section sets out the Local Area Plan General Objectives for the Key Villages. General Objectives set out the overarching objectives that apply to all Key Villages.
- 4.1.18 Under each Key Village there are also Specific Development Objectives relating to that village and an accompanying map of each of the villages showing the extent of each villages 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 sustainable population growth and supporting development proposed in the Key Villages, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.
- d) Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within the catchment of the River Blackwater Special Area of conservation.
- 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) Notwithstanding the scale of growth outlined in Table 4.1, in the absence of a appropriate public wastewater treatment facilities, 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.
- g) 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.
- h) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.
- i) 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.
- j) 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.
- k) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- l) 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.

- m) Good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.
- n) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- o) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- p) All proposals for development within an area at risk of flooding, shall comply with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management: Guidelines for Planning Authorities’ and with the Flood Risk Assessment and Management Objective FR-01 in Section 1 of this Plan.
- q) 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. Any development proposals must be designed to minimise potential for impacts on water quality and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.

4.2 Ballydesmond

Vision and Context

- 4.2.1 The vision for Ballydesmond to 2020 is to continue its role as an important service provider in the context of its hinterland as well as secure both an increase in village population and a greater take up of development opportunities within its boundary.

Context

- 4.2.2 Ballydesmond is located to the extreme west of the electoral area at the foothills of the Mullaghareirk Mountains, 17km south east of Newmarket and adjacent to the border with County Kerry. The village is served by the R577, R582 and R578 Regional roads.
- 4.2.3 The village is situated on the banks of the River Blackwater which forms a natural village boundary to the west and south. The village was originally developed as a model village in the early 19th Century and was known as Kingwilliamstown until the 1930's when it was changed to Ballydesmond. At the core of the village the Main Street forms a strong streetscape and is overlooked by a prominent Church on an elevated site to the north. Recent development has been relatively minor in scale comprising some small housing estates, individual new houses and some redevelopment of properties along the Main Street.

Planning Considerations and Proposals

Population and Housing

- 4.2.4 There has been an increase in the population of the village in the period since 2006. A population of 206 persons was recorded in the 2011 Census.

Population Trends 2002-2011			
Census	2002	2006	2011
Ballydesmond	193	191	206

- 4.2.5 In contrast to more centrally located villages of the electoral area, Ballydesmond has experienced little residential growth in the last few years. Subject to additional investment in waster services, the village has the capacity to support additional residential / commercial development and the challenge for this plan is to secure more development in Ballydesmond. It is likely that future growth will be mostly based on small scale developments. In general, other than in areas where streetscape character / urban design considerations require otherwise, the development of small groups of housing, detached housing and serviced sites / self build options may be the most appropriate form of development. This is likely to be most attractive in terms of increasing population and offering a real alternative to those who would otherwise consider housing in the open countryside.
- 4.2.6 Over the lifetime of this Plan it is envisaged that the village will grow on an organic basis, supported by the availability of employment opportunities in the locality and the continued provision of local services. The development boundary for Ballydesmond continues to contain significant areas of land the majority of which remains undeveloped.
- 4.2.7 Having regard to the key village status of Ballydesmond and its location at the western edge of the county, serving a wide hinterland, 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 although it is clear that all the land within the boundary will not be required for development over the lifetime of this plan. This plan envisages development in the range of 50 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that each individual housing development should not contain more than 12 dwellings.

Infrastructure and Community Facilities

- 4.2.8 Ballydesmond is served by a Regional road network which provides direct access to Newmarket, Rathmore, Castleisland and the N72 National route. Access to Cork City is possible via the N72 and N20. Footpath provision is generally good throughout the village as is public lighting.
- 4.2.9 In relation to water supply, plan are in place to extend the Ballinonta water scheme to replace the Ballydesmond water scheme. Upgrading of watermains will also be required if supply is to be secured. The waste water treatment system has very limited capacity available within the plant and it will need to be upgraded in order to facilitate additional development while ensuring that discharges remain at a level which is compatible with the protection of the water quality of the Blackwater River, which is a “Drinking Water Protected Area”, a “Designated Freshwater Pearl Mussel Area” and a nutrient sensitive area.
- 4.2.10 If the planned investment cannot be delivered, the development potential of Ballydesmond will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.
- 4.2.11 The surface water drainage infrastructure of the village needs improvement with better storm water storage facilities provided. The Flood Risk assessment indicates that the village is at risk of flooding from the River Blackwater, particularly the lands to the south and west of the Main Street. These lands are currently used for open space purposes. There is also potential for some localised flooding along the banks of the tributary flowing into the Blackwater from the North. These areas are designated on the attached settlement map.
- 4.2.12 The village has a reasonable level of facilities including a Garda Station, church, primary school, community hall, child care facility, GAA pitch and clubhouse and children’s playground. An increase in population is likely to require additional social infrastructure and opportunities exist to provide a park or amenity walk to take advantage of the attractive riverside setting.

Employment and Economic Activity

- 4.2.13 Manufacturing, agriculture and retail / service provision are the main economic activities of the village and are mainly located in the village core around the supermarket. Munster Joinery, located at Lacka Cross, is a major employer for the region. There are a number of vacant / disused commercial premises in the village which would benefit from redevelopment / new uses. Securing growth in the population of the village would help underpin the existing services within the village and enable further business to develop. Ballydesmond also has potential for niche tourist development given its scenic location and its status as a centre for the Sliabh Luachra music tradition. In this context development of small scale holiday accommodation and tourist facilities would be encouraged.
- 4.2.14 Opportunities for some infill development and refurbishment exist within the village, particularly within the Main Street subject to normal proper planning and sustainable development criteria. A specific site has been designated for business use to the east of the village on the basis of its relative size, lower scale residential impacts and access to the Regional road network. Such development needs to respect the vernacular character of the village. The presence of agricultural

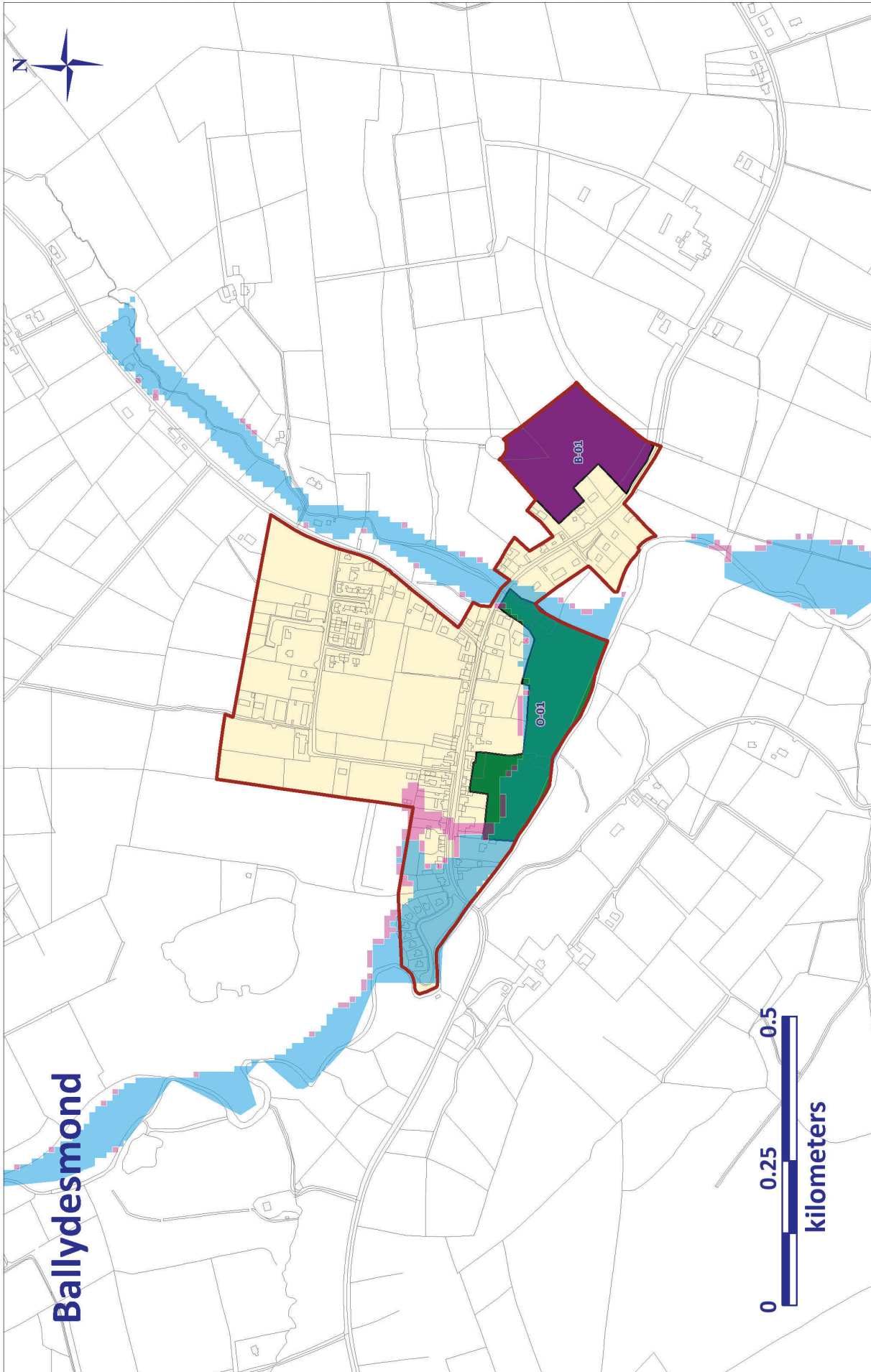
and forestry resources in the village hinterland may also offer opportunities for industrial or business development.

Environment and Heritage

- 4.2.15 The River Blackwater flows to the west and south of the village following its emergence on the slopes of Knockanefune Mountain 6 km to the north. The Blackwater at this location is designated as a candidate Special Area of Conservation and is host to numerous examples of protected Flora and Fauna including the Otter and the Killarney Fern.
- 4.2.16 There are a number of sites of historical interest around the village including ring forts and standing stones. Other features include the church on its prominent location above the village as well as the scale and general appearance of the older sections of the Main Street.
- 4.2.17 The attractive landscape around Ballydesmond and its riverside setting can perform a key role in terms of attracting future residents. This can be leveraged further through the provision of riverside amenities and walks and by ensuring that the village setting is protected from inappropriate development.
- 4.2.18 The area to the south of the Main Street is important with regard to the preservation of the setting of the village and the Blackwater candidate Special Area of Conservation as well as the avoidance of flood damage. However there is potential for the provision of amenity space for recreational purposes.
- 4.2.19 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2014 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Local Area Plan Objective Development Boundary Objectives for Ballydesmond	
Objective No.	
DB-01	Within the development boundary of Ballydesmond encourage the development of up to 53 houses during the plan period.
DB-02	<ul style="list-style-type: none"> a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Local Area Plan Objective Specific Development Objectives for Ballydesmond		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Business		
B-01	Light industry, small scale industry, incubator units, wholesale trade showrooms, retail showrooms (where the retailing function is ancillary to the principle manufacturing function) and car showrooms.	
Open Space, Sports, Recreation and Amenity		
O-01	Active open space with provision for playing pitch's, town park and public recreation subject to flood management constraints. Areas within this zone which lie within the Blackwater River SAC are not suitable for development. *	



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4.3 Banteer

Vision and Context

4.3.1 The vision for Banteer is to encourage the sustainable growth of the village over the lifetime of this plan, building on its notable social and recreational infrastructure and attractive location and setting. It also plays a vital role in terms of supporting its rural hinterland

Context

4.3.2 Banteer is situated on the regional route R579, approximately 5km to the south of Kanturk. The village is situated near the confluence of the Blackwater and Glen rivers. Along with its neat and well maintained village core, the wide range of recreational and social infrastructure that has been secured within the village exemplifies the strength of its community.

4.3.3 The village core is formed by a traditional streetscape concentrated around the church and busy crossroads. To the immediate south the railway line forms a natural boundary to the village so Banteer has expanded on an east west axis. There are several examples of small scale older housing estates which have been successfully integrated as part of the village and a small infill estate is under construction near the school. Commercial / retail development in the village is limited.

Planning Considerations and Proposals

Population and Housing

4.3.4 The 2011 census recorded a population of 323 persons, up from 304 in 2006 with the population almost returning to 2002 levels.

Population Trends Banteer 2002-2011			
Census	2002	2006	2011
Banteer	327	304	323

4.3.5 Banteer has experienced reasonably strong residential growth in recent years most likely due to its proximity to Kanturk, Mallow and a rail link. Having regard to its location, accessibility and good community infrastructure, it is considered that the village also has excellent potential for additional growth. In contrast to the growth in housing within the village, commercial / business development has lagged behind, possibly due to local demand being displaced to Kanturk. Further growth in population may be required so as to create the critical mass necessary to encourage such development. In particular it would be desirable to see the development of additional convenience shopping facilities and small scale business start ups in the village. In order to encourage and facilitate additional residential development in the village it is important to ensure demand for the lower density housing options is catered for in the form of detached units and serviced sites. Availability of this form of housing in a rural village setting is often key in terms of attracting new inhabitants.

4.3.6 There are some disused buildings within the core of the village which are in need of new uses / redevelopment and also some infill sites. The sensitive development of these sites will be encouraged during the lifetime of this plan.

4.3.7 Ample land is available within the development boundary to cater for future residential growth and facilitate some choice of location within the village. It is also clear that not all of the land within the boundary will be required for development over the lifetime of this plan.

- 4.3.8 With particular regard to housing it is intended that a maximum individual development threshold will apply so as to ensure that overly large proposals do not overwhelm the village. The appropriate threshold for Banteer is in the order of 20 dwellings. It is important that the location, design and layout of new development respects the character and form of the existing village and reinforces the village core.

Infrastructure and Community Facilities

- 4.3.9 Access to Cork City and the hub towns of Mallow and Killarney is provided through the R579 and nearby N72. Banteer railway station allows for access to Tralee, Killarney and Mallow with onward access to Dublin and Cork. The village has undergone significant recent improvements including the completion of the R579 Bridge and road realignment, improvements to the village footpaths and public lighting, landscaping of the village and provision of a car park.
- 4.3.10 There are capacity constraints in both wastewater and water supply infrastructure and so new development in Banteer of the scale outlined above can only proceed on the basis of the implementation of plans to upgrade the water supply and the provision of satisfactory sewage disposal arrangements. The waste water treatment plant serving the village provides secondary treatment and discharges to the Blackwater SAC. If the planned investment cannot be delivered, the development potential of Banteer will be limited to a notably smaller number of houses directly correlated to existing infrastructural capacity.
- 4.3.11 The Flood Risk assessment indicates that the village is at risk of flooding from the Rivers Blackwater and Glen. The areas at risk are shown on the settlement map.
- 4.3.12 Banteer is well provided for in terms of social infrastructure and has a church, primary school, community hall and large child care facility. A GAA pitch with stands, indoor sports hall and well laid out amenity walk around a large pond provide recreational activities along with the nearby Glen Theatre. A significant increase in population would help underpin the provision of additional facilities such as small healthcare clinics or niche sports facilities.

Employment and Economic Activity

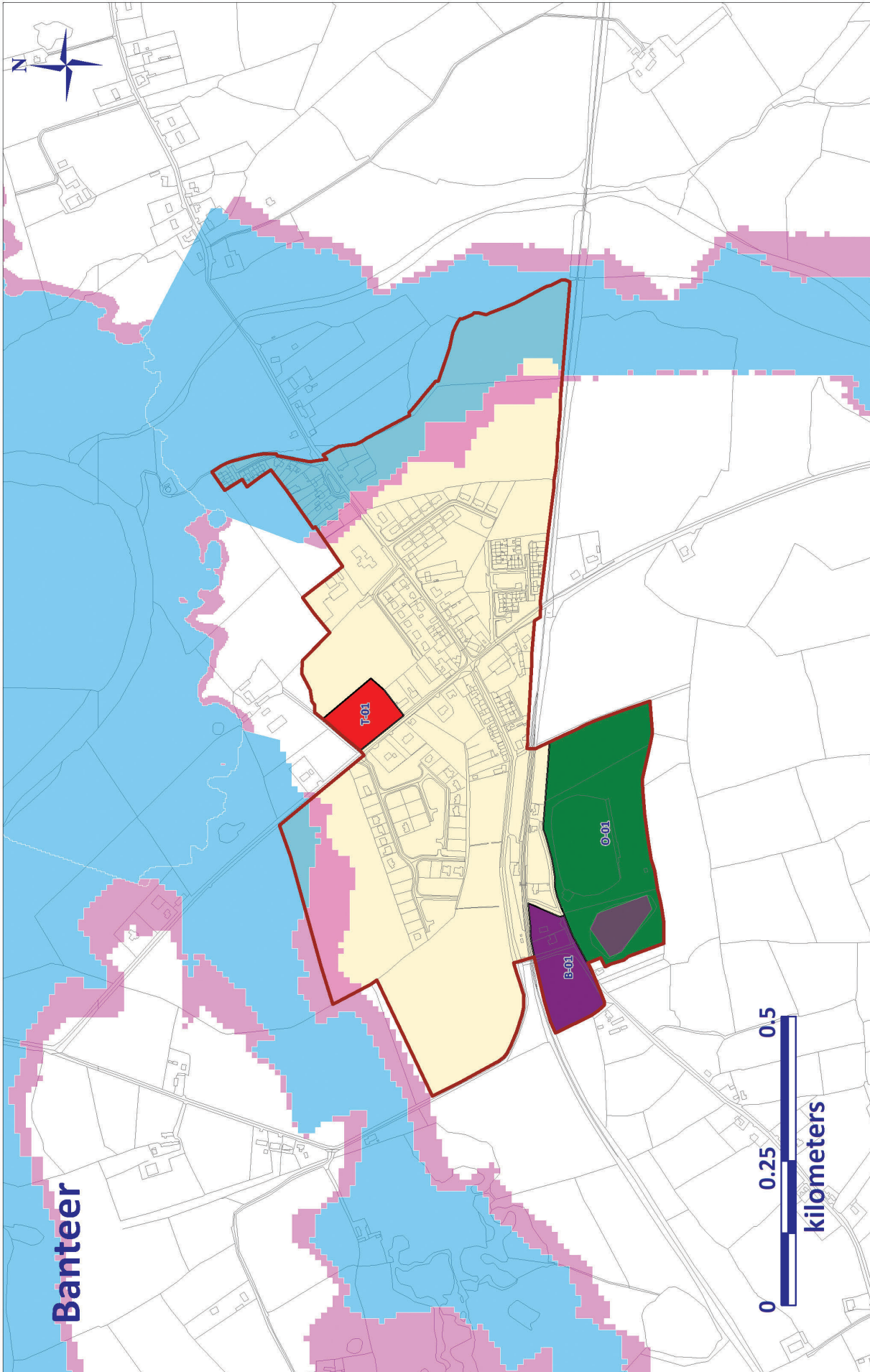
- 4.3.13 Agriculture, retail/service provision and small scale industry comprise the main economic activities of the village and hinterland. Access to the main towns of Mallow, Kanturk and Millstreet provides wider employment opportunities although perhaps also leading to a tendency to displace some services that may otherwise occur in Banteer. It is envisaged that population growth will lead to a demand related increase in village services with a particular emphasis on convenience retail.
- 4.3.14 As a key village Banteer has a role in the provision of small-scale employment uses which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The scenic area around Banteer and its angling resource in particular provides potential for rural tourism development including river walks, angling, sites of historical interest and tourist accommodation.
- 4.3.15 Scope for employment uses is available within the development boundary. A site has been specifically zoned for business use to the west of the village and smaller infill proposals can be accommodated on other appropriate sites within the development boundary subject to normal proper planning and sustainable development considerations. A site has also been set aside for convenience retail development.

Environment and Heritage

- 4.3.16 The Blackwater and Glen Rivers flowing to the north and east respectively form part of the Blackwater candidate Special Area of Conservation and are host to numerous examples of protected Fauna including Bottle Sedge and Royal Fern. The nearby Banteer Ponds also form part of the candidate Special Area of Conservation.
- 4.3.17 There are currently no buildings on the Record of Protected Structures in the village. However the church is designated as a National Monument and the well established terraced housing in the village core represents a coherent architectural feature.
- 4.3.18 Outside the development boundary, the land forms part of the open countryside where the objectives of the Cork County Development Plan 2014 prevail. These objectives primarily seek to prevent sprawl as well as ensuring a clear distinction between built-up areas and the open countryside.

Local Area Plan Objective Development Boundary Objectives for Banteer	
Objective No.	
DB-01	Within the development boundary of Banteer encourage the development of up to 200 houses during the plan period.
DB-02	<ul style="list-style-type: none"> a) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Local Area Plan Objective		
Specific Development Objectives for Banteer		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Business		
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms.	
Town Centre		
T-01	Primarily convenience retail development, including adequate off street car parking. Development in this area must provide for adequate storm water attenuation and SUDS.	
Open Space, Sports, Recreation and Amenity		
O-01	Active Open Space: This prominent recreation area including town park and GAA grounds, to be protected for its significant contribution to the landscape setting of the settlement and its value for local visual and recreational amenity. *	



4.4 Boherbue

Vision and Context

- 4.4.1 The vision for Boherbue is to support the growth of this key village as a service centre for its rural hinterland, building on the strengths of its social and commercial infrastructure, ensuring the completion of unfinished residential development and the delivery of the necessary waste water treatment facilities.

Context

- 4.4.2 Located on the regional route R577, some 64kms from Cork city Boherbue is the largest village in the electoral area. Boherbue is relatively centrally located in the electoral area in the hilly landscape leading down from the Mullaghareirk Mountains to the Blackwater valley. The closest main settlements include Newmarket and Kanturk. The village itself is composed of a long and well preserved main street in mixed usage that culminates at a crossroads encircled by numerous traditional style buildings. The roads leading into the village accommodate a mix of one off housing and commercial and industrial development with particular emphasis on the food processing industry. Development in recent years has been mainly concentrated at the eastern end of the village with a nursing home to the west.

Planning Considerations and Proposals

Population and Housing

- 4.4.3 In population terms Boherbue is the largest of the key villages of the electoral area. Census data indicates a notable decline in the population of this key village in the ten year period to 2006 with a further decline in the period from 2006 to 2011. The development of new housing in the village in recent years does not appear to have helped in reversing population decline.

Population Trends 2002-2011			
Census	2002	2006	2011
Boherbue	379	378	333

- 4.4.4 The satisfactory completion of the residential development on the eastern side of the village is a key challenge and future priority in order to address the amenity issues arising and in order to restore confidence in the village so that other developments can proceed.
- 4.4.5 As is evident from the scale of the existing village and the level of services and facilities it supports, Boherbue is well positioned relative to the larger towns of the electoral area to capture additional growth on its own terms by building on its existing infrastructure and providing services to its hinterland. However full use of this considerable growth potential would be subject to the upgrading of the waste water treatment facilities which are currently at capacity.
- 4.4.6 In order to encourage and facilitate additional residential development in the village it is important to ensure demand is catered for in terms of lower density housing options particularly in the form of detached units and serviced sites. The availability of this form of housing in a rural village setting is often one of the key locational attractions. Lands to the south west, fronting the Knocknagree road are in smaller plots and are considered more suited to smaller residential schemes.
- 4.4.7 The village's development boundary contains significant areas of both developed and undeveloped land. Planning permission exists for the provision of 37 dwelling units in the heart of the village as

part of an undeveloped mixed commercial and residential scheme. Capacity exists for significant additional development.

- 4.4.8 With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land to the east and south east of the village should not exceed the provision of 20 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.
- 4.4.9 It is considered that the village would benefit from the development of up to 150 dwellings in the period up to 2022, subject to the provision of the necessary waste water treatment infrastructure.

Infrastructure and Community Facilities

- 4.4.10 Boherbue enjoys reasonable road access through the R577 which connects with Ballydesmond to the west and the N72 to the east. The village is also roughly equidistant between the hub towns of Tralee, Killarney and Mallow with Cork City being approximately 40 miles to the south east. Footpath provision is generally good throughout the village as is public lighting.
- 4.4.11 There are capacity constraints in the village, particularly in terms of wastewater infrastructure, and so substantial new development in Boherbue of the scale outlined above can only proceed on the basis of the implementation of plans to provide satisfactory sewage disposal arrangements. Discharge is to the Brogeen River which is in a protected area and a designated candidate Special Area of Conservation (River Blackwater).
- 4.4.12 Further development of this key village is dependent on the sewage treatment infrastructure being upgraded to provide additional capacity and an appropriate level of treatment having regard to the need to protect water quality in the receiving water.
- 4.4.13 Boherbue has access to a good range of community facilities including a church, primary school, secondary school, community hall, child care facility and Garda Station. Recreational facilities include GAA grounds, a handball alley and a playground near the schools. Given the potential future population growth it is considered that a park or amenity area would be of benefit to the village.

Employment and Economic Activity

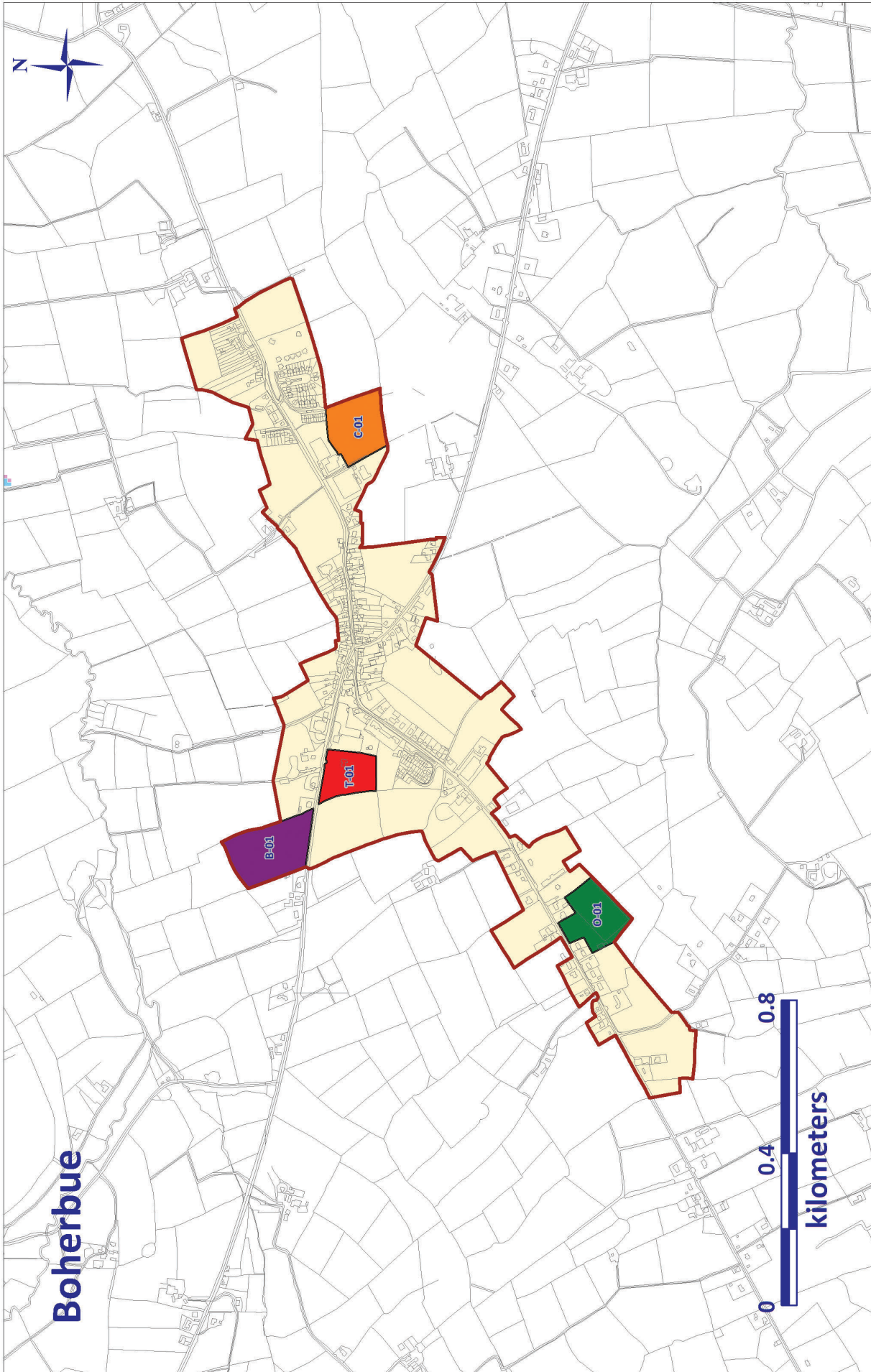
- 4.4.14 The village has a strong employment base which includes the offices of IRD Duhallow, Boherbue Co-Op, a large Supervalu supermarket, post office, garages, car and tyre sales, building material suppliers, credit union, financial services, pharmacy, restaurants and public houses. Much of this activity is based in the village core and around the supermarket to the west of the village with some small food related industry also present.
- 4.4.15 There is scope to expand the economic base of Boherbue and there are a number of opportunities available within the village which could facilitate such uses through redevelopment/refurbishment. In addition there are infill and green field sites available within the development boundary which would be suitable for small scale business development, possibly leveraging the success of the existing food related manufacturing sector in the village. In particular the village needs sensitive redevelopment of key buildings and sites along and near the Main Street so as to ensure that its existing character is reinforced.
- 4.4.16 There is an established concentration of commercial and industrial development in the north-west corner of the village, adjacent to the existing supermarket. There are also lands designated suitable for business uses.

