

MALLOW ELECTORAL AREA
LOCAL AREA PLAN
2011



1

Volume 1

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Cork County Council
Planning Policy Unit



Mallow Electoral Area Local Area Plan

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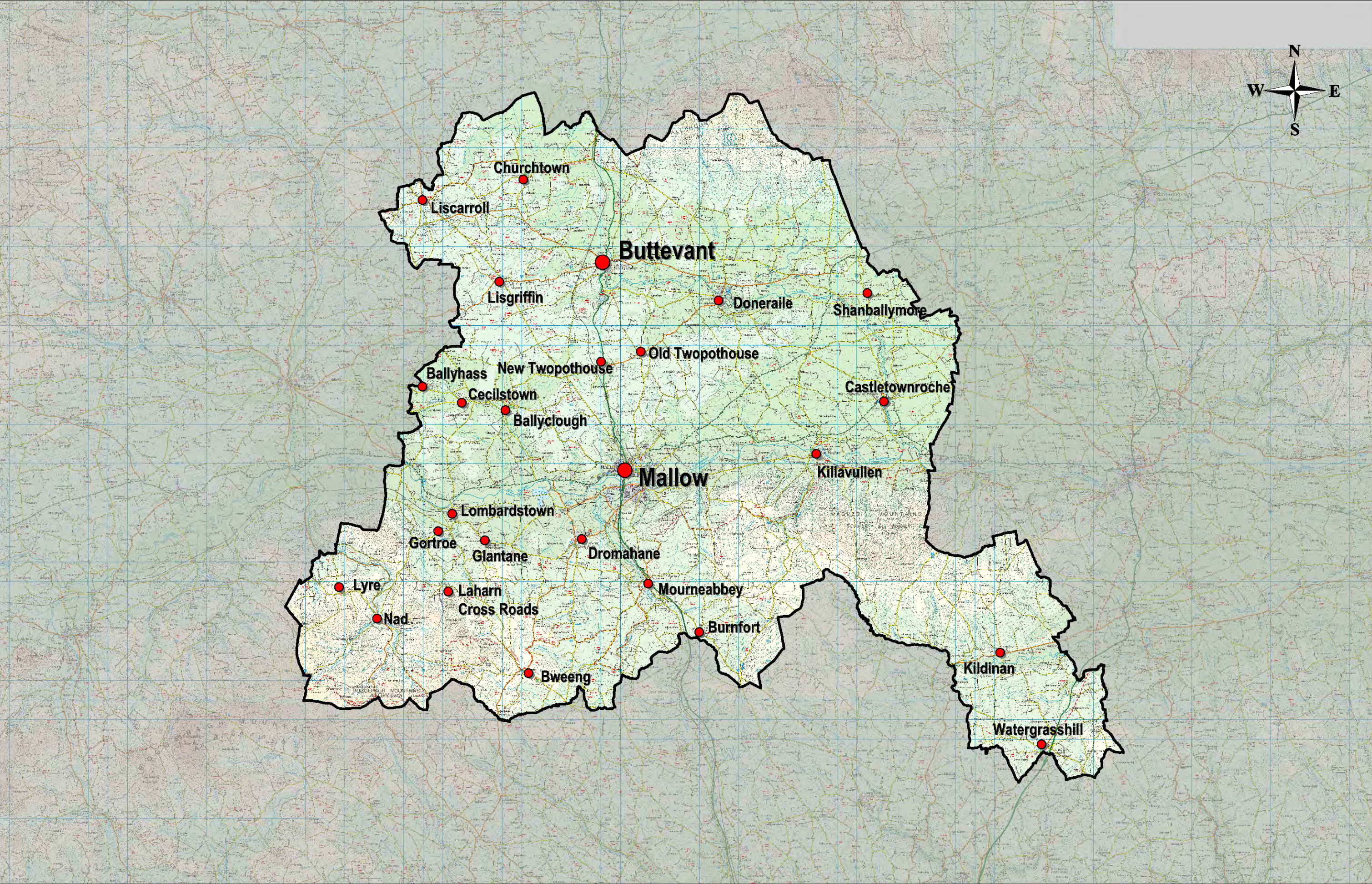
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Mallow Electoral Area Local Area Plan 2011



Mallow Electoral Area

Section 1

Introduction to the Mallow Electoral Area Local Area Plan

1.1 Introduction

1.1.1. This Local Area Plan has been prepared in accordance with the Planning and Development Acts and was formally made by Cork County Council at its meeting on the 25th of July, 2011.

1.1.2. Subsequent to the adoption of the Mallow LAP 2005, the Mallow Special Local Plan, which covers Mallow Town and its environs, was adopted in 2007. Because the Special Local Area Plan for Mallow will remain in force until 2013, it has not been included in this review.

1.1.3. The preparation of this 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 2009, 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.

1.1.4. This plan has been prepared taking the year 2020 as its 'horizon' year so that there can be the best degree of alignment with the Regional Planning Guidelines for the South West Region 2010, the Cork Area Strategic Plan (Update) 2008 and the County Development Plan 2009 and its adopted Variations. The Planning & Development Acts make provision for the review of this plan, normally commencing at the latest 6 years after the making of the plan. However in certain circumstances formal commencement of the review of the plan can be deferred for up to a maximum of 10 years from the date on which the plan was originally made. It is intended that this plan will remain in force, subject to the provisions of the Acts, until such time as the County Council give formal notice of its intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

1.1.5. The Plan provides an easily understood but detailed planning framework for sustainable development responding to the needs of communities within the Electoral Area. 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.

1.1.6. The main changes to the Local Area Plans since 2005 are:

- The assessment and management of flood risks in relation to planned future development and the inclusion of 'Indicative Flood Extent Maps' for the settlements of this electoral area.
- Residential Zonings in villages have been discontinued and replaced with objectives in each village which set out the total number of new dwellings likely to be built in the village during the lifetime of the plan and give guidance on the size, and in some cases location, of individual developments.
- The introduction of 'Business Use' Zonings which will replace the former commercial category based on a wider set of definitions.
- Zoned areas in the 2005 Local Area Plan that have been developed are now shown as part of the 'existing built up area' and the principle of 'established uses' has been discontinued.
- The Local Area Plans have been subjected to 'Strategic Environmental Assessment' and 'Appropriate Assessment' screening.

1.2 The Form and Content of the Plan

1.2.1. This plan consists of two volumes. Volume 1 includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are three main sections in Volume 1, 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. This section also details the settlement network of the Electoral Area.
- **Section 2: Local Area Strategy:** This section sets out the overall strategy for the Electoral Area as a whole including growth and population targets and key environmental considerations.
- **Section 3: Settlements and Other Locations:** This section sets out the planning proposals for the settlements of the electoral area including a description and assessment of the issues faced by individual settlements. The main proposals are illustrated on a map.

1.2.2. Volume 2 includes three sections, these are:

- **Section 1: Habitats Directive Assessment, Natura Impact Report**
- **Section 2: Strategic Environmental Assessment Statement**

• Section 3: Strategic Flood Risk Assessment

1.2.3. Under the provisions of the Planning and Development Acts this plan was subjected to 'Strategic Environmental Assessment' and 'Appropriate Assessment' screening. The environmental assessment ('SEA') was carried out at Draft Plan and Amendment stage to determine whether the implementation of the plan would be likely to cause significant effects on the environment. The recommendations from this assessment were taken into consideration during the making of this plan.

1.2.4. In addition the plan was also screened to determine whether or not its implementation would give rise to any significant negative effects on 'Natura 2000' sites. The results of these assessments are contained in the Natura Impact Reports and the recommendations arising from the 'Appropriate Assessment' were incorporated into this 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 county 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, economic development, flood risk assessment, climate change and biodiversity strategies etc.
- 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

1.4.1. Since the preparation of the original electoral area Local Area Plan in September 2005, there have been significant changes in a number of key areas affecting the preparation of this plan, particularly:

- Radical changes in the global and national economic outlook;
- Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure;
- An increase in concerns that the content of Development and Local Area Plans should reflect a more sustainable approach to the provision of development, particularly new housing;
- A significant increase in concerns over the incidence and effects of flooding;
- Changes in the framework of European and National legislation concerning the effects of planning decisions on protected habitats, biodiversity and the environment generally;
- Amendments to the Planning and Development Acts that govern the preparation of Local Area Plans;
- Numerous changes to Government policy particularly affecting sustainable housing in urban areas, sustainable transport, flood risks, the assessment of the effect of plans on protected habitat/species and the environment.

1.4.2. In addition, the last major review of the detailed planning objectives for the County's main towns was carried out in the course of preparing the County Development Plan 2003, therefore, these objectives were especially in need of review so that they could be brought up to date and better reflect the changes in the overall planning context for the County that have occurred since that time.

Public Consultation

1.4.3. Following a wide ranging and detailed public consultation exercise at the preliminary stage of this process, which included the publication of an 'Outline Strategy' for the electoral area, the Mallow Electoral Area Local Area Plan, Public Consultation Draft, was published on the 22nd of November 2010 and was made available to the public until the 12th of January 2011 in Council offices throughout the county. In addition the plan in its entirety and the accompanying Environmental Report and Natural Impact Report (1) were made available in DVD format and for download from the County Council's Web-site. Full copies of the draft were also sent to a range of statutory bodies (including Government Departments, adjoining planning authorities and other agencies) as required under the Planning and Development Acts.

1.4.4. Following the receipt of 55 submissions from the public during the consultation period on the Draft Mallow Electoral Area Local Area Plan, the County Council met at a special meeting held on 30th & 31st March 2011 to determine the need to make material amendments to the draft plans. Following this, the proposed amendments, 811 in total across all electoral areas, were published for consultation between 21st April & 18th May 2011.

1.4.5. There were a total of 6 submissions received during the public consultation period on the proposed amendments to the Draft Mallow Electoral Area Local Area Plan. Following this, a Managers Report was published on the 15th of June on the issues raised by the submissions on the proposed amendments.

1.4.6. The County Council met at a special meeting held on Tuesday the 19th of July to facilitate discussion on the issues raised in the Managers Report on the amendments. The plan was formally adopted at a Council meeting on the 25th of July and came into effect on the 22nd of August 2011.

1.5 Overall Approach

Role of the County Development Plan 2009

1.5.1. The Planning and Development Acts require that local area plans must be consistent with the County Development Plan. The relevant County Development Plan for the purpose of preparing this plan is the Cork County Development Plan 2009 which was made by the County Council in January of that year.

1.5.2. A variation to the County Development Plan has been adopted to ensure that the policies and objectives contained in the ten Electoral Area Local Area Plans are consistent with the objectives of the County Development Plan and to strengthen or amend the objectives of the County Development Plan where necessary. The Variation includes

changes to chapters 2, 3, 4, 5, 6, 8 & 9 of the County Development Plan and includes the changes which have resulted from the introduction of a "Core Strategy" in accordance with the requirements of the Planning and Development (Amendment) Act 2010.

1.5.3. The "Core Strategy" has been prepared in order to ensure that the County Development Plan and the Local Area Plans are consistent with the Regional Planning Guidelines. Its main elements are to:

- Identify the quantum, location and phasing of development considered necessary to provide for the future population of the county over the plan period.
- Demonstrate how future development supports public transport/existing services etc.
- Ensure that the County Council and key stakeholders assess the needs and priorities for the area on a plan led basis, and
- Provide the framework for deciding on the scale, phasing and location of new development, having regard to existing services and planned investment over the coming years.

1.5.4. Chapter 2 ('Core Strategy') of the County Development Plan 2009 as varied sets out population and household targets which have been developed to reflect the annual growth rates proposed in the South West Regional Planning Guidelines, taking account of the 2020 horizon year used in this plan. Tables 2.5 - 2.7 set out the housing requirements and potential housing yield up to the year 2020 for the four main Strategic Planning Areas of the County. Tables 2.10 – 2.13 set out the population targets, housing requirements and potential yield for the period up to the year 2020 for the main towns and the villages and rural areas within each of the four Strategic Planning Areas.

1.5.5. The targets set out in these tables are based on population targets for the Irish Regions (including the South West Region) that were issued by the Department of the Environment Heritage and Local Government in February 2007. Since then, the Department has issued revised targets (October 2009) for the period up to 2022 and these have recently been included in the Regional Planning Guidelines for the South West Region that were adopted in 2010. Following the inclusion of the 'Core Strategy', the County Development Plan is consistent with the Regional Planning Guidelines.

1.5.6. In order to meet the requirement of the Planning and Development Acts and be consistent with the County Development Plan 2009, it is important that this Local Area Plan, together with the cumulative effects of other Local Area Plans is broadly consistent with Tables 2.5-2.7 and Tables 2.10-2.13 of the County Development Plan.

1.5.7. A common observation in many of the submissions made during the preliminary stage of preparing this plan was to the effect that, given the economic down-turn of the last few years, the population targets are excessively optimistic. This issue was addressed by the Department in the review of the Regional targets undertaken in 2009 to inform the review of the Regional Planning Guidelines and the approach is to continue to use the targets for planning purposes so that when consistent growth returns to the economy, shortages of infrastructure capacity and development land supply that have, to an extent, overshadowed previous plans can, perhaps, be avoided in the future.

1.5.8. The medium-long term effects of the economic down-turn on the economy and demographics of the state are difficult to predict with any degree of reliability. When International and National conditions stabilise and when the results of the 2011 Census are known it may be appropriate to reconsider some of the assumptions on which earlier targets are based. The Planning and Development Act 2000 requires that the County Development Plan must be consistent with the Regional Planning Guidelines for the South West Region and any revision to the population targets for the county can only be undertaken as a reflection of a revision to the Regional Guidelines.

Settlement Network

1.5.9. 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 3 of the County Development Plan 2009.

1.5.10. The settlement network, in this electoral area, is made up of five main components:

- 2 Main Settlements comprising the "hub" town of Mallow and the county town of Buttevant.
- 3 Key Villages comprising Castletownroche, Doneraile and Watergrasshill. Castletownroche was previously designated as a village in the 2005 LAP Plan and has been promoted to a key village in the overall strategy of this Plan.
- 13 Villages comprising Ballyclough, Bweeng, Burnfort, Cecilstown, Churchtown, Dromahane, Glantane, Killavullen, Liscarroll, Lombardstown, Lyre, New Twopothouse and Shanballymore
- 8 Village Nuclei comprising Ballyhass, Gortroe, Kildinan, Lahars Cross Roads, Lisgriffin, Mourneabbey, Nad and Old Twopothouse.

1.5.11. The main settlements include the main towns and in some areas, strategic employment areas. They are the main centres of both population and employment and benefit from the highest levels of existing infrastructure and services. Their hinterland or catchment often extends over a significant area including many smaller settlements within it. The services and infrastructure necessary to support future population growth can often be provided more efficiently in the main towns than in the smaller settlements.

Main Towns

1.5.12. The most significant material asset of this electoral area is its main towns. They represent the product of many decades of investment in buildings (including houses, businesses, commercial buildings etc.), hospitals and other health facilities, schools, social and community facilities and wealth of supporting infrastructure. Across the County as whole, the 2006 census recorded that over 46% of the population lived in the main towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the main towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).

1.5.13. Main Towns will normally have the following facilities: A permanent resident population of over 1,000 persons, primary and secondary school(s), a significant choice of convenience and comparison shopping, industrial, service sector or office based employment, public library, significant visitor facilities (e.g. Hotels, B&B's), Church or other community facility, Post Office/ bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.

1.5.14. In line with the overall core strategy of the County Development plan 2009, it is a key component of this plan to set out objectives that will:

- Make best use of previous investments in built fabric or infrastructure in the main towns;
- Establish the main towns as the principal location for future investment in housing, jobs, infrastructure and social and community facilities;
- 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;
- Prioritise future investment in infrastructure to support the sequential or phased development of the land identified for the future needs of the town;

- Confirm the role of the town centre as the preferred location for future retail development; and
- Protect the setting of the town from sprawling or sporadic development by maintaining the existing 'green belt' where only limited forms of development are normally considered.

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

- Zoned areas in the 2005 Local Area Plan that have now 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;
- In many cases the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- A less complex 'zoning' regime has been employed in the preparation of the new maps with the intention of making the new plans easier to follow (see Section 1.6 below);

Key Villages, Villages & Smaller Settlements

1.5.16. The strategy of supporting rural settlements is based on the identification of a settlements network with a hierarchy of services so that investment in housing, transport, employment, education, shopping, health facilities and community services can be focussed on those locations that provide the best pattern of accessibility for those living outside the main towns.

1.5.17. 'Key Villages' often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' also have significant hinterlands providing important services to a wider rural community.

1.5.18. 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.

1.5.19. 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.

1.5.20. In some electoral areas 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.

1.5.21. 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.

1.5.22. Village Nuclei are settlements where a limited range of services is provided supplying a very local need.

1.5.23. 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.

1.5.24. The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.

1.5.25. Other Locations may be identified in the Local Area Plans, such as 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.

1.5.26. Over recent years, concerns have arisen nationally and locally that the scale and character of development experienced in some villages was poorly aligned with the scale and character of the original village itself. The issue has recently been addressed in the Guidelines on ‘Sustainable Housing in Urban Areas’ issued under s28 of the Planning and Development Acts which planning authorities are obliged to take into account in the discharge of their functions.

1.5.27. In order to address these concerns and to give effect to the s28 Guidelines, this plan includes a number of key elements in its approach to setting out planning policies for villages. The first of these is that, wherever possible, the plan sets out a development boundary for each village or smaller settlement. The definition set out in objective LAP2-2 of the County Development Plan 2009 applies to the development boundaries in this plan;

“For any settlement it is a general objective to locate new development within the development boundary, identified in the relevant local area plan that defines the extent to which the settlement may grow during the lifetime of the plan”

1.5.28. Specific zoning objectives are used in villages in this plan where it is important to retain a particular parcel of land for a particular planned development. However, in the majority of cases, their use in relation to new housing development has been discontinued. Instead, in each village or smaller settlement, in addition to the development boundary, there are one or more general objectives setting out:

- The total number of new dwellings likely to be built in the village during the lifetime of the plan;
- Guidance on the maximum size of an individual development, taking account of the existing scale, ‘grain’ and character of the village and other relevant considerations;
- Where appropriate, guidance on the preferred location(s) for particular types of development within the development boundary.

1.5.29. In summary, this plan does not create an ‘automatic’ presumption in favour of development anywhere within the development boundary. Rather, to be successful in securing the grant of planning permission, proposals need to adhere to the objectives of the plan especially those regarding the overall number of dwellings to be built in the settlement during the lifetime of the plan, the maximum size of an individual development and, where indicated, the preferred locations for the type of development, in addition to other relevant planning and sustainable development considerations.

1.6 Land Use & Zoning – A Revised Approach

‘De-Zoning’

1.6.1. Both the County Development Plan 2003 and the 2005 Local Area Plans were prepared against a background of very rapid economic growth and strong inward migration. Whilst some national planning policy instruments (such as the National Spatial Strategy) were in place there was little clear guidance to local authorities on the approach that they should take to planning for future population. The emphasis was on meeting the seemingly insatiable demand for serviced land for new housing in order to prevent a shortage of supply leading to unnecessary house price inflation.

1.6.2. Whilst many of the underlying demographic indicators suggest that in the medium/long term the demand for new housing may well return because of factors such as the trend towards smaller average household sizes, there have been concerns that the overall supply of ‘zoned’ land

may well exceed what is likely to be required. In some locations maintaining the supply of land at these high levels may place impossible burdens on the public finances with regard to the costs of servicing etc.

1.6.3. In this plan the approach has been:

- To co-ordinate the supply of zoned land for future housing with the population targets set out in the County Development Plan 2009 and the South West Regional Planning Guidelines 2010;
- To focus the supply of zoned land on the main towns, where the provision of a good standard of social and physical infrastructure can often be achieved on a more cost effective basis than through encouraging large scale development in smaller settlements where the existing level of services and infrastructure may only be at a basic level;
- To discontinue the practice of specific zonings for housing development in villages; and
- To promote development in villages up to an overall maximum number of dwellings for that village in the lifetime of the plan taking into account the size and character of the existing village and level of services and infrastructure likely to be available.

1.6.4. Where the supply of zoned land from the previous plan still significantly exceeded the likely future requirement the possibility of using the land for another purpose consistent with the plan or phasing, or sequencing development so that excessive demands for servicing infrastructure are avoided has been examined in order to keep any de-zoning to a minimum.