Environment and Heritage

- 4.4.17 The Brogeen River flows to the north of the village and this watercourse forms part of the Blackwater candidate Special Area of Conservation.
- 4.4.18 There are two thatched houses along the Main Street which are designated on the Record Protected Structures – (00166 and 00185). These buildings in particular give an insight into the development of Boherbue over the years. Other particular features include the long and architecturally coherent Main Street as well as the pleasant arrangement of buildings around the cross roads in the middle of the village. There are also numerous sites of historical interest around the village including ring forts and other features.
- 4.4.19 Both wind farms and forestry have increased in profile in the general area and it is important that these activities do not directly encroach on the village or interfere with its immediate setting.
- 4.4.20 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2014 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Local Area Plan Objective Development Boundary Objectives for Boherbue	
Objective No.	
DB-01	Within the development boundary of Boherbue encourage the provision of up to 150 houses during the life of this plan.
DB-02	<ul style="list-style-type: none"> a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.
DB-03	Retail, office and most social infrastructure development should be accommodated within the village core or on the T-01 site and should make adequate provision for parking.

Local Area Plan Objective Specific Development Objectives for Boherbue		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Business		
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. All development in this zone shall provide for adequate storm water attenuation and SUDS.	
Town Centre		
T-01	Mixed retail, service, civic and residential uses to facilitate village centre expansion	
Community		
C-01	Use for school expansion or for the provision of village amenity space.	
Open Space, Sports, Recreation and Amenity		
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	



Boherbue

0 0.4 0.8
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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4.5 Dromina

Vision and Context

- 4.5.1 The vision for Dromina over the lifetime of this plan is to accommodate moderate additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Context

- 4.5.2 Dromina is a small village situated close to the border with County Limerick and approximately 5 miles to the west of Charleville, on the regional route linking Charleville and Newmarket. Dromina is situated close to the villages of Milford and Newtownshandrum, with the three villages forming a triangular cluster at approximately three mile intervals. In relative terms the village is quite small with an informal core and a number of small well established housing schemes which are generally in keeping with the scale of the village.

Planning Considerations and Proposals

Population and Housing

- 4.5.3 Dromina experienced steady population decline over a twenty year period to 2002 but has seen stronger growth in the population in recent years.

Population Trends 2002-2011			
Census	2002	2006	2011
Dromina	190	213	269

- 4.5.4 A modest amount of development has occurred in the village in recent years and in general has been in keeping with the overall scale of the village. The village is considered most suited to the development of lower density housing options including small schemes of serviced sites and sites for individual self build options. The exception would be where infill development is proposed within the core of the village where terraced structures may be more appropriate so as to provide a focus to the streetscape.
- 4.5.5 It is considered that the village could support the development of up to 30 dwellings in the period up to 2022. With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 10 dwellings. Smaller plots and infill schemes will generally contain lower unit numbers than this threshold.

Infrastructure and Community Facilities

- 4.5.6 The village is served by the R578 regional road which provides easy access to Charleville to the east, Newmarket to the south west and Dromcollogher to the north-west via the R 522. Access to Cork and Limerick City is relatively easy via the N20. Footpath and lighting provision is generally good throughout the village.
- 4.5.7 There are capacity constraints present particularly in terms of water supply and wastewater infrastructure and so new development in Dromina of the scale outlined can only proceed on the basis of the implementation of plans to upgrade the water supply and provide satisfactory sewage disposal arrangements. If the planned investment cannot be delivered, the development potential

of Dromina will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.

- 4.5.8 The waste water treatment plant system discharges to the River Deel, part of the Shannon Estuary Catchment and water quality is an issue, particularly with regard to the Freshwater Pearl Mussel. The waste water treatment system will need to be upgraded to provide additional capacity and an appropriate level of treatment having regard to water quality concerns.
- 4.5.9 Dromina has a reasonable level of facilities including a church, GAA pitch, national school, child care facility and several small public open space areas.

Employment and Economic Activity

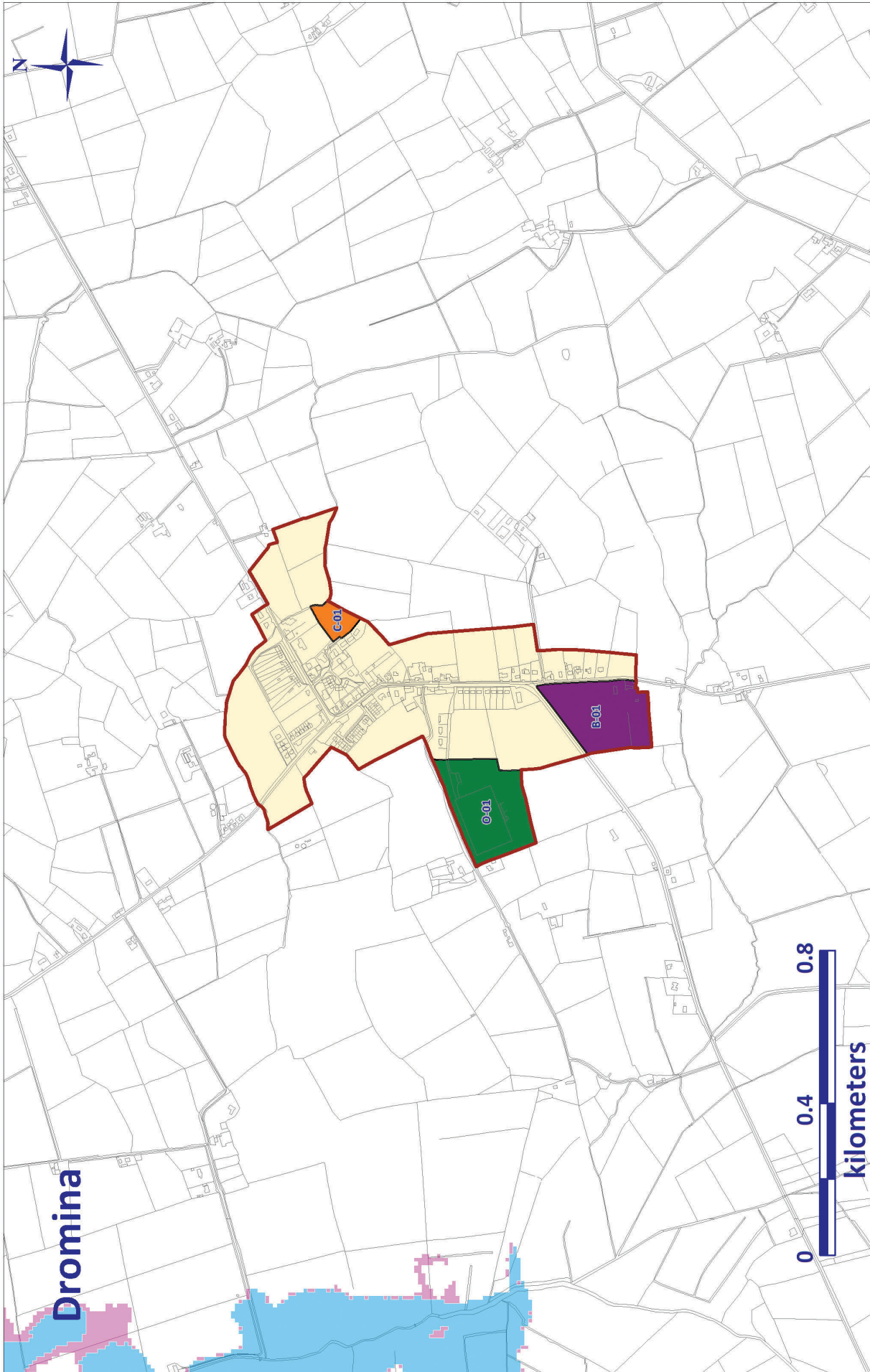
- 4.5.10 Agriculture remains the primary employer for the area with economic activity in the village remaining largely static over recent years. A number of basic local services exist in the village. In terms of small scale commercial or employment uses, opportunities remain for further consolidation and redevelopment of a number of sites along the Main Street. In addition a site has been identified to the south of the village for business uses. Such development could help improve the identity of Dromina and thus increase its attractiveness to potential inhabitants.

Environment and Heritage

- 4.5.11 The location of the village in the “Golden Vale” is characterised by high quality agricultural lands present especially to the north of the village.
- 4.5.12 There are three buildings in the village that are on the record of protected structures; RPS 00518 - Thatch House, RPS 00514 - Thatch House Dromina and RPS 00022 - Dromina Catholic Church. There are also several archaeological features around the immediate hinterland of the village.
- 4.5.13 Outside the development boundary, the land forms part of the open countryside. Here the objectives of the Cork County Development Plan 2014 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Local Area Plan Objective Development Boundary Objectives for Dromina	
Objective No.	
DB-01	Within the development boundary of Dromina encourage the development of up to 30 houses during the plan period.

Local Area Plan Objective		
Specific Development Objectives for Dromina		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Business		
B-01	Use for business development such as light industry, wholesaling trade showrooms, incubator units and car showrooms. A specific pumping station would be required.	
Community		
C-01	Use for school expansion or for the provision of village amenity space.	
Open Space, Sports, Recreation and Amenity		
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	



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4.6 Knocknagree

Vision and Context

- 4.6.1 The vision for Knocknagree over the lifetime of this plan is to accommodate moderate additional growth in the village. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Context

- 4.6.2 Knocknagree is situated adjacent to the County Kerry border. The village is approximately 15km to the northwest of Millstreet and 4km north of Rathmore. The village exhibits a formal layout with the strong streetscape of two storey dwellings around the Fair Green area providing a strong focus for the village centre. This Fair Green runs on an east-west axis and is a particularly prominent and unique feature in the context of the region. The R582 Regional route runs through the village in a north south direction and borders the Fair Green to the west. The building stock is generally well maintained although there is some vacancy. In general the village has seen little new development in recent years with the exception of some one off dwellings at the margins and on the approach roads.

Planning Considerations and Proposals

Population and Housing

- 4.6.3 The population of Knocknagree had been in steady decline over recent decades although it has appeared to stabilize over the last 2 census periods. It fell from 340 in 1971 to 204 by 2002.

Population Trends 2002-2011			
Census	2002	2006	2011
Knocknagree	204	189	199

- 4.6.4 Knocknagree has seen very little development in recent years by comparison to other villages. This is a reflection of the secondary position of the village, relative to the main centres of growth in the County and of its minor role as a service centre for its rural hinterland.
- 4.6.5 In view of the modest size of the existing village and the limited services available, it considered that the village is best placed, over the lifetime of this plan, to cater primarily for indigenous housing demand and to provide an alternative option to the open countryside for those seeking to build an individual house in a rural setting. In particular it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential.
- 4.6.6 It is considered that the development boundary provides sufficient capacity to cater for the future development needs of the village. It is considered that the village could support the development of up to 30 dwellings in the period up to 2022. With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 10 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.

Infrastructure and Community Facilities

- 4.6.7 Knocknagree is served by the R582 which provides direct access to both Rathmore and Ballydesmond. The relative distance of the village from Cork City is counter balanced by access to the hub towns of Killarney, Tralee and Mallow via the nearby N72.
- 4.6.8 The village is supplied with water from the Boherbue/Ballinatona Water Supply Scheme via a local reservoir and the supply is limited. The waste water treatment plant requires upgrading. If the planned upgrading cannot be delivered, the development potential of Knocknagree will be limited to a small number of individual houses with individual wastewater treatment facilities because of cumulative environmental effects.
- 4.6.9 Knocknagree has a basic level of facilities including a church, primary school, community hall and GAA pitch. The Fair Green has been renovated in recent years and now provides a very attractive open space area and parking area for the community.

Employment and Economic Activity

- 4.6.10 Manufacturing, agriculture and retail/service provision are the main economic activities of the village and its hinterland. The existence of employment opportunities nearby (notably Munster Joinery to the north of the village) is also crucial to Knocknagree's development. The village is also an important part of the Sliabh Luacra musical tradition and this attracts some tourists to the area.
- 4.6.11 A choice of greenfield locations are available in addition to opportunities for smaller brownfield and infill redevelopments. There are a number of vacant premises within the village and it would be desirable to see these being taken up for new uses. Opportunities for sensitive redevelopment of existing underused buildings in and around the Fair Green are also available. However care will need to be taken in this sensitive area so that its existing character is reinforced.
- 4.6.12 Additional population growth is desirable in terms of maintaining and improving the services and facilities available in the village. In particular development of tourist facilities and resources will be encouraged as will development of a small business sector.
- 4.6.13 In terms of business uses, lands zoned for commercial development remain undeveloped and are being retained for business use in this plan. Opportunities for small sale business uses are also available elsewhere within the development boundary, subject to normal proper planning and sustainable development criteria. Additional business uses could help improve the identity of Knocknagree and thus increase its attractiveness to potential inhabitants.

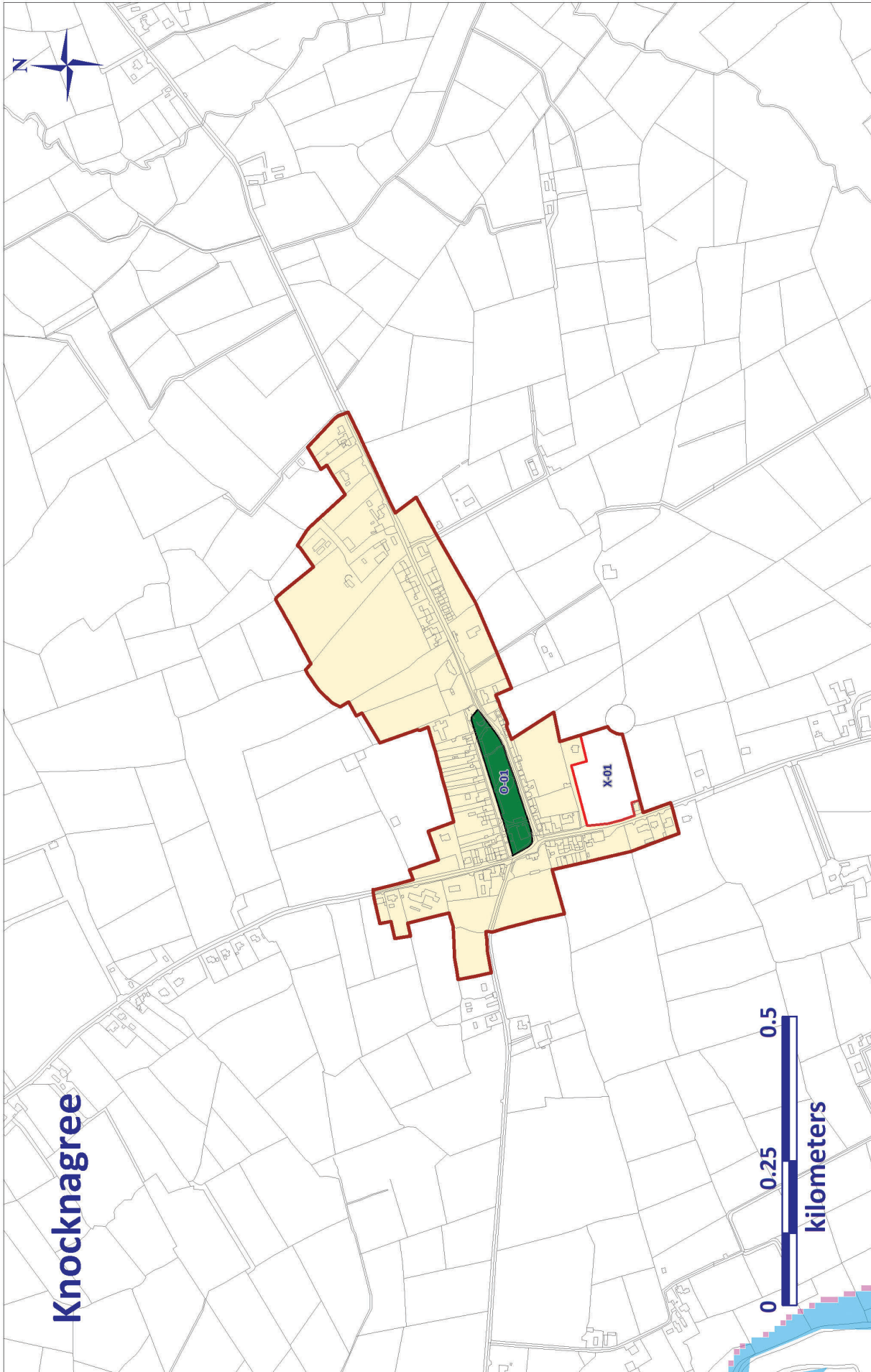
Environment and Heritage

- 4.6.14 The River Blackwater flows approximately 1km to the west of the village and is designated as a candidate Special Area of Conservation.
- 4.6.15 In terms of the built environment, the village itself is very attractive and a large proportion of its buildings are arranged around a large open Fair Green. Whilst each building is individually modest the cumulative impact of the arrangement is very striking. This open space has been recently successfully renovated and is also on the Record of Protected Structures. However there is some under use of the buildings encircling the Fair Green and this detracts from the character of the village.
- 4.6.16 The varied and attractive landscape of Knocknagree's hinterland is a key benefit for both existing and future residents. In this context it is important to ensure that the village's natural setting is maintained and protected from inappropriate development such as wind farms and forestry.

4.6.17 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2014 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Local Area Plan Objective Development Boundary Objectives for Knocknagree	
Objective No.	
DB-01	Within the development boundary of Knocknagree encourage development of up to 30 houses in the plan period.
DB-02	<ul style="list-style-type: none"> a) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.

Local Area Plan Objective Specific Development Objectives for Knocknagree		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Utilities		
Open Space, Sports, Recreation and Amenity		
O-01	Fair Green: Passive Public Open Space with parking provision.	
Special Policy Area		
X-01	Use for business / retail development including convenience retail, light industry, wholesaling trade showrooms, incubator units and car showrooms.	



4.7 Milford

Vision and Context

4.7.1 The vision for Milford over the lifetime of this plan is to accommodate moderate additional growth in the village and thus seek to attract and retain population. Such growth is likely to be driven primarily by local needs and opportunities, supported by the existing service base.

Context

4.7.2 Milford is located to the north of the electoral area, close to the border with County Limerick. As a Key Village Milford has an important role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that appropriate policies are put in place so as to enable the village to capitalise on its strengths and grow its population and services accordingly.

4.7.3 Milford forms a cluster of settlements in combination with Dromina and Newtownshandrum and is the smallest of the three villages. The village is also close to Dromcollogher in County Limerick. Agriculture remains the main employer in the area.

4.7.4 Milford is located along the banks of the River Deel. The village core is located around the cross roads at the eastern end where the church, school and main commercial premises are located. The historic Kilbolane Castle is just outside the boundary to the south east and its wooded and landscaped setting forms an attractive approach to the village. Residential development, including older public housing schemes extend along the regional road to the west of the village core, giving the village a very elongated form. There has also been some attractive infill housing development in the core of the village.

Planning Considerations and Proposals

Population and Housing

4.7.5 In recent decades the population of Milford has in general been in decline but has seen somewhat of an uplift in recently recorded figures with the population having increased to 251 in 2011.

Population Trends 2002-2011			
Census	2002	2006	2011
Milford	204	176	251

4.7.6 The village has a coherent structure and quite an extensive built form, and there are opportunities to consolidate this and accommodate some additional development over the lifetime of this plan, subject to provision of all the necessary services. Such development, and associated population growth, may help secure existing retail services in the village and support the development of new businesses and employment opportunities. In order to attract population to Milford and thus improve services it will be vital to provide the type of housing that this population requires. In particular it is considered that the provision of self build opportunities, serviced sites and detached dwellings would be essential in order to attract those who would otherwise consider housing in rural areas.

4.7.7 Little development has taken place in the village within the last plan period. Over the lifetime of this plan it would be desirable to secure a moderate increase in the population of this village and to facilitate further residential and business development. Such growth is likely to be driven primarily

by local needs and opportunities, supported by the existing service base and the availability of local employment opportunities.

- 4.7.8 With regard to the scale and grain of the existing village it is important that new housing developments do not overwhelm the existing village. In this regard individual new housing proposals on the larger plots of land within the boundary should not contain more than 15 dwellings. Smaller plots and infill schemes will generally contain fewer units than this threshold.
- 4.7.9 Given the potential of the settlement it is envisaged that the development of 30 houses is a reasonable target for the village in the period up to 2022.
- 4.7.10 Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2014 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Infrastructure and Community Facilities

- 4.7.11 Milford is served by the R515 which connects the village with Newtownshandrum and Charleville to the east and Dromcollogher to the west. Access to Cork City and Limerick City is via the nearby N20. Footpath and public lighting provision is generally good throughout the village.
- 4.7.12 Milford has access to a good water supply from the Allow Water Supply Scheme and it is considered that the supply is adequate to meet the development needs of the village during the lifetime of this plan. The Milford sewerage treatment system provides secondary treatment and discharges to the River Deel and currently has some spare capacity. It should be noted that the biological quality of this section of the River Deel is a significant issue in the context of the overall catchment. Surface water drainage is not a problem for the village and can be dealt with adequately.
- 4.7.13 Parts of Milford have been identified as being at risk of flooding. The areas at risk follow the path of the River Deel through the village and are illustrated on the settlement map. Of particular concern is the potential impact on the village centre. See Section One of the plan.
- 4.7.14 In terms of social and leisure community facilities Milford has access to a church, primary school, community hall, child care services and Garda Station as well as a GAA pitch and tennis courts. The village has also benefited from the development of a public park alongside the river and historic bridge.

Employment and Economic Activity

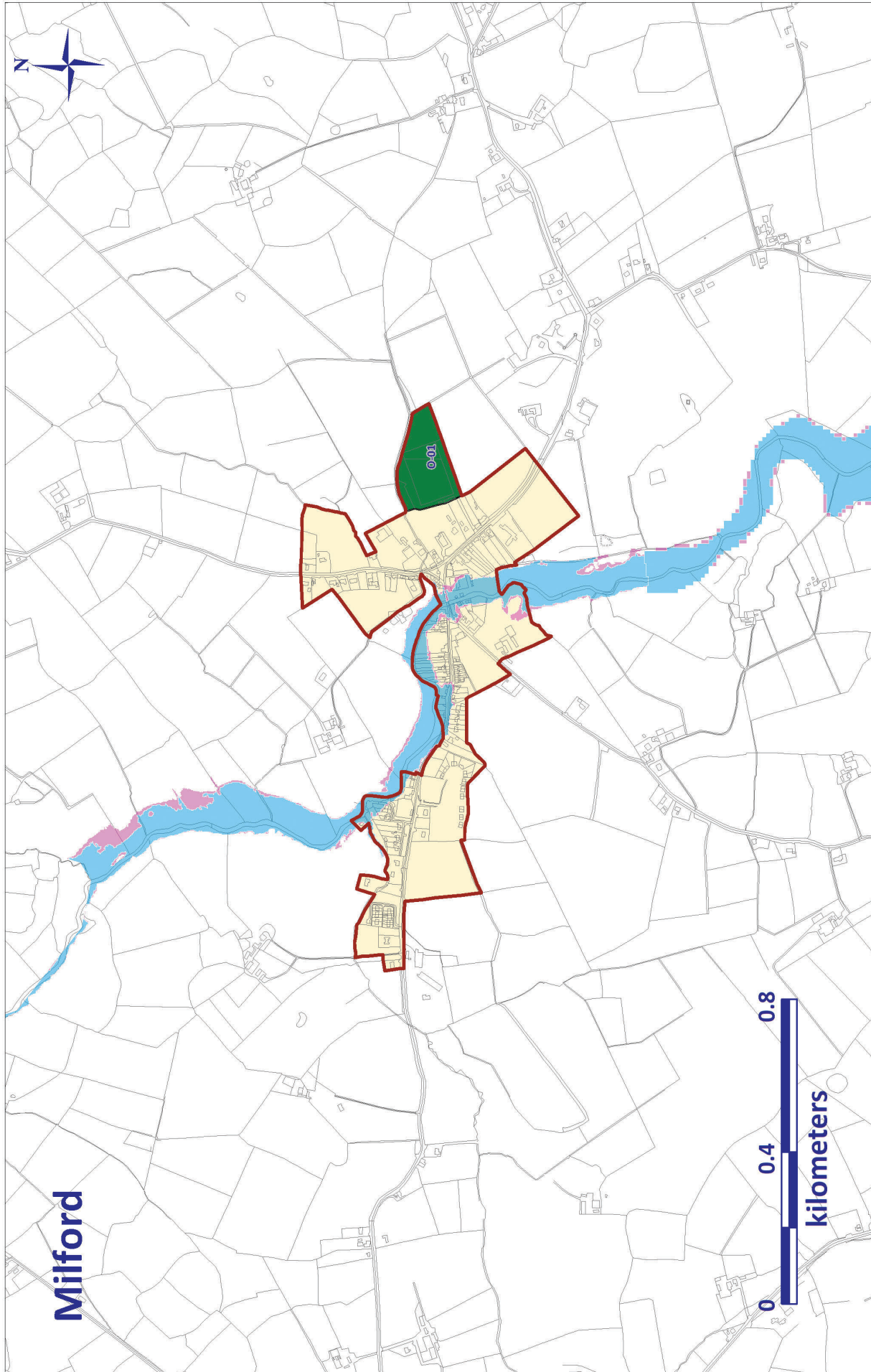
- 4.7.15 The fertile landscape around Milford ensures that agriculture remains the primary employer for the area. However the recent closure of the Milford Co-op may provide scope for some additional village core development. Nevertheless the village still has some notable economic activity including a number of small convenience shops, a car sales garage/petrol station, a post office and number of public houses.
- 4.7.16 Additional population growth may support the development of a broader retail sector and agriculture linked business base in the village.
- 4.7.17 In terms of business uses, opportunities for small scale business uses are also available within the core of the village, subject to normal proper planning and sustainable development criteria. Additional business uses could help improve the identity of Milford and thus increase its attractiveness to potential inhabitants.

Environment and Heritage

- 4.7.18 As described in the 2007 Draft Landscape Strategy and set out in the 2014 Cork County Development Plan Milford is located within Landscape Character Type 5 - Fertile Plain with Moorland Ridge. In general the Landscape is deemed to be Very High Value (picturesque with scenic routes and natural and cultural heritage of county or national importance), very high sensitivity (extra vulnerable landscapes likely to be fragile and susceptible to change) and of County importance. This echoes the location of the village in the “Golden Vale” and Milford’s hinterland is best characterised by the high quality agricultural lands and mature broadleaf hedgerows. The village’s location on a broad plateau also provides wide views over the area to the north in particular.
- 4.7.19 In terms of the built environment, there are three buildings either in or close to the village that are on the record of protected structures; RPS 00001 Kilbolane House at Kilbolane, RPS 00002 Kilbolane Castle at Kilbolane (Tower House) and RPS 00003 Former Scart Schoolhouse at Scart. In addition the streetscape at the cross roads in the centre of the village is also quite attractive.
- 4.7.20 There are several sites in the village which are currently derelict or disused and, if redeveloped, would greatly benefit the amenities of Milford. In particular sensitive redevelopment of key sites along the Main Street is required so as to ensure that its existing character is reinforced.
- 4.7.21 It is important to ensure that the village’s natural setting is maintained and this can be largely achieved if the surrounds of River Deel are protected from inappropriate development

Local Area Plan Objective Development Boundary Objectives for Milford	
Objective No.	
DB-01	Within the development boundary of Milford encourage development of up to 30 houses during the plan period.
DB-02	Particular care shall be given to the protection of the River Deel water quality and its associated ecosystem given the presence of protected species such as the Fresh Water Pearl Mussel.
DB-03	Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.

Local Area Plan Objective Specific Development Objectives for Milford		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Open Space, Sports, Recreation and Amenity		
O-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	



- 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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Kanturk Mallow 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 24 villages in the Kanturk Mallow Municipal District as follows: Ballyclough, Ballydaly, Burnfort, Bweeng, Castlemagner, Cecilstown, Churchtown, Cullen, Derrinagree, Dromahane, Freemount, Glantane, Kilbrin, Kilcorney, Kiskeam, Lisscarroll, Lismire, Lombardstown, Lyre, Meelin, New Twopothouse, Rathcoole, Rockchapel, Tullylease.
- 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 at the start of 2015.

- 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. The current water services position for the Villages is set out in Appendix A2.
- 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 in Kanturk Mallow Municipal District Villages

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
Ballyclogh	112	24	20	10
Ballydaly	14	4	5	1
Burnfort	24	-18	10	10
Bweeng	177	138	10	6
Castlemagner	118	106	30	5
Cecilstown	42	3	10	10
Churchtown	252	176	25	15
Cullen	47	7	25	5
Derrinagree	20	0	5	5
Dromahane	343	151	63	20
Freemount	114	69	20	10
Glantane	59	7	10	10
Kilbrin	78	32	20	10
Kilcorney	22	14	10	5
Kiskeam	65	2	24	10
Liscarroll	122	11	15	10
Lismire	30	14	30	5
Lombardstown	66	26	10	10

Table 5.1. Scale of Development in Kanturk Mallow Municipal District Villages

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
Lyre	82	56	10	10
Meelin	36	3	20	10
New Twopothouse	57	21	10	10
Rathcoole	80	52	15	10
Rockchapel	41	2	15	5
Tullylease	29	0	10	5

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.
- In order to secure the sustainable population growth and supporting development proposed in the Villages, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the River Blackwater Special Area of Conservation, 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 water does not fall below legally required levels.
- 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.
- Notwithstanding the scale of growth outlined in Table 4.1, in the absence of a appropriate public wastewater treatment facilities, 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

Local Area Plan Objective

GO-01 General Objectives for Villages

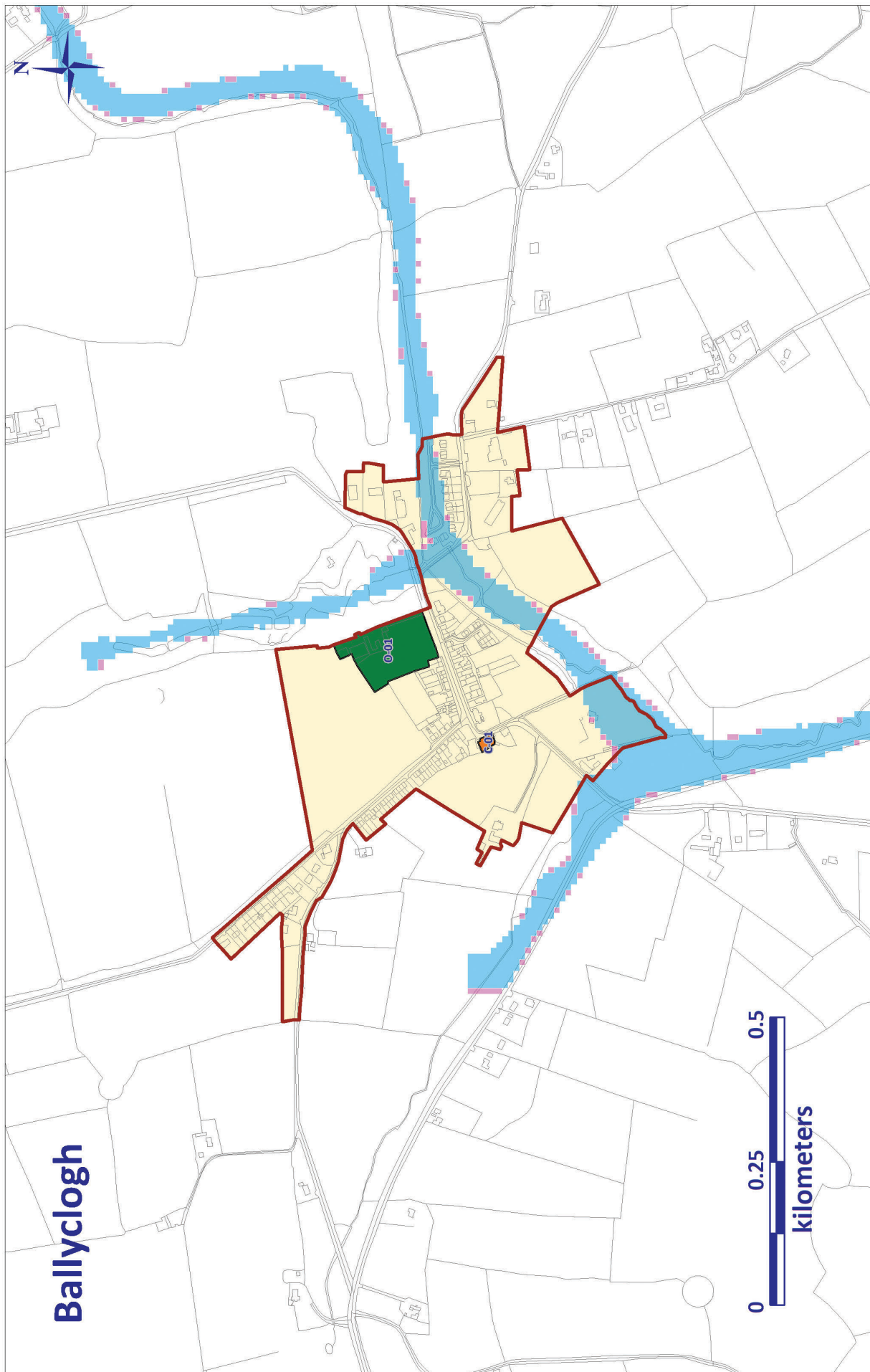
- sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- f) Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within the catchment of the River Blackwater Special Area of conservation.
 - g) 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.
 - h) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.
 - i) Retail / tourism / business development, etc can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
 - j) 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.
 - k) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
 - l) 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.
 - m) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
 - n) All proposals for development within an area at risk of flooding, shall comply with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management: Guidelines for Planning Authorities’ and with the Flood Risk Assessment and Management Objective FR-01 in Section 1 of this Plan.
 - o) 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. Any development proposals must be designed to minimise potential for impacts on water quality and disturbance to habitats and species and are likely to require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive.

Ballyclough

Vision

5.1.18 The vision for Ballyclough over the lifetime of the Plan is to facilitate a modest level of housing development within the village, while ensuring any new development is in keeping with the scale and character of the village particularly respecting the protected structures within the development boundary.

Local Area Plan Objective Specific Development Objectives for Ballyclough		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Ballyclough encourage the development of up to 20 houses during the plan period. b) There are several archaeological sites/Recorded Monuments/Protected Structures within the development boundary of Ballyclough and account will need to be taken of these in the formulation of any proposals for development in this area. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space, Sports, Recreation and Amenity		
0-01	Preserve the setting of Ballyclough Castle and to maintain and protect the surrounding old estate stonewall.	1.3
Community/Utilities		
C-01	Public playground	0.54



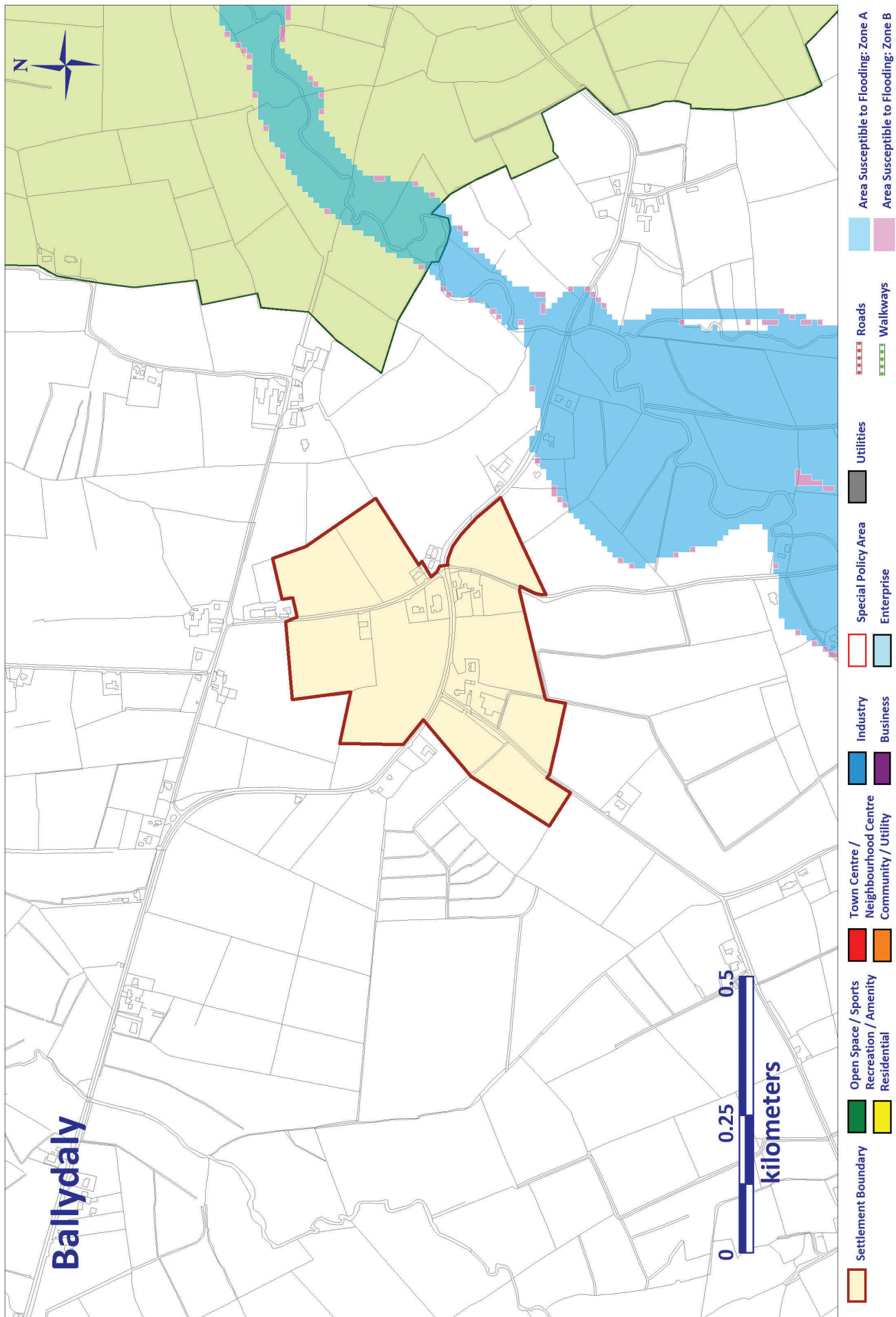
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Ballydaly

Vision

5.1.19 The vision for Ballydaly to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Ballydaly		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Ballydaly encourage the development of up to five individual dwelling units during the plan period, subject to normal proper planning and sustainable development considerations. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	

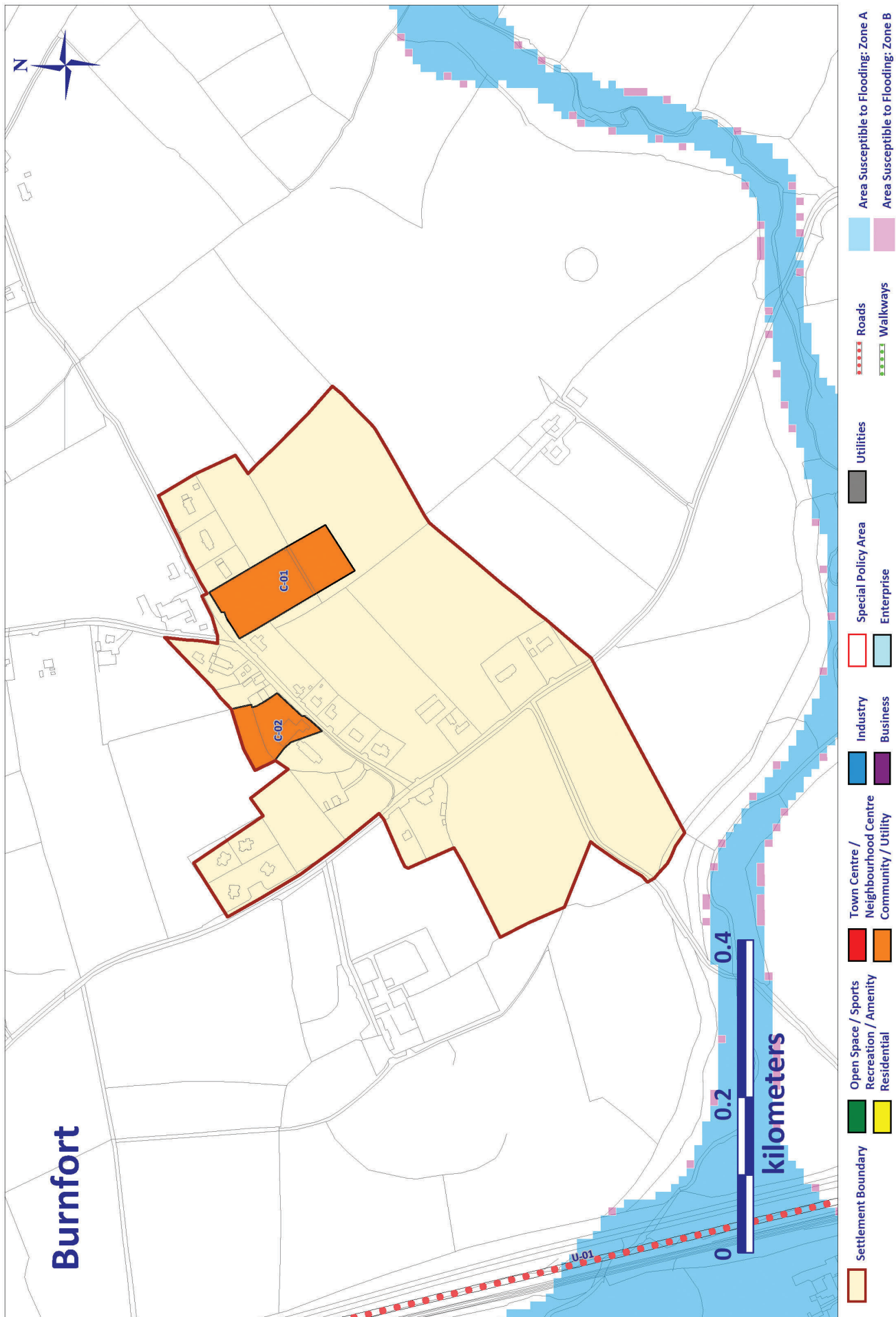


Burnfort

Vision

5.1.20 The vision for Burnfort over the lifetime of the Plan is to accommodate a modest level of additional growth in keeping with the scale and character of the village. The village is most suited to the development of individual dwellings.

Local Area Plan Objective Specific Development Objectives for Burnfort		
* Flood Risk Obj. X applies	# Natura Obj. X applies.	^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Burnfort it is an objective to encourage the development of up to 10 houses in the period up to 2022. The number of houses in any particular group will not normally exceed the provision of 10 units.	
Community/Utilities		
C-01	Cemetery	1.21
C-02	Expansion of educational facilities	0.58



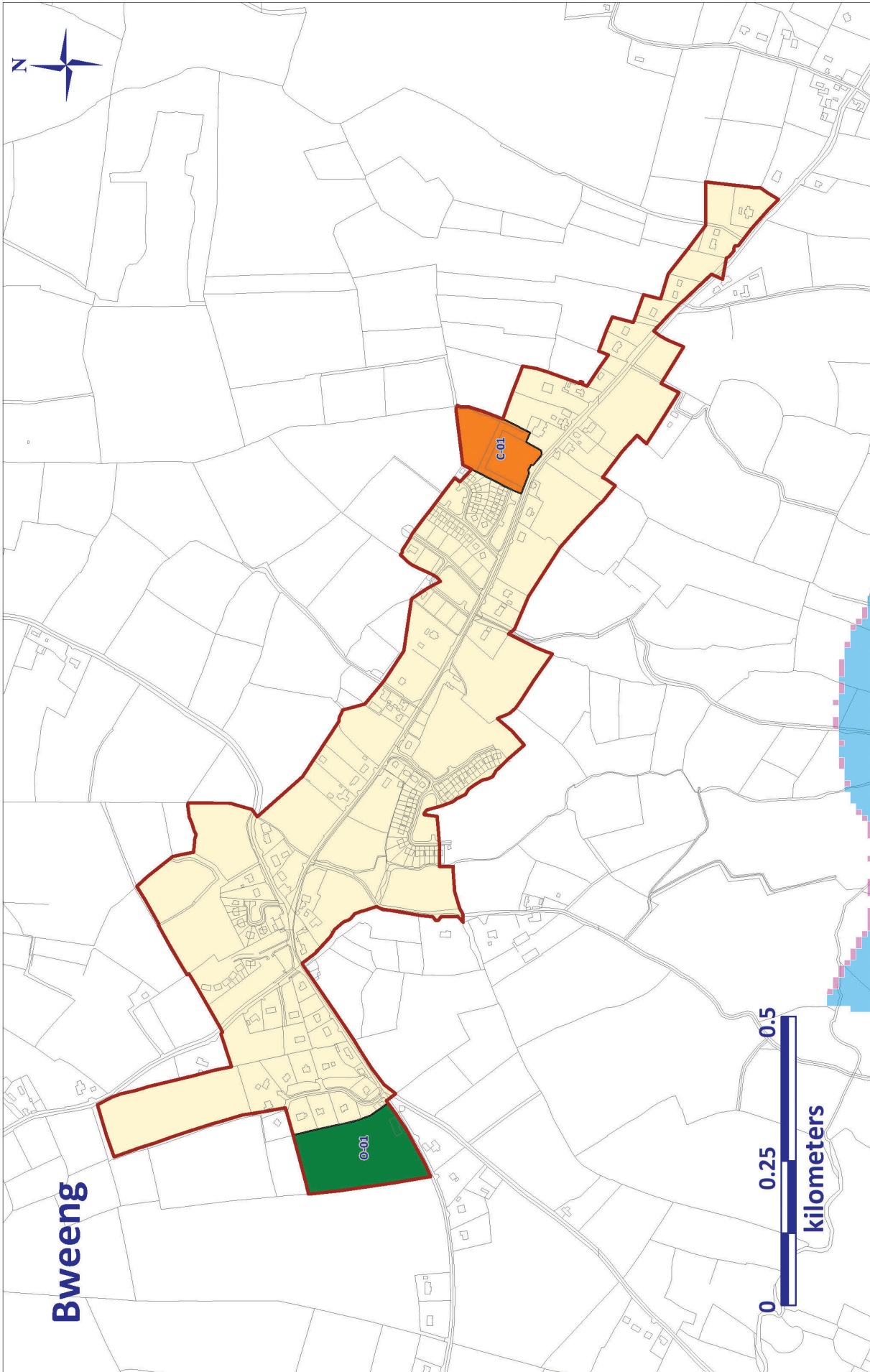
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Bweeng

Vision

5.1.21 The vision for Bweeng to 2022 is to encourage a modest level of residential growth and to ensure development is consolidated so that it links both ends of the village and creates a strong focus and identity in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Bweeng		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Bweeng encourage the development of up to 10 houses during the plan period.	
Open Space, Sports, Recreation and Amenity		
0-01	Open Space	2.31
Community/Utilities		
C-01	Expansion of Cemetery	1.36



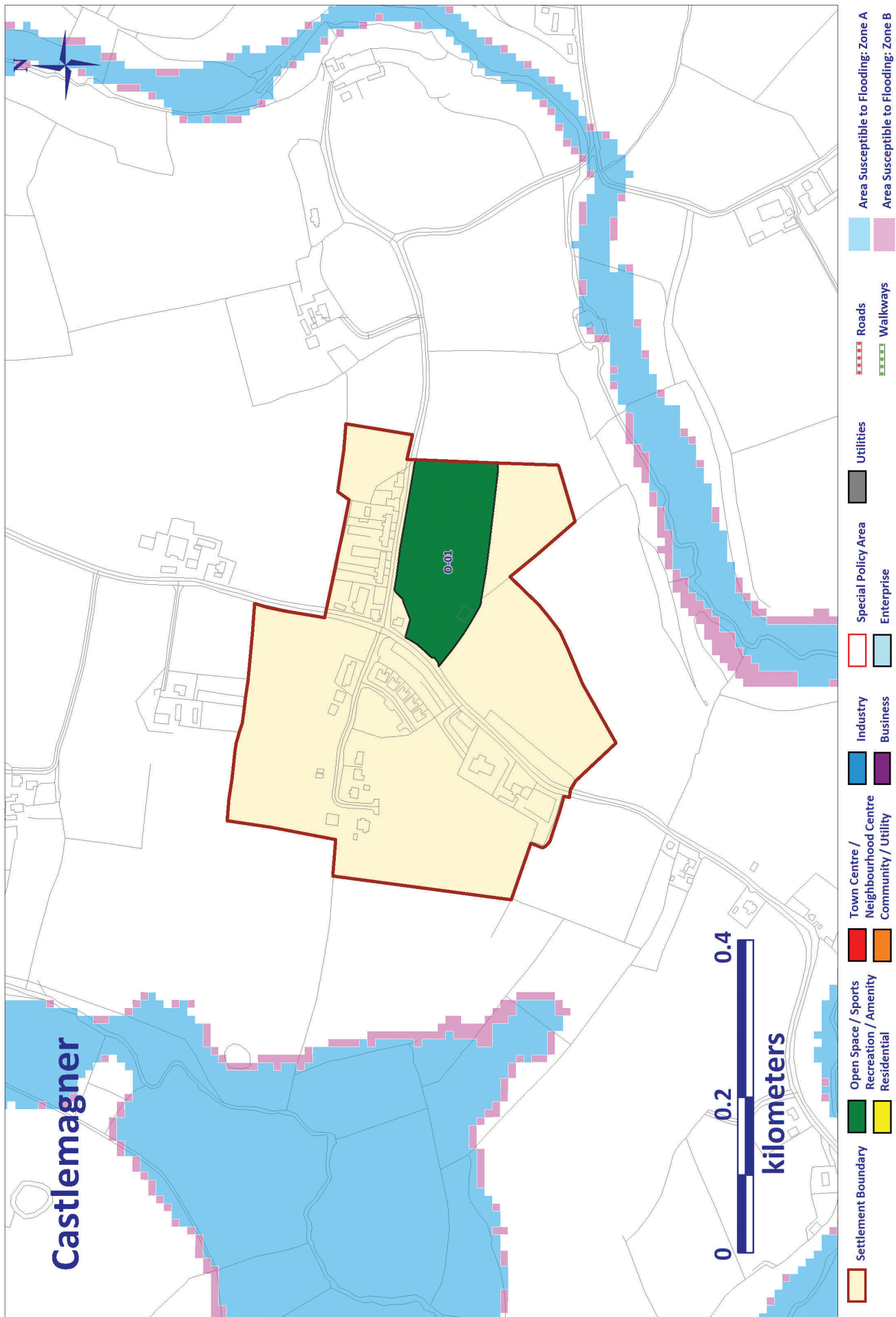
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Castlemagner

Vision

5.1.22 The vision for Castlemagner to 2022 is to improve the range of services and facilities available within the village, consolidate the village core and to provide for a modest level of growth.