Transitional Issues Affecting Development

1.6.5. In some villages, the scale of future development envisaged for the village is now exceeded by the ‘stock’ of planning permissions granted under the previous plan and there are concerns regarding the affect of the new approach set out in this plan in cases where planning permission may have already been granted or building work may have already commenced for a larger scale development than is now envisaged in the plan.

1.6.6. The objectives in this plan indicating the ‘number of new dwellings likely to be built in the village during the lifetime of the new plan’ is intended to be a significant factor guiding the determination of planning applications during the lifetime of the plan. However, it is not intended that this should operate as a rigid ‘cap’ on the ‘stock’ of planning permissions applicable to a particular village at a particular time. Indeed, it could be generally undesirable for the existence of a

small number of relatively large planning permissions, for a scale of development for which there may no longer be a ready market, to, in themselves, hinder or stifle new proposals for development at a scale more consistent with current market conditions and in keeping with the Ministerial Guidelines and the other objectives of this plan.

1.6.7. A further issue concerns the role of the new local area plans in the determination of applications for planning permission or the extension of an appropriate period in respect of a planning permission granted prior to the making of the new local area plan. Clearly, the new local area plans are not intended to undermine any formal commitment (e.g. through the grant of planning permission) that the County Council may have given to development during the lifetime of the previous local area plan. Indeed, many of these permissions may be entitled (on application and subject to certain conditions) to an extension of the appropriate period for the implementation of the permission, but the Planning & Development Acts do not include local area plans in the range of documents that can be considered in the determination of these applications.

1.6.8. However, taking account of current housing market uncertainties, it is possible that some developments, in villages and elsewhere, that have already commenced, may not reach completion before their respective planning permissions expire (even allowing for any extension to the appropriate period to which they may be entitled). Therefore, to ensure that the new local area plans do not inadvertently hinder the completion of developments that have commenced prior to the making of the plan the following objective has been included in the plan.

Objective No.	<u>Completion of Existing Developments</u>
CED 1-1	Notwithstanding any other objectives in this plan, in the interests of the proper planning and sustainable development of the area, it is an objective of this plan to secure the satisfactory completion of any development for which planning permission was granted prior to the making of this plan where works were carried out pursuant to the permission prior to the making of this plan.

Zoning Definitions

1.6.9. The land-use and zoning categories used in the Local Area Plans are based on a revised set of definitions and the explanatory text for these can be found in Variation No. 3 to the County Development Plan

2009. These definitions provide for a less complex zoning regime so it is easier to understand what development is likely to be permitted, or discouraged, in a particular area.

1.6.10. The most dramatic change in the zoning approach for the new Local Area Plans is the introduction of a new land use class for ‘business’ uses. This definition has replaced the former ‘commercial’ category and is based on wider range of uses. The new ‘business’ category can be found in many more locations than the former ‘commercial’.

1.6.11. The new ‘business’ land-use category will be attractive to many new businesses that have become typical in the modern economy and would include: light-industry, wholesale and non-retail trading uses, car-showrooms, small/medium scale manufacturing/repairs/warehousing/distribution uses. Other uses that could be included in certain specific circumstances could include retail warehousing and office development not suited to town centre or edge of centre locations. Uses specifically excluded from the business category include waste management activities and general retail development. Retail warehousing could be accommodated where the specific zoning objective allows.

1.6.12. The ‘industry’ category is retained and intended to focus on medium or larger scale development where the process or activities carried on may not be consistent with the higher environmental standards likely to become prevalent in ‘business’ developments. ‘Industry’ will include manufacturing, repairs, warehousing and distribution development including waste management activities but excluding landfill or incineration. Land zoned for ‘industry’ may be made the subject of a long-term reservation for large-scale or stand alone industry as part of the strategic supply of land for these specialist developments.

1.6.13. The ‘enterprise’ land use category has been reserved for a very limited number of very high quality specialist office and office based industry developments where a high quality specialist environment that is protected from other forms of employment development is an essential ingredient of a successful development. Locations for this form of development are likely to be limited to named locations within Metropolitan Cork, the ‘hub’ town of Mallow and Clonakilty which has been designated an ‘integrated employment centre for West Cork’.

1.6.14. Another significant change relates to open space for which there is now only one type of zoning that is applied either:

- To protect an existing area of open space (e.g. sports grounds or facilities, informal areas of open space or agricultural land within development boundaries that is not considered suitable for development) from development during the lifetime of the plan; or

- To reserve an area of land for open space uses (such as sports grounds or facilities, parks or informal areas of open space) in the future
- For the avoidance of doubt, ‘allotments’ are included within the list of uses appropriate to areas ‘zoned’ for open space uses.

1.6.15. Generally, the ‘established’ zoning categories used in previous plans to define the uses appropriate in existing areas of development have been discontinued in the new plans. Proposed changes of use will be assessed in relation to:

- The objectives of the County Development Plan 2009 and its variations;
- Any general objectives in the local area plan that apply to the particular location;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

1.6.16. In special cases the local area plans may define ‘Special Policy Areas’ where an objective may be established to address particular issues, encourage or discourage certain forms of development.

1.7 Infrastructure and Community Facilities

1.7.1. Securing the timely provision of infrastructure and community facilities is an important element of any local area plan. In order to help deliver tangible benefits to the greatest number of people the ‘network of settlements’ described in Chapter 3 of the County Development Plan 2009, is used as an important foundation to this plan to help obtain the best value from public investment. The effect of this approach is to prioritise in favour of investment in the larger settlements such as the ‘main towns’ and ‘key villages’ where, often, investment can benefit a wider area or hinterland. However it is also important to sustain the viability of the many smaller settlements and individual investment decisions need to reflect this balance.

1.7.2. In the past, the County Council has encouraged the concept of partnership with developers in order to secure the provision of critical infrastructure (such as waste water treatment facilities), particularly in the smaller settlements where it was proving difficult to provide adequate infrastructure through the prioritisation of public funds. However, this proliferation of smaller treatment plants is resulting in a maintenance burden for the County Council that will be difficult to sustain in the current economic climate.

1.7.3. The proposals in this plan provide for the balanced development of the electoral area in line with the strategy set out in the County Development Plan 2009. However, in the current economic climate, it is necessary to ‘tailor’ development more closely to the current or likely future overall capacity of particular settlements so that the lack of critical infrastructure does not result in unacceptable consequences for the environment, communities or the public finances.

1.7.4. To achieve this end, where there are significant uncertainties regarding the provision of critical infrastructure or key community facilities in the smaller settlements, alternative provision, particularly for new housing development, has been made in the larger settlements so that no overall shortage should arise in the lifetime of the plan.

1.8 Flood Risks

Overall Approach

1.8.1. The County Council, in preparing its strategy for the management of flood risks set out in the following paragraphs, has had regard to its obligations under section 28 of the Planning and Development Acts in relation to the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister for the Environment, Heritage and Local Government and the Minister of State at the Department of Finance with special responsibility for the OPW in November 2009.

1.8.2. Volume 2 of this plan includes the Strategic Flood Risk Assessment that 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. The County Council has also conferred with officials of the OPW, the lead agency for flood risk management in Ireland, in the preparation of its strategy.

1.8.3. 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.

1.8.4. To comply with the EU Floods Directive introduced on 26th November 2007, and in line with the Guidelines for Planning Authorities ‘The Planning System and Flood Risk Management’ issued by the Minister of the Environment, Heritage and Local Government under section 28 of the Planning & Development Acts an assessment of flood risks has been formally taken into account in the preparation of this plan.

1.8.5. In this plan the approach is to:

- Avoid development in areas at risk of flooding; and
- 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. The overall objectives are addressed in the following paragraphs of this section. With regard to specific settlements, the relevant sections of the plan include objectives, some of which relate to specific land parcels, giving effect to this overall approach.

1.8.7. In order to provide information about possible flood risks to the public generally and to those contemplating development, the County Council, in close association with the OPW, has compiled a series of indicative maps showing areas that could be at risk from flooding. The intention is to make these maps available to the public for the whole of the County but, to facilitate the preparation of the local area plans, the areas close to recognised settlements have been prioritised, and flood risk information here is made available for the first time through the publication of this plan. The Information about flood risks that has been used in the preparation of this plan has been collated from a number of sources including:

- ‘Floodmaps.ie’ – The national flood hazard mapping website operated by the Office of Public Works, where information about past flood events is recorded and made available to the public. ‘Flood point’ information is available on this site and has been noted.
- ‘Flood Hazard Mapping’ for fluvial and tidal areas commissioned by Cork County Council from Consultants JBA Associates. These indicative flood extent maps provide flood extent information for river catchments where a more detailed CFRAMS study is not currently available.

1.8.8. In line with advice from the OPW, the County Council has amalgamated the information from these sources into a single ‘Indicative Flood Extent Map’ for the settlements of this electoral area. The map has been used as the basis for the flood risk assessment of this plan and extracts from it appear on the various maps prepared for the settlements of this electoral area. When this work is complete for the whole county, including rural areas outside settlements, it is intended to make this available for public inspection.

1.8.9. The Indicative Flood Extent Map shown on the zoning maps in this plan provides information on two main areas of flood risk:

- **Zone A – High probability of flooding.** Most areas of the County that are subject to flood risks fall into this category. Here, most types of development would be considered inappropriate. Development in this zone should be avoided and/or only

considered in exceptional circumstances, such as in major urban or town centres, or in the case of essential infrastructure that cannot be located elsewhere. A Justification Test set out in Ministerial Guidelines applies to proposals in this zone. Only water-compatible development, such as docks and marinas, dockside activities that require a waterside location, amenity open space, outdoor sports and recreation, would be considered appropriate in this zone.

- **Zone B - Moderate probability of flooding.** In most parts of the County this designation applies only to limited areas of land. In only a few locations do significant sites fall into this category. Here, highly vulnerable development, such as hospitals, residential care homes, Garda, fire and ambulance stations, dwelling houses and primary strategic transport and utilities infrastructure, would generally be considered inappropriate. Less vulnerable development, such as retail, commercial and industrial uses, sites used for short-let for caravans and camping and secondary strategic transport and utilities infrastructure, and water-compatible development might be considered appropriate in this zone.

Elsewhere – Localised flooding from sources other than rivers and the coast can still occur and may need to be taken into account at the planning application stage.

1.8.10. Notwithstanding the approach taken to the preparation of the ‘Indicative Flood Extent Maps’, in a relatively small number of settlements across the County as a whole, there is some evidence of possible anomalies in the flood risk mapping resulting in the possibility of inaccuracy at the local level. Having considered these issues in some detail, both OPW staff and the Consultants retained by the County Council are of the view that some anomalies will inevitably occur especially at the local level in this type of broad scale modelling. These may appear most significant in a few localised areas of relatively flat terrain but they do not undermine the credibility of the maps and their value as an appropriate basis for the spatial planning decisions made in this Local Area Plan. Reference is made within the individual settlement chapters of the plan identifying those locations where such localised uncertainties may exist and policies and objectives set out in the following paragraphs provide an appropriate basis for the resolution of any issues that may arise.

Flood Risks and ‘Zoning’

1.8.11. In the course of preparing this plan, so far as proposals for new zoning are concerned, the ‘Indicative Flood Extent Maps’, shown on the zoning maps, have been used as one of the relevant considerations in determining whether or not a particular parcel of land should be zoned. Generally where proposals for new zoning significantly conflicted with the ‘Indicative Flood Extent Maps’ they have

not been included as zoned land unless the proposed use or development satisfied the 'Justification Test for Development Plans' set out on page 37 of the Ministerial Guidelines.

1.8.12. With regard to zonings inherited from the 2005 Local Area Plan, some of these may have been discontinued where there was a significant conflict with an issue relevant to the proper planning and sustainable development of the area (e.g. conflict with a Natura 2000 site, other heritage designation or a significant change in the overall approach to development in the settlement concerned). Where a flood event has been recorded on a site, particularly since the 2005, then, generally, the zoning has been discontinued in this plan.

1.8.13. However, where no flood event was recorded and the sole issue in relation to the zoning was conflict with the 'Indicative Flood Extent Maps', in this plan the zoning has generally been retained (either as a 'zoning' or as un-zoned land within the development boundary) but with a revised specific objective setting out the steps that will be appropriate at the project stage to determine the level of flood risk in relation to the site.

1.8.14. In line with the approach set out in the Ministerial Guidelines, areas 'zoned' for town-centre development comprise the main category of future development 'zoning' that often satisfy the requirements of the 'Justification Test for development plans' and in many cases these zonings have been retained notwithstanding the indication of significant risks of future flooding. Development proposals in these 'town-centre zonings' will need to follow the procedures indicated in paragraph 1.8.19 at the planning application stage with a view to developing appropriate flood-mitigation measures at the project stage.

Applications for Planning Permission in Areas at Risk of Flooding

1.8.15. In this plan, a number of specific sites that are identified for development and many parcels of land without a specific zoning objective but within the development boundary of a town or village, are also affected by the 'Indicative Flood Extent Maps' shown in the plan.

1.8.16. In these areas, all applications for planning permission falling within flood zones 'A' or 'B' will need to comply with Chapter 5 of the Ministerial Guidelines – 'The Planning System and Flood Risk Management and, in particular, a site-specific flood risk assessment will be required.

1.8.17. In order to reflect the possibility that the 'Indicative Flood Extent Maps' in this plan may inevitably include some localised uncertainties, the site-specific flood risk assessment process is divided into two stages. The initial stage in the process is intended to be capable of being carried out relatively quickly and at modest expense involving a desk-top review of relevant flood risk information, where applicable the preparation of site levels or cross sections, the preparation of a commentary on site specific

issues including the nature of any localised uncertainty in existing sources of information and, finally, a recommendation on the appropriate course of future action.

1.8.18. It is recommended that intending applicants for planning permission should carry out this first stage of the site-specific flood risk assessment process well in advance of the submission of their application for planning permission and that its recommendations should be brought to the attention of Council staff as part of a pre-planning meeting.

1.8.19. Where the first stage of the site-specific flood risk assessment indicates further study then the normal course of action will be to carry out a detailed site specific flood risk assessment in line with Chapter 5 of the Ministerial Guidelines before an application for planning permission can be considered. Where the County Council have indicated in writing that they are in agreement with any proposals for avoidance or that the initial study shows satisfactorily that the site is not at risk of flooding then, subject to other proper planning considerations, an application for planning permission may be favourably considered.

The first stage in the assessment process will include:

- An examination of all sources of flooding that may affect a particular location – in addition to the fluvial and tidal risk represented in the indicative flood risk maps.
- A review of all available flood related information, including the flood zone maps and historical flood records (from www.floodmaps.ie, and through wider internet / newspaper / library search/local knowledge of flooding in the area).
- An appraisal of the relevance and likely accuracy / adequacy of the existing information. For example, if the outline is from CFRAM or other detailed study they can be relied on to a greater extent than if they are from other sources.
- Site cross sections or spot levels, including the river and surrounding lands.
- Description of the site and surrounding area, including ground conditions, levels and land use.
- Commentary on any localised uncertainty in the existing flood mapping and other sources of flood risk information and the site area.
- Proposal as to the appropriate course of action which could be either:
 - further study;
 - revision of proposals to avoid area shown at risk of

flooding; or

- continue with development as proposed (if the site is clearly demonstrated to be outside flood zones A or B and has been shown to be not at flood risk).

1.8.20. Where it can be satisfactorily shown in the detailed site-specific flood risk assessment that the proposed development, and its infrastructure, will avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.

1.8.21. Where the site does not benefit from a specific zoning objective in this plan and there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is unlikely that permission will be granted unless all of the following are satisfied:

- The proposal is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan).
- The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:
 - Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;
 - Comprises significant previously developed and/or under-utilised lands;
 - Is within or adjoining the core of an established or designated urban settlement;
 - Will be essential in achieving compact and sustainable urban growth; and
 - There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.

Flood Risks – Overall Approach	
FD 1-1	<p>It is an objective of this plan to take the following approach in order to reduce the risk of new development being affected by possible future flooding:</p> <ul style="list-style-type: none"> • Avoid development in areas at risk of flooding; and • Where development in floodplains cannot be avoided, to take a sequential approach to flood risk management based on avoidance, reduction and mitigation of risk.
FD 1-2	In areas where there is a high probability of flooding - 'Zone A' - it is an objective of this plan to avoid development other than 'water compatible development' as described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.
FD 1-3	In areas where there is a moderate probability of flooding - 'Zone B' - it is an objective of this plan to avoid 'highly vulnerable development' described in section 3 of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued in November 2009 by DoEHLG.

Development in Flood Risk Areas	
FD 1-4	It is an objective of this plan to ensure that all proposals for development falling within flood zones 'A' or 'B' are consistent with the Ministerial Guidelines – 'The Planning System and Flood Risk Management'. In order to achieve this, proposals for development identified as being at risk from flooding will need to be supported by a site-specific flood risk assessment prepared in line with paragraph 1.8.19 of this plan.
FD 1-5	Where the planning authority is satisfied that it can be satisfactorily shown in the site-specific flood risk assessment required under objective FD 1-4 that the proposed development, and its infrastructure, will

Development in Flood Risk Areas	
	avoid significant risks of flooding in line with the principles set out in the Ministerial Guidelines, then, subject to other relevant proper planning considerations, permission may be granted for the development.
FD 1-6	<p>Where the site specific flood risk assessment required under FD 1-4 shows that there are significant residual flood risks to the proposed development or its occupiers, conflicting with the approach recommended in the Ministerial Guidelines, it is an objective of this plan to, normally, avoid development vulnerable to flooding unless all of the following are satisfied:</p> <ul style="list-style-type: none"> • The development is within an urban settlement, targeted for growth under the National Spatial Strategy, regional planning guidelines, and statutory plans (including this local area plan). • The development of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular: <ul style="list-style-type: none"> ○ Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement; ○ Comprises significant previously developed and/or under-utilised lands; ○ Is within or adjoining the core of an established or designated urban settlement; ○ Will be essential in achieving compact and sustainable urban growth; and <p>There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.</p>

1.9 Green Belts Around Towns

Background

1.9.1. The County Development Plan 2009 sets out the policy context for Green Belts as established by the National Spatial Strategy for Ireland and the Regional Planning Guidelines and outlines the planning principles of a Green Belt as including some or all of the following: -

- Maintenance of distinction in character between the town or city and rural areas by the prevention of unrestricted sprawl of urban areas into the countryside;
- Prevention of individual settlements merging into one another;
- To focus attention on lands within settlements which are zoned for development and likely to contribute to the regeneration of areas;
- Provision of a source of recreation and amenity and to allow for open countryside to be within easy reach of most built-up areas; and
- Retention of land in agriculture, forestry or other uses, which would otherwise be susceptible to inappropriate development.

1.9.2. In order to achieve the principles, the County Development Plan 2009 recognises that it is beneficial for smaller towns to have reasonably strict controls in their immediate hinterland, as this has helped to maintain the identity of the towns and has encouraged more development activity within the development boundaries. The plan further recognises that the character of all settlements can be undermined by linear roadside frontage development 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.

1.9.3. It is important to recognise that planning controls do not necessarily have a negative effect on established rural communities and in many respects play a positive role in the sustainable development of an area. The existence of this kind of control around towns has helped encourage redevelopment within the towns and in the villages and smaller settlements of the area.

Housing in Rural Locations

1.9.4. Following on from the tradition established in successive County Development Plans policies in relation to rural housing are tailored to reflect the varied demands, pressures and circumstances

that exist in each of the four strategic planning areas of the County and the provisions of the Cork Area Strategic Plan and North and West Cork Strategic Plan. Central to these policies is the key objective of sustaining rural communities and accommodating rural housing needs within rural areas where this is possible in accordance with the principles of proper planning and sustainable development. Provision is made to sustain communities by allowing people to build in their local area on suitable sites. This is expressly stated in objective RCI 9-3 of the County Development Plan. It is also an objective of the County Development Plan to recognise the individual housing needs that may arise from time to time, of people who have lived for a period in excess of 7 years in a particular area.

1.9.5. The demand for the building of individual houses in rural locations continues at a high level and whilst it is recognised that this type of development is an important part of the overall provision of new housing there are concerns that, in the longer term, unless steps are taken to encourage a greater proportion of this development to take place near established settlements, particularly the main towns, then serious difficulties will arise in providing the services to such a dispersed population.