Local Area Plan Objective Specific Development Objectives for Castlemagner		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Castlemagner encourage the development of up to 30 houses during the plan period. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.48

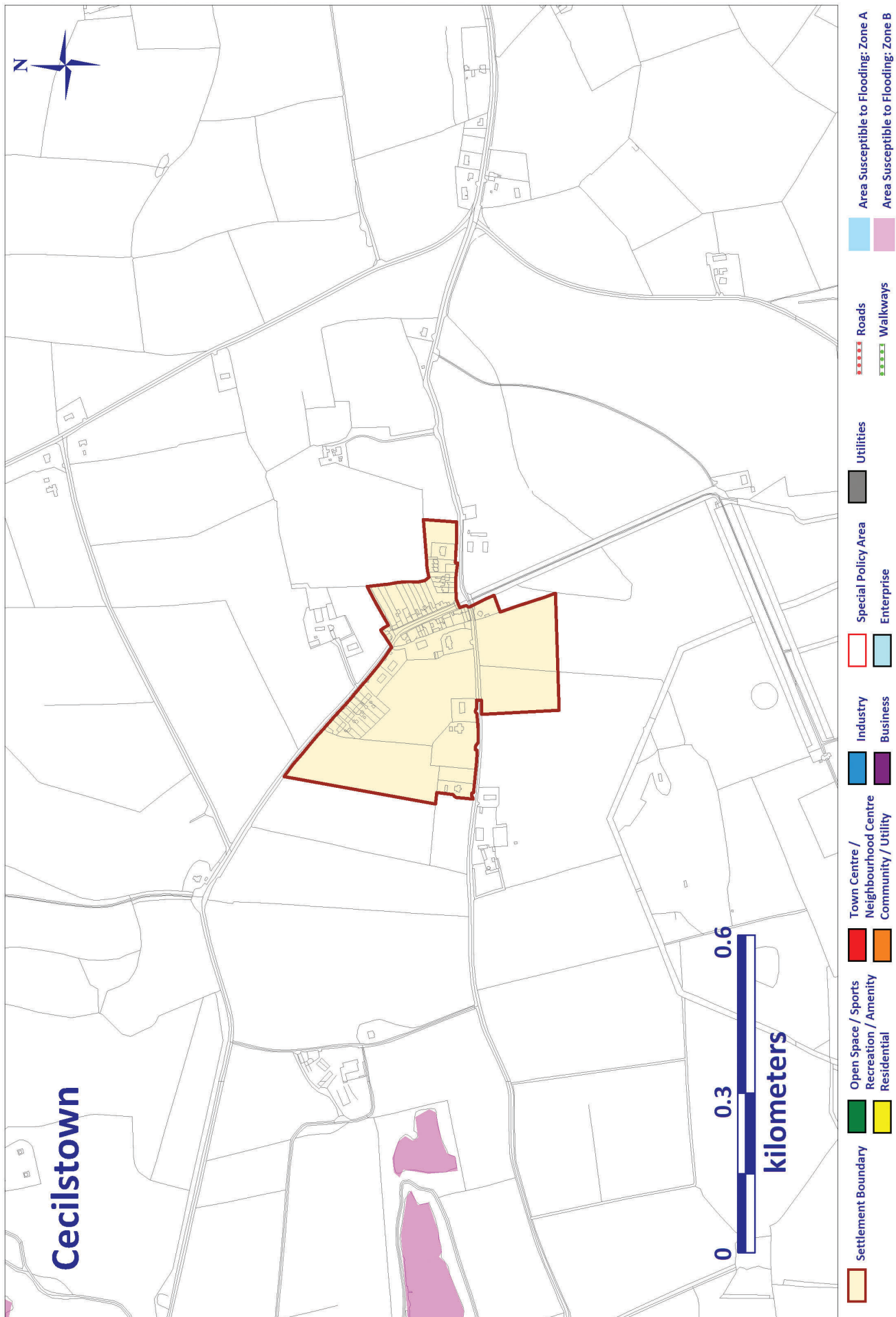


Cecilstown

Vision

5.1.23 The vision for Cecilstown to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Cecilstown		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Cecilstown encourage the development of up to 10 houses during the period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	

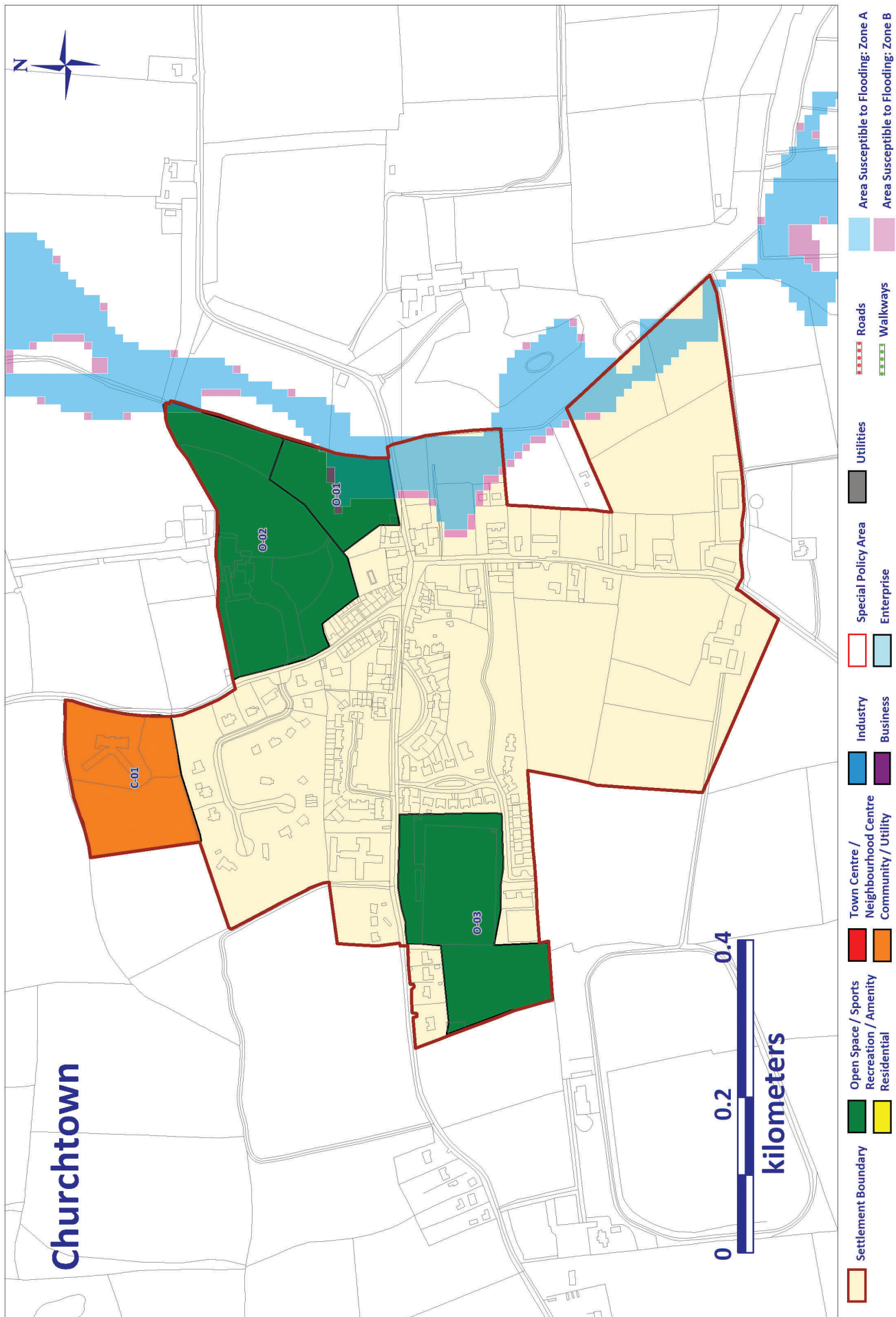


Churchtown

Vision

5.1.25 The vision for Churchtown to 2022 is to seek to retain and respect its historic Georgian character, adequately protect the Architectural Conservation Area and encourage small scale sympathetic residential development in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for X		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Churchtown encourage the development of up to 25 houses during the plan period. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space, Sports, Recreation and Amenity		
0-01	Open Space (with provision for village park). *	1.4
0-02	Open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Churchtown House in particular.	4.3
0-03	GAA Playing Pitches	3.36
Community/Utilities		
C-01	Nursing Home with provision for sheltered housing.	2.5

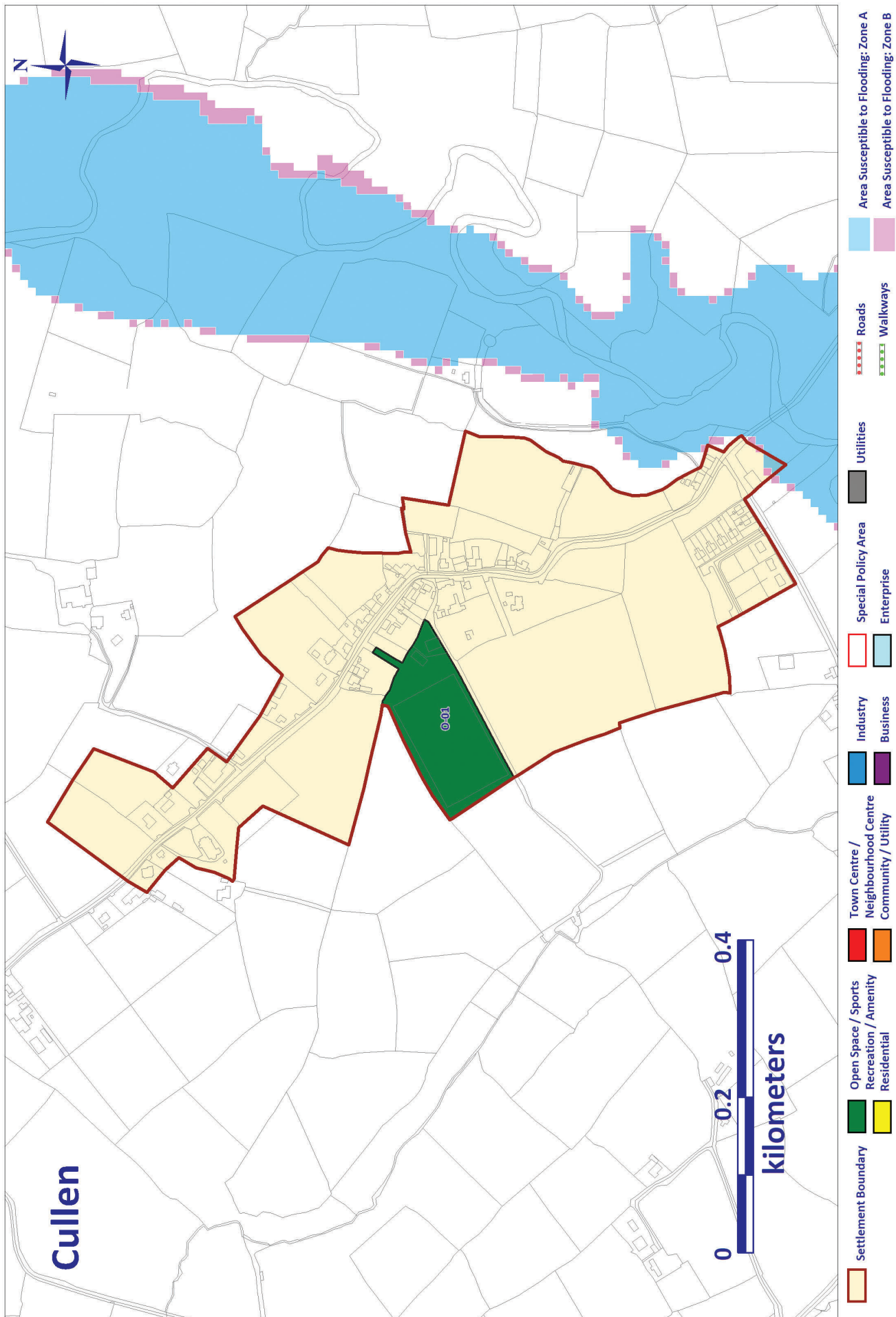


Cullen

Vision

5.1.26 The vision for Cullen to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Cullen		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Cullen encourage the development of up to 25 houses during the plan period. b) The Owentaraglin River runs adjacent to the village and forms part of the Blackwater River Candidate Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1. 	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.1

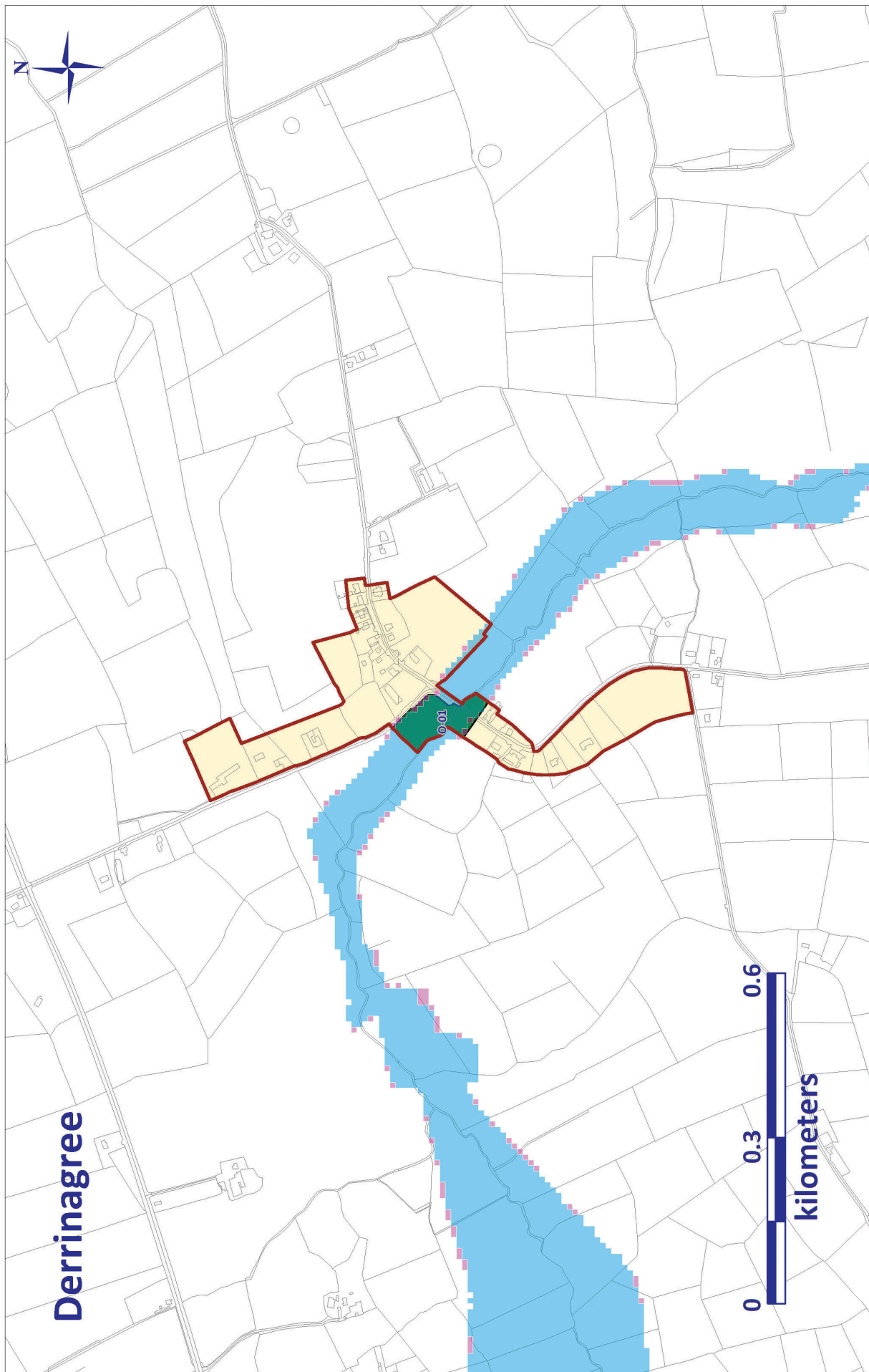


Derrinagree

Vision

5.1.27 The vision for Derrinagree to 2022 is to encourage a modest amount of residential development proportionate to its size.

Local Area Plan Objective Specific Development Objectives for Derrinagree		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Derrinagree it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022 subject to normal proper planning and sustainable development considerations. b) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space, Sports, Recreation and Amenity		
0-01	Public open space to protect the rural character and setting of the village. *	.92



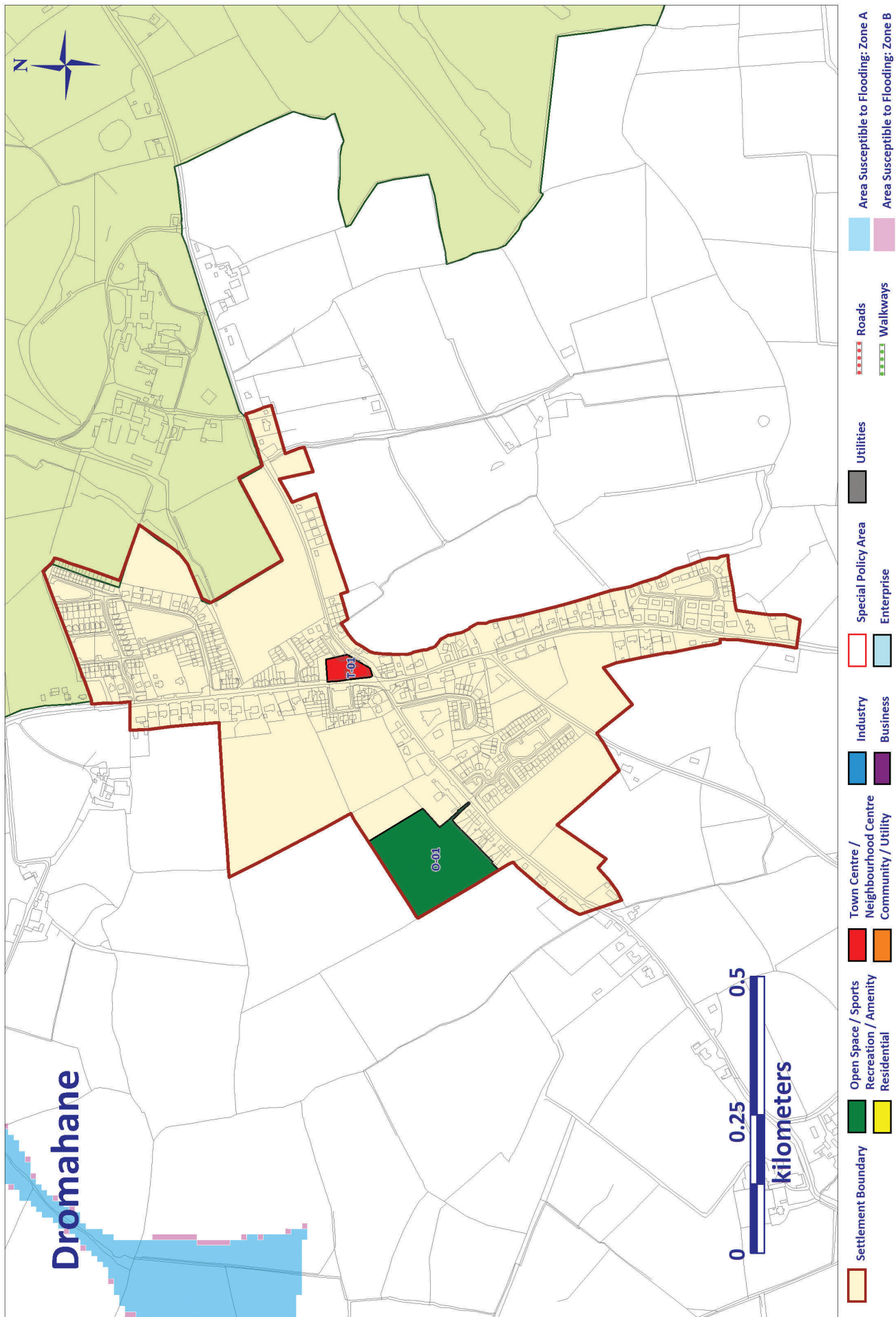
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Dromahane

Vision

5.1.28 The vision for Dromahane to 2022 is to strengthen the range of services, community facilities and employment opportunities within the village and to encourage appropriate residential development which is sympathetic to its character.

Local Area Plan Objective Specific Development Objectives for Dromahane		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Dromahane encourage the development of up to 63 houses during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	
Open Space, Sports, Recreation and Amenity		
0-01	Open space and recreation. Access to be provided to the west of the School.	2.47
Town Centre/Neighbourhood Centre		
T-01	Town Centre Uses	0.3

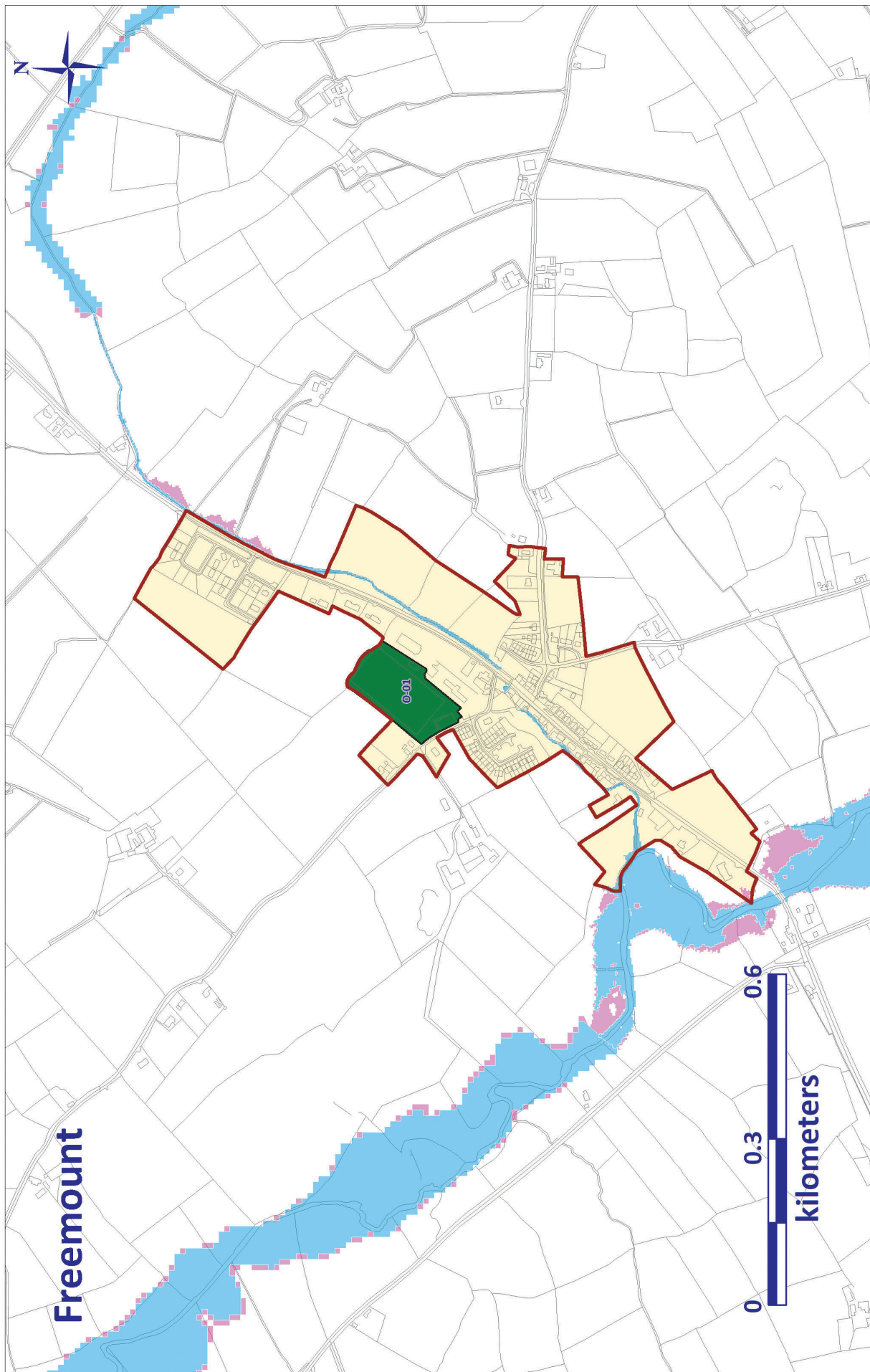


Freemount

Vision

5.1.29 The vision for Freemount to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Local Area Plan Objective		
Specific Development Objectives for Freemount		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Freemount encourage the development of up to 20 dwellings during the plan period. b) The boundary of the village overlaps with the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) A wastewater and storm water plan for Freemount will be produced during the lifetime of the plan to identify and implement the measures necessary to protect the Munster Blackwater and its dependant habitats and species. All new development within this settlement must be compliant with this plan. e) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1. 	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	1.95



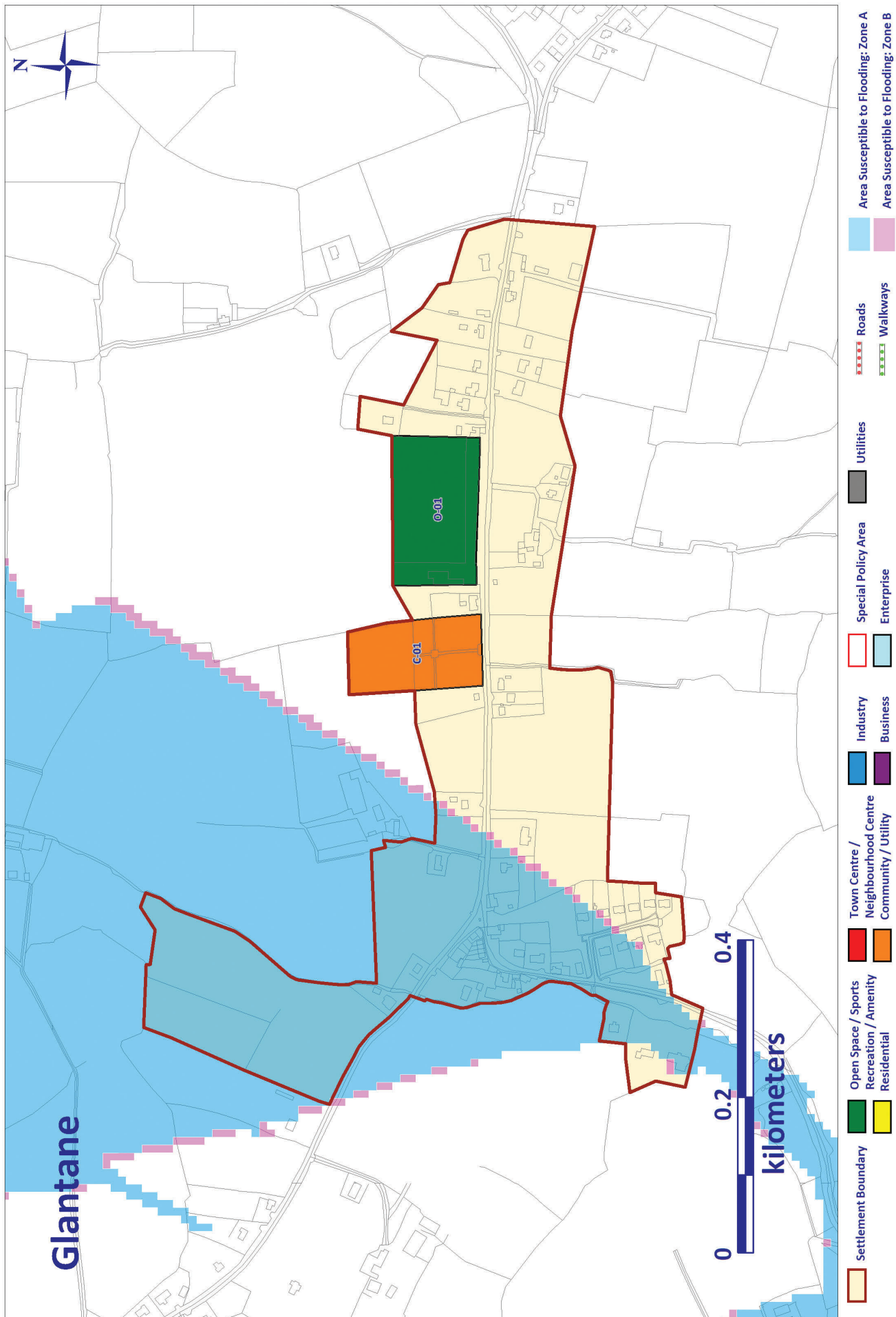
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Glantane

Vision

5.1.30 The vision for Glantane to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Local Area Plan Objective Specific Development Objectives for Glantane		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Glantane encourage the development of up to 10 dwellings during the period. b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1. 	
Open Space & Agriculture		
0-01	GAA Playing Pitches	2.05
Community & Utilities		
C-01	Expansion of Cemetery	1.5

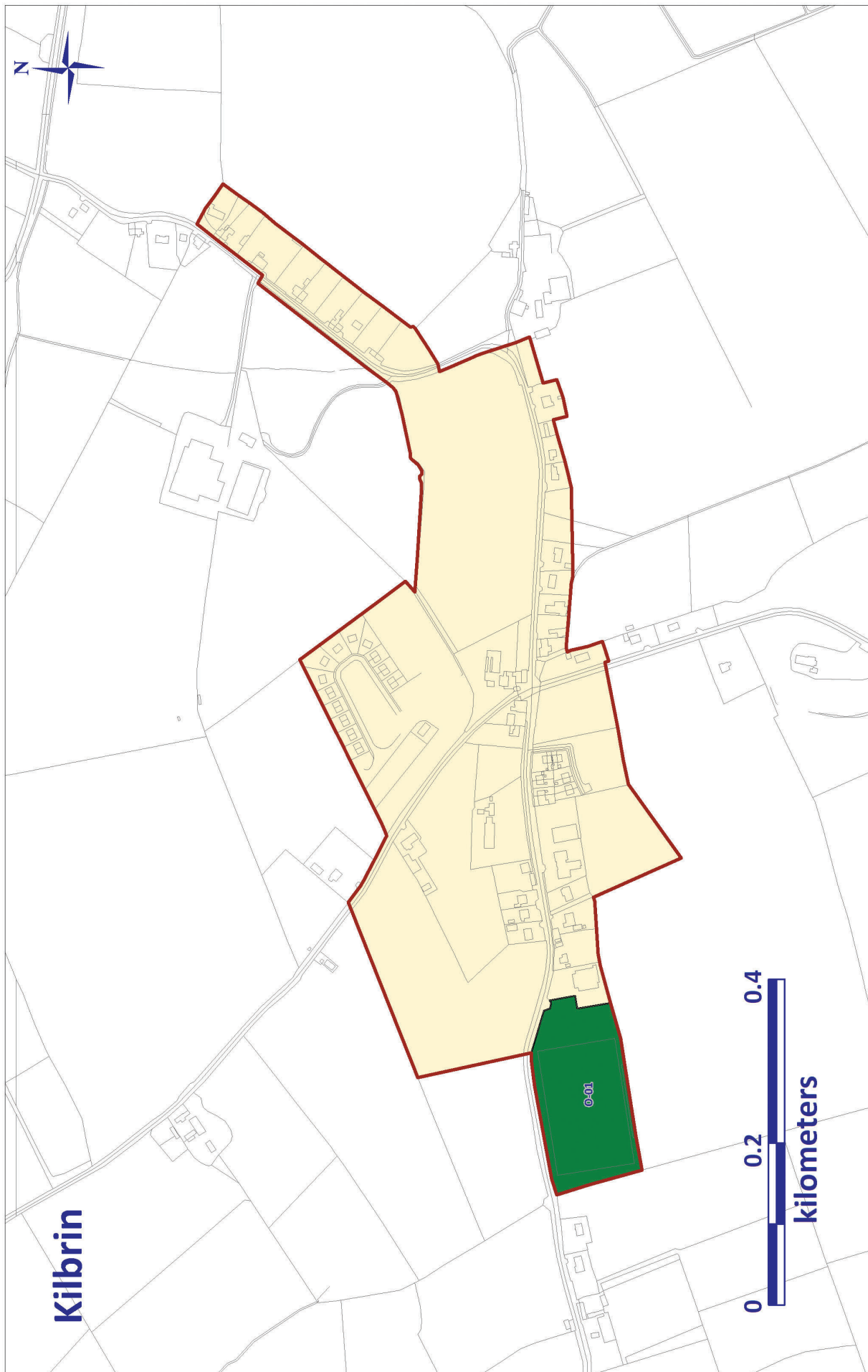


Kilbrin

Vision

5.1.31 The vision for Kilbrin to 2022 is to encourage modest residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Kilbrin		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Kilbrin encourage the development of up to 20 dwellings during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.39



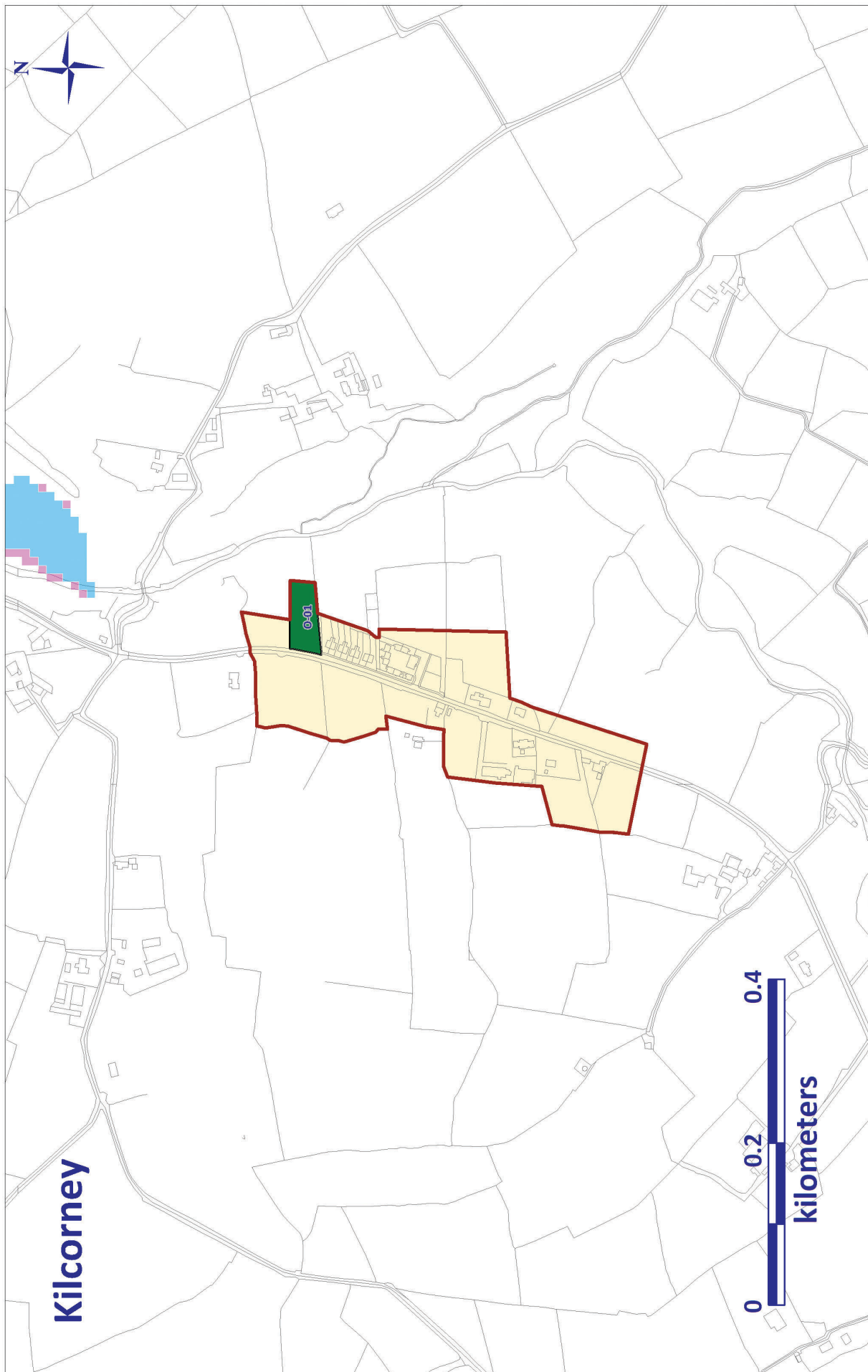
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Kilcorney

Vision

5.1.32 The vision for Kilcorney to 2022 is to encourage a modest amount of residential development proportionate to its size. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Local Area Plan Objective Specific Development Objectives for Kilcorney		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Kilcorney encourage the development of up to 10 dwellings during the plan period. b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	
Open Space & Agriculture		
0-01	Active Open Space	0.3



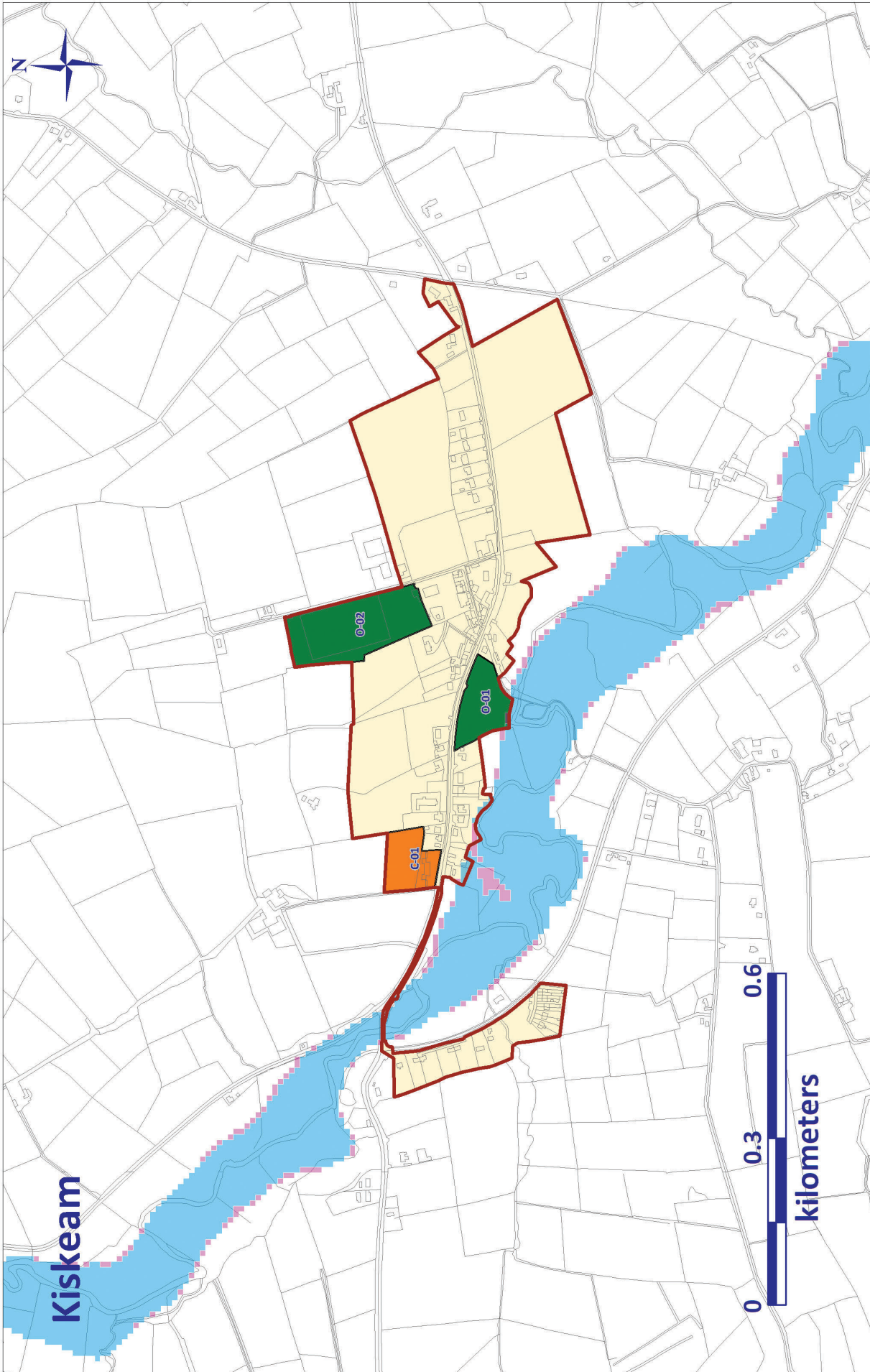
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Kiskeam

Vision

5.1.33 The vision for Kiskeam to 2022 is to accommodate a modest level of additional development whilst protecting the special character and setting of the village adjoining the Blackwater Special Area of Conservation. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Local Area Plan Objective Specific Development Objectives for Kiskeam		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Kiskeam encourage the development of up to 24 dwellings during the plan period. b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	
Open Space, Sports, Recreation and Amenity		
0-01	Public Open Space and amenity.	1.04
0-02	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.42



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

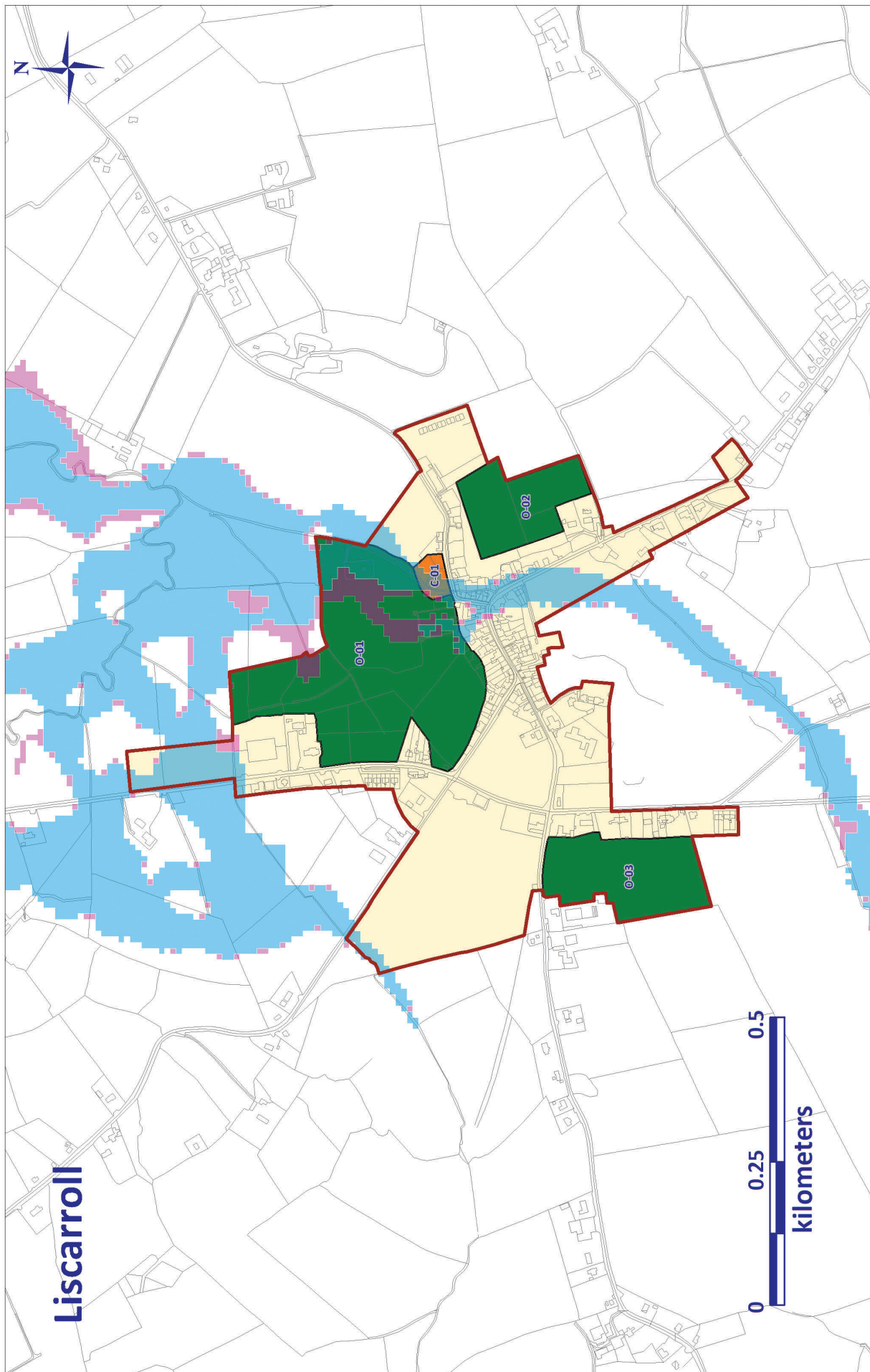
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Liscarroll

Vision

5.1.34 The vision for Liscarroll to 2022 is to encourage small scale residential development and regeneration, sympathetic to the history, character and setting of the village, in tandem with provision of employment and services. To promote and expand on the already established tourist functions of the village and further enhance its role within the north cork area.

Local Area Plan Objective Specific Development Objectives for Liscarroll		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Liscarroll encourage the development of up to 15 dwellings during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space and Agriculture		
0-01	Open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Liscarroll Castle in particular. *	9.58
0-02	Open space within existing playing fields and scope for the provision of additional facilities.	2.45
0-03	Lands to remain predominantly open in character. Any development on these lands should not interfere with the landscape setting of the town.	3.4
Community and Utilities		
C-01	Existing Playground. *	0.36



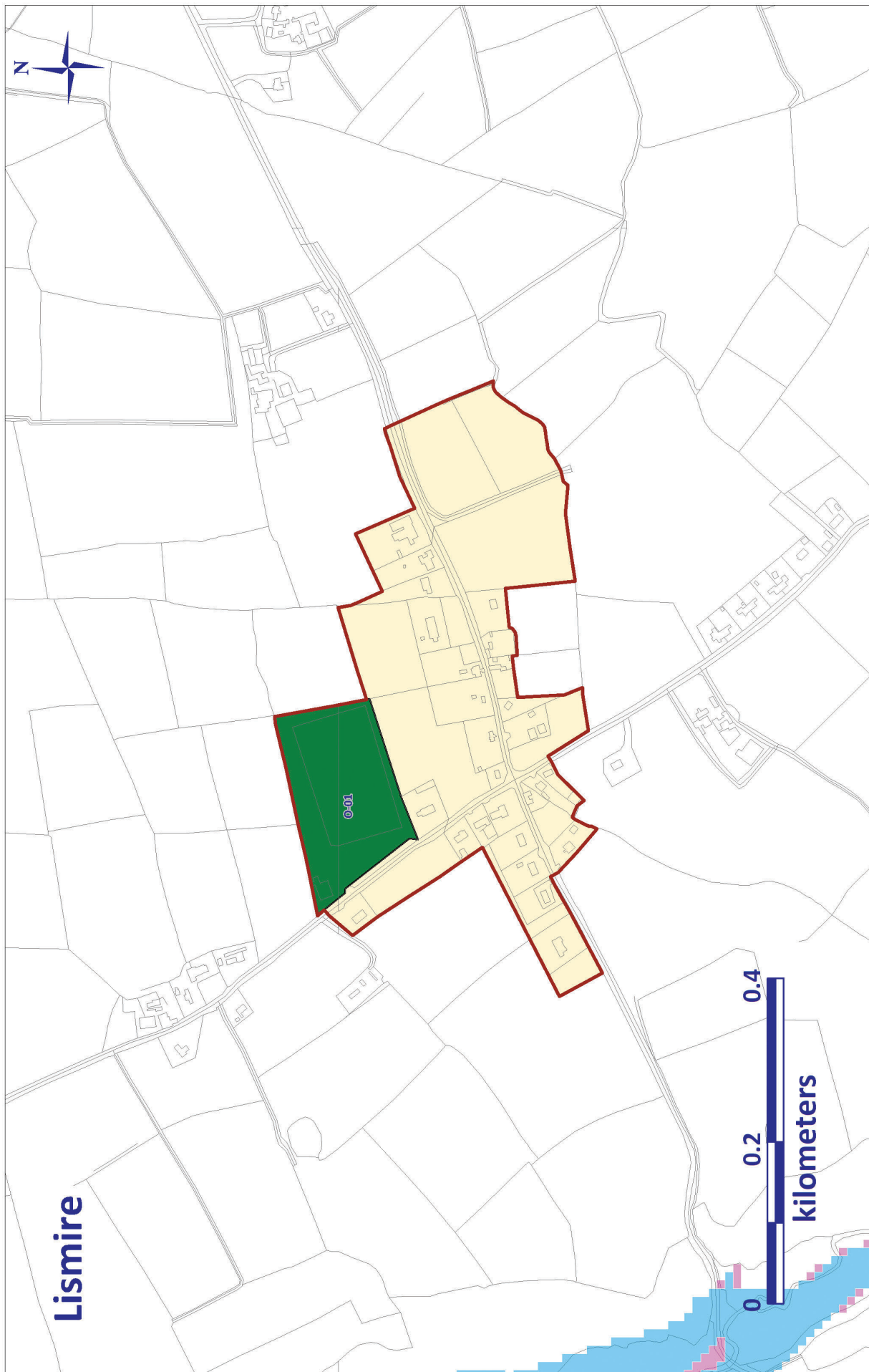
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Lismire

Vision

5.1.35 The vision for Lismire to 2022 is to accommodate a modest level of additional development whilst protecting the special character and setting of the village adjacent to Priory Wood.

Local Area Plan Objective Specific Development Objectives for Lismire		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Lismire encourage the development of up to 30 dwellings during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.71



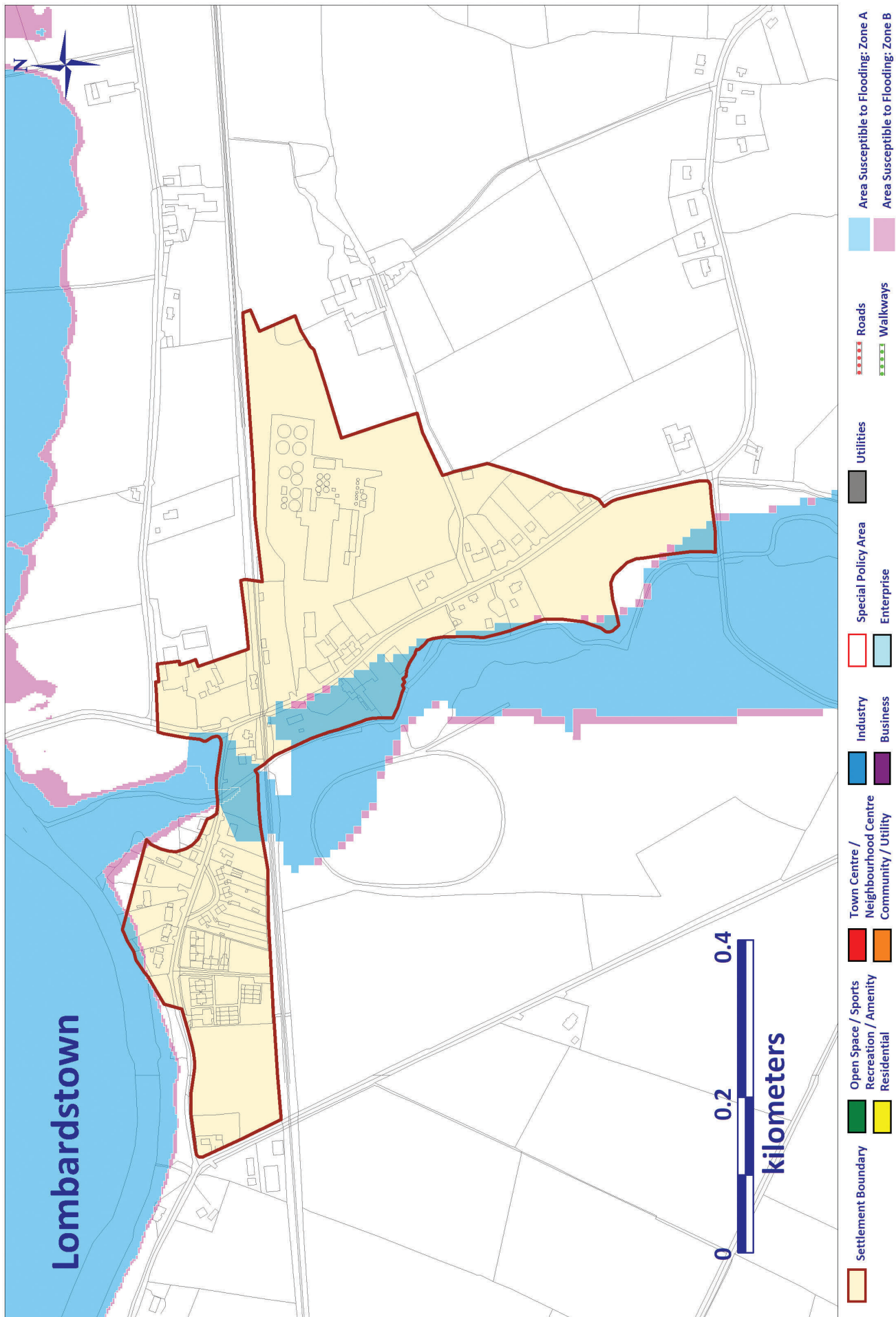
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Lombardstown

Vision

5.1.36 The vision for Lombardstown to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Lombardstown		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Lombardstown encourage the development of up to 10 dwellings during the plan period. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1. 	

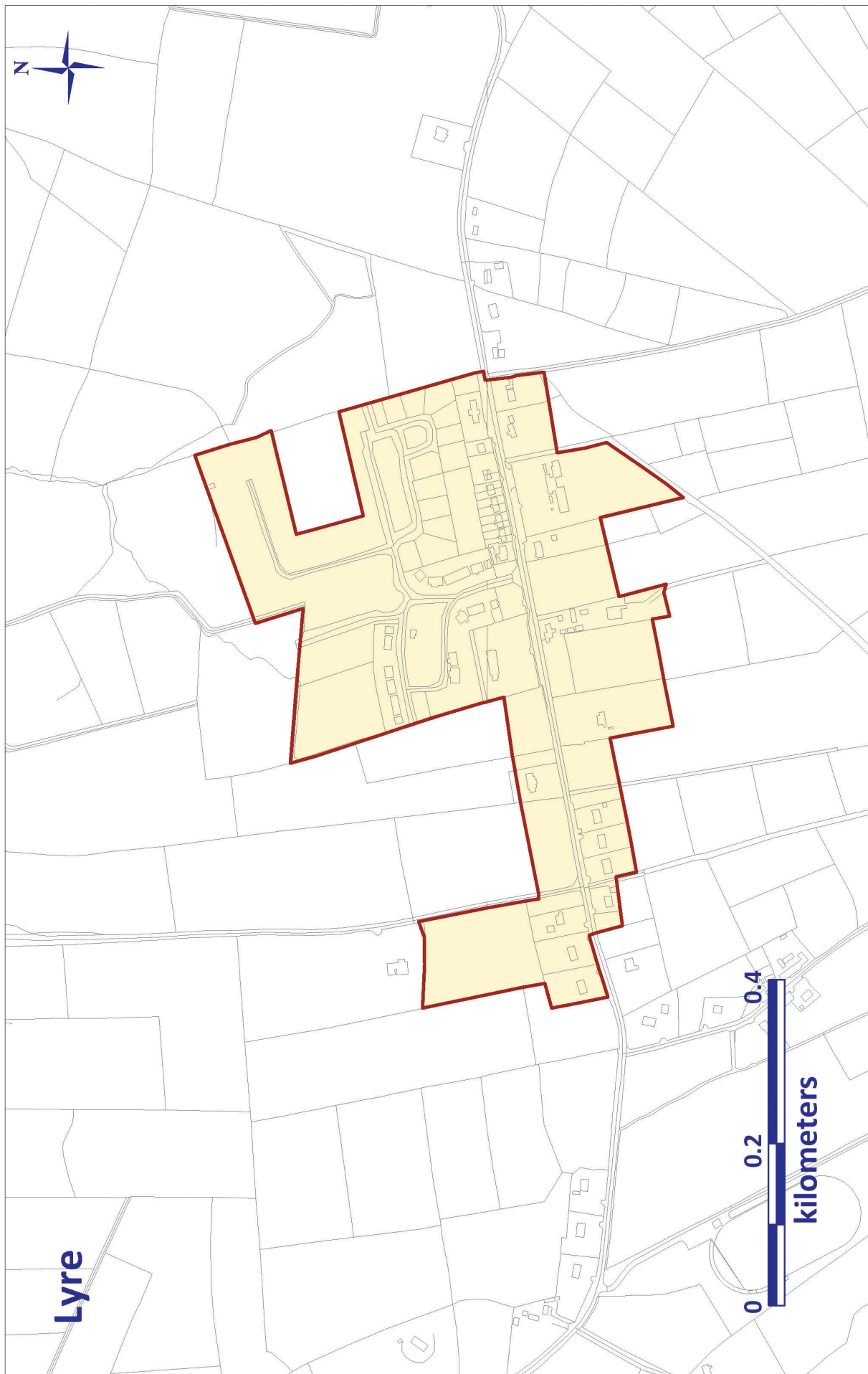


Lyre

Vision

5.1.37 The vision for Lyre to 2022 is to encourage consolidation and small scale residential development where appropriate, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Lyre		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
	a) Within the development boundary of Lyre encourage the development of up to 10 dwellings during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.	