Green Belts around the Ring and County Towns

1.9.6. In the ring towns / county towns and smaller settlements the plan recognises that development should be discouraged in the immediate surroundings of the settlements in order to prevent sprawl near towns and to control linear roadside development.

1.9.7. The Local Area Plans define the extent of individual Greenbelts around the ring and county towns and any of the larger villages where this approach is considered appropriate.

1.9.8. The boundaries of these Greenbelts will generally follow readily identifiable physical features and the definition of their physical extent should reflect:

- The visual setting of the town;
- The main approach routes;
- The need to maintain strategic gaps with other settlements;
- Areas of designated landscape importance; and
- Areas of known nature conservation value.

1.9.9. Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this (as stated in objective GB 1-1 of the Local Area Plans) will only be allowed in the case of an individual who can demonstrate a strong family

tie to a specific location and a genuine housing need, or in the circumstances referred to in paragraphs 4.8.5 (long established uses) and 4.8.6 (development of a strategic and exceptional nature) of the County Development Plan 2009.

1.9.10. However, in some areas as a further attempt to provide for those aspiring to build individual houses, areas may be delineated in local area plans where there is capacity to accommodate a limited number of individual houses. The Local Area Plans have identified and provided guidance on these areas 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.

1.9.11. Those intending to build houses within the Green Belts around the ring and county towns are advised to consult the Cork Rural Design Guide for advice on site choice, design and landscaping at an early stage in their preparations.

	Green Belts around Ring and County Towns
GB 1-1	<p>(a) It is an objective to retain the identity of towns, to prevent sprawl, and to ensure a distinction in character between built up areas and the open countryside by maintaining a Greenbelt around all individual towns.</p> <p>(b) It is an objective to reserve generally for use as agriculture, open space or recreation uses those lands that lie in the immediate surroundings of towns. Where Natura 2000 sites occur within greenbelts, these shall be reserved for uses compatible with their nature conservation designation.</p> <p>(c) It is an objective in particular to prevent linear roadside frontage development on the roads leading out of towns and villages.</p> <p>(d) It is an objective to establish green belts around the main towns in each electoral area, with strict controls on urban generated housing in the areas that are under most pressure for development. The green belts are shown on detailed maps.</p> <p>(e) It is an objective to discourage strongly new individual housing from being located within the green</p>

	Green Belts around Ring and County Towns
	<p>belts around the main towns in each electoral area (except within established villages or village nuclei). This restriction is relaxed in principle for local rural housing needs in accordance with objective RCI 9-3 of the Cork County Development Plan 2009.</p>
GB 1-2	<p>In some parts of the Mallow Green Belt it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:</p> <p>(a) The character of the area as a whole will remain predominantly rural and open;</p> <p>(b) Proposals will not cause linear roadside frontage development (ribbon development); and</p> <p>(c) The proposal is consistent with the proper planning and sustainable development of the area.</p>

The Mallow Greenbelt:

1.9.12. The Mallow Greenbelt is characterised by rolling upland and river valleys and the prominent ridges to the southeast and the north west of the town, which are relatively free from development, provide an attractive rural setting to the town and are therefore not considered suitable for development. Inclusion of these areas within the greenbelt will help protect the scenic amenities of the area and encourage development within the development boundary of the town itself and the adjoining village of Dromahane which abuts the greenbelt to the south west.

1.9.13. To the east and west of the town, the Blackwater River Valley forms part of the candidate Special Area of Conservation. The river valley itself, in conjunction with its surrounding floodplains, is designated as a Scenic Landscape in the Cork County Development Plan, 2009. The N72, west of the town, is a designated scenic route. For these reasons it is considered essential that the river valley, which forms part of the main approach roads into the town, is not, generally suitable for development.

1.9.14. To the north and south, the principle approach road into the town is the National Primary Route, N20, which is also deemed unsuitable for development, as it would have a negative impact on the visual setting of the town.

1.9.15. The north and north-western sections of the town have experienced extensive ribbon development. The green belt encompasses these areas in an attempt to curtail further development of this type and to direct it into more suitable locations. To the west of the town and north of the river valley, the land rises gradually and contains ridges of local importance.

1.9.16. Two parcels of land have been identified which are contiguous with the existing development boundary of Mallow (one is on the north western side at Annabella and the other on the south eastern side at Ballyellis). While they should remain rural in character it is recognised that they have the capacity to accommodate some individual housing in a rural setting. These two parcels of land (24 Ha) will be subject to Objective GB 1-2 of this Local Area Plan.

1.9.17. Having regard to Mallow's hub status, as designated in the National Spatial Strategy, the Mallow Special Local Area Plan has reserved sufficient lands for the future expansion of the town in order to enable Mallow to meet its population and development targets as forecasted. It is considered that the extent of the greenbelt for Mallow will help to facilitate this future growth.

1.9.18. The Green Belt boundary extends to meet the development boundary of Dromahane in an attempt to discourage further development along the approach roads into this settlement. It also allows for the maintaining of a strategic gap between the two settlements (Mallow and Dromahane). It is considered that this will not have an adverse effect on the development of Dromahane as sufficient lands are available within its development boundary for both individual housing and small scale residential developments.

Buttevant Green Belt.

1.9.19. A new greenbelt has been defined for Buttevant in this Plan which encompasses the hinterland of the town and seeks to protect the scenic and open agricultural character of the landscape in recognition of its importance as part of the setting of the town.

1.9.20. The development boundary for Buttevant includes 29.5 ha of land zoned for new residential development and additional opportunities for infill and brownfield redevelopment exist within the development boundary.

1.9.21. Opportunities for development are also available in the villages within the hinterland of the town including the Key Village of Doneraile located just over 6kms to the west, New Twopothouse located 6kms to the south, Lisgriffin 5.5kms to the west and Liscarroll 10kms to the north west. In recognition of the development opportunities available within the town itself and the adjacent villages, and the need to support the growth of the town, the greenbelt boundary has been defined to extend as far as

Doneraile, New Twopothouse and Lisgriffin in order to direct development into the settlements, discourage development along the approach roads, and maintain a strategic gap between these settlements.

1.9.22. The Awbeg River runs through the town and continues onto the village of Doneraile and forms part of the Blackwater candidate Special Area of Conservation. The greenbelt designation includes significant parts of the river valley.

1.9.23. To the north and south of Buttevant the National primary route N20 forms the main approach to the town and is considered unsuitable for development.

1.9.24. In light of the recent designation of Buttevant as a town and the need to reverse its trends of declining population, and having regard to the strong supply of development land within the town and the provision made in this plan to accommodate low density serviced site developments and self build opportunities, it is not considered appropriate or necessary to make provision for accommodating non local housing needs within the Buttevant Greenbelt, as is the practice in other areas.

1.10 Strategic Environmental Assessment and Habitats Directive Assessment

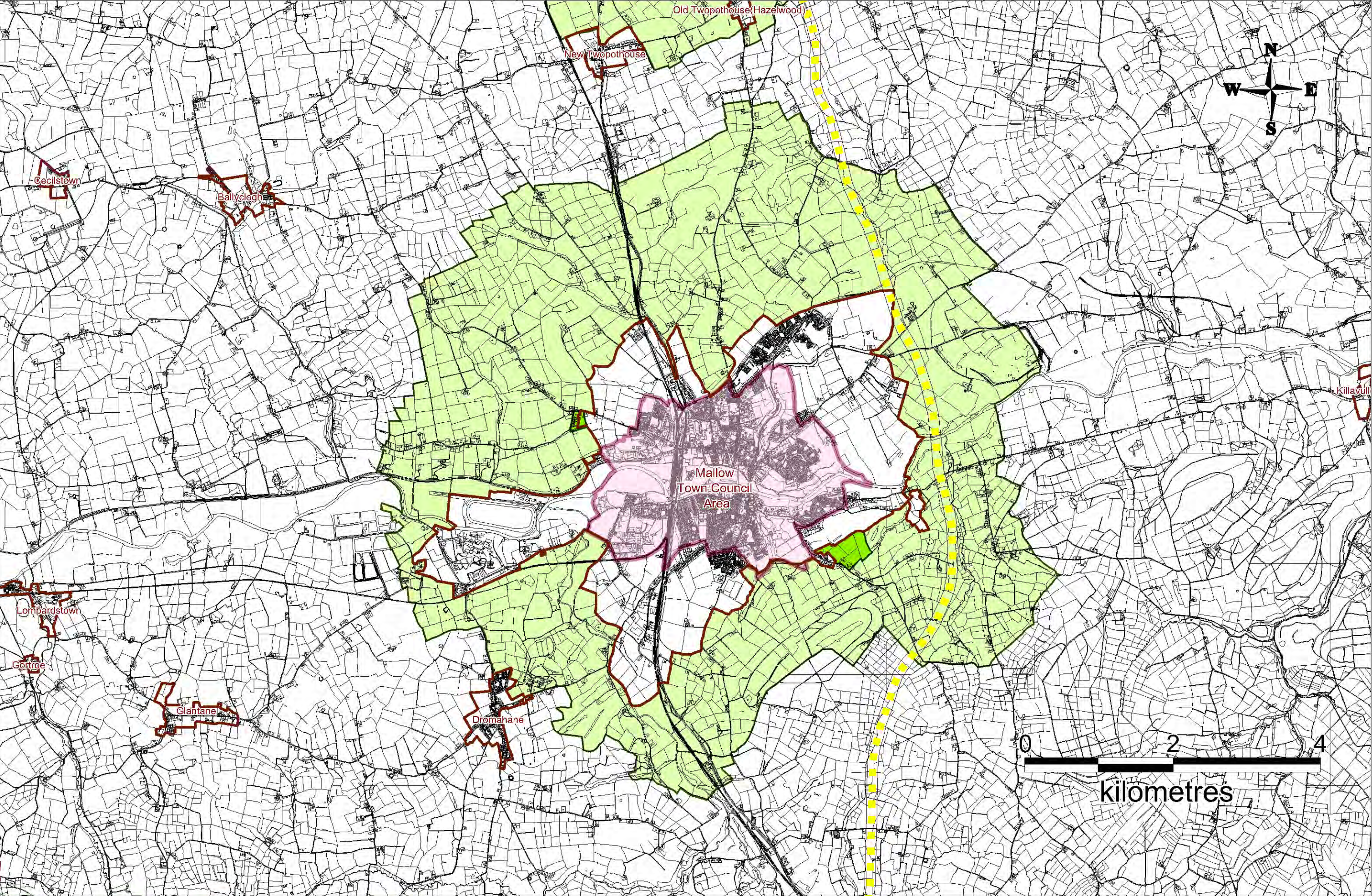
1.10.1. The Strategic Environmental Assessment and Appropriate Assessment (Habitats Directive Assessment) are contained in Volume 2 of this plan.

1.10.2. The European Community issued the Strategic Environmental Assessment (SEA) Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

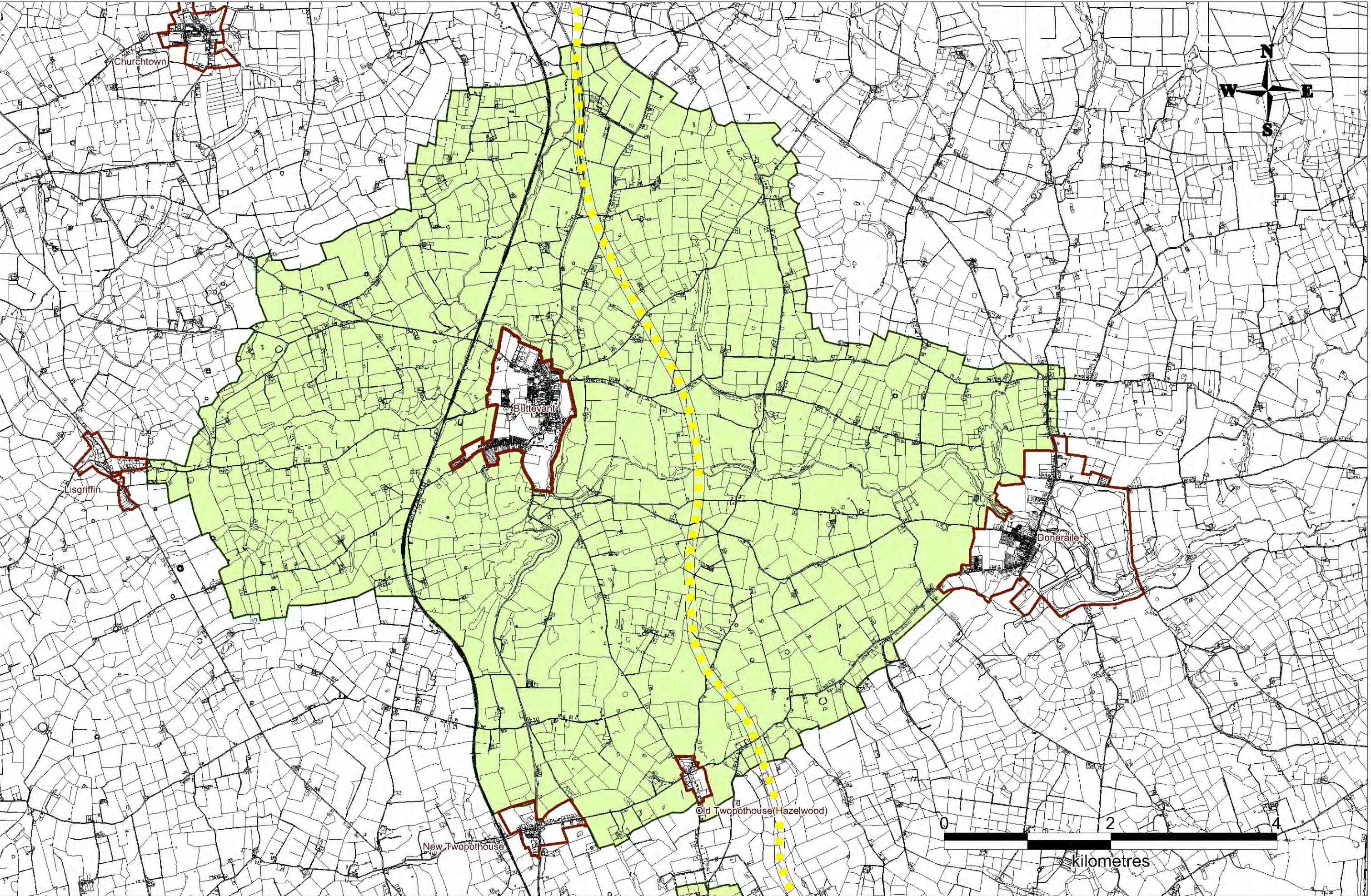
1.10.3. The SEA Directive was transposed into Irish Law under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435 of 2004), and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436 of 2004) and became operational on 21 July 2004. Under these Regulations it is required that a Strategic Environmental Assessment (SEA) be carried out for Local Area Plans for areas with a population of 10,000 persons or more. An Environmental Report has been prepared and is contained in Volume 2 of this plan. The report considers the likely significant impacts on the environment as a result of implementing the Local Area Plan. The plan was assessed against the environmental objectives set out in the Environment Report. Where a likely significant effect was identified mitigation measures were proposed, where possible. The most significant issue which came out of SEA is the need to tie all development objectives for all settlements to the availability of appropriate waste water treatment facilities.


1.10.4. Habitats Directive Assessment (HDA), also known as Appropriate Assessment is provided in accordance with requirements under the EU Habitats Directive (43/92/EEC) and Birds Directive (79/409/EEC), the impacts of the policies and objectives of all statutory land use plans on certain sites that are designated for the protection of nature (Natura 2000 sites) must be assessed as an integral part of the process of preparing 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 for all stages of the plan making process.


1.10.5. The final Natura Impact Report for the Mallow Electoral Area Local Area Plan, 2011-2017 summarises how all of the recommendations arising from the initial Natura Impact Reports, and how ecological considerations generally, have been integrated into the Local Area Plan. It also contains the details of the monitoring measures which will be implemented to ensure that the undertakings in relation to the protection of the Natura 2000 network, as set out in the Local Area Plan, are met. Finally the report contains the AA Conclusion Statement which finds that, subject to a number of changes to text, objectives, settlement boundaries and zonings, which have been accepted by the Council and are contained in the final plan, there will be no significant impact on the network as a whole, nor to individual Natura 2000 sites or their dependant habitats and species.

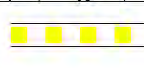


Green Belt Map



 Green Belt

 Settlement Boundary

 Proposed M20 Motorway

Green Belt Map

Section 2 Local Area Strategy

2.1 Introduction

2.1.1. This section sets out the overall strategy for the Mallow Electoral Area. As the environs of Mallow town are dealt with under the Mallow Special Local Area Plan which will remain in force until 2013, they are not included in this Local Area Plan. This Plan therefore deals only with Buttevant and the villages. This section presents a summary and analysis of the growth and population targets used in the plan and gives details of the main employment and economic considerations, education and infrastructure requirements and key environmental considerations. In short it brings together the important factors that have influenced the overall direction of the Plan.

2.2 Mallow Electoral Area Strategy

2.2.1. The Mallow Electoral Area is split between two Strategic Planning Areas, the CASP Ring Strategic Planning area which includes Mallow, Watergrasshill, Dromahane, Bweeng, Burnfort, Glantane, Lombardstown, Ballyclough, Mourneabbey, Laharn Cross Roads, Gortroe, and Old Twopothouse, and the North Strategic Planning Area which includes Buttevant, Doneraile, Shanballymore, Castletownroche, Killavullen, Churchtown, Liscarroll, New Twopothouse, Cecilstown, Lyre, Ballyhass, Lisgriffin and Nad.

2.2.2. The CASP Update, published in 2008 raises concerns at the high level of growth within the CASP Ring Strategic Planning area, particularly in the villages and rural areas at over 14%. Whilst this level of growth in the last decade is an indication that the villages and rural areas are far from stagnant, local employment within the villages and rural areas has not grown at the same rate, giving rise to widespread growth in unsustainable commuting patterns.

2.2.3. Within the North Strategic Planning Area as a whole the dynamic is quiet different to that of the CASP Ring as detailed in the North and West Cork Strategic Plan, published in 2002, which raised concerns about declining socio-economic indicators including falling populations and agricultural employment as well as relative underperformance of settlements in terms of attracting population and economic activity. In response a rebalancing of the population structure was proposed that encouraged growth in the towns whilst retaining a healthy growth rate in villages and rural areas. Such a concentration would help create a critical mass of population that would in turn allow further economic and social

development on a self sustaining basis. Recent years have seen the partial achievement of these goals with particular reference to increased growth occurring in some of the Main Settlements. However there has also been very rapid growth in some of the villages, at the expense of growth in the towns and some of the higher order villages. There has also been very high demand for one off rural housing. This latter trend is particularly associated with high levels of unsustainable commuting patterns. General levels of economic activity have grown somewhat but still remain similar to other main economic areas in the county.

2.2.4. In 2006, the Government announced the Atlantic Gateways Initiative, augmenting the NSS and aiming to focus infrastructure, population and employment growth in a strategic corridor linking the 'Gateway' cities and 'Hub' towns from Waterford to Galway, including Cork, Limerick and Mallow. The long-term aim is that through the development of enhanced transportation infrastructure and a cooperative strategy between the gateway cities, this corridor will be able to develop a critical mass of population that, in future, will enable it to compete effectively with Greater Dublin for economic investment. Within the Mallow Electoral Area, both Mallow and Buttevant are located along this strategic corridor and should benefit from future investment.

2.2.5. The challenge for this plan is to implement the objectives contained in the County Development Plan 2009 to make the Ring towns and the main settlements more attractive as places to live, and on the other hand maintain positive growth in the villages and rural areas but at more moderate rates in line with the objectives of the CASP Update and the North and West Cork Strategic Plan.

2.2.6. One significant change promoted in this Plan is to add Castletownroche to the Key Villages of the electoral area in order to provide for an enhanced spatial balance at this level of the network of settlements and in recognition of the capacity of the village to accommodate growth having regard to the availability of services and facilities.

2.2.7. The CASP Update and the County Development Plan 2009 have also committed to monitoring development in the villages and rural areas in the CASP Ring, with a view to extending rural housing controls, if required, to ensure closer adherence to the CASP strategy.