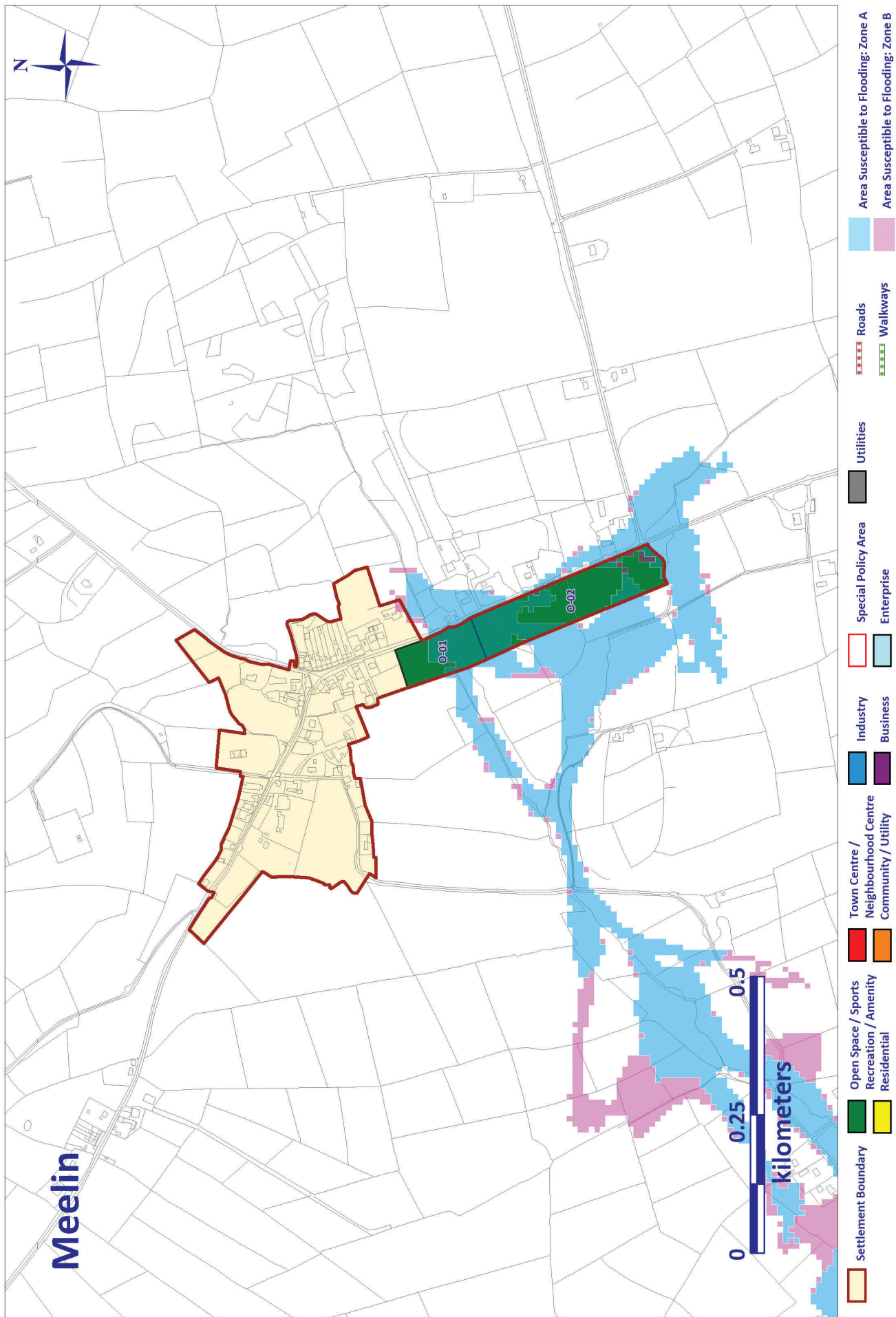
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Meelin

Vision

5.1.38 The vision for Meelin to 2022 is to encourage modest residential development, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for Meelin		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Meelin encourage the development of up to 20 houses during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space, Sports, Recreation and Amenity		
0-01	There is a general presumption against the development of these lands.	1.1
0-02	Limited potential for individual dwellings at very low density, subject to a single agreed landscaped based scheme for all of the lands with detailed provision for retaining hedgerows, on site features and field patterns. A design brief for individual dwellings should be part of the scheme along with a high quality informal layout of the sites with a safe pedestrian route to the village centre and based generally on a single entrance from the public road. The zoned area is within the Zone of Archaeological Potential of the Recorded Monument CO014-010, CO014-011 and CO014-013 Fulachta Fiadh, any development in this area will need to be cognisant of the potential presence of subsurface archaeology and may require an archaeological impact assessment. If archaeology is demonstrated to be present appropriate mitigation (preservation in situ/buffer zones) will be required.	2.8



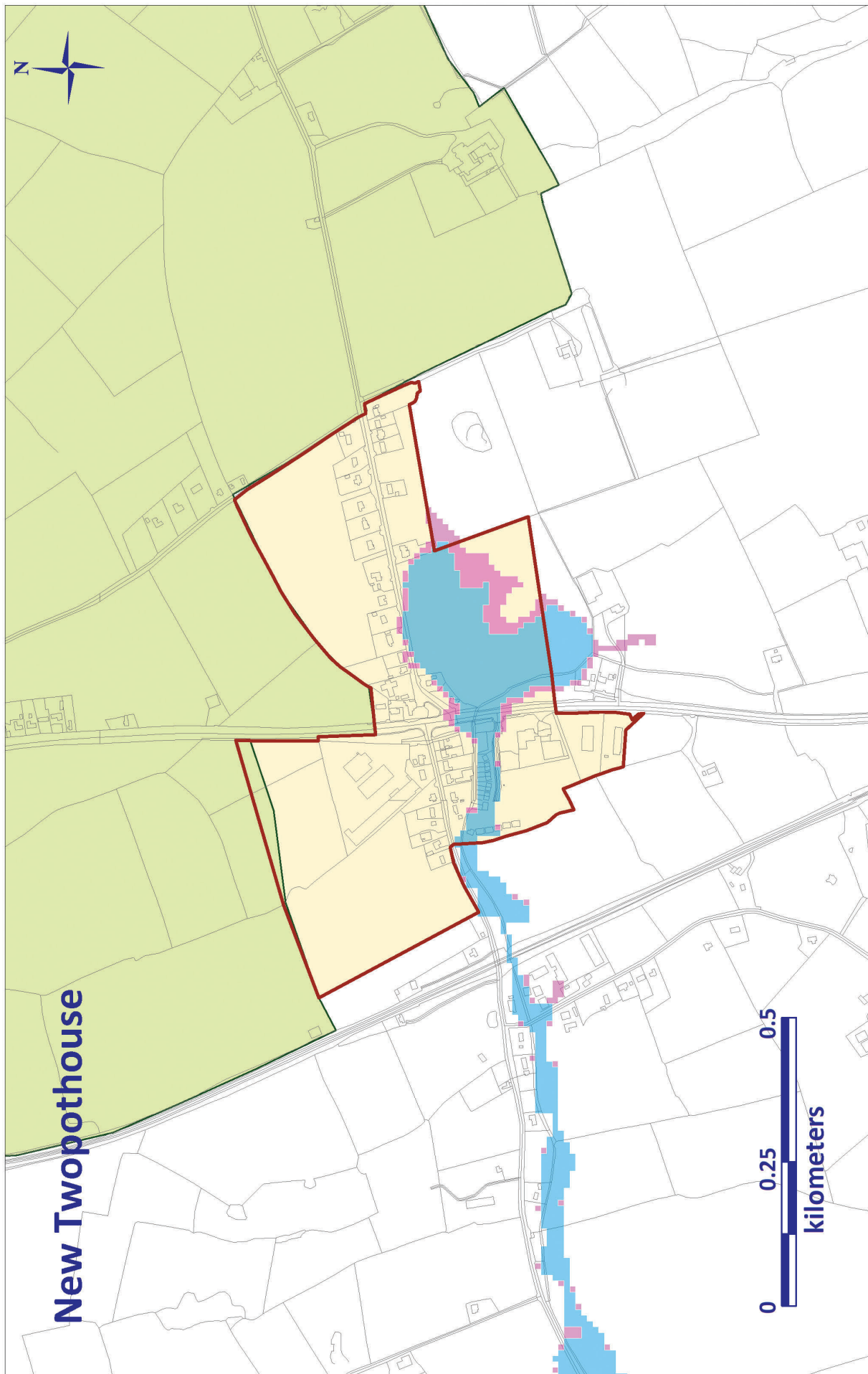
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New Twopothouse

Vision

5.1.39 The vision for New Twopothouse to 2022 is to encourage small scale residential development where appropriate, sympathetic to the character of the village, in tandem with provision of employment and services.

Local Area Plan Objective Specific Development Objectives for New Twopothouse		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of New Twopothouse encourage the development of up to 10 houses during the plan period. b) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	



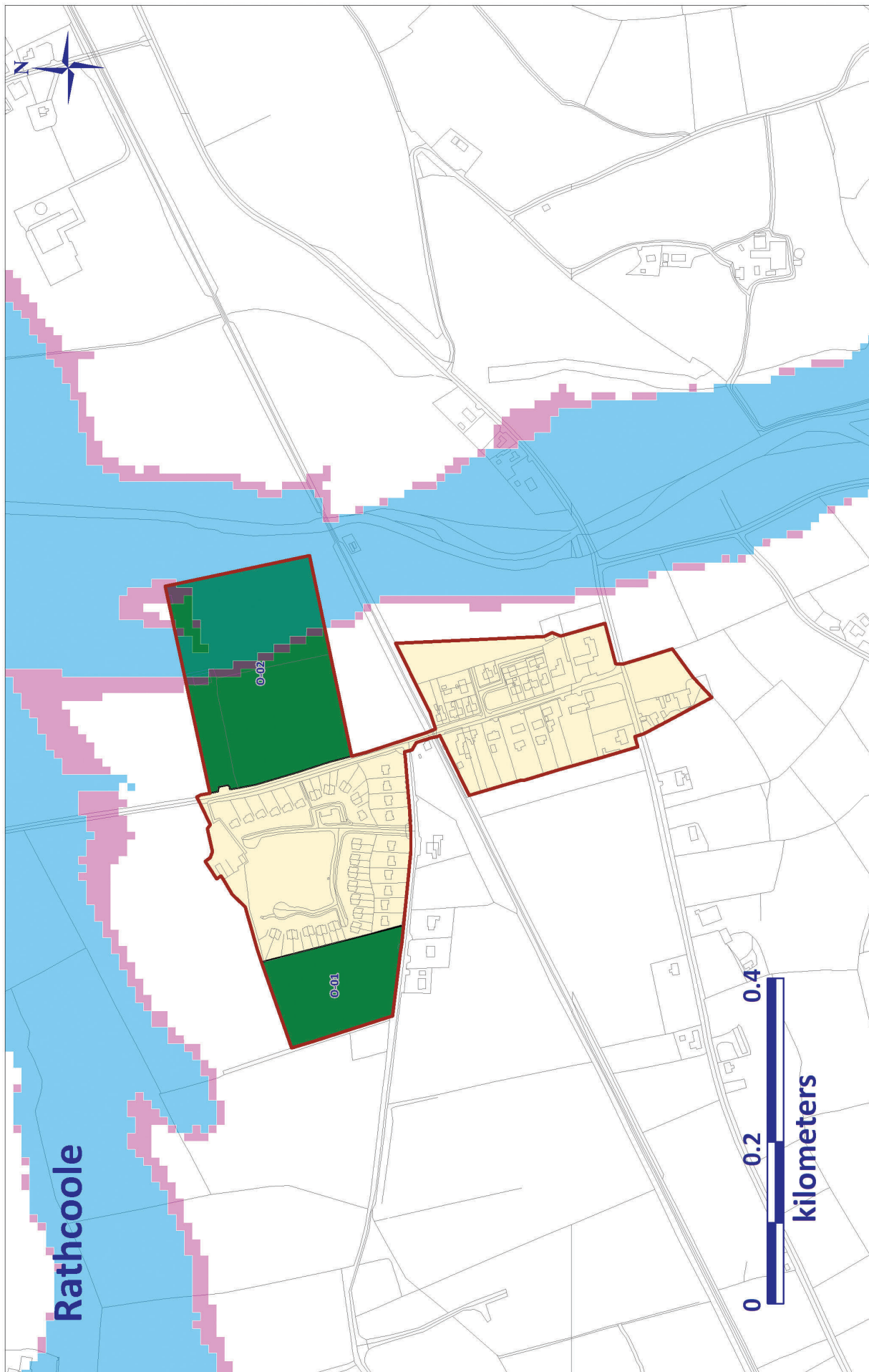
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Rathcoole

Vision

5.1.40 The vision for Rathcoole to 2022 is to encourage modest residential development in keeping with the scale of the village while protecting the amenities of its setting adjacent to the Blackwater SAC.

Local Area Plan Objective Specific Development Objectives for Rathcoole		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
	a) Within the development boundary of Rathcoole encourage the development of up to 15 dwellings during the plan period. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space and Agriculture		
0-01	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity.	1.67
0-02	Active Open Space: This prominent recreation area includes playing pitches and facilities and is to be protected and developed with regard to its value for local recreational amenity. *	4.62



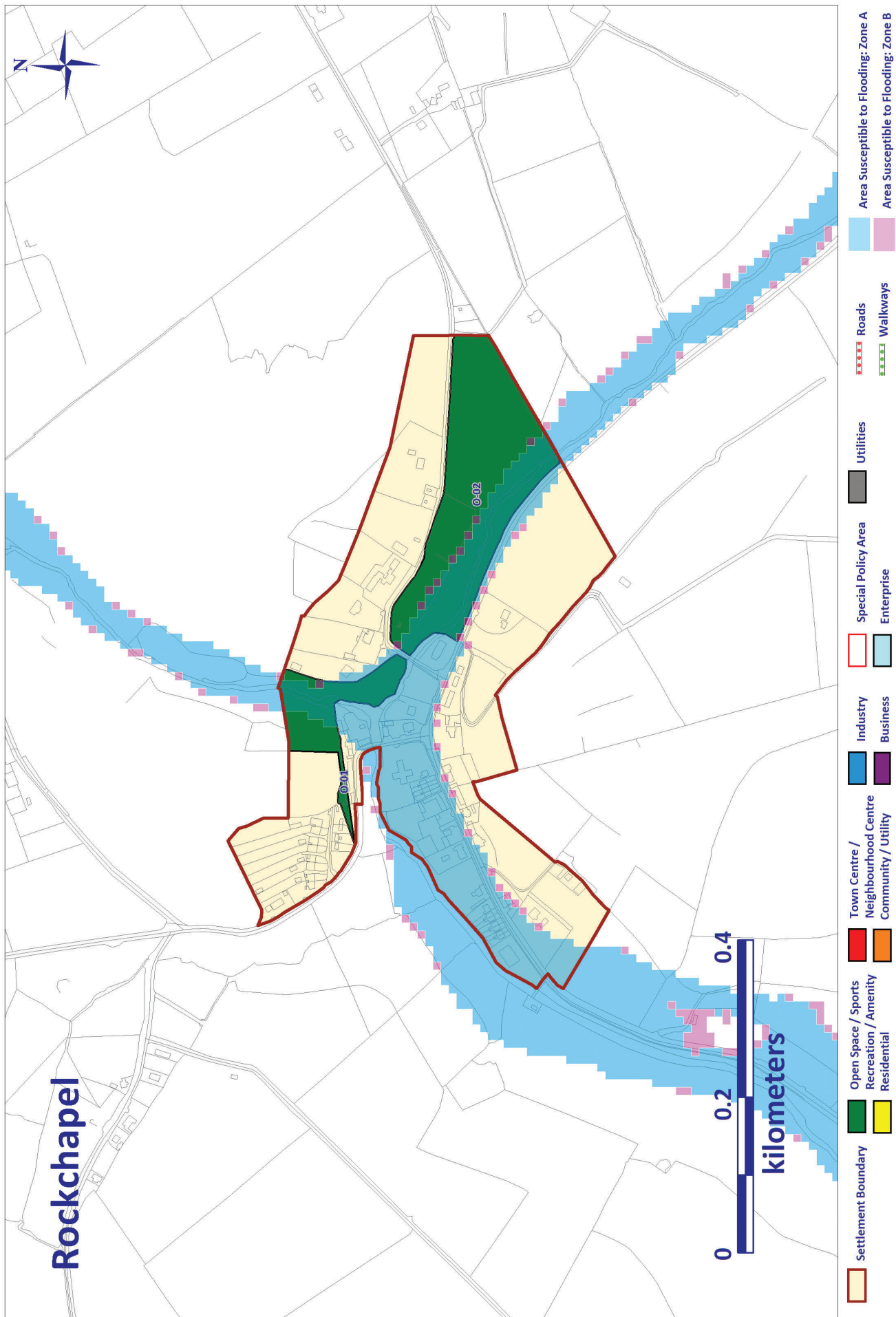
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Rockchapel

Vision

5.1.41 The vision for Rockchapel to 2022 is to encourage small scale residential development, sympathetic to the character of the village, in tandem with provision of employment and services, whilst promoting the tourism and cultural development of the area. In general development will not be encouraged within the Blackwater Special Area of Conservation.

Local Area Plan Objective Specific Development Objectives for Rockchapel		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB -01	a) Within the development boundary of Rockchapel encourage the development of up to 15 dwellings during the plan period. b) The boundary of the village is adjacent to the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement. d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	
Open Space, Sports, Recreation and Amenity		
0-01	Open Space to protect the amenities of the village. *	1.03
0-02	Open space with provision for flood management and unsuited to development.	3.85

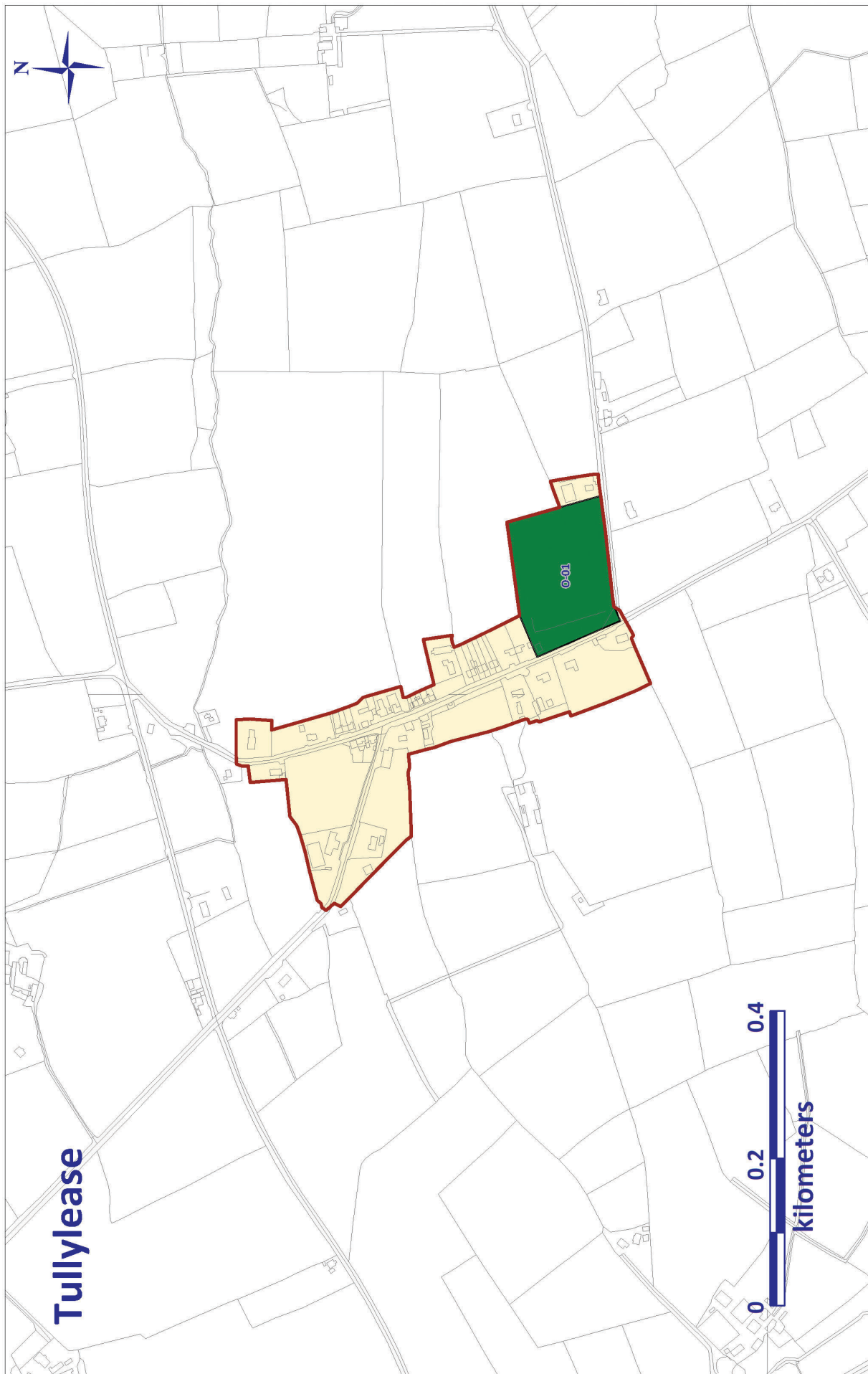


Tullylease

Vision

5.1.42 The vision for Tullylease to 2022 is to encourage modest residential development, sympathetic to the scale of the village, in tandem with provision of employment and services. To respect and promote the significant archaeological heritage of the village.

Local Area Plan Objective Specific Development Objectives for Tullylease		
* Flood Risk Obj. X applies		^ TIA and RSA Required.
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Tullylease encourage the development of up to 10 dwellings during the plan period.	
Open Space, Sports, Recreation and Amenity		
0-01	Active Open Space: This prominent recreation area includes the GAA grounds and is to be protected and developed with regard to its value for local recreational amenity.	2.3



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5.2 Village Nuclei

Introduction

- 5.2.1 There are 13 Village Nuclei in the Kanturk Mallow Municipal District as follows: Aubane, Ballyhass, Cloghboola, Curraraigue, Dromagh/Dromtariff, Gortroe, Knockaclarig, Laharn Cross Roads, Lisgriffin, Mourneabbey, Nad, Old Twopothouse and Taur.
- 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. The current water services position for the Village Nuclei is set out in Appendix A2.

- 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.

Village Nuclei	Existing Number of Houses Q1 2015 (Geodirectory)	Growth 2005 to 2015 (Geodirectory)	Overall Scale of Development (No. of houses)
Aubane	6	-4	5
Ballyhass		0	5
Cloghboola	11	3	5
Curraraigue	12	1	5
Dromagh/Dromtariff	20	2	5
Gortroe	11	-1	5
Knockaclarig	1	0	5
Laharn Cross Roads		0	5
Lisgriffin	42	9	5
Mourneabbey (Athnaleenta)		0	5
Nad	15	1	2
Old Twopothouse (Hazelwood)	26	9	5
Taur	6	2	5

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.

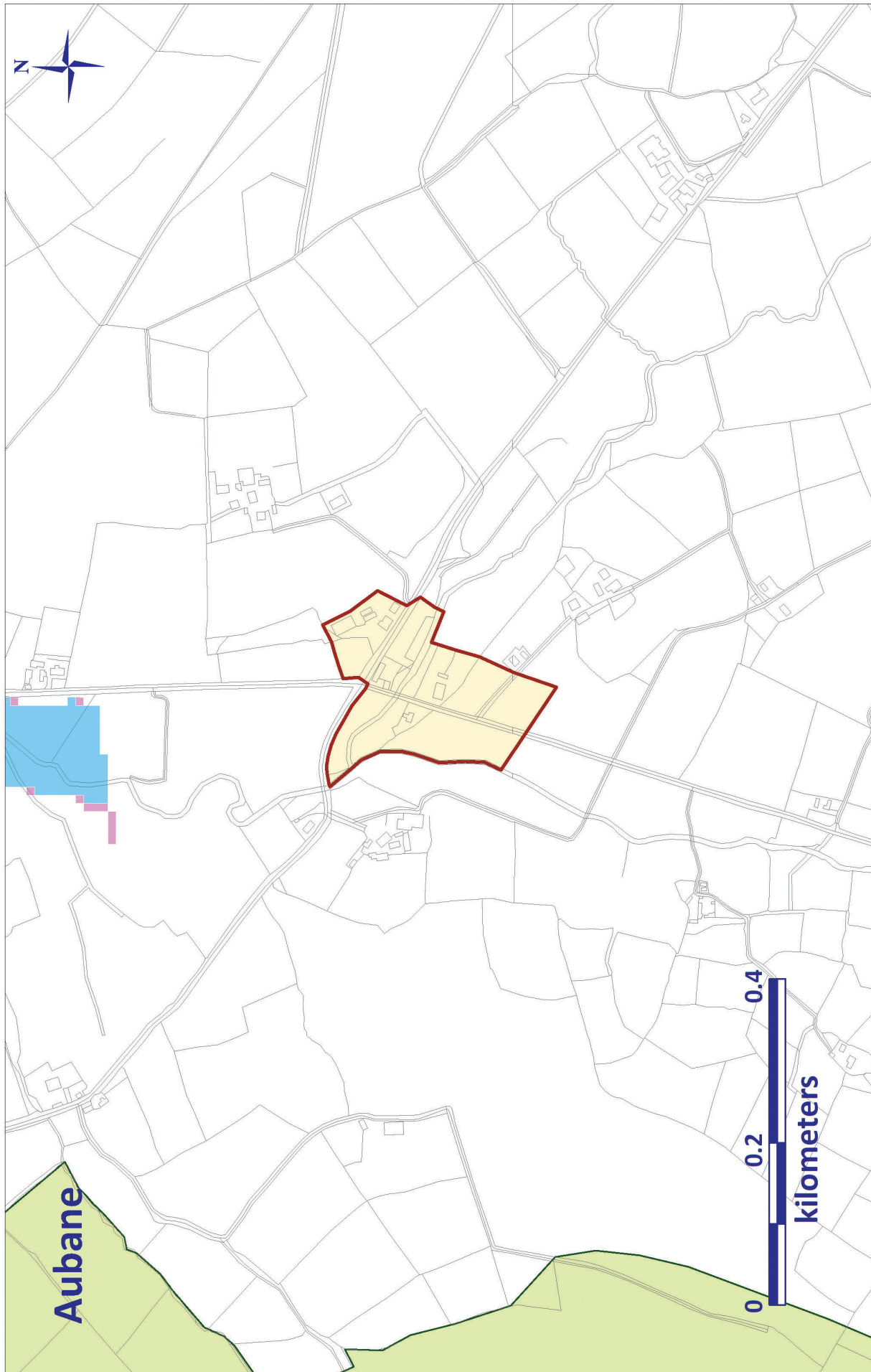
Local Area Plan Objective
GO-01 General Objectives for Village Nuclei
<p>a) Within the development boundary of the village nuclei it is an objective to encourage housing development on the scale set out in Table 5.2 in the period 2015 – 2023.</p> <p>b) The number of houses in any particular individual 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.</p> <p>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.</p> <p>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.</p> <p>e) Development within village nuclei shall be designed to a high standard and reinforce the character of the existing settlement.</p> <p>f) Residential development shall provide for detached housing, serviced sites and or self build options and small groups of houses where appropriate.</p> <p>g) Retail and office development should be accommodated within the core of the village nuclei and should make adequate provision for off street parking.</p> <p>h) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>l) Encourage additional retail and community services within the village nuclei to coincide with the needs of any future growth.</p> <p>m) All proposals for development within an area at risk of flooding, shall comply with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management: Guidelines for Planning Authorities’ and with the Flood Risk Assessment and Management Objective FR-01 in Section 1 of this Plan.</p>

Aubane

Vision

5.2.15 The strategic aim for Aubane is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Aubane		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Aubane it is an objective to encourage the development of up to 5 individual dwellings in the period to 2022 subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.	



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

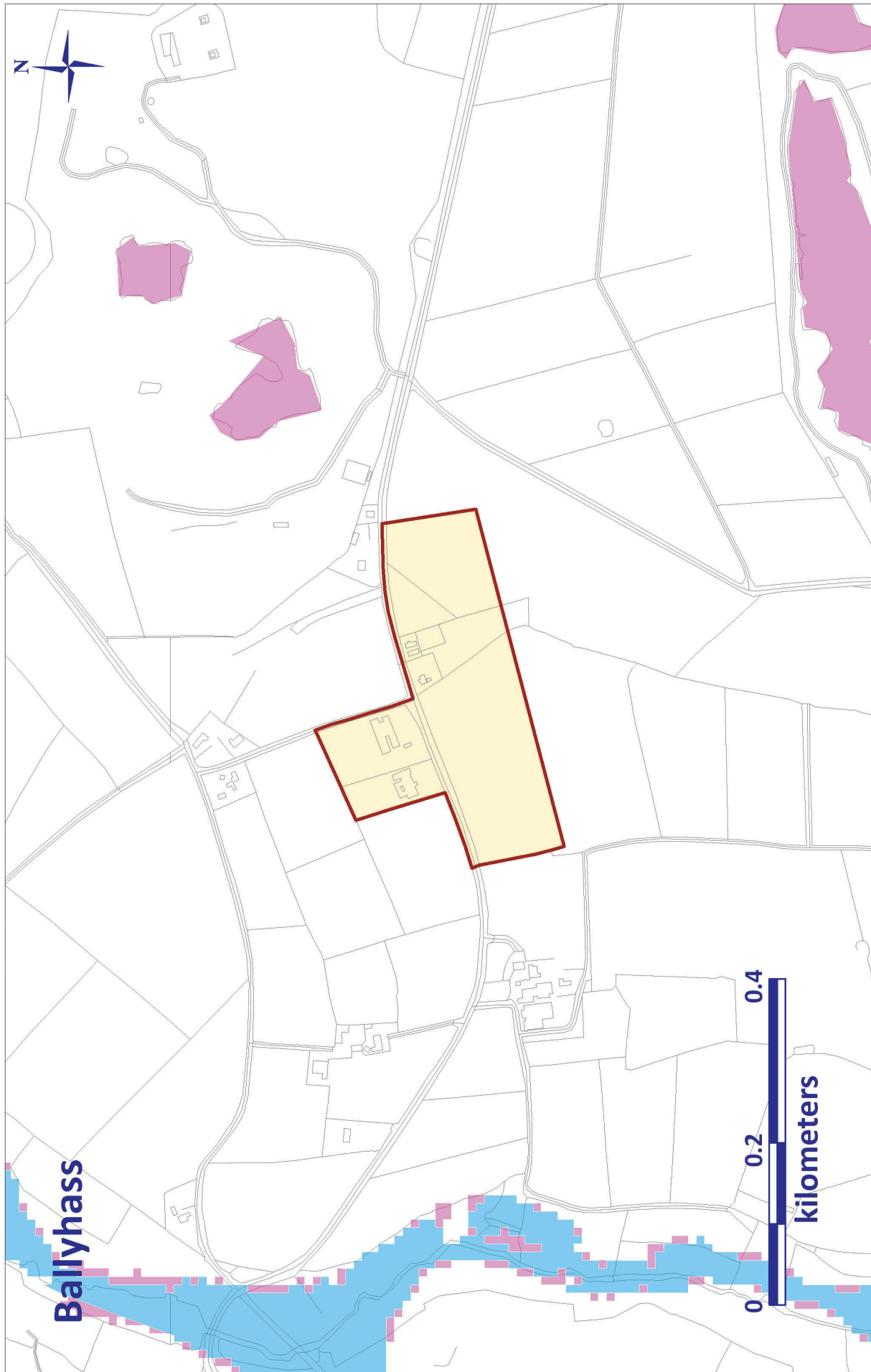
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Ballyhass

Vision

5.2.16 The strategic aim for Ballyhass is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Ballyhass		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Ballyhass it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and impacts on the Blackwater River Special Area of Conservation.	



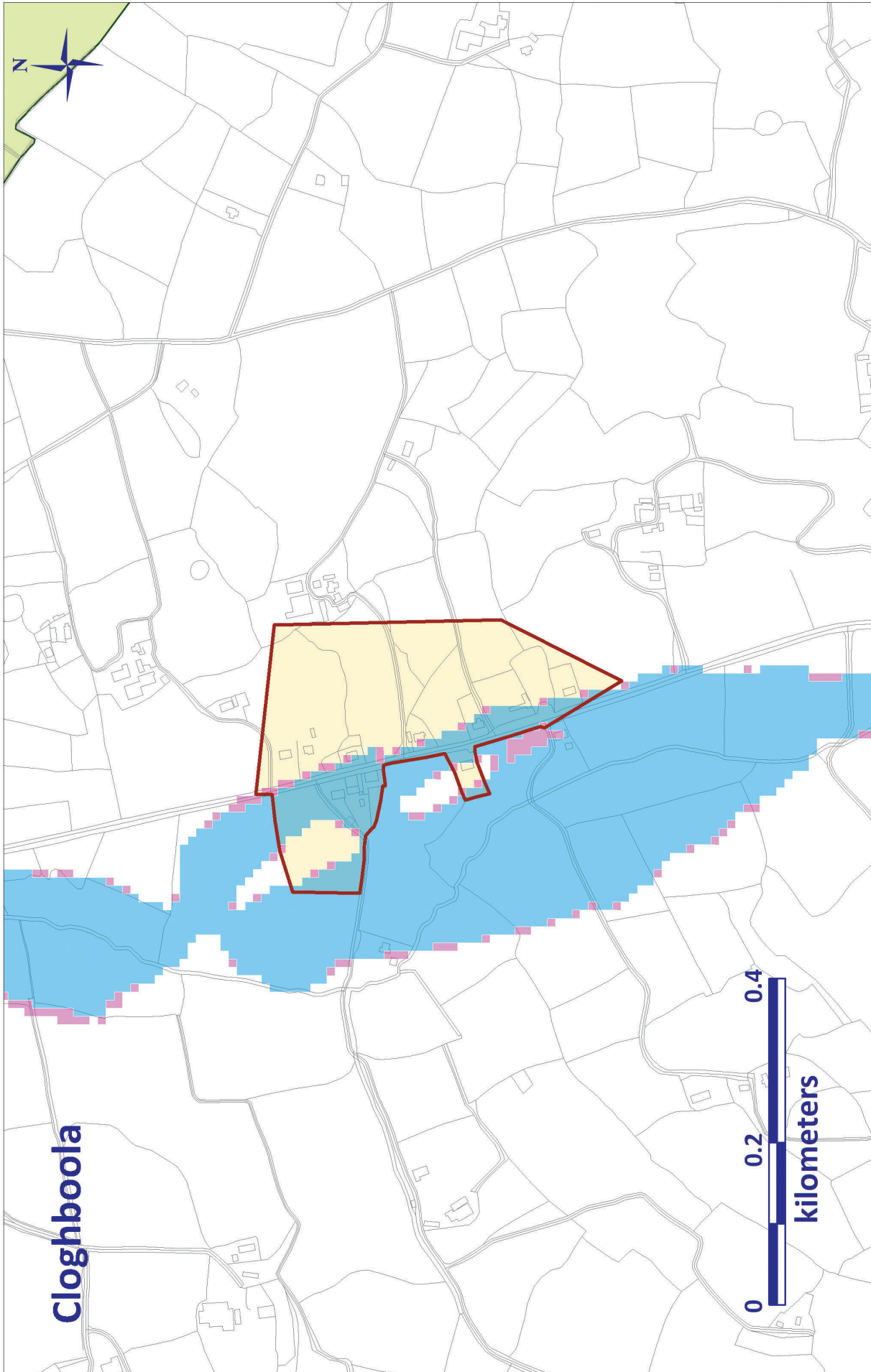
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Cloghboola

Vision

5.2.17 The strategic aim for Cloghboola is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Cloghboola		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Cloghboola it is an objective to encourage the development of up to 5 individual dwellings in the period up to 2022 subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.	



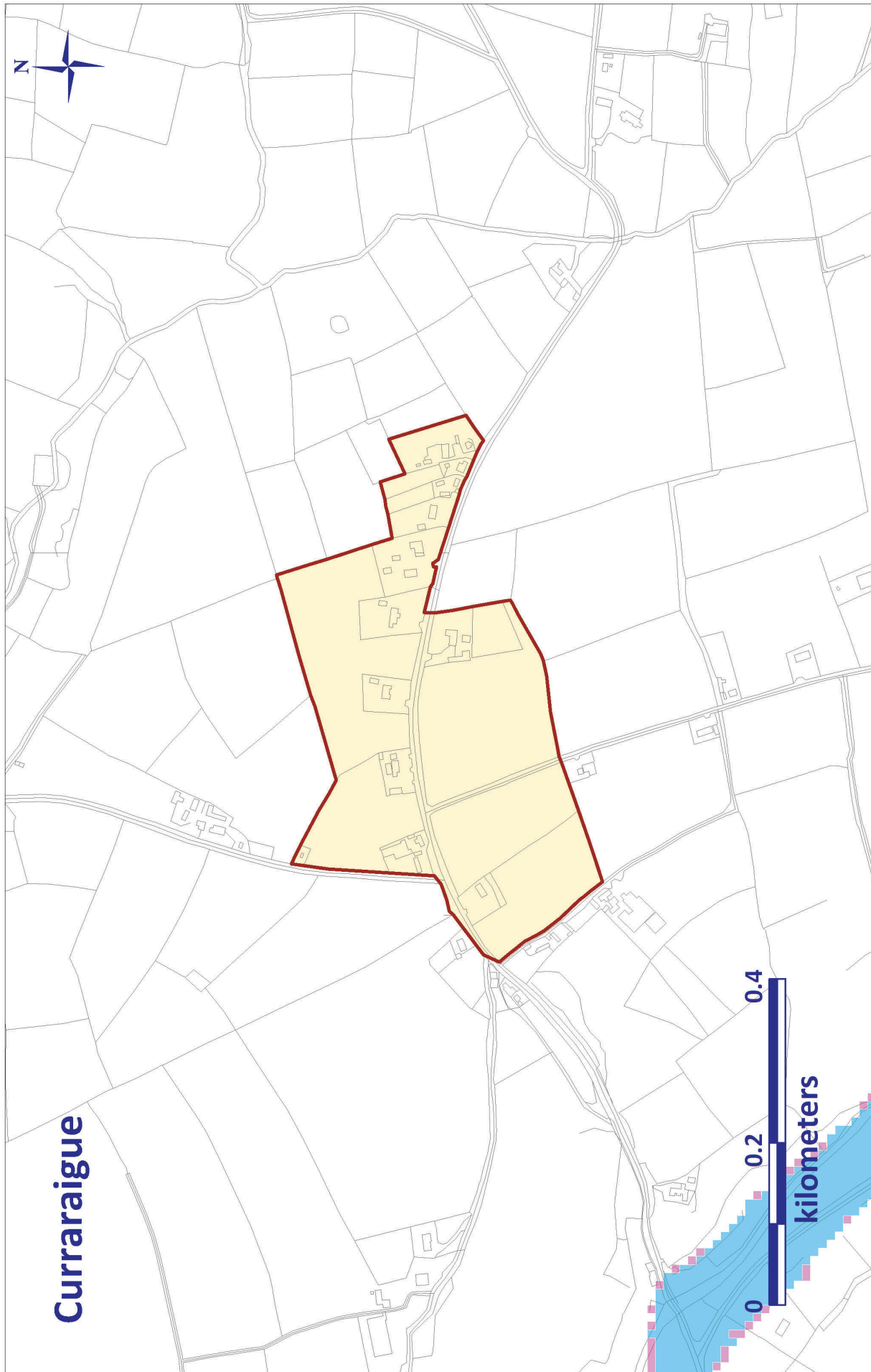
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Curraraigue

Vision

5.2.18 The strategic aim for Curraraigue is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Curraraigue		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Curraraigue it is an objective to encourage the development of up to 5 individual dwellings in the period up to 2022 subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation.	

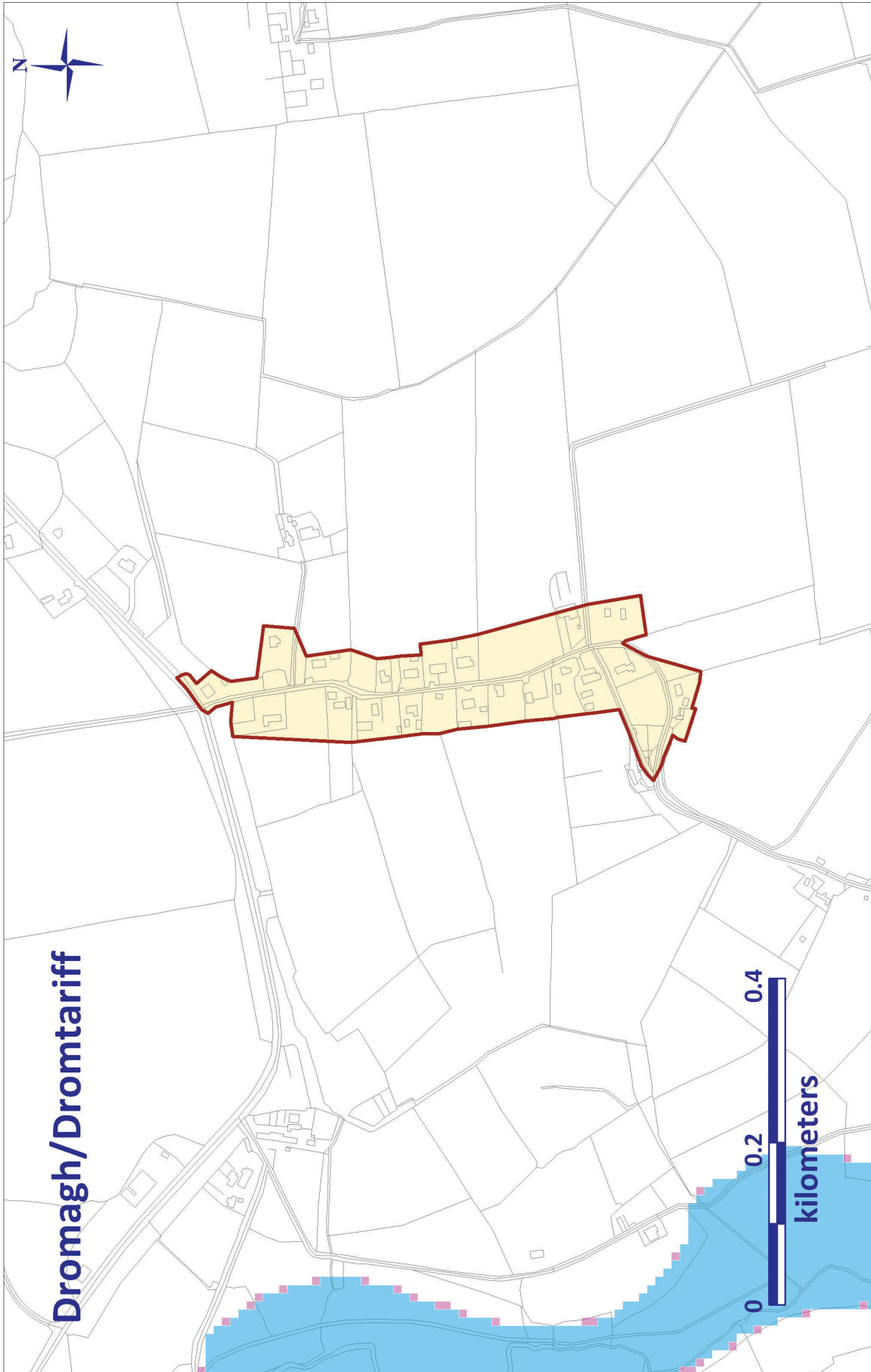


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Dromagh/Dromtariff

5.2.19 The strategic aim for Dromagh/Dromtariff is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Dromagh/Dromtariff		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<p>a) Within the development boundary of Dromagh/Dromtariff it is an objective to encourage the development of up to 5 individual dwellings in the period up to 2022 subject to normal proper planning and sustainable development considerations.</p> <p>b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phospahtes entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>	



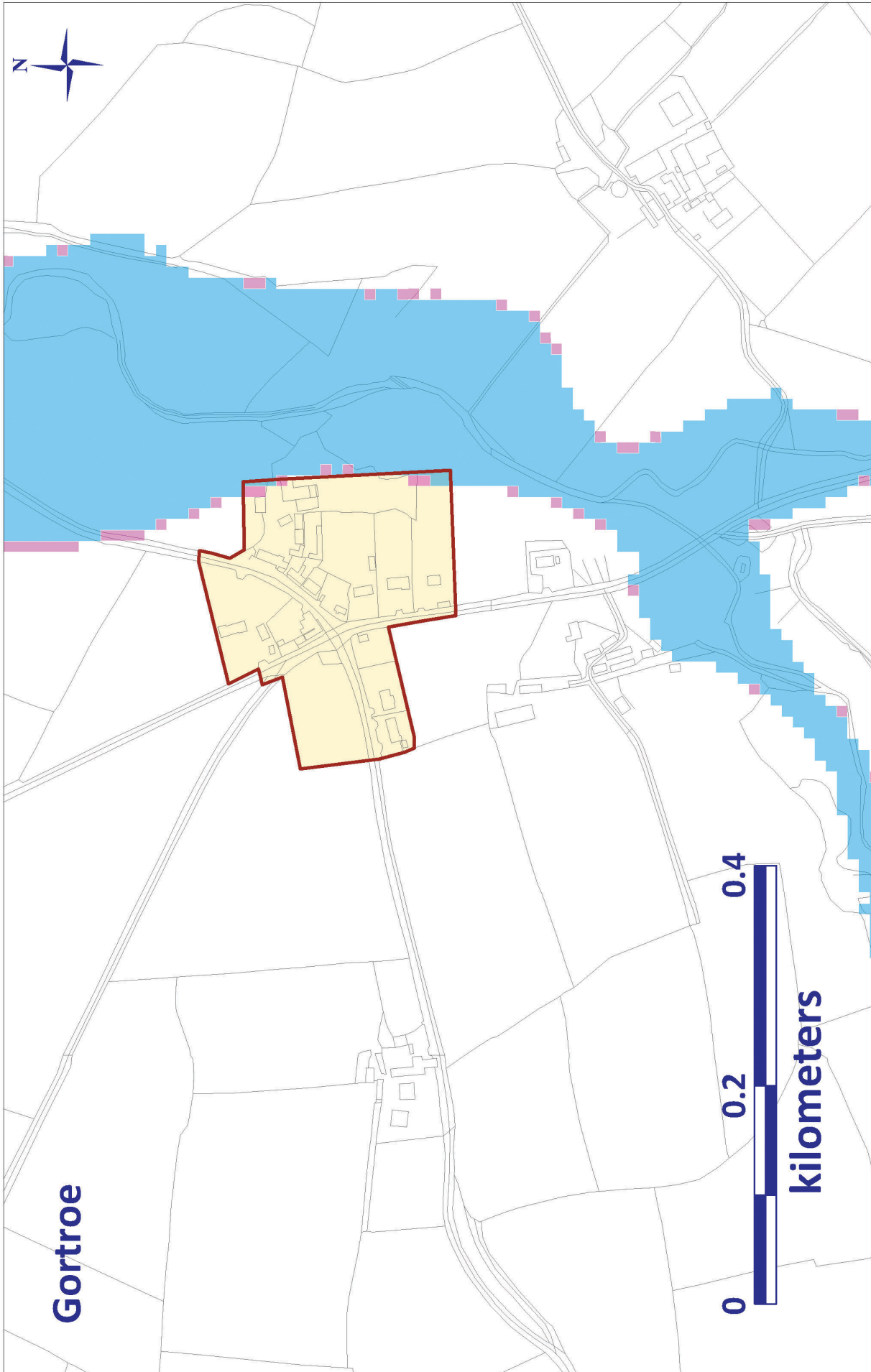
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Gortroe

Vision

5.2.20 The strategic aim for Gortroe is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Gortroe		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Gortroe it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and impacts on the Blackwater River Special Area of Conservation.	



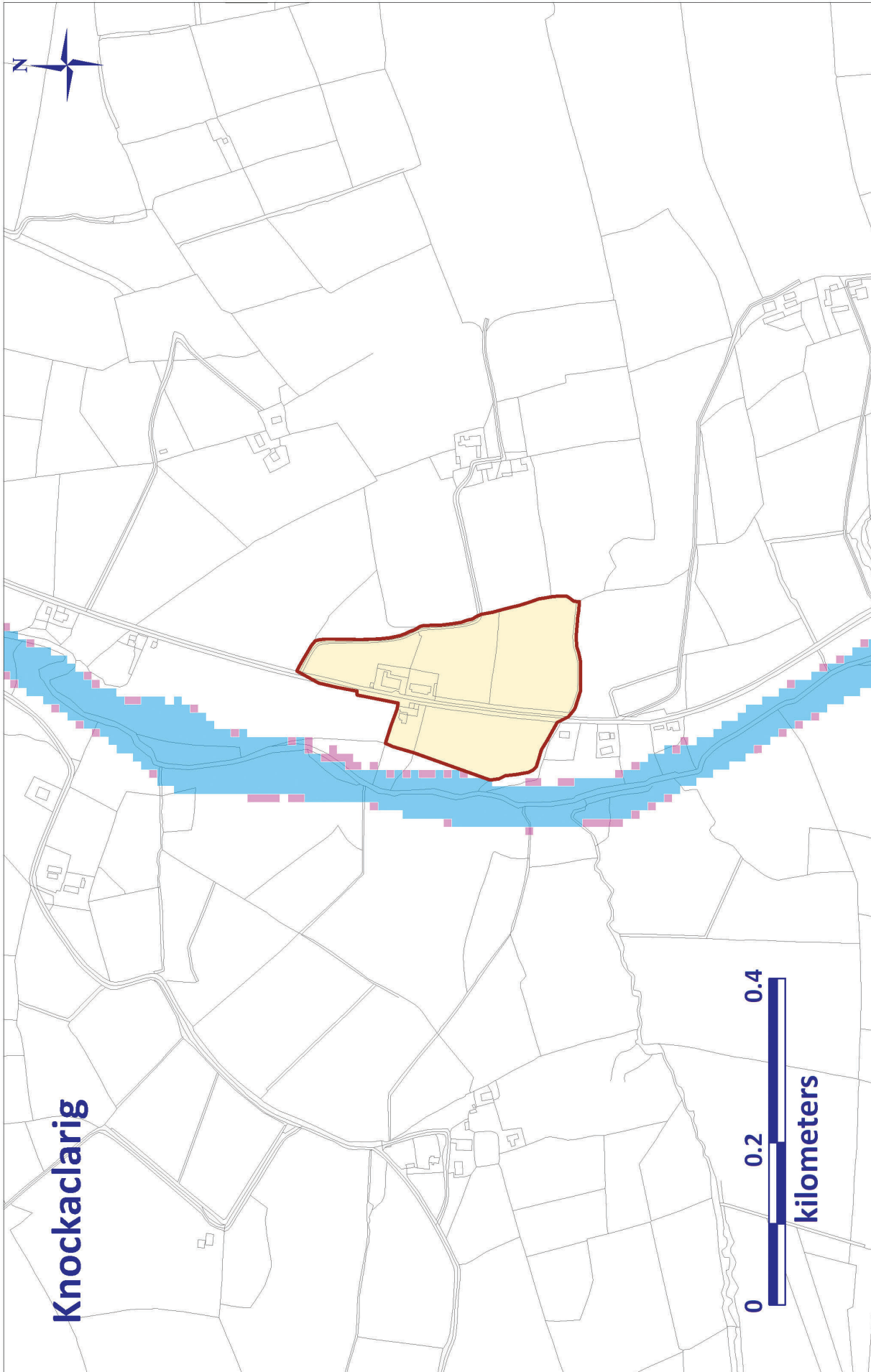
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Knockaclarig

Vision

5.2.21 The strategic aim for Knockaclarig is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective		
Specific Development Objectives for Knockaclarig		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<ul style="list-style-type: none"> a) Within the development boundary of Knockaclarig it is an objective to encourage the development of up to 5 individual dwellings in the period up to 2022 subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality. c) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1. 	



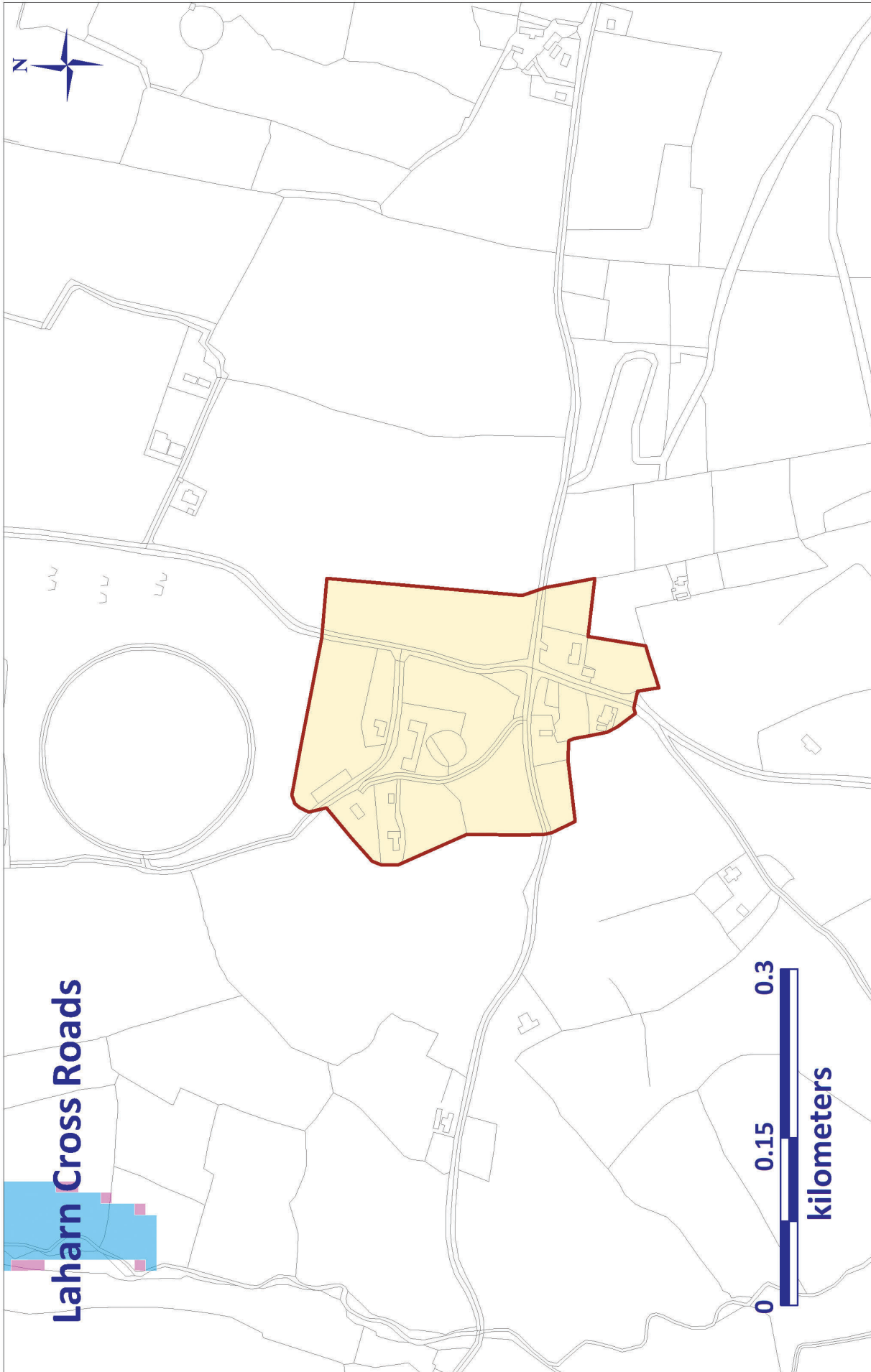
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Laharn Cross Roads

Vision

5.2.22 The strategic aim for Laharn Cross Roads is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Laharn Cross Roads		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	a) Within the development boundary of Laharn Cross Roads it is an objective to encourage the development of up to 5 individual dwellings in the period up to 2022 subject to normal proper planning and sustainable development considerations. b) Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation.	