Population and Housing

2.2.8. In the period 2002-2006, the electoral area as a whole grew from 25,741 to 28,906 – an increase of 12%. This overall growth trend masks wide disparities in the rate of overall growth between individual settlements.

2.2.9. The hub town of Mallow grew by 15% while Buttevant recorded a population decline of 7% (from 987 in 2002 to 914 in 2006).

2.2.10. Overall the population figures illustrate the rural nature of the electoral area with only 39% of the population being located in the main towns in 2006.

2.2.11. The villages and rural areas grew by 12% between 2002 and 2006. The key village of Watergrasshill grew by 123% while population decline occurred in the second key village of Doneraile (5%). The remaining fourteen villages and the rural areas experienced strong average growth in the order of 10%. Having regard to the significant uptake of new housing across the village network since 2006, it is likely that there has been further strong growth in the population of the villages in the intervening period.

Table 1 Population Change in Mallow Electoral Area 2002-2006			
Settlement Hierarchy Mallow Electoral Area	Population		
	2002	2006	% Change
Main Settlement			
Mallow*	8,937	10,241	15%
Buttevant	987	914	-7%
Key Villages			
Doneraile	800	759	-5%
Watergrasshill	386	860	123%
Villages and Rural	15,817	17,751	12%
Total Population	25,741	30,552	

* Including the Town Council.

2.2.12. The targets for population growth as set out in the CASP Update (2006-2020), indicate that Mallow will continue as the largest settlement in the electoral area growing to 20,000 persons by 2020, a 95% increase on the 2006 population. Growth in Buttevant will be more moderate, with a population target of 1,501 persons, equivalent to growth of 64% on the 2006 level. The remaining growth for all the villages and rural areas, including the key villages Doneraile and Watergrasshill amounts to 1,777 persons (10%), bringing the overall target to 19,528. Within the villages and rural areas, it is envisaged that the key villages will account for a significant part of this growth. Growth in the smaller settlements and rural areas needs to moderate in order to build up the larger settlements and reduce the extent of commuting. The 2020 target for the electoral area as a whole is 41,029 persons.

Table 2 Population Target in Mallow Electoral Area 2006-2020			
Settlement Hierarchy Mallow Electoral Area	Population		
	2006	Growth 2006-2020	2020 Target
Mallow	10,241	9,759	20,000
Buttevant	914	587	1,501
Villages and Rural	17,751	1,777	19,528
Total Population	28,906	12,123	41,029

2.2.13. Excluding Mallow because it is covered by the Mallow Special Local Area Plan, the growth target for the remainder of the electoral area to 2020 is for an additional 2,364 persons. This equates to an increase of 1,572 households. In order to allow for a proportion of vacancies, and frictional losses in the market a conversion rate of 1.3 was used which gives an overall requirement for an additional 2,044 new houses to be provided within Buttevant and the villages and rural areas, in the period 2006 – 2020, as detailed in Table 3 below. It is assumed that average household size will continue to fall in line with EU trends.

Table 3: Household Targets Mallow Electoral Area 2006-2010			
Settlement Name	2006	Household Growth 2006-2020	2020 Target
Main Settlement			
Buttevant	323	310	633
Villages and Rural Areas			
	6,398	1,262	7,660
Total households	6,721	1,572	8,293
New Dwellings required			
		2044	

2.2.14. Table 4 below summarises the 2010 position with regard to housing delivery / commitments. Since 2006 about 1,086 houses have already been built, or are under construction. By subtracting these completed units from the overall target of 2,044 new dwellings required between 2006-2020, it is clear that there is an outstanding requirement for an additional 958 units. Across the network of settlements (excluding Mallow), planning permission has already been granted for an additional 1,390 units. Were all these units to be constructed, the target provision for the area would be exceeded by 432 units.

Table 4: Housing Delivery / Commitments 2006-2010			
Settlement Name	Already Built ¹ 2006-2010	Under Construction & Vacant	Outstanding planning permissions
Main Settlements			
Buttevant	103	14	53
Key Villages			
	246	5	537
Villages and Other Settlements	616	102	800
Total	965	121	1,390

¹ *Already built 2006-2010:* This figures relates to development within settlements only and does not include one off rural houses. The figure is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

Table 5: Summary of Mallow Electoral Area Settlements					
Settlement Name	Settlement Type	No. of existing dwellings 2010	Growth in d/units 2000-2010	Outstanding planning permissions 2010	Target growth 2010-2020
Buttevant	Main Settlement	550	184	53	286
Total Main Settlement				53	286
Castletownroche	Key Village	222	51	161	54
Doneraile	Key Village	392	80	238	180
Watergrasshill	Key Village	434	365	138	108
Total Key Villages				537	342
Ballyclough	Village	113	29	48	20
Bweeng	Village	175	147	96	10
Burnfort	Village	24	12	24	10
Cecilstown	Village	40	12	36	10
Churchtown	Village	222	199	131	25
Dromahane	Village	346	216	55	63
Glantane	Village	38	14	44	10
Killavullen	Village	129	40	36	5
Liscarroll	Village	119	24	75	15
Lombardstown	Village	64	35	51	10
Lyre	Village	64	50	42	10
NewTwopothouse	Village	58	29	106	10
Shanballymore	Village	62	26	56	10
Total villages				800	208
Kildinan	Village Nucleus				5
Ballyhass	Village Nucleus				5
Mourneabbey	Village Nucleus				5
Laharn Cross Rds	Village Nucleus				5
Gortroe	Village Nucleus				5
Old Twopothouse	Village Nucleus				5
Lisgriffin	Village Nucleus				5
Nad	Village Nucleus				2
Total village Nuclei				0	37
Total All Settlements				1,390	873

2.2.15. Table 5 provides an overview of the overall scale of development envisaged in each settlement over the lifetime of this plan. Outside of these settlements, the provision of rural one off housing in the countryside will continue to contribute towards meeting the future housing needs of rural communities and the overall electoral area.

2.2.16. By 2020 it is envisaged that the population distribution of the electoral area will be more balanced between the main towns and the villages and rural areas, in line with the recommendations of the CASP Update and the North and West Cork Strategic Plan.

2.2.17. One significant change made in this Plan has been the addition of Castletownroche to the Key Villages of the electoral area in order to provide for an enhanced spatial balance at this level of the network of settlements and in recognition of the capacity of the village to accommodate growth having regard to the availability of services and facilities.

2.2.18. In many cases the scale of development envisaged across the network of settlements is significantly below that of the outstanding planning permissions. While it is acknowledged that the opportunity to implement these permissions remains, as they come up for renewal they will need to be reassessed in light of the provisions outlined in the Planning and Development Amendment Act 2010. It is acknowledged that some of these permissions will not be implemented for practical reasons. Some of these developments are located outside of the optimum areas for growth and/ or comprise development forms at locations for which there may be little market demand in the future. In addition some of the developments are located on lands which the Flood Risk Assessment has shown to be susceptible to flooding and are therefore unlikely to be built. In determining the overall scale of development for each settlement consideration has also been given to the position of the settlement within the overall network of settlements, the need to prioritise growth in the main settlements and the provisions of the Government Guidelines on 'Sustainable Housing in Urban Areas' which provides guidance on the appropriate scale of development in small towns and villages.

2.2.19. It is also the intention of this plan to allow for greater opportunities for small-scale individual housing within the development boundaries of the settlements to allow for a greater more sustainable choice of location and also as an alternative to one off rural housing in the countryside.

2.2.20. The plan also recognises the important role that townlands and rural communities outside the settlement network play in meeting the future housing needs of those rural communities and the overall electoral area. Provision of individual dwellings outside the settlement network will be considered on suitable sites subject to the policies as

outlined in the Cork County Development Plan, 2009.

Employment and Economic Activity

2.2.21. The County Development Plan 2009 sets out targets for the delivery of new jobs to support the population growth proposed for the county. As part of this strategy, the number of jobs in the Mallow Electoral Area is envisaged to increase by up to 5,911. Mallow will continue to be the main centre of employment within the electoral area in the future given its status as a 'hub' town on the Atlantic Corridor and an integrated employment centre and has a target jobs growth of approximately 5,000. About 20% of the overall target for the electoral area is likely to be in rural locations rather than the main urban areas.

2.2.22. It is important that this jobs target is achieved in order to help sustain the level of growth in the electoral area and reduce longer distance commuting. While this is mainly achieved by locating new employment areas within and adjacent to the main settlements, it is also important to help sustain the rural hinterlands by encouraging smaller scale development in the key villages where appropriate.

2.2.23. Mallow is the largest employment centre within the CASP Ring Strategic Planning Area and accommodated 3,184 jobs in 2006. Census data indicates that Mallow draws a significant level of employees from the wider North Cork area. Food processing, metal fabrication, general engineering and the services industry are the main sectors of employment in the town. The Mallow Special Local Area Plan 2007 has identified a range of employment sites in Mallow, including the former sugar factory site to the west of the town, which will cater for Mallow's role as a 'hub' town and the expansion of the employment base of the town into the future. Mallow has also been identified as an integrated employment centre for North Cork in the County Development Plan 2009.

2.2.24. Buttevant, in line with its smaller population, has a much smaller employment base recording 413 jobs in 2006. An additional 200 jobs are required by 2020 and the town is identified as a district employment centre in the County Development Plan.

2.2.25. A total of 288 hectares of land have been zoned for business use in previous plans for the Mallow Electoral Area – see table below. Since 2003, 20 hectares of this has been developed / is in the course of development leaving a large supply of 268 ha of land still available. Zoned lands for employment use are available within Mallow, Buttevant, Watergrasshill and Doneraile.

Table 6 Business Land Supply Mallow Electoral Area					
	Total Land Zoned	Developed/In course of development	Total Land Available (2008)	Land for 'Stand Alone'	Total available lands
Total	288	20	268	0	268

2.2.26. At the rate of development recorded in recent years, the existing supply of zoned land would appear to be plentiful and could sustain new development at those rates for up to 71 years. However, to achieve the ambitious employment targets for this electoral area, including the strong provision for employment growth in the hub town of Mallow, a significant uplift in the rate of job growth is required, relative to the growth rate evident in the past.

2.2.27. In Buttevant 14.6 hectares of land has been reserved for business use.

2.2.28. In line with the provisions of National Policy Guidance, it is noted that initiatives supporting energy crop research and development / production and green energy technology development in general are supported where they are in accordance with the proper planning and sustainable development of the area. There may be opportunities in the Mallow Electoral Area to introduce a 'green quarter' including developments set up to specifically attract indigenous and international investment in bio-energy, green technology and related services with the aim of providing support and development for the diversification of the rural economy.

Retail

2.2.29. In relation to retail provision for Buttevant, the plan confirms the role of the town centre as the primary location for retail development.

Tourism

2.2.30. Tourism is a relatively minor contributor to the Electoral Area's economy although the area contains many features of historical, cultural and natural significance and is a strong performer in terms of hillwalking and fishing. Facilities include the River Blackwater which offers passive and active forms of recreation, Mallow racecourse and Longueville House where there may be potential for additional tourist and related uses. Doneraile Court, managed by the Office of Public Works is a significant amenity for the area and permission has recently been granted for a hotel / leisure facility at Ballygiblin Manor, near Cecilstown.

2.2.31. The National Spatial Strategy advises that second-home and holiday home development can act as a revitalising force in economic

terms, particularly in areas that are structurally weak, but an emphasis is needed on clustering such tourism driven development in or adjoining small towns or villages. Where possible, holiday accommodation should be within the settlements of the area, where visitors can enjoy access to shops, services and public transport.

2.2.32. The tourism industry relies on the quality and attractiveness of the built and natural heritage. In this regard the objectives of the Cork County Development Plan 2009, which seek to conserve the built and natural environments must be respected, not only for their own sake but because of their importance to this sector of the economy.

2.2.33. New development for the tourist industry should respect the existing settlement pattern of the county. Integrated tourism development facilities (including sports and recreation activities and food related tourism) will contribute to a more diverse range of visitor attractions, encourage longer visitor stays, help extend the visitor season and add to the quality of life for people who live in the area.

Community Facilities

2.2.34. In cases where a particular community facility is either forthcoming or is required every effort has been made to identify this requirement in each of the settlements. In terms of primary schools, where a new school or an extension to a school has been identified as a requirement, provision has also been made for this. In addition, where a site contiguous to a school is undeveloped, a longer term reservation site has been identified. This usually applies to the smaller settlements.

2.2.35. The following is a summary list of the school sites identified in the electoral area.

Table 7 Education Provision in the Mallow Electoral Area	
	School Requirement
Buttevant	New site identified

Infrastructure

2.2.36. In order to deliver the population and housing targets identified in this plan, significant expenditure is required in water services infrastructure in practically all of the settlements. As stated at the outset, the strategy of this plan is to prioritise investment in the main towns, where future demand for housing is likely to be high, investment should be prioritised in the key villages as they offer a rural housing choice to a wider catchment and they have schools and other services. If resources allow the villages and village nuclei should receive investment to facilitate local choice.

2.2.37. Objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan 2009, as varied, set out an overall strategy for the

provision of water and waste water infrastructure and these objectives are applicable to the development proposed in this plan.

2.2.38. Specifically within the Mallow Electoral Area future development shall comply with the following objective on Water and Waste Water infrastructure:

Objective No	Water & Waste Water Infrastructure Objective
LAS-1	<p>In line with the principles set out in the County Development Plan 2009 and the provisions of objectives INF 5-6, INF 5-7 and INF 5-8 of the County Development Plan, development proposed in this plan will only take place where appropriate and sustainable water and waste water infrastructure is in place which will secure the objectives of the relevant River Basin Management Plan and the protection of Natura 2000 sites with water dependant habitat or species. This must be provided and be operational in advance of the commencement of any discharges from development.</p> <p>Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) will be required for all developments discharging within or upstream from Natura 2000 sites with water dependant habitats or species.</p> <p>Any new or increased water abstractions from within the Blackwater River Special Area of Conservation will need to be supported by an Appropriate Assessment.</p>

2.2.39. In Buttevant there is capacity in the existing Waste Water Treatment Plant. Water conservation measures including replacement of water mains and leak detection are required in order to improve the available water supply.

2.2.40. The M20 is the main road improvement scheduled for the Electoral Area over the coming years. This should greatly decrease travel times with particular reference to access from Mallow and Buttevant to both Limerick and Cork. The focus on both national and local road improvements are in abeyance because of national economic difficulties, however this plan carries forward the proposals that have been made and focuses on schemes which bring more immediate benefits in the

short – medium term but without compromising the longer term opportunities.

Objective No	M20 Motorway
LAS-2	It is an objective of this Plan to protect the route of the proposed M20 Cork - Limerick Motorway”.

2.2.41. Public Transport opportunities in the electoral area are focussed on both private and public bus operators and train services. Both Public and Private Bus Services are limited services operating between Buttevant and Cork City with very limited weekly services connecting the key villages of Doneraile and Watergrasshill as well as the villages to Cork City. The train services from Mallow provide the area with rail connections to Cork and Dublin. The travel to work patterns which have emerged from the 2006 census have shown that car dependant travel plays a large role in the Mallow Electoral Area. In the longer term these trends are unsustainable and if they are allowed to continue, congestions and emissions will increase and competitiveness will decline. It is important that provision is made for good walking and cycling facilities within all of the settlements.

Environment and Heritage

2.2.42. 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.

2.2.43. The designation of these sites at a national level is the responsibility of the Department of the Environment, Heritage and Local Government, but it is the responsibility of all of us to protect 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.

2.2.44. Proposed Natural Heritage Areas (pNHAs) cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wild plant and animal species or a diversity of these natural attributes. The current list of pNHA's is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

2.2.45. Candidate Special Areas of Conservation (cSACs) have been selected because they support habitats and plant and animal species that are rare or threatened in Europe and require particular measures, including

the designation of protected sites, to conserve them. The sites are called ‘candidate sites’ because they are currently under consideration by the Commission of the European Union. The current list of cSACs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

2.2.46. 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 cSACs they form part of the ‘Natura 2000’ network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2009 and are shown on the Heritage and Scenic Amenity Maps in Volume 3 of that Plan.

2.2.47. As part of the ongoing maintainance of water quality along the Blackwater River and tributaries, as well as ensuring the ecological integrity of the candidate Special Area of Conservation, it is proposed to carry out an Appropriate Assessment centered on the discharges arising from the municipal waste water treatment systems located along this River. The information yielded from this study will inform the licencing and certification process required by the EPA

2.2.48. Table 8 gives a list of the designated sites in the Mallow Electoral Area.

Table 8: Designated Sites in the Mallow Electoral Area		
Code	Description	Natura 2000 Site
pNHA	Blackwater Valley (Ballincurrag Wood) 1793	
pNHA	Blackwater Valley (Kilcummer) 1794	
pNHA	Blackwater Valley (Killavullen) 1080	
pNHA	Awbeg Valley (Castletownroche) 1561	
pNHA	Awbeg Valley (above Doneraile) 75	
pNHA	Awbeg Valley (below Doneraile) 74	
pNHA	Ballyhoura Mts 2036	
pNHA	Ballintlea Wood 2086	
pNHA	Ballinvonear Pond 12	
pNHA	Kilcolman Bog 92	
pNHA	Eagle Lough 1049	
cSAC	Ballyhoura Mts 2036	Yes
cSAC	Blackwater 2170	Yes
SPA	Kilcolman Bog 92	Yes

2.2.49. To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.

2.2.50. In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2009 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.

2.2.51. Some of the areas included in the Mallow Electoral Area include Ballybeg Quarry (Buttevant) - Lower Carboniferous bryozoan reef facies; Ballyclough Quarry (Ballyclough) - Lower Carboniferous stratigraphy; Castlepook Cave (Castlepook South) - Karst – maze cave with rich fossil mammal fauna.

2.2.52. 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 hertiage where relevant.

2.2.53. Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.

2.2.54. Within this electoral area future development should comply with the following environmental objectives:

Objecti ve No.	Environmental Objective
LAS- 4	It is an objective to provide protection to all proposed and designated natural heritage sites and protected species within this planning area in accordance with Env 1-5, 1-6, 1.7 and 1-8 of the County Development Plan, 2009. This includes Special Areas of Conservation, Special Protection Areas and Natural Heritage Areas.
LAS- 5	It is an objective to maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value and features of geological value within this planning area in accordance with Env 1-9, 1-10, 1-11 and 1.12 of the County Development Plan, 2009.

Objecti ve No.	Environmental Objective
LAS- 3	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 favourable conservation status of the biodiversity of the area.

Section 3
Settlements

MAIN SETTLEMENTS

Buttevant

KEY VILLAGES

Castletownroche
Doneraile
Watergrasshill.

VILLAGES

Ballyclough
Burnfort
Bweeng
Cecilstown
Churchtown
Dromahane
Glantane
Killavullen
Liscarroll
Lombardstown
Lyre
New Twopothouse
Shanballymore

VILLAGE NUCLEI

Ballyhass
Gortroe
Kildinan
Laharn Cross Roads
Lisgriffin
Mourneabbey
Nad
Old Twopothouse

MAIN SETTLEMENT

Buttevant

1 Buttevant

1.1 VISION AND CONTEXT

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 towns proximity to the proposed M20 and the Atlantic Corridor; and ensure new development respects the significant historic and architectural fabric of the town.

Strategic Context

1.1.1. Buttevant is one of six towns in the North Strategic Planning Area and the second town within the Mallow Electoral Area. The 2005 Local Area Plan designated Buttevant as a Key Village but it was promoted to a main settlement in the County Development Plan 2009 in recognition of its existing and proposed educational and service facilities and its location on the Atlantic Corridor. The objective for Buttevant as set out in the County Development Plan 2009 is to reverse recent declining trends in the town so that its population base and employment capacity will be strengthened, to recognise its strategic position on the Atlantic Corridor and the importance of high quality links to the National Primary Route Network. The County Development Plan makes provision for significant population growth within the town to 2020.

1.1.2. The Atlantic Gateways initiative launched in 2006 is a Government initiative augmenting the National Spatial Strategy, which aims to co-ordinate and focus development and infrastructure provision in a corridor linking the 'Gateway' cities of Galway, Limerick, Cork and Waterford, and, together with the 'Hub' towns, develop a critical-mass of population capable of competing with the Greater Dublin Region for future investment and delivering an appropriate balance in the delivery of jobs, services and opportunities between Dublin and the regions. Both the hub town of Mallow located just 11km to the south, and Buttevant, lie within this Atlantic Corridor and should benefit from future investment in the region.