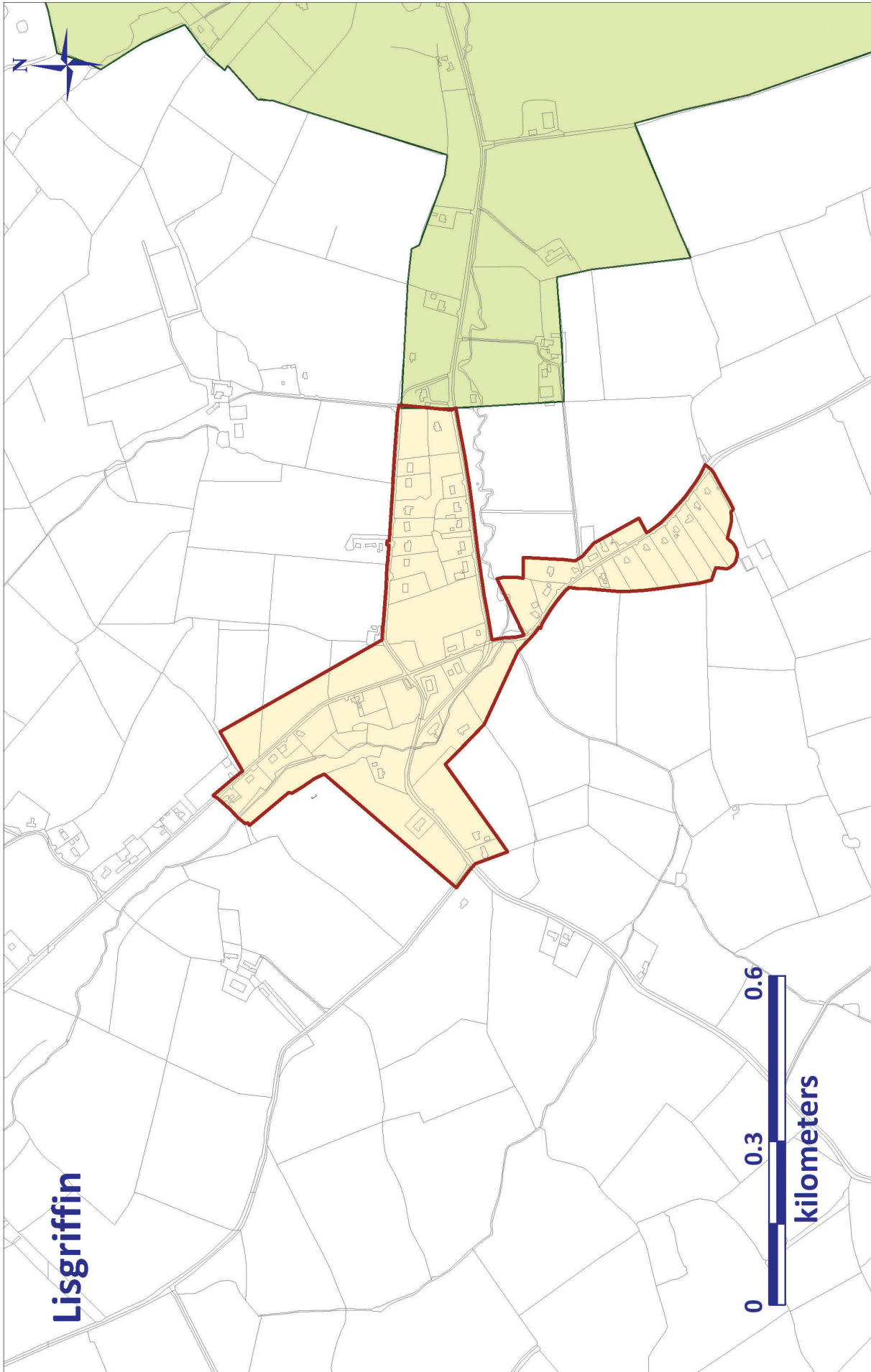
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Lisgriffin

Vision

5.2.23 The strategic aim for Lisgriffin is to consolidate existing development and encourage small-scale limited expansion of the node. To protect the setting of the village, including important views to and from the church.

Local Area Plan Objective Specific Development Objectives for Lisgriffin		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Lisgriffin it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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.	



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Mourneabbey (Athnaleenta)

Vision

5.2.24 The strategic aim for Mourneabbey is to consolidate existing development and encourage small-scale limited expansion of the node.

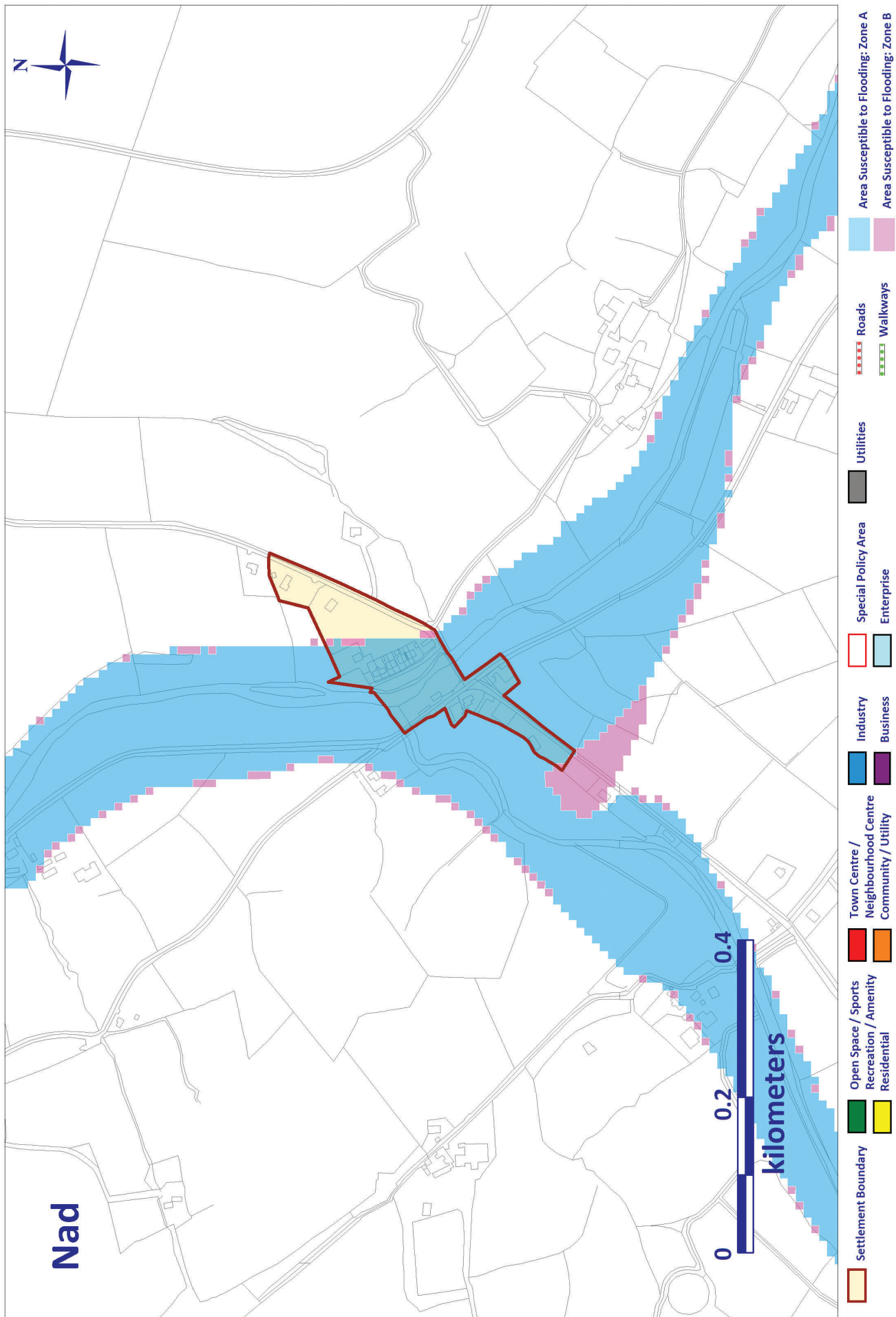
Local Area Plan Objective Specific Development Objectives for Mourneabbey		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Objectives		
DB-01	<p>a) Consideration will be given to the development of a limited number of individual dwelling units outside the SAC in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by a private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation.</p> <p>b) The Clyda River flows through the area and forms part of the Blackwater River Candidate Special Area of Conservation, a designated Natura 2000 site. 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.</p>	

Nad

Vision

5.2.25 The strategic aim for Nad is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Nad		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<p>a) Within the development boundary of Nad it is an objective to facilitate the development of up to 2 individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. These units shall be connected to the public waste water treatment plant and the public water supply.</p> <p>b) The boundary of the village overlaps the River Blackwater Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site</p> <p>c) Appropriate and sustainable water and waste water infrastructure, that secures the objectives of the Water Framework Directive and the protection of the Blackwater Special Area of Conservation must be available to cater for the development of the settlement.</p> <p>d) Part of the settlement is at risk of flooding. See objective IN-01 in Section 1.</p>	

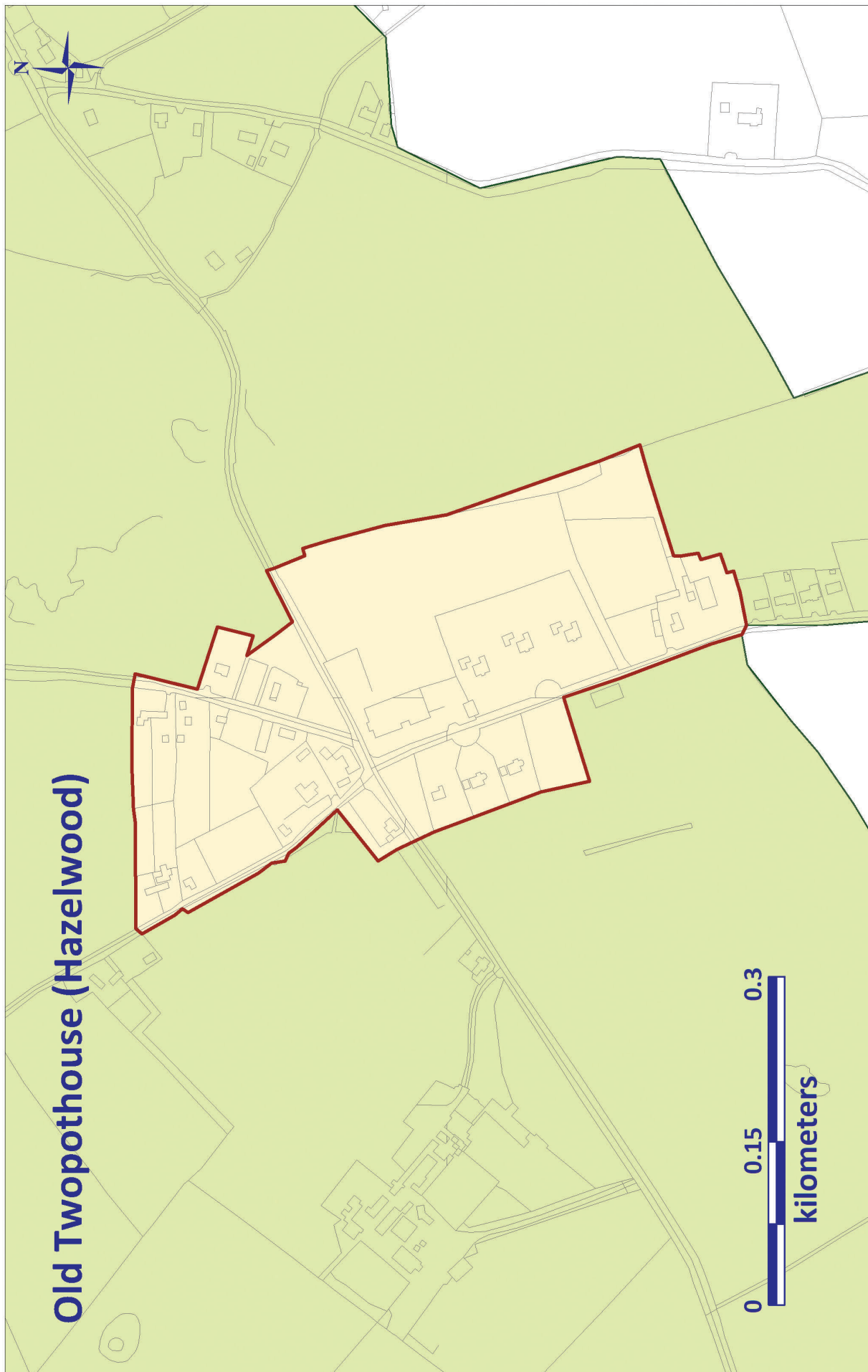


Old Twopothouse (Hazelwood)

Vision

- 5.2.26 The strategic aim for Old Twopothouse is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Old Twopothouse		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Within the development boundary of Old Twopothouse (Hazelwood) it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation.	



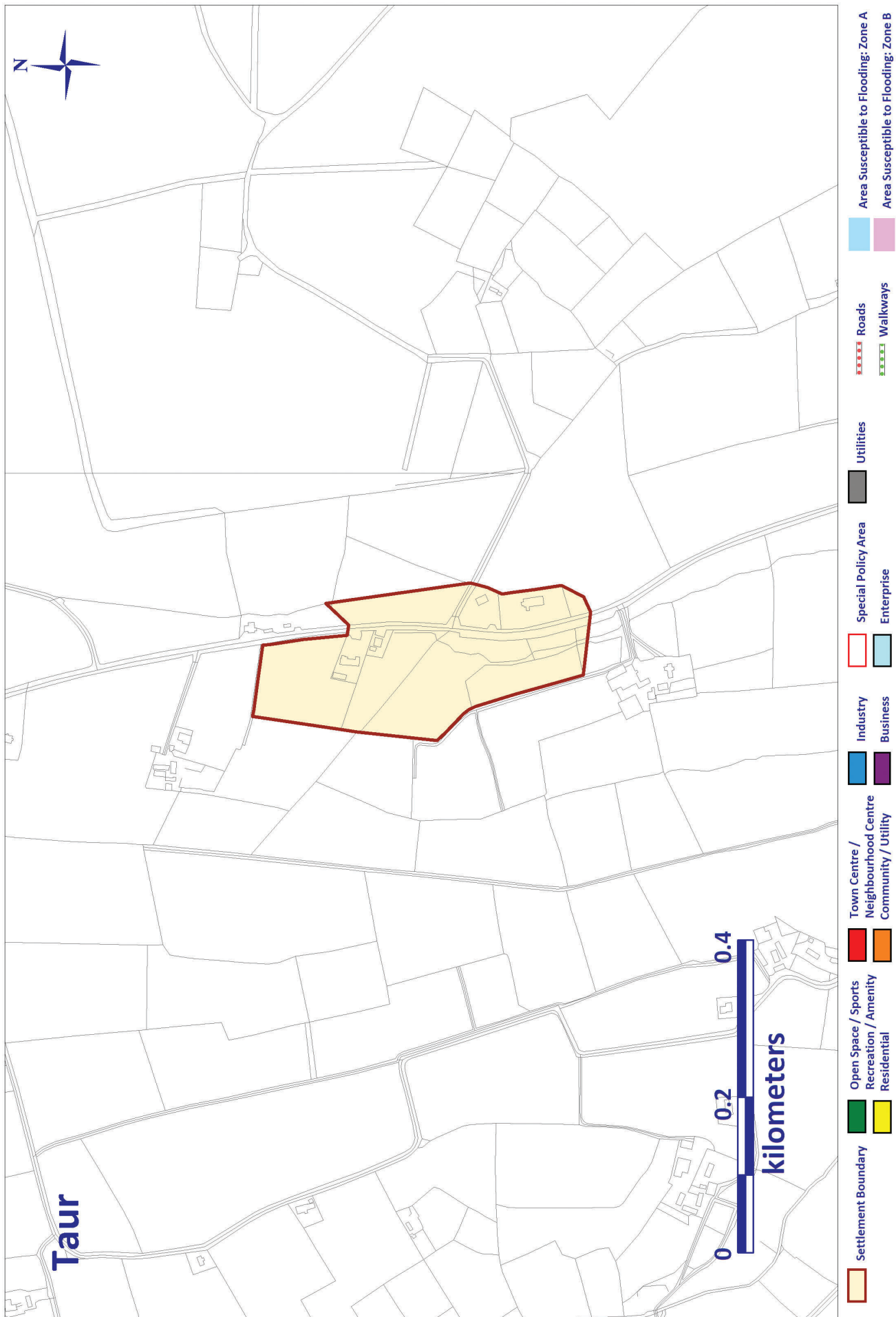
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Taur

Vision

5.2.27 The strategic aim for Taur is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Taur		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<p>a) Within the development boundary of Taur it is an objective to encourage the development of up to five individual dwelling units in the period up to 2022, subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, 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 and on the Blackwater River Special Area of Conservation.</p> <p>b) The boundary of the village overlaps with Special Protection Area 4161. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.</p>	



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5.3 Other Locations

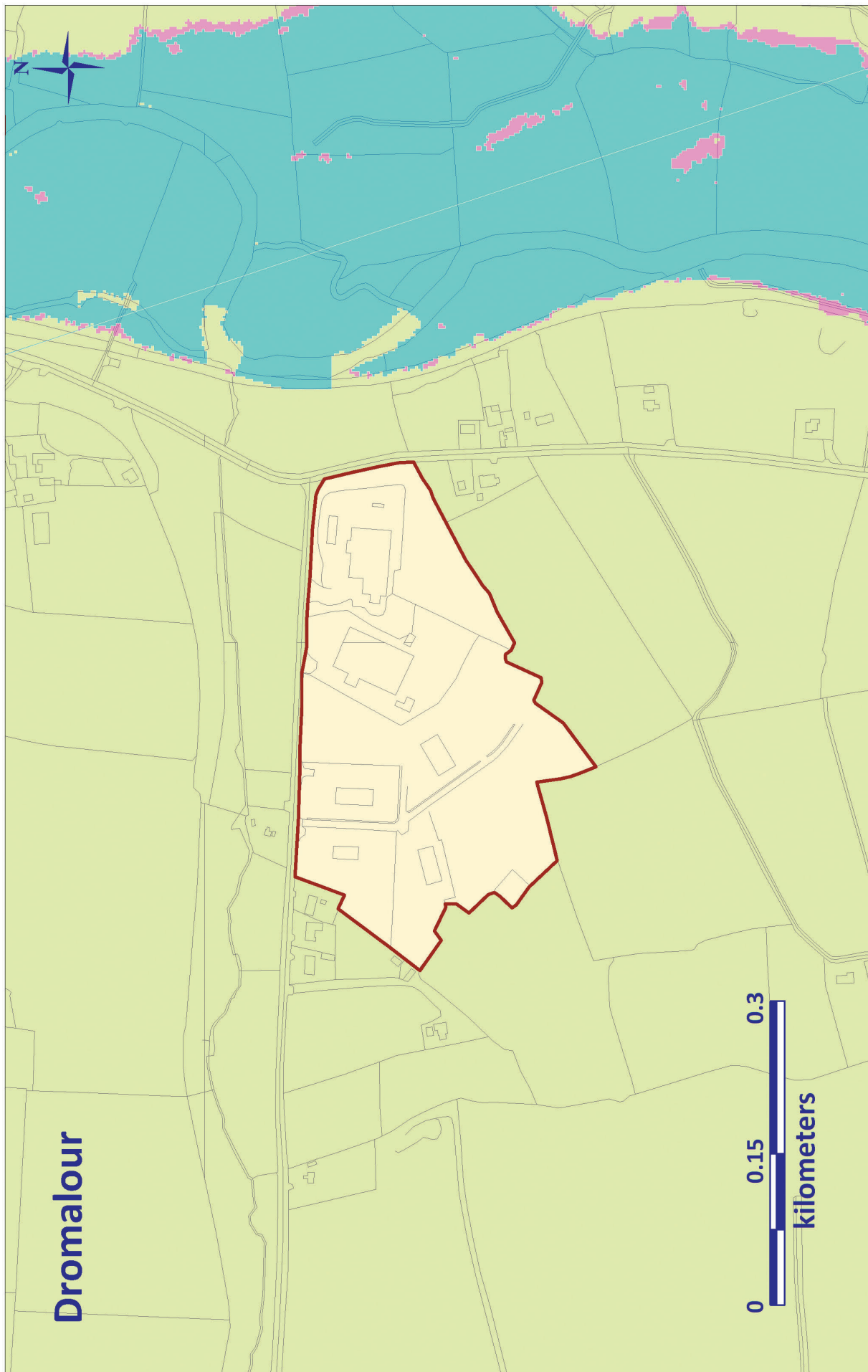
Introduction

- 5.3.1 There are 2 Other Locations in the Kanturk Mallow Municipal District as follows;
- 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.

Dromalour

5.3.5 There are a number of established light industrial / distribution uses at Dromalour, located approximately 2 kilometres to the south of Kanturk.

Local Area Plan Objective Specific Development Objectives for Dromalour		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	<p>a) Established area for primarily light industrial and distribution use. This area is within 200m of the Blackwater River Special Area of Conservation. Development proposals are 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 SAC.</p> <p>b) Proposals for the treatment of wastewater will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.</p>	



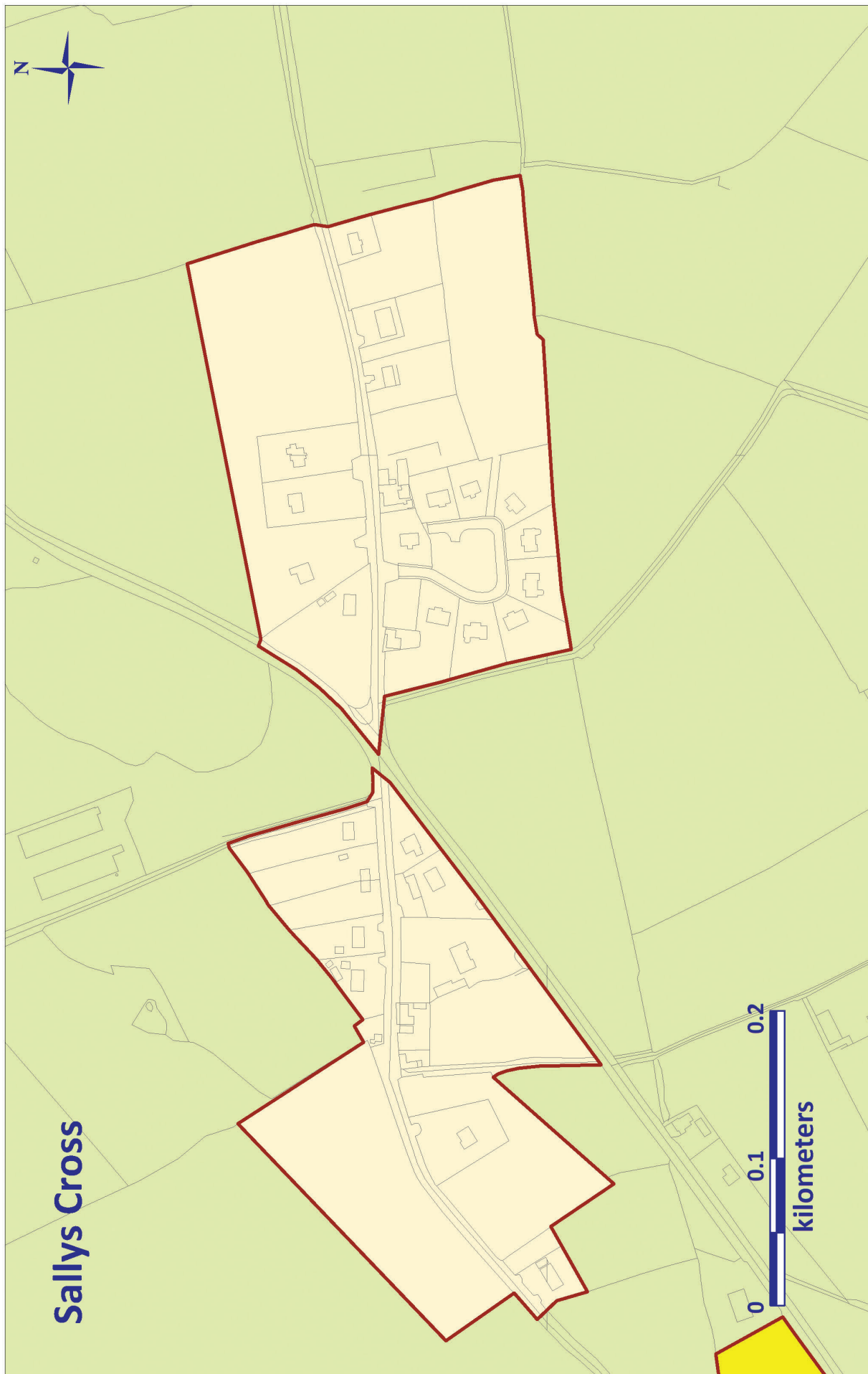
- Settlement Boundary
- Open Space / Sports
- Recreation / Amenity
- Residential
- Town Centre / Neighbourhood Centre
- Community / Utility
- Industry
- Business
- Special Policy Area
- Enterprise
- Utilities
- Roads
- Walkways
- Area Susceptible to Flooding: Zone A
- Area Susceptible to Flooding: Zone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

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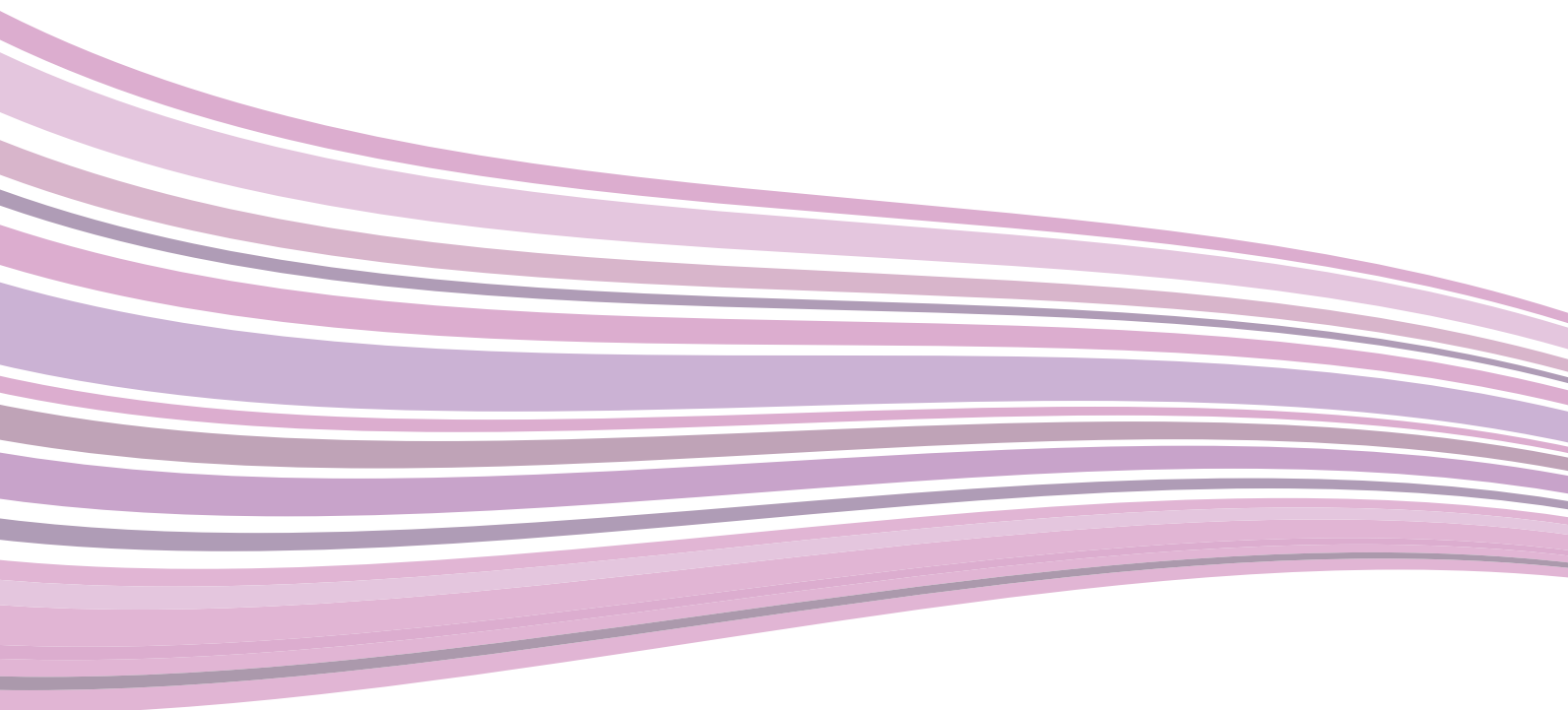
Sally's Cross

- 5.3.6 The strategic aim for Sally's Cross is to consolidate existing development and encourage small-scale limited expansion of the node.

Local Area Plan Objective Specific Development Objectives for Sally's Cross		
* Flood Risk Obj. X applies		
Objective No.		Approx. Area (Ha)
Development Boundary		
DB-01	Land suitable for a modest amount of low density residential development up to a threshold of 10 houses subject to direct access not being made onto the R580. Unless access to the public waste water system can be obtained each dwelling unit shall be served by private individual treatment unit and shall provide a sustainable properly maintained private water supply, unless a public supply is available. Such proposals should be designed to ensure that there will be no net increase in Phosphates entering the Blackwater SAC and will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Blackwater River Special Area of Conservation.	



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Kanturk Mallow Municipal District

6 Putting the Plan into Practice

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6.3	Sources of Funding	237
6.4	Local Economic and Community Plans	238
6.5	Monitoring and Implementation of this Plan	239

6 Putting the Plan into Practice

6.1 Purpose of this Section

- 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 (NRA, 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.