1.1.3. The North Strategic Planning Area, as defined in the County Development Plan 2009, is an area which has historically been associated with declining socio-economic indicators and consequently falling populations on the northern fringes of the County. The North and West Cork Strategic Plan (2002) outlines a 20 year strategy addressing key structural, socio economic and infrastructural issues

and seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the areas natural and built heritage assets. In recent years the pace of population growth in many of the rural areas within the North Strategic Planning Area has exceeded the growth of the towns and a key challenge for this plan is to rebalance growth in favour of the towns.

1.2 PLANNING CONSIDERATIONS

Local Context

1.2.1. Buttevant is located on the main Cork – Limerick road (N20), 11km north of Mallow and 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.

1.2.2. Buttevant is an attractive market town with 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 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.

1.2.3. Buttevant has seen a very modest level of residential development in recent years while there has been no significant commercial / retail development.

1.3 POPULATION

1.3.1. The 2006 census recorded a population of 914 persons, which represented a decline of 7% on the 2002 population. The 2020 Target provides for an increase of over 64% on the 2006 population, to bring the population of the town up to 1,501 persons.

Population and Households 2002-2020.				
Buttevant	2002	2006	2020 Target	Growth
Population	987	914	1,501	587
Households	331	323	633	310

1.4 HOUSING

1.4.1. There was a marginal decline in the number of households in the four year period to 2006 but the 2020 target makes provision for substantial growth in households, in line with the growth in population and the national trends of falling household size.

1.4.2. Despite the decline in population, geodirectory data indicates an increase in the number of housing units in the town with unit numbers increasing by 129 since 2005.

Housing Trends 2001-2010			
	2001	2005	2010
Buttevant	366	421	550

1.4.3. In terms of new housing developments, the Town Heights estate to the west of the town is the largest residential scheme where 55 units were completed. There were also a number of other small infill housing schemes within the town and overall the scale of development has been in keeping with the scale of Buttevant. Recent survey work indicates that there are 14 vacant units (never occupied) within the Town Heights Estate and this is giving rise to some residential amenity and nuisance issues which need to be resolved.

1.4.4. Population growth of 587 persons in the period 2006 to 2020 is expected to give rise to the need to accommodate an additional 403 houses within the town by 2020. Approximately 117 new dwellings have been constructed in the town since 2006. An additional 286 dwellings therefore need to be provided by 2020 in order to meet the growth targets. Planning permission already exists for a further 53 units, the construction of which has yet to commence.

New House Construction target 2006-2020	Already built (including vacant and under construction) 2006-2010	Additional New Development Required	Outstanding Planning Permissions
403	117 ¹	286	53

¹ *Already built 2006-2010:* This figure is the geodirectory count for 2010 minus the geodirectory count for 2005 and indicates what has been built and occupied between '05 and '10. A fifth of this figure gives a yearly average and four fifths gives an estimate of what was built and occupied between '06 and '10

1.5 EMPLOYMENT AND ECONOMIC ACTIVITY

1.5.1. Buttevant is identified as a district employment centre in the County Development Plan 2009 and has a small but important employment base, recording 413 jobs in 2006. These jobs are mainly in the retail, service and educational sector. 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.

1.5.2. Analysis of travel to work patterns from the 2008 Census indicates that less than one quarter of the employees within Buttevant town DED work locally so the need to commute for employment is a significant issue for the town. Given the proximity of the town to Charleville and Mallow, where greater employment choices will continue to be available, a significant level of commuting will possibly always occur in Buttevant. However, in order to reduce the need to commute and provide a platform for further population growth, more local employment opportunities need to be provided. The County Development Plan indicates that Buttevant needs to achieve a further 200 jobs by 2020.

1.5.3. Strengthening the economy 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.

Retail and Town Centre

1.5.4. 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.

1.5.5. 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.

1.6 COMMUNITY FACILITIES

Education

1.6.1. 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.

1.6.2. 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.

1.6.3. St. Marys Community College is the post-primary school in Buttevant and is a co-educational provider with a current enrolment of over 186 pupils. The premises is old and Cork VEC has purchased a site to the north-west of the town to provide a new replacement facility. This site is zoned for educational use.

Open Space, Sports and Cultural Facilities,

1.6.4. 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. Open space lands have been reserved along the river and lands for a town park have been zoned on the eastern side of the river bank.

Other Services

1.6.5. 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. Until recently the HSE ran Heatherside Nursing Home near Doneraile but that is now closed. 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.

1.7 INFRASTRUCTURE

Roads and Public Transport

1.7.1. The Cork – Limerick national route (N20) travels through the centre of Buttevant, bringing approximately 12,000 vehicles through the town's main street on the 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. Proposals to provide a direct link to Buttevant from the proposed M20 are currently being finalised.

1.7.2. 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.

1.7.3. 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.

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

Waste Water Treatment

1.7.5. 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

1.7.6. 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

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

Flooding

1.7.8. 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 at 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

1.7.9. 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.

Waste Management

1.7.10. Buttevant has access to basic recycling facilities.

1.8 ENVIRONMENT AND HERITAGE

Landscape

1.8.1. Buttevant is located within the Landscape Character Type Five known as Fertile Plain with Moorland Ridge, as detailed in the Cork County Draft Landscape Strategy 2008. The town is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county

importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

Built Heritage

1.8.2. 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, Buttevant Castle and the AIB bank.

1.8.3. The Cork County Development Plan 2009 identified the core of the town as an Architectural Conservation Area, extending 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.

1.8.4. Dereliction is a problem especially on the backlands at the western side of Main Street and appropriate refurbishment and regeneration needs to be encouraged.

Archaeology

1.8.5. 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

1.8.6. 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.

Water Quality

1.8.7. The Awbeg River, which flows through Buttevant, forms part of the Blackwater-Awbeg Water Management Unit. Its current water quality and issues are summarised in the following table.

River Awbeg	
Water Management Unit	Blackwater-Awbeg
Waterbody Code	SW_18_2677
Protected Area	Yes
River Status (July 09)	Poor
Risk Assessment (River Body)	At Risk
Objective	Restore to Good Status 2015
Q value	Poor

1.9 PROBLEMS AND OPPORTUNITIES

1.9.1. Over the lifetime of this plan the main challenge facing the town is 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. Buttevant's location on the Atlantic Corridor, with direct access to the proposed M20 and its proximity to the hub town Mallow to the south and Charleville to the north may 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.

1.9.2. While the growth target for Buttevant is very modest at 286 additional dwellings, it is considered prudent to make provision for a higher level of growth given its status as a town and the need to build up its population base, especially relative to the lower order settlements of the electoral area. In addition, infrastructural capacity constraints may limit the capacity of some of the smaller settlements to accommodate growth and spare capacity is needed at the town level to accommodate some additional growth in the event that it cannot be accommodated within the village network. In this regard the development boundary identified in this plan includes a generous land supply. Priority should be given to development proposals which consolidate the core of the town, involve development of infill areas and address vacancy and dereliction.

1.9.3. Limited capacity is available in the water supply of the town to serve future development.

1.9.4. Through traffic impacts on the amenity of the town and there is a need for environmental improvements and town centre regeneration. Completion of the proposed M20 will offer opportunities in this regard.

Further environmental improvements have to be undertaken such as tree planting, improvements to the streetscape and refurbishment of shop fronts so that the unique historic character of the town is enhanced and protected.

1.9.5. In terms of public open space and amenity areas, the town lacks a town park. Land has been reserved to facilitate the provision of a park on the eastern side of the river bank and 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.

1.9.6. 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. While such initiatives are beyond the scope of this plan, this plan can help put the building blocks in place by ensuring that the natural amenities of the town are protected and that future development is appropriately designed and sited and is sensitive to its historical context.

1.10 PLANNING PROPOSALS

1.10.1. This plan makes provision for the population of the town to grow to 1,501 persons by 2020 and for the accommodation of an additional 286 houses within the town by 2020.

1.10.2. This plan defines the extent of the Greenbelt around Buttevant – see Section One of this plan for more detail. Outside the development boundary 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 surrounding of the town generally for use as agriculture, open space and recreation uses.

Development Boundary Objectives

1.10.3. The following objectives shall apply to all development within the development boundary of Buttevant.

Objective No.	<u>Development Boundary Objective</u>
DB-01	It is an objective of this plan to secure the development of 286 new dwellings in Buttevant between 2006-2020 in order to facilitate the sustainable growth of the town's population to

Objective No.	Development Boundary Objective
	1,501 persons by 2020.
DB-02	In order to secure the population growth and supporting development proposed in DB-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-03	It is an objective that all new development is located within the development boundary of the town established by this plan and which defines the extent to which Buttevant may grow during the lifetime of the plan.
DB-04	All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.
DB-05	All development shall contribute to improved pedestrian and cyclist connectivity throughout the town and shall include proposals for the provision of improved pedestrian / cycle access routes, provision of new footpaths or improvement of existing footpaths and provision of facilities for cyclists as appropriate.
DB-06	The Awbeg River runs through the town 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 this site. Development proposals in areas adjacent to the SAC may require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on

Objective No.	Development Boundary Objective
	the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.
DB-07	All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6.
DB-08	There are several archaeological sites/Recorded Monuments/ Protected Structures within the development boundary of Buttevant and account will need to be taken of these in the formulation of any proposals for development in this area.

Residential Areas

1.10.4. A number of issues have been considered in identifying lands for residential development in this plan. In order to meet the growth targets for the town, this plan needs to make provision for the accommodation of an additional 286 houses. Significant residential zonings have been inherited from the 2005 plan and there are outstanding planning permissions on some of these lands.

1.10.5. 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 Buttevant has capacity to absorb some additional growth if it cannot take place within the village network. Finally, 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 instead, provision needs to be made for high quality, low density, serviced site developments. In light of these issues, provision is made in this plan for the zoning of 29.5ha of lands for residential use. Additional capacity will arise within the existing built up area, town centre and possibly within the special policy area.

1.10.6. The main priority for this plan is to ensure a greater take up of residential land and to ensure that residential areas are consolidated close to the centre of town and achieve good connectivity with the town centre and existing development. Lands have been zoned for medium density residential development to the west of the town centre and

three sites have been identified for serviced site type development to the south west and west of the town centre. New additions to the schedule of zoned lands include an extension to R-04, R-05 and R-06 which are specifically designed to provide some low density housing options and opportunities for self build / serviced site developments.

1.10.7. Specific provision for a nursing home has been made within the lands zoned R-03. However, nursing homes are generally acceptable within any lands zoned for residential use or can also be provided on suitable sites within the development boundary.

Objective No.	Residential Objective	Approx Area (Ha)
R-01	Medium density residential development to include a mix of house types and sizes.	5.7
R-02	Medium density residential development to include a mix of house types and sizes.	1.9
R-03	Low 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
R-04	Medium density residential development to include a mix of house types and sizes, with vehicular access from the north. 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.	9.1
R-05	Low density serviced site development, maintaining an access to lands to the north.	2.9

Special Policy Area

1.10.8. A special policy area has been identified to make provision for community facilities, institutional uses, employment uses or low density residential development.

Objective No.	Special Policy Objective	Approx. Area (Ha)
X-01	Community facilities, institutional uses, employment uses or low density residential development. The flood risk assessment has identified parts of this zone as being at risk of flooding. Any development proposals in such areas will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines "The Planning System and Flood Risk Management" as described in objectives FD-1-4, 1-5 and 1-6 in Section 1 of this Plan. Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.	3.2

Business Uses.

1.10.9. The two areas zoned as industry in the 2005 County Development Plan have been maintained in this plan but reclassified as business lands to facilitate a broader range of uses.

1.10.10. The business zoning objectives for Buttevant are set out in the following table:

Objective No.	Business Objectives	Approx Area (Ha)
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. Development proposals must provide for storm water attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. 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.	4.1
B-02	Business lands subject to suitable access from the adjoining National Primary Route. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment and Road Safety Audit. Development proposals in this area must also provide for storm water attenuation.	10.5

Town Centre / Neighbourhood Centre

1.10.11. This plan has identified a town centre area for Buttevant which should be the focal point for any future convenience and comparison retail development in the town.

1.10.12. Potential exists for infill development, particularly in the backland areas either side of the main street, subject to appropriate access being achieved.

1.10.13. The areas adjoining the river are susceptible to flooding and any future development proposals within this area will need to be subject to flood risk assessment.

Objective No.	Town Centre Objective
T-01	Town centre uses. Parts of the town centre are at risk of flooding. Any development proposals within the areas affected will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.

Community & Utilities

1.10.14. The community and utilities objectives for Buttevant are set out in the following table.

Objective No.	Community / Utilities	Approx Area (Ha)
C-01	To provide for the provision of a new secondary school and ancillary uses. These lands are immediately adjacent to the Blackwater River SAC. Development proposals must provide for storm water attenuation and may require the provision of an ecological impact assessment report (Natura Impact Statement) in accordance with the requirements of the Habitats Directive. 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.	3.1
C-02	To provide for educational and community uses. Secondary School.	1.54
C-03	To provide for educational and associated uses.	0.79
C-04	Public playground.	0.17
U-01	Develop and maintain pedestrian route and provide access across the river, at an appropriate location, to the

Objective No.	Community / Utilities	Approx Area (Ha)
	public open space on the eastern side of the river. The proposed walkway is located within the Blackwater River SAC. River crossings and future upgrade of the pathway could have an impact on water quality and/or cause disturbance to Otter and will 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. 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.	

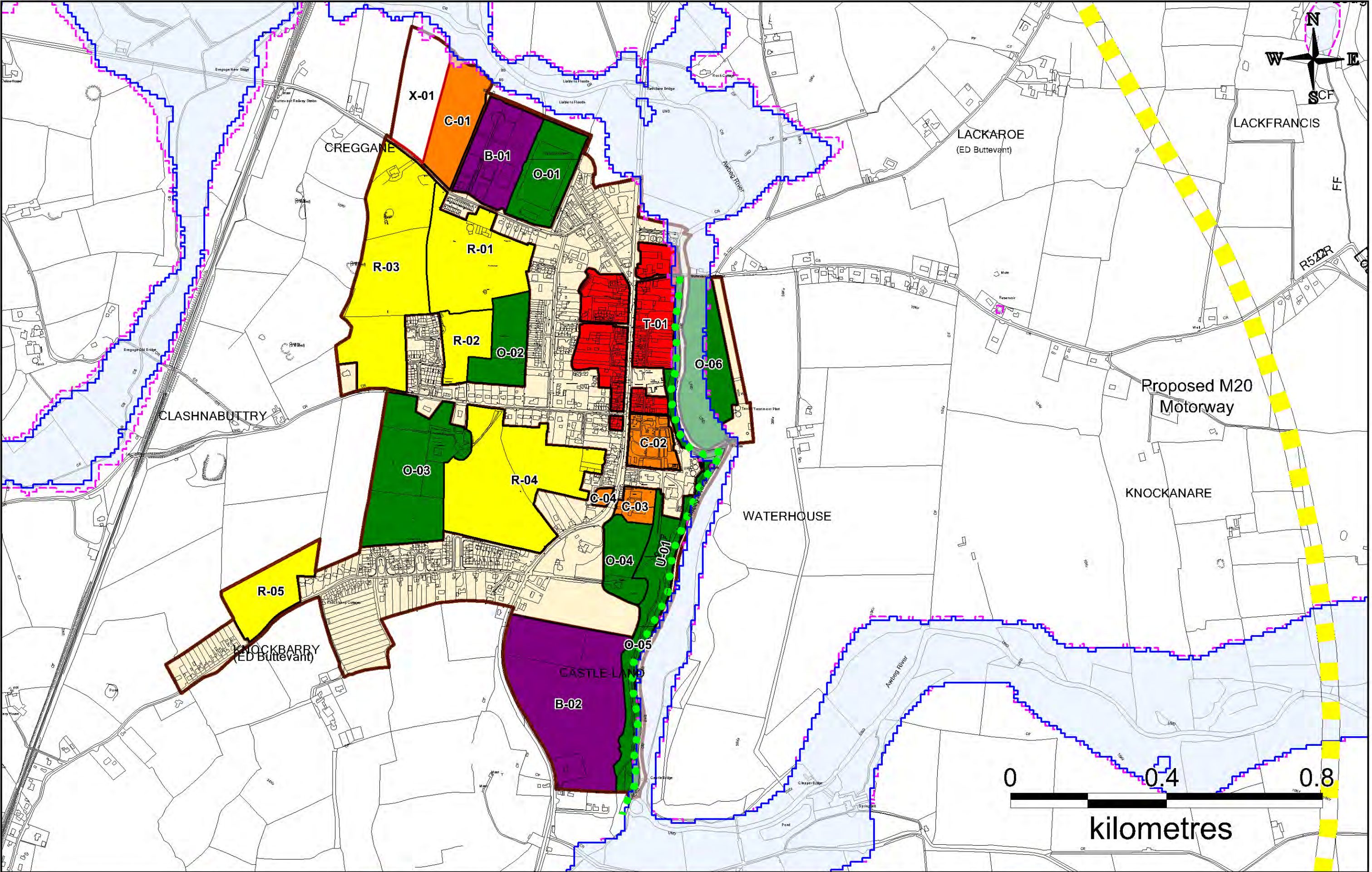
Open Space & Agriculture.

1.10.15. 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. One block of land which was previously unzoned has been retained within the development boundary but zoned for agricultural use as it is surplus to requirements at this time.

1.10.16. The specific open space and agriculture zonings objective for Buttevant are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Playing pitches and clubhouse. This area is immediately adjacent to the Blackwater River SAC. Development proposals must provide for storm water attenuation and may require the provision of an ecological impact assessment report (Natura Impact	3.18

Objective No.	Specific Objective	Approx Area (Ha)
	Statement) in accordance with the requirements of the Habitats Directive. 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.	
0-02	Playing Pitches and associated uses.	2.45
0-03	Agriculture.	7.22
0-04	Open space to protect the amenity and setting of the Castle and Church.	2.1
0-05	Protect the amenities of the Castle and of this wooded and open area along the river and provide for a pedestrian route.	4.13
0-06	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. Proposals for the development of the park will 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.	5.67



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

KEY VILLAGES

- Castletownroche
- Doneraile
- Watergrasshill

2 Castletownroche

2.1 VISION AND CONTEXT

The vision for Castletownroche over the lifetime of the Plan is to accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements and to ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 2.1.1.** Castletownroche is located on the N72 national route between Mallow and Fermoy and is 29km northeast of Cork City and is designated as Key Village within the North Strategic Planning Area.
- 2.1.2.** The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.
- 2.1.3.** As a key village Castletownroche has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.

Local Context

- 2.1.4.** Castletownroche is situated on the slope of a steep hill adjacent to the River Awbeg, which is a tributary of the River Blackwater.
- 2.1.5.** Castletownroche is a picturesque village in a primarily rural setting. The village has an attractive traditional building stock with a number of landmark buildings including two Churches and a Mill. The wooded grounds of the 12th Century Blackwater Castle and the Castlwidenham estate are located to the south of the village and provide an attractive setting for the village.

2.1.6. The Main Street, Chapel Road, Doneraile Road and Bridge Street contain a core of well established housing mixed with some small scale infill developments as well as a very modest amount of refurbishment and replacement development. Recent housing development has been concentrated to the south-west of the village and is quite suburban in size, layout and design.

2.2 PLANNING CONSIDERATIONS

Population and Housing

2.2.1. Castletownroche is the fourth largest village in the electoral area, after Watergrasshill, Doneraile and Dromahane. The 2006 census recorded a population of 398 persons for the village, a decrease of 23 persons or 5% over the level recorded in 1996. In the period since 2006 some additional new housing has been provided in the village which is likely to have had a positive impact on the population of the village.

Population Trends			
Census	1996	2002	2006
Castletownroche	421	423	398

2.2.2. Geo directory data for the village shows a static level of housing units in the village between 2001 and 2005 before showing an increase of 51 units, equivalent to almost 30% growth, in the period to 2010.

Housing Trends ³⁴			
Geo-Directory	2001	2005	2010
Castletownroche	171	171	222

2.2.3. Most of the recent new housing development in the village has been in the form of suburban style housing estates comprising of a mixture of detached, semi-detached and terraced 2-storey units. The location of new residential development has been on the south-western approach road and is only partially complete with construction work ceased. There are a number of vacant units within these new housing estates in the village but these should be taken up in the short term once the market stabilises.

³⁴ Sourced from Geodirectory, 2001, 2005 and 2010.

Infrastructure

- 2.2.4.** Castletownroche enjoys good road based transport connections given that the village is located on the N72 national route and has easy access to Mallow and Fermoy. This location however means that the village suffers from significant levels of through traffic. Access to Cork City is easy via the N20 national route or the M8 national route.
- 2.2.5.** Bus Eireann operates a limited bus service from Cork City and also connects the village to Mallow and other settlements in the electoral area and the frequency of the services is considered adequate at present.
- 2.2.6.** Footpaths are generally good throughout the village.
- 2.2.7.** The wastewater treatment plant in Castletownroche currently provides secondary treatment and the plant discharges to the Awbeg River, a protected area within the Blackwater Catchment. Capacity is available to cater for all permitted development.
- 2.2.8.** The village is supplied with water from the Castletownroche Water Supply Scheme which has sufficient capacity to cater for additional growth. For any significant additional development, water conservation measures are required including replacement of the watermain network from the reservoir to the village and implementation of leak detection measures.
- 2.2.9.** Parts of Castletownroche have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River running to the east of the village 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 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.
- 2.2.10.** A bring centre is located in the village which currently includes containers for glass bottles/jars and beverage cans.

Community facilities

2.2.11. Castletownroche has a good range of community facilities that include a church, a national school, a Garda station, a community centre and a GAA pitch and clubhouse which has recently been upgraded to include floodlighting and a new stand. Castletownroche National School is located to the north of the settlement and has an enrolment of 59 pupils. There is scope to expand facilities within the site of the school. In the context of recent growth, the village would benefit from some additional facilities including a playground and some additional open space.

Employment and Economic Activity

2.2.12. The village has a number of other commercial facilities which include a post office, pharmacy, petrol station, farm shop, restaurants, public houses and convenience shops. There is also an Enterprise Centre in the old Mill which houses a number of businesses. All of these activities provide local services and employment opportunities for the village itself and the immediate hinterland.

2.2.13. The village has a number of tourist facilities with the potential to enhance the local economy including Bridgetown Priory or Abbey which has been extensively restored and is open to visitors all year around and Annes Grove Gardens, comprising 30 acres of grounds including gardens and woodland are situated 2km from the village and are open to the public during summertime. The 12th century Blackwater Castle is also an important feature of the area. The village is close to the Ballyhoura region where there has been significant investment in infrastructure to facilities such as fishing, walking and cycling.

Environment and Heritage

2.2.14. The Awbeg River flows to the east of the village and forms part of the Blackwater River candidate Special Area of Conservation (cSAC 2170)) and is also designated as a proposed Natural Heritage Area (pNHA 1561). The site of the Mill adjacent to the river to the east of the village lies within the development boundary of the village and the boundary of the cSAC and the pNHA.

2.2.15. As detailed in the Draft Landscape Strategy 2008, Castletownroche is located within the Landscape Character Type known as *Fertile Plain with Moorland Ridge* which is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.

2.2.16. The Awbeg River valley to the east and south of the village forms part of an area of designated Scenic Landscape.

2.2.17. There are five structures within the settlement, which are listed in the Record of Protected Structures in the Cork County Development Plan, 2009 – Castletownroche Church of Ireland Church at Sleemana, Castlewidenham Tower House, Castlewidenham Country House, Kilcummer House and the Flour Mill at Ballyadeen. Care must be taken to protect the views from important feature buildings such as the Church of Ireland Church and the Tower house at Castlewidenham.

2.2.18. The Cork County Development Plan 2009 identified three Architectural Conservation Area within the village and its environs, namely Chapel Road, Main Street and Castlewidenham Conservation Areas and it is an objective of this plan to conserve and enhance the special character of these three areas.

2.2.19. The village is located within the area covered by the Blackwater Awbeg Water Management Unit Action Plan and water quality issues are summarised in the table below.

River Awbeg	
Water Management Unit	Blackwater-Awbeg
Waterbody Code	SW_18_296
Protected Area	Yes
River Status (July 09)	Moderate
Risk Assessment (River Body)	At Risk
Objective	Restore to Good Status 2015
Q value	n/a

Problems and Opportunities

2.2.20. Castletownroche is the fourth largest village in the electoral area, after Watergrasshill, Doneraile and Dromahane and although the village experienced population decline in the period to 2006, the construction of new housing in the village in more recent years is expected to have had a positive impact on its population. The village enjoys good road based transport connections, due to its prime location along the N72 which has helped attract commuter based growth in recent years.

2.2.21. Two of the recently developed housing estates in the village remain incomplete in the sense that construction work has ceased but 63 permitted dwellings units have not been built. There are no half built houses in the developments but there are approximately 8 units vacant. There is outstanding permission for an additional estate of 97 units to the north west of the village but no works have yet commenced on this development.

2.2.22. The village has a good range of facilities and services and has the capacity to accommodate additional growth. However local employment opportunities are limited and extensive lands are available for development within the adjacent towns of Mallow, Fermoy, Buttevant and Mitchelstown and within the key village of Doneraile to

the north west and growth rates within this village therefore need to moderate over the lifetime of this plan and should be largely organic in nature rather than focused on commuter type housing. 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 for the village in terms of attracting a modest amount of additional population and offering a real alternative to those who would otherwise consider housing in the open countryside.

2.2.23. At present there is some dereliction in the village which needs to be addressed. The redevelopment of derelict and infill sites within the village centre will be encouraged and needs to respect the vernacular character of the village.

2.2.24. There is scope within the development boundary to expand the employment base of the village through the development of appropriately scaled services / small scale business uses serving the village and its hinterland. The site of the old creamery site at the eastern end of the village is suitable for redevelopment in this regard, subject to flood risk assessment.

2.2.25. It is important to ensure that the village's natural setting along the Awbeg River is maintained and protected from inappropriate development.

2.3 PLANNING PROPOSALS

Overall Scale of Development

2.3.1. Over the lifetime of this Plan it is envisaged that Castletownroche will accommodate a reasonable level of growth, reflective of its status as a key village. Such growth is likely to be organic in nature, supported by the availability of local employment opportunities and the continued provision of local services. This plan envisages development in the range of 54 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 12 dwellings.

2.3.2. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.

2.3.3. The development boundary for Castletownroche as defined in this Plan contains a strong supply of land for development and will provide a choice of location within the village. All the land will not be required for development over the lifetime of this plan.

2.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	<u>Development Boundary Objectives</u>
DB-01	<p>a) Within the development boundary of Castletownroche it is an objective to encourage the development of up to 54 houses in the period 2010 – 2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB -01 a, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this settlement.</p> <p>c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>d) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 12 units.</p> <p>e) 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 streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>f) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Roadside development within the village shall be sited and designed to ensure that the development</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6.</p> <p>i) The Awbeg River which runs through the village and forms part of the Blackwater River Candidate Special Area of Conservation, is a designated Natura 2000 site. This plan seeks to protect the integrity of this site.</p>

Community & Utilities

2.3.5. Provision has been made for the expansion of educational facilities within the village and the provision of a new cemetery.

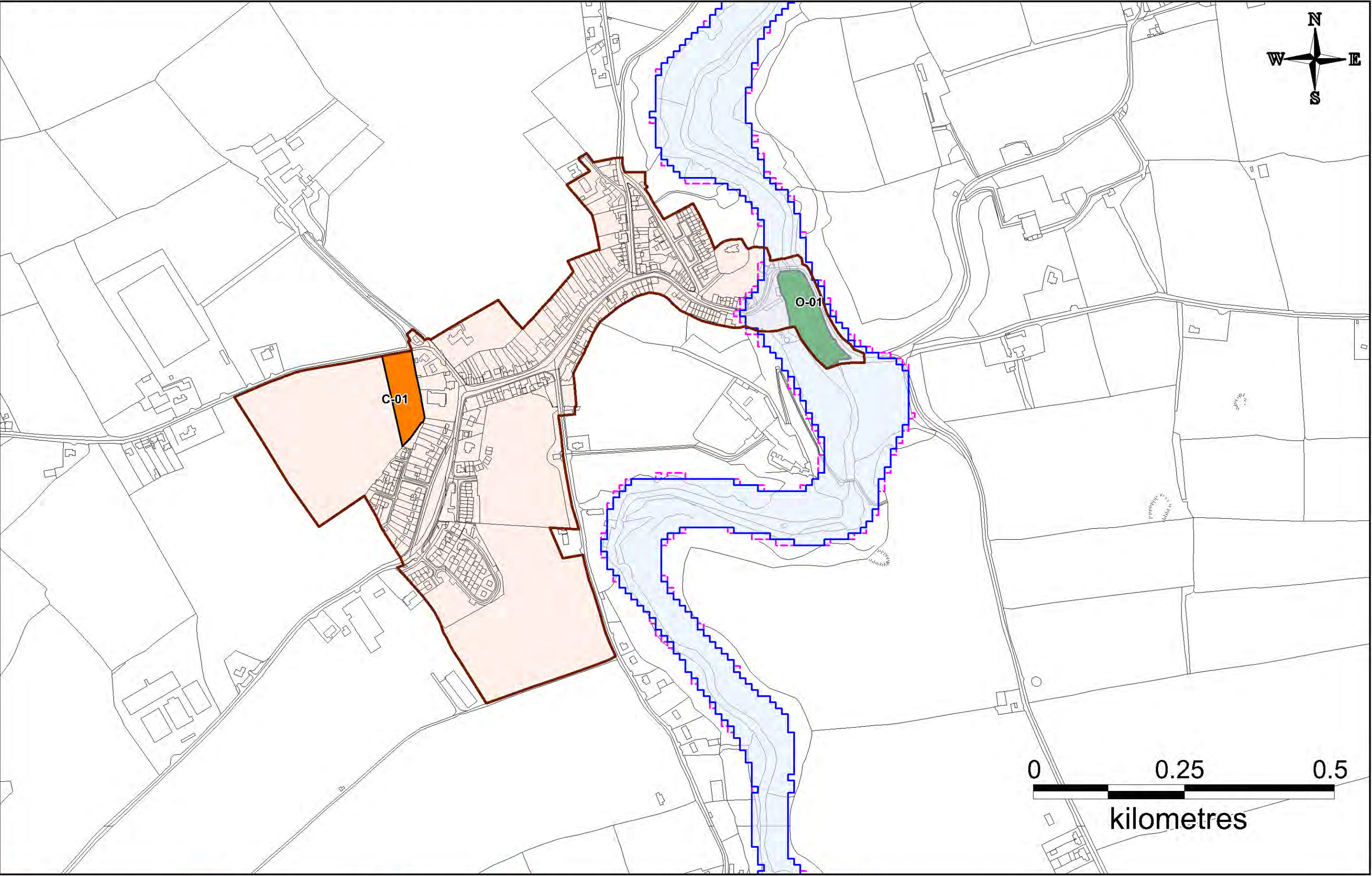
Objective No.	Community & Utilities	Approx Area (Ha)
C-01	New Cemetery	0.65














Open Space and Agriculture

2.3.6. The specific open space and agriculture objective for Castletownroche is set out in the following table:

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	Passive open space. This prominent site makes a significant contribution to the rural character of the town and the setting of the old Bridge Mill in particular. The Mill currently operates as an Enterprise Centre. This area lies	0.80

Objective No.	Open Space and Agriculture	Approx Area (Ha)
	within the Blackwater River Special Area of Conservation and is not suitable for development.	



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

3 Doneraile

3.1 VISION & CONTEXT

3.1.1. The vision for Doneraile over the lifetime of this plan is to actively promote the residential, business and tourism related development of the village, strengthen the range of services and employment opportunities available while ensuring any new development is in keeping with the scale and character of the village.

3.2 Strategic Context

3.2.1. Doneraile is situated some thirty miles north of Cork City and seven miles northeast of Mallow. Doneraile is designated as a key village and is located within the North Strategic Planning Area.

3.2.2. The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. The North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

3.2.3. As a key village Doneraile has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.

Local Context

3.2.4. Doneraile is situated on the Awbeg River, a tributary of the Blackwater. The village is an attractive historic settlement which developed in tandem with Doneraile Court (former home to the St. Ledger family) and Demesne which comprises 166 hectares of 18th century landscaped parkland adjacent to the village.

3.2.5. The village occupies a large dispersed footprint. The village core is located to the south of the river and has an attractive streetscape with a wide range of Georgian buildings and traditional shop fronts. More modern development extends along the frontage of the regional road to the south west and along Convent Road / the county road to the west of the main street. The village has also extended northwards across the river where the schools, church and main recreational facilities are located and where there are many older and well established individual houses along the road frontage.

3.3 PLANNING CONSIDERATIONS

Population and Housing

3.3.1. After a period of population growth between 1996 and 2002, the population of the village declined by 5% in the period to 2006. A number of new housing developments have been built in the village in the period since 2006 and it is expected that this development will have contributed to the growth of the population of the village.

Population Trends			
Census	1996	2002	2006
Doneraile	761	800	759

3.3.2. Geodirectory data shows a modest growth in the number of houses in the village between 2001 and 2010.

Housing Trends 2001-2010 ³			
	2001	2005	2010
Doneraile	304	343	392

3.3.3. The scale of development that has taken place in Doneraile has been very modest relative to that of other settlements and this was in part due to the absence of capacity in the waste water treatment plant serving the village. A new plant was commissioned in 2009 so this constraint to development has now been addressed.

3.3.4. Recent housing development in the village comprises a number of small to medium scale developments to the west of the main street with the largest single development comprising 30 houses. In general the scale of new development has been in keeping with the scale of the village and includes a mixture of styles.

3.3.5. There are outstanding planning permissions for a further 238 houses including two large estates of 105 and 74 units at the northern end of the village and a development of 55 units at the southern western edge of the village. There are substantial undeveloped lands to the west of the main street where it would be preferable to see development taking place as it would consolidate the core of the village and provide easier access to services and facilities.

³Sourced from An Post Geo directory data 2001, 2005 and 2010.

Infrastructure

3.3.6. Doneraile is served by the Regional Routes R581 and R522 and is located a short distance east of the N20 and thus enjoys good accessibility and connectivity. Bus Eireann operates a public bus service, which passes through the village southbound to Cork and northbound to Charleville. However, the frequency of the service is limited.

3.3.7. The existing wastewater treatment plant in the village is located on the banks of the Awbeg River, provides tertiary treatment and has sufficient capacity available for modest future growth. The plant discharges to a protected area and water quality is also a concern in the context of protection of the Freshwater Pearl Mussel population.

3.3.8. Doneraile is supplied by drinking water from the Doneraile/Shanballymore Water Supply Scheme and the supply is adequate to meet the development needs of the village. The source of this scheme is a spring located in Clogher. However, leaks on the supply network mean that the scheme is currently running at capacity and a number of problem mains require replacement prior to the commencement of large scale development. In particular, the main from the source in Shanballymore to the Doneraile Reservoir at Skeghardgannon.

3.3.9. The surface water drainage infrastructure of the village needs to be improved and better storm water storage facilitates provided.

3.3.10. Parts of Doneraile have been identified as being at risk of flooding. The areas at risk follow the path of the Awbeg River through the village 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 at 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.

Community Facilities

3.3.11. Doneraile is unusual in a village context in having a strong educational base with two primary schools (one mixed and one boys only) and a secondary school. Other community facilities include two churches, a GAA pitch with clubhouse and modern facilities and a nine hole golf course with clubhouse.

3.3.12. Doneraile Court and Demesne with its 166 hectares of landscaped parkland, owned and managed by the OPW, provides the village with a wonderful amenity space for passive recreation. A children’s playground has recently been completed within the grounds

and the OPW have an ongoing programme of improvement works for the property.

3.3.13. Doneraile also has a strong retail /service base which allows the village to operate as a local service centre for its immediate hinterland including a post office, pharmacy, petrol station and shop, three public houses, hairdressers, take-aways, a number of convenience shops, a number of comparison shops, two funeral homes, a doctors surgery and a public health clinic. The village also has a Garda Station.

Employment and Economic Activity

3.3.14. Employment is restricted to the service and commercial sectors within the settlement. Additional employment opportunities can be accessed at Mallow and Charleville.

3.3.15. The recent closure of the HSE run Heatherside Nursing Home, approx. 4km to the north of the village, represents a loss of employment opportunities and economic activity to the area. However, Spring Nurseries outside the village in the townland of Richardstown is a source of employment.

Environment and Heritage

3.3.16. The village is located within the Blackwater Valley which is subject to a number of environmental designations given its significance for the occurrence of rare or threatened European habitats and populations of plant and animal species such as white-clawed crayfish listed in Annex I and II of the EU Habitats Directive. The Blackwater and its tributaries, including the Awbeg, are designated as a *candidate Special Area of Conservation*. The Awbeg Valley (Doneraile) is designated as a proposed Natural Heritage Area. These designated sites follow the course of the Awbeg through the village and through Doneraile Court. This plan has been prepared to avoid adverse impacts on these designated sites and the Strategic Environmental Assessment and Appropriate Assessment have given more detailed consideration to the protection of these sites. All future development needs to avoid adverse impacts on these sites.

3.3.17. As detailed in the Draft Landscape Strategy 2008, Doneraile is located within the Landscape Character Type known as Fertile Plain with Moorland Ridge where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County Importance*. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

3.3.18. The attractive setting of the village is protected by the designation of Doneraile Court and Demesne as an area of Scenic Landscape in the Cork County Development Plan 2009.

3.3.19. The Ballyhoura Mountains to the north of the village are identified as a Scenic Route (S13)and protected through the County Development Plan. Scenic Route No. S13 - Local Road from Craig Cross Roads to County Boundary. Views of the Ballyhoura Mountains & the Awbeg Valley.

3.3.20. Two Architectural Conservation Areas have been designated in Doneraile under the Cork County Development Plan 2009 namely Doneraile Court Conservation Area and Convent View Conservation Area and it is an objective of this plan to conserve and enhance the special character of these two areas.

3.3.21. There are six structures within the town that are entered in the Record of Protected Structures, namely St. Mary's Church of Ireland Church at Horse Close, Doneraile Court Country House, Canon Sheehan House, St. Mary's Catholic Church, Creagh House and the Bridge on the Main Street.

3.3.22. Doneraile is surrounded by a number of deciduous woodlands namely; Dreenagh Wood, Drumdeer Convent Wood, Monaduhanna Wood and Roughfield Wood which contribute to the character and amenities of the village and need to be protected.

3.3.23. Doneraile is located within the area covered by the Blackwater - Awbeg Water Management Unit Action Plan and water quality issues are summarised in the following table.

River Awbeg	
Water Management Unit	Blackwater-Awbeg
Waterbody Code	SW_18_296
Protected Area	Yes
River Status (July 09)	Moderate
Risk Assessment (River Body)	At Risk
Objective	Restore to Good Status 2015
Q value	n/a

Problems and Opportunities

3.3.24. Doneraile is a very historic and attractive village with a wonderful rural setting, all the amenity benefits of Doneraile Demesne

and a good level of services and facilities. The village also enjoys convenient access to the N20 and on to Mallow, Charleville and Cork city. In this context, and given its role as a key village within the electoral area, the level of growth and development in the village in the period since 2005 has been disappointing. The lack of a modern wastewater treatment facility to serve the village hindered development from taking place in the past but this has now been rectified. In this context it is considered that the village has strong potential for growth in the future in the form of residential, business and tourism related development, has the capacity to cater for such growth, and would positively benefit from additional development.

3.3.25. The presence of the river bisecting the village and Doneraile Court to the east means the settlement is quiet spread out. It is important that new residential development enhances the village 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 core of the village. Over the lifetime of this plan priority for residential development should be given to the lands to the west of the village centre in order to consolidate the core.

3.3.26. There is strong demand for one off rural dwellings throughout the hinterland of the village. In order to provide a more sustainable alternative to this form of development and attracting it into Doneraile instead provision needs to be made for high quality, low density, serviced site developments and self build opportunities within the village.

3.3.27. Doneraile Court and Demesne has potential as a focus for tourism development in North Cork but the house needs to be restored and opened to the public. Doneraile Heritage Group outlined their views and proposals for the future development of Doneraile Court as an iconic visitor attractive to the OPW in a report dated April 2008. A number of suggestions are included to enhance the viability of the house and demesne as a tourist attraction. These include reviving the Victorian market garden enterprise which operated on the estate and selling the produce through an on site farmers market and, building on Doneraile's reputation as a centre for antiques, to reuse some of the estate buildings to provide space for antique restoration, exhibitions, displays and other related events and to develop Doneraile as a national centre of excellence in antique restoration. While implementation of these specific suggestions is beyond the remit of the Planning Authority, this plan can help support these ideas by positively encouraging and facilitating the growth of the village and ensuring the future development respects the history and character of the village.

3.3.28. The business/ employment base of the village will need to expand in tandem with residential growth and to support the development of the tourism potential of the village. There is considerable scope for such development within vacant/ underused properties within the village centre and there are also opportunities for

infill development and refurbishment particularly within the Main Street. Lands for the development of light industrial / business uses are available to the north of the village.

3.3.29. In order to facilitate tourism and ensure the village benefits from such trade, there is a need to provide some holiday accommodation in the village - self catering, bed and breakfast or hotel accommodation.

3.3.30. Dereliction within the town is a problem that needs to be addressed. Further environmental improvements are desirable such as tree planting, improvements to the streetscape and refurbishment of shop fronts. The unique Georgian character of the town needs to be enhanced and protected.

PLANNING PROPOSALS

Overall scale of development

3.3.31. Over the lifetime of this plan priority will be given to securing an increase in the population of the village and encouraging residential and business development and it would be desirable to see the development in the order of 180 dwellings in the period 2010-2020.

3.3.32. The development boundary identified in 2005 contained significant areas of zoned and unzoned land and much of this remains undeveloped. Planning permission exists for 238 dwellings within the village and while the opportunity to implement these permissions remains, some of these developments are very large and are well removed from the village core. It would be preferable, over the lifetime of this plan to see revised proposals for smaller schemes and to see development taking place to the west of the main street.

3.3.33. A varied mix of housing sizes and types should be developed within the village including serviced sites. The redevelopment of derelict and infill sites within the centre is welcomed and will be encouraged and sites which are close to the core of the village, including infill and brownfield sites should be developed first.

3.3.34. Parts of the village are susceptible to flooding and application for development within these areas will need to follow the guidance given in the government guidelines on The Planning System and Flood Risk Management 2009.

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

Objective No.	Specific Zoning Objective
DB-01	<p>(a) Within the development boundary of Doneraile it is an objective to encourage the development of up to 180 houses in the period 2010-2020.</p> <p>(b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 30 units.</p> <p>(c) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for all developments within this settlement.</p> <p>(d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>(e) Development along the Main Street and within the core of the village shall reinforce the character of the streetscape. Development in the core area should generally be in the form of terraced development/courtyard schemes.</p> <p>(f) Residential development in other areas shall provide for a mix of house types including detached units, serviced sites and self-build options.</p> <p>(g) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>(h) Small scale business/light industrial development can be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development</p>

Objective No.	Specific Zoning Objective
	<p>criteria.</p> <p>(i) All traditional stone walls on the approach roads and within the village itself shall be retained.</p> <p>(j) 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.</p> <p>(k) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6. Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>(l) The Awbeg River runs through the village 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> <p>(m) There are several Archaeological sites/Recorded Monuments/ Protected Structures within the development boundary of Doneraile and account will need to be taken of these in the formulation of any proposals for development in this area.</p>

Special Policy Area

3.3.36. Two special policy areas has been identified within the village as follows:

Objective No.	Special Policy Objective	Approx Area (Ha)
X-01	Lands are to remain predominantly open and rural in character. Limited potential for individual dwellings, at very low density, subject to a single agreed landscaping based scheme for all the lands with detailed provision for retaining existing trees and on-site features. Any future development is dependent upon the provision of an adequate access and must have regard to the surrounding woodland and scenic setting of Doneraile. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for the development.	5.55
X-02	These lands have potential for the development of a retirement village.	7.8

Community & Utilities

3.3.37. The Community & Utilities objectives for Doneraile are as follows:

Objective No.	<u>Community & Utilities</u>	Approx Area (Ha)
C-01	To provide for expansion of community facilities.	3.41

Open Space and Agriculture

3.3.38. The open space and agriculture objectives for Doneraile are set out in the following table:

Objective No.	Open Space and Agriculture	Approx Area (Ha)
O-01	Open Space - Doneraile Court and	164.9

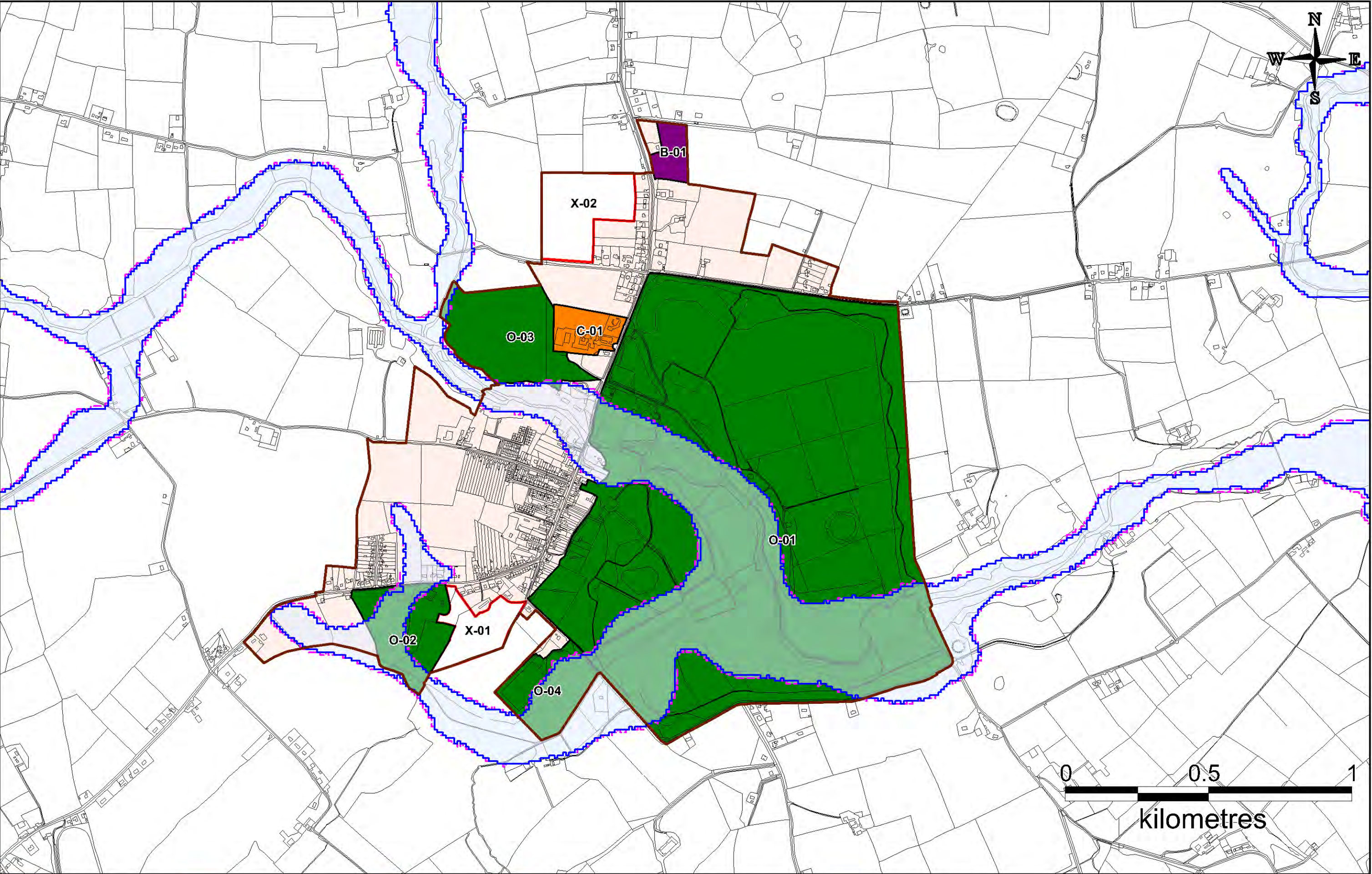
Objective No.	Open Space and Agriculture	Approx Area (Ha)
	<p>Demesne (Forest Park). Protect the open space and amenity value of these lands.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>Parts of these lands are within the Blackwater River Special Area of Conservation. These areas are not suitable for development. Proposals for the development of areas within this zone not within the SAC may require a buffer zone 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. Such developments may only proceed where it can be shown that they will not have significant negative impact on the SAC.</p>	
0-02	<p>Open Space. Protection of these woodlands and the preservation of the scenic setting of Doneraile.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	8.55
0-03	Open Space – Golf Course and ancillary facilities. Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk	14.59

Objective No.	Open Space and Agriculture	Approx Area (Ha)
	<p>assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p> <p>This area is immediately adjacent to the Blackwater River Special Area of Conservation. Any proposals for development within this zone must provide for the protection of water quality 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. Such developments may only proceed where it can be shown that they will not have significant negative impact on the SAC. Development in this zone may require the maintenance of a buffer zone to protect the SAC.</p>	
0-04	<p>Playing pitches.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.</p>	6.87

Business Uses

3.3.39. The specific business zoning objective for Doneraile is set out in the following table:

Objective No.	<u>Business Objective</u>	Approx Area (Ha)
B-01	Business uses	2.15



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

4 Watergrasshill

4.1 VISION & CONTEXT

The vision for Watergrasshill over the lifetime of this plan is to strengthen the range of community facilities and employment opportunities available and encourage village services to grow concurrently with any new housing development and ensure new development within the development boundary is in keeping with the scale and character of the village.

Strategic Context

4.1.1. Watergrasshill is a key village located just 14km north of the city with direct access to the M8 Cork-Dublin Motorway. Its accessibility and proximity to the city have contributed to the substantial growth in new housing development in the village in recent years. The village is located within the CASP Ring Strategic Planning Area.

4.1.2. As a key village Watergrasshill has a role as a service provider for its rural hinterland and in attracting and retaining population. In this regard it is important that the village has the necessary infrastructure to continue to facilitate development and to grow and expand its services and facilities.

Local Context

4.1.3. Topographically, the area comprises a series of low rounded hills, enclosing a fairly broad river valley, formed by the River Bride. The village of Watergrasshill is located on one of these low hills. The northern part of the village has attractive and far reaching views of the Nagles Mountains to the north.

4.1.4. The village has a compact core centred on the main street which contains an attractive traditional building stock. However there are a number of brownfield / infill sites awaiting redevelopment. While the motorway bypass was completed in 2003 the village still experiences local through traffic as motorists chose to avoid the toll.

4.1.5. Watergrasshill has an established industrial area located to the east of the motorway at Meenane.

4.2 PLANNING CONSIDERATIONS

Population and Housing

4.2.1. The significant growth in the population of the village in the period since 1996 is outlined in the table below. The growth over the

four year period to 2006 was particularly significant at over 120%. The rate of new house construction in the village has moderated in the period since 2006 so it is envisaged that the rate of population increase will have slowed significantly since then.

Watergrasshill Population Trends			
Census	1996	2002	2006
Watergrasshill	252	386	860

4.2.2. Geodirectory data confirms a strong increase in the number of housing units within the village, up from 222 in 2005 to 434 in 2010.

Watergrasshill Housing Trends 2001 - 2010			
Geo-Directory	2000	2005	2010
Watergrasshill	69	222	434

4.2.3. Significant residential development has taken place adjacent to the core of the village in the last ten years thus retaining the relatively compact form. The estates have all been relatively large in scale and very suburban in character. Construction is ongoing in an estate at the far northern end of the village and there are a number of vacant units but these are likely to be sold in the short term.

Infrastructure and Community Facilities

4.2.4. The village enjoys direct access to the Cork - Dublin Motorway and the upgrading of the link road (Flaherty's Lane) and junctions with the R639 (old N8) and Bartlemy road has also relieved traffic through the village core.

4.2.5. Bus Eireann operates a public bus service, which passes through the village southbound to Cork City and Northbound to Fermoy and Mitchelstown. The frequency of the services is considered adequate at present.

4.2.6. The Wastewater Treatment Plant has been licensed by the EPA, is in a position to accept influent and has sufficient capacity for modest future growth. However, the treatment plant discharges to the Bride River which is a tributary of the Blackwater and there are assimilative capacity issues affecting the river.

4.2.7. The Watergrasshill Water Supply Augmentation Scheme secured funding under the WSIP 2010-2012 and has recently been completed. This water supply serves sixty percent of the village and

the spring supply at Meenane caters for the remaining 40% of the village.

4.2.8. There is no known significant risk of flooding in this settlement.

4.2.9. A new Storm Holding Tank is under construction at present.

4.2.10. While the population of the village has increased significantly in recent years, there has not been a corresponding increase in the delivery of community facilities. The village has a primary school with an enrolment of 227 children. The school has made an application to the Department of Education & Science for an extension/ refurbishment works and has the benefit of a large site to accommodate future expansion. While the village has a community centre and a playground, there are no areas of active or passive open space within or close to the village. The area zoned as active open space in the 2005 Plan has yet to be developed as such. The former Church of Ireland Church is now in the ownership of Watergrasshill Community Council and planning permission has been granted to convert it to a theatre.

4.2.11. The GAA grounds including a playing pitch and changing rooms are located on the northern outskirts of the village. The club currently fields teams in Hurling and Camogie and the grounds are being upgraded to include floodlighting and hurling walls. Other temporary playing pitches are located well outside the village boundaries at Skahanagh North and Ardnageehy.

4.2.12. The village has a number of important services including a post office, a Garda Station, two supermarkets, three public houses, pharmacy, hairdressers, and restaurants. There is also a Credit Union and an ATM in one of the supermarkets. Permission has recently been granted for a medical centre in the village core and a mixed use development to the northern end of the village which will further add to the range of facilities.

4.2.13. A bring centre is located to the north-east of the village which currently includes containers for glass bottles/jars and beverage cans.

Employment and Economic Activity

4.2.14. The village has a strong employment base in the manufacturing and services sectors include a Volvo garage, Kepak Factory and Kartworld, in addition to local shops, the post office, school and Garda station. The Watergrasshill Business Park is located east of the motorway. Kartworld is adjacent to the business park and comprises 30 acres of land offering a range of outdoor activities including karting, paintballing, archery and laser clay shooting.

Environment and Heritage

4.2.15. None of the structures within the village are listed in the Record of Protected Structures although the Roman Catholic Church and the former Church of Ireland Church are impressive public buildings. The Catholic Church features on the recently launched National Inventory of the Architectural Heritage, and is provided with a

regional rating. There are no significant sites of environmental / natural interest or scenic routes / landscape areas in the vicinity of the village.

4.2.16. The Draft Landscape Strategy 2008 indicates that the village falls between two different Landscape Character Types. The northern part of the village is located within the Landscape Character Type known as *Valley Marginal Middleground* which is deemed to be of *medium value* and *medium sensitivity* and of *local importance*. The southern end of the village lies within Landscape Character Type *Fissured Fertile Middleground* which is identified as being of *medium landscape value*, *high sensitivity* and of *Local importance*. These characteristics will assist in the visual impact assessment undertaken in assessing large scale development proposals.

4.2.17. Bogaghard Common and Pond to the west of the village has been identified as an area of ecological importance.

4.2.18. Watergrasshill is located within the area covered by the Blackwater – Bride Water Management Unit Action Plan and the Glashaboy WMU Action Plan and water quality issues are summarised in the following table.

River Flesk	
Water Management Unit	Blackwater-Bride/ Glashaboy
Waterbody Code	SW_ 18_1605
Protected Area	No
River Status (July 09)	Good
Risk Assessment (River Body)	At Risk
Objective	Restore to Good Status 2015
Q value	4

4.3 Problems and Opportunities

4.3.1. Watergrasshill is a village which has experienced significant growth in residential development in recent years, a trend which is replicated in other villages in other electoral areas, particularly those within the CASP Ring Strategic Planning Area. The growth pattern of these villages is a concern because of the comparatively low growth rates experienced by the towns. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring in order to rebalance growth towards the towns and reinforce their function. In this context it is

necessary to moderate future growth within Watergrasshill, to ensure the delivery of this CASP objective. It is noted that there are a number of outstanding planning permissions within the village which, if completed, will deliver 138 additional houses.

4.3.2. While the population has grown significantly there has not been an equal growth in the availability of services or community infrastructure. These deficits need to be addressed. In particular additional open space / a village park needs to be provided and the lands around Bogaghard Common and Pond to the west of the village have potential in this regard.

4.3.3. It would also be desirable to expand the commercial core of the village to cater for a greater range of retail / service provision for residents and there are infill and redevelopment opportunities available within the centre of the village to cater for this. Scope also exists for general environmental improvements within the village. Parking and through traffic remain an issue.

4.3.4. The village has a strong employment base and lands remain available to cater for commercial and warehouse/distribution type development within the Watergrasshill Business Park at Meenane. Lands previously zoned for commercial development to the south east of the village and adjacent to the N8 remain undeveloped.

4.4 Planning Proposals

Overall Scale of Development

4.4.1. The village experienced enormous growth in the period to 2006 but this has moderated in the intervening years. As a village within the CASP Ring Strategic Planning Area there is a need to moderate growth in the village in the future in order to prioritise growth in the ring town.

4.4.2. Over the lifetime of this plan it is envisaged that the village will experience a moderate level of growth. The developments which the Council has already committed to can deliver approximately 138 units and while it is considered reasonable to expect this level of development within this key village over the lifetime of this plan, it is envisaged that the form of development will be different. While the option remains to complete the developments which have already been given permission it would be preferable in the future to see revised proposals for smaller housing schemes and house types more suited to the village location. Given the village's location within the Rural Housing Control Zone and the associated restrictions on building in the countryside, the village is well placed to provide an alternative in the form of serviced sites or more large scale detached housing options and this form of development will be encouraged. As with other rural villages there may also be a need for some sheltered housing for the elderly.

4.4.3. Having regard to the existing development patterns and the guidance in respect of villages contained in recent government guidance, it is recommended that any individual development on greenfield land should not normally exceed the provision of 30 units.

4.4.4. This plan retains the boundary as defined in 2005 and it contains ample land to cater for future growth and facilitate a 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.

4.4.5. Outside the development boundary, the land forms part of the open countryside and lies within the Rural Housing Control Zone. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objective
DB– 01	<p>a) Within the development boundary of Watergrasshill it is an objective to encourage the development of up to 108 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 30 units.</p> <p>c) In order to secure the population growth and supporting development proposed above, 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.</p> <p>d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for storm water storage and disposal.</p> <p>e) Development within the core of the village shall be designed to a high standard and reinforce the character of the streetscape and may generally include terraced development/courtyard schemes.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached units, serviced sites and self-build options.</p>

Objective No.	Development Boundary Objective
	<p>g) Appropriately scaled retail and office development should be accommodated within the core of the village and should make adequate provision for parking.</p> <p>h) Small scale business uses may be accommodated on suitable sites within the development boundary, subject to normal proper planning and sustainable development criteria.</p> <p>i) 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.</p>

Special Policy Area

4.4.6. A special policy area has been identified to make provision for a mixed use development to include residential, retail, community uses and a car park within the core of the village.

Objective No.	Special Policy Area Objective	Approx. Area (Ha)
X-01	Provision shall be made within this area for the development of a mixed use scheme comprising retail, residential and community uses and the provision of a public car park. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	3.6ha

Open Space and Agriculture

4.4.7. Proposals included in the 2005 Plan for open space provision within the village have been retained in this plan, as set out in the following table:

Objective No.	Amenity Objective	Approx. Area (Ha)
O-01	Open space for informal public recreation including the provision for an amenity area and a pedestrian walk around the pond and area of ecological importance.	5.7
O-02	Open space.	4.4
O-03	Existing Playground.	0.38

Community and Utilities

4.4.8. Lands are being retained to facilitate the future expansion of the school and the provision of other community facilities for the village. The specific education, institutional and civic zoning objectives for Watergrasshill are set out in the following table and secondly for the provision of mixed development to include residential, community and provision of a car park within the village itself.

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
C-01	Provision for community facilities and expansion of educational facilities. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	1.2

Business Uses

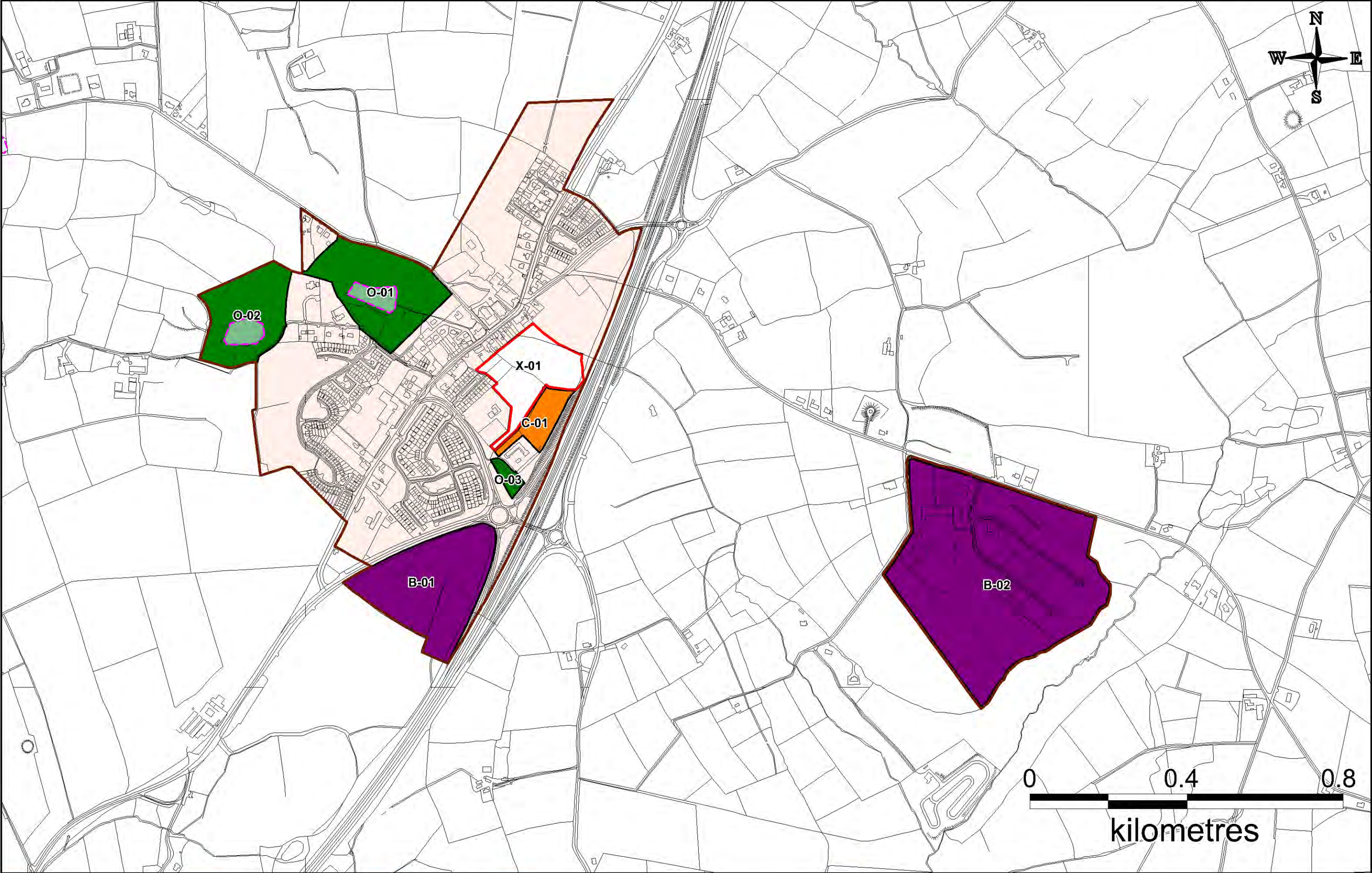
4.4.9. The Council seeks to encourage the provision of small-scale employment uses within the village which can add to the vitality of the settlement and contribute to a reduction in commuting by providing local employment opportunities. The most appropriate and sustainable

locations for small-scale business uses should be within the core, subject to it not impinging on the residential amenities of the area. Existing brownfield or infill sites may provide opportunities to accommodate this.

4.4.10. Lands for business uses have also been identified to the south east of the village on lands previously zoned for commercial uses.

4.4.11. The specific business zoning for Watergrasshill is set out in the following table:

Objective No.	Specific Zoning Objective	Approx. Area (Ha)
B-01	Business uses. The design of any structures on the site is of paramount importance, due to the elevated and exposed nature of the site. Any structures should be situated at the south/south westerly portion of the site. At the outset, proposals for this site will include a comprehensive layout and landscaping scheme that will ensure that any buildings or other structures erected on it will not be visible from the M8 by-pass route. Proposals shall include measures to guard against any adverse impact (including noise impacts) from the adjoining M8 and make provision for possible lands required on this site for future road improvements.	7.1
B-02	Business Uses. Development proposals shall be accompanied by an appropriate Traffic and Transport Assessment to include an assessment of the impact of traffic generated by development on the M8 and associated junction at Watergrasshill.	21.0



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

VILLAGES

- Ballyclough
- Burnfort
- Bweeng
- Cecilstown
- Churchtown
- Dromahane
- Glantane
- Killavullen
- Liscarroll
- Lombardstown
- Lyre
- New Twopothouse
- Shanballymore
- .

5 Ballyclough

5.1 VISION AND CONTEXT

1.1.1. 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.

Strategic Context

- 5.1.1.** Ballyclough is a small attractive village in a primarily rural setting located towards the north of the Electoral area about 5 miles north-west of Mallow Town. Ballyclough enjoys adequate road based transport connections with easy access to the N20 national route at New Twopothouse via the county road system.
- 5.1.2.** Ballyclough is designated as a village and is located within the CASP Ring Strategic Planning Area. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.
- Local Context**
- 5.1.3.** Ballyclough Castle occupies a central position within the village and the structure itself, its stone estate walls and mature tree belts help define the character of the village which has a traditional building stock and a tight grain. The Finnow Stream runs to the south of the village and the land which surrounds the village is predominately flat or gently undulating. This topography provides a fertile landscape that is ideally suited to intensive farming with both dairying and tillage providing seasonal variation.
- 5.1.4.** Recent development has been relatively minor in scale and consists of Mill Race, a small infill estate in the village core and Cois Cuain, a recently completed estate to the east of the village.

5.2 PLANNING CONSIDERATIONS

Population and Housing

- 5.2.1.** The 1996 census recorded a population of 223 persons and by 2006 this had fallen to 177 persons a decline of 46 persons or 21%. In the period since 2006 there has been some new housing constructed within the village boundary and it is therefore expected that the population will have stabilised or increased.
- | Population Trends 1996-2006 | | | |
|-----------------------------|------|------|------|
| Census | 1996 | 2002 | 2006 |
| Ballyclough | 223 | 208 | 177 |
- 5.2.2.** Geo-directory data indicates an increase in the housing stock of the village with unit numbers increasing by 34% in a nine year period.
- | Housing Trends | | | |
|----------------|------|------|------|
| Geo-Directory | 2000 | 2005 | 2010 |
| Ballyclough | 84 | 88 | 113 |
- 5.2.3.** In general the scale and quantity of housing constructed over the past ten years has respected the scale of the village. The Main Street contains a core of well established housing mixed with some more modern dwellings constructed as infill development or as replacement dwellings.
- Infrastructure**
- 5.2.4.** Ballyclough enjoys adequate road based transport connections with easy access to the N20 national route via the county road to New Twopothouse, which in turn provides relatively easy access to Buttevant, Mallow and Cork. The village is also well served by the Rural Transport Initiative.
- 5.2.5.** For most of the year Ballyclough has access to an adequate water supply, however, in the summer months supply can be a difficulty. The village is supplied with water from the Mounthnorth Water Supply Scheme and the supply could accommodate very limited growth (circa 50 houses). The source of this scheme is a spring that is pumped from a sump to the reservoir at Mounthnorth townland. The source is augmented by Ballyclough spring throughout the year.

- 5.2.6.** The wastewater treatment plant in Ballyclough currently treats 600 PE and is designated to cater for an 800 person equivalent.
- 5.2.7.** Secondary treatment is provided and the plant discharges to the nearby Finnow Stream which is within the Blackwater Catchment. The Blackwater is designated as a Special Area of Conservation (SAC) and protecting water quality is a priority for the future.
- 5.2.8.** The surface water drainage infrastructure of the village needs to be improved and better storm water storage facilitates provided.
- 5.2.9.** Parts of Ballyclough have been identified as being at risk of flooding. The areas at risk follow the path of the Finnow Stream running through the village 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 at 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.
- Community Facilities**
- 5.2.10.** The village has a basic level of services including a church, national school and a community centre.
- Employment and Economic Activity**
- 5.2.11.** The village has a number of commercial facilities, which include a post office, a number of public houses, a convenience shop, a doctor's surgery and a funeral home which provide some local employment opportunities. There are two small modern industrial / warehousing units to the north east of the village. A successful business manufacturing kitchens and furniture is presently operating from this location. Planning permission has been granted on the vacant creamery site for a mixed residential and retail development, which if developed will expand the commercial base of the village.
- Environment and Heritage**
- 5.2.12.** As detailed in the Draft Landscape Strategy 2008, Ballyclough is located within the Landscape Character Type Fertile Plain With Mooreland Ridge where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.
- 5.2.13.** There are five structures within or close to the village that are entered in the Record of Protected Structures, namely Ballyclough

Ornamental Tower, Ballyclough Castle, St. John the Baptist Catholic Church, Ballyclough House and the former Church of Ireland Church.

5.2.14. No Nature Conservation Areas or Special Protection Areas or Natural Heritage Areas located close to this settlement.

Problems and Opportunities

5.2.15. Ballyclough is a small rural village with an attractive environment and a basic level of services. Following a period of population decline the village has in more recent years experienced a relatively significant amount of new residential development.

5.2.16. As a CASP Ring settlement consideration of the future growth potential of the village needs to be considered in the context of the CASP Update 2008 which has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.

5.2.17. In assessing the appropriate scale of development for the village over the lifetime of this plan, the number of outstanding planning permission is an important consideration. Planning permission has been granted for a development of 15 houses and 3 shops on the site of the vacant creamery and an estate of 33 units has been permitted to the south west of the village. Having regard to the provisions of CASP Update and the new guidelines on Sustainable Residential Development in urban areas and in particular the guidance given in relation to villages, this quantum of development would seem excessive for a village of this size. In addition an estate of 33 dwellings seems excessive given the scale and grain of the existing village. While the opportunity to implement these permissions in the future remains, in terms of the overall scale of development to be recommended by this plan, a lower level of development is considered appropriate.

5.2.18. Two industrial units are located at the entrance to the village from the north east. Having regard to the scale of the village and county road network serving it, and the availability of business lands at larger centres of population throughout the county, care needs to be taken to ensure that any additional business uses are of a scale that would not detract from the character or amenities of the village.

5.2.19. Parts of the village are susceptible to flooding and applications for development within these areas will need to follow the guidance given in the Government Guidelines on The Planning System and Flood Risk Management 2009.

5.3 PLANNING PROPOSALS

Overall Scale of Development

5.3.1. This plan envisages development in the range of 20 additional units over the lifetime of the plan, subject to additional investment in the water services infrastructure of the village.

5.3.2. The scale and form of development will be very much dependant on respecting and enhancing the character of the village and in this context no one proposal for residential development should exceed the provision of 10 units.

5.3.3. Under this plan the development boundary has been amended to exclude lands to the north west as they are too far away from the village centre to facilitate cohesive development. Significant lands remain within the boundary to facilitate a choice of location.

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

Objective No.	Development Boundary Objectives
DB -01	<p>a) Within the development boundary of Ballyclough it is an objective to encourage the development of up to 20 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed above, 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.</p> <p>d) All development should be connected to the public water supply, the public wastewater treatment system and make adequate provision for storm water storage and disposal.</p> <p>e) All development shall be designed to a high standard and have regard to the scale, character and grain of the village and the protection of the amenities of the area. The setting of landmark buildings shall be protected.</p>

Objective No.	Development Boundary Objectives
	<p>f) 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.</p> <p>g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6.</p> <p>h) 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.</p>

Open Space and Agriculture

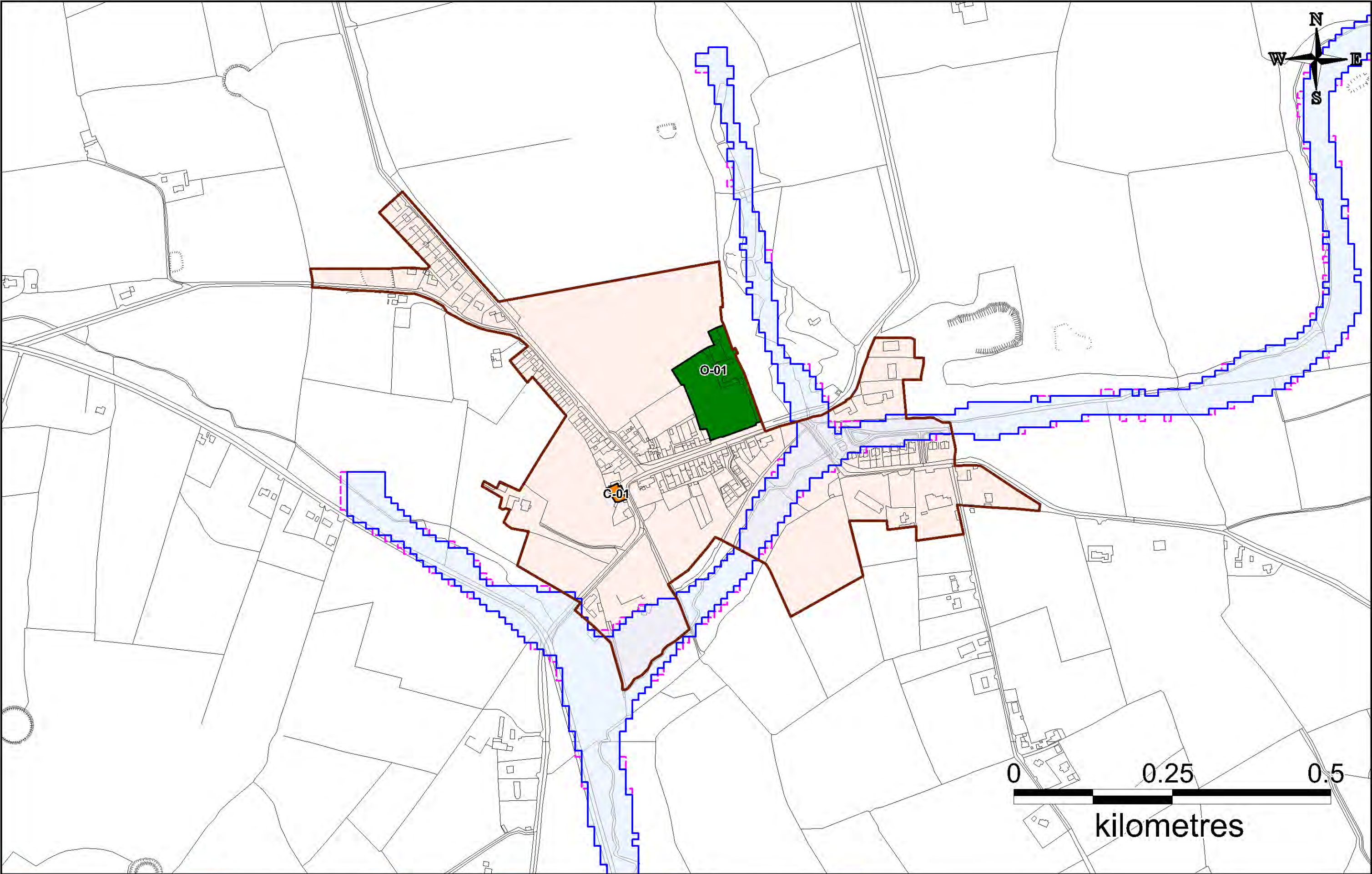
5.3.5. The open space and agriculture zoning objective for Ballyclough is set out in the following table:











Objective No.	Open Space & Agriculture Objectives	Approx Area (Ha)
O-01	Preserve the setting of Ballyclough Castle and to maintain and protect the surrounding old estate stonewall.	1.3

Community & Utilities

5.3.6. The community and utilities objectives for Ballyclough are set out in the following table:

Objective No.	Community / Utilities	Approx Area (Ha)
C-01	Public playground.	0.54



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

6 Burnfort

6.1 VISION AND CONTEXT

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.

Strategic Context

6.1.1. Burnfort is located just off the N20 national route on the southern periphery of the Mallow Electoral Area and about a 15-minute drive from Cork City. Infrastructure deficiencies and the limited range of services has restricted the extent of development within this settlement in recent years.

6.1.2. In the overall strategy of this plan, Burnfort is designated as a village and is located within the CASP Ring Strategic Planning Area. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.

Local Context

6.1.3. Burnfort is a very small rural settlement comprising a church and school and collection of individual houses. The general topography of the area is that of an elevated hilly landscape. The land is reasonably fertile and primarily used for dairy farming and some arable production.

6.2 PLANNING CONSIDERATIONS

Population and Housing

6.1.4. There has been a modest increase in the number of residential dwelling units within the development boundary. In the recent past permission was granted for four dwellings with individual treatment systems. This small estate remains incomplete and all four units are vacant. Permission was also recently granted for 24 dwellings at the south western end of the village.

6.1.5. The geo-directory data below indicates a growth in the number of houses in the village, up from 18 in 2005 to 24 in 2010, an increase of 6 dwelling units.

Housing Trends 2001-2010			
Geo-Directory	2000	2005	2010
Burnfort	12	18	24

Infrastructure

6.1.6. Burnfort currently enjoys good road based transport connections with direct access to the N20 between Mallow and Cork City.

6.1.7. At present there is no public sewerage treatment scheme serving the village. Permission was recently granted for a private treatment plant to the south of the settlement to serve a development of 24 houses. This plant, if built, will discharge to the Leapfort stream which feeds into the Clyda River a tributary of the Blackwater and the biological quality of this section of the River Clyda is an issue in the receiving waters for this settlement.

6.1.8. The water supply to the village is from a bored well, which is close to capacity and will need upgrading. A new private well is to be provided to serve the recently permitted housing estate to the south of village.

6.1.9. Surface water drainage to the Greenhill Stream and Leapfort Stream.

6.1.10. There is no known significant risk of flooding in this settlement.

Community facilities

6.1.11. Burnfort has a basic level of facilities including a church, a national school, a recreational space, childcare facility, public house and post-box.

6.1.12. Burnfort National School is centrally located within the village, caters for the rural catchment and has an enrolment of 93 pupils attending the school at present. Lands adjacent to the school are being retained to cater for expansion of the school in the future.

Employment and Economic Facilities

6.1.13. As with other rural areas agriculture is the main economic activity of the area.

Environment and Heritage

6.1.14. There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.

6.1.15. As detailed in the Draft Landscape Strategy 2008 Burnfort is located within the Landscape Character known as *Fissured Fertile Middleground*. The landscape is deemed to be of *medium value* (landscapes within positive characters and with local or county importance), of *high sensitivity* (vulnerable landscapes with the ability to accommodate limited development pressure and landscape elements that are highly sensitive to certain types of change) and of *county importance*. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.

Problems and Opportunities

6.1.16. Burnfort is a tiny village with a school, church and public house. There are no public waste water treatment facilities and drinking water services are limited. Permission has recently been granted for an estate of 24 dwellings with a private treatment plant and water supply which may provide some additional capacity for the village in the future if the development proceeds. In the interim it is considered that the main potential for the village lies in the accommodation of limited number of individual dwellings/ serviced sites to offset the demand for such development in the open countryside in the hinterland of the village.

6.2 PLANNING PROPOSALS

Overall Scale of Development

6.2.1. Over the lifetime of this Plan it is envisaged that the village could support the development of up to 10 dwellings in the period 2010-2020.

6.2.2. Given the existing scale of the village, it is considered that individual housing developmentS should not normally contain more than 10 dwelling units.

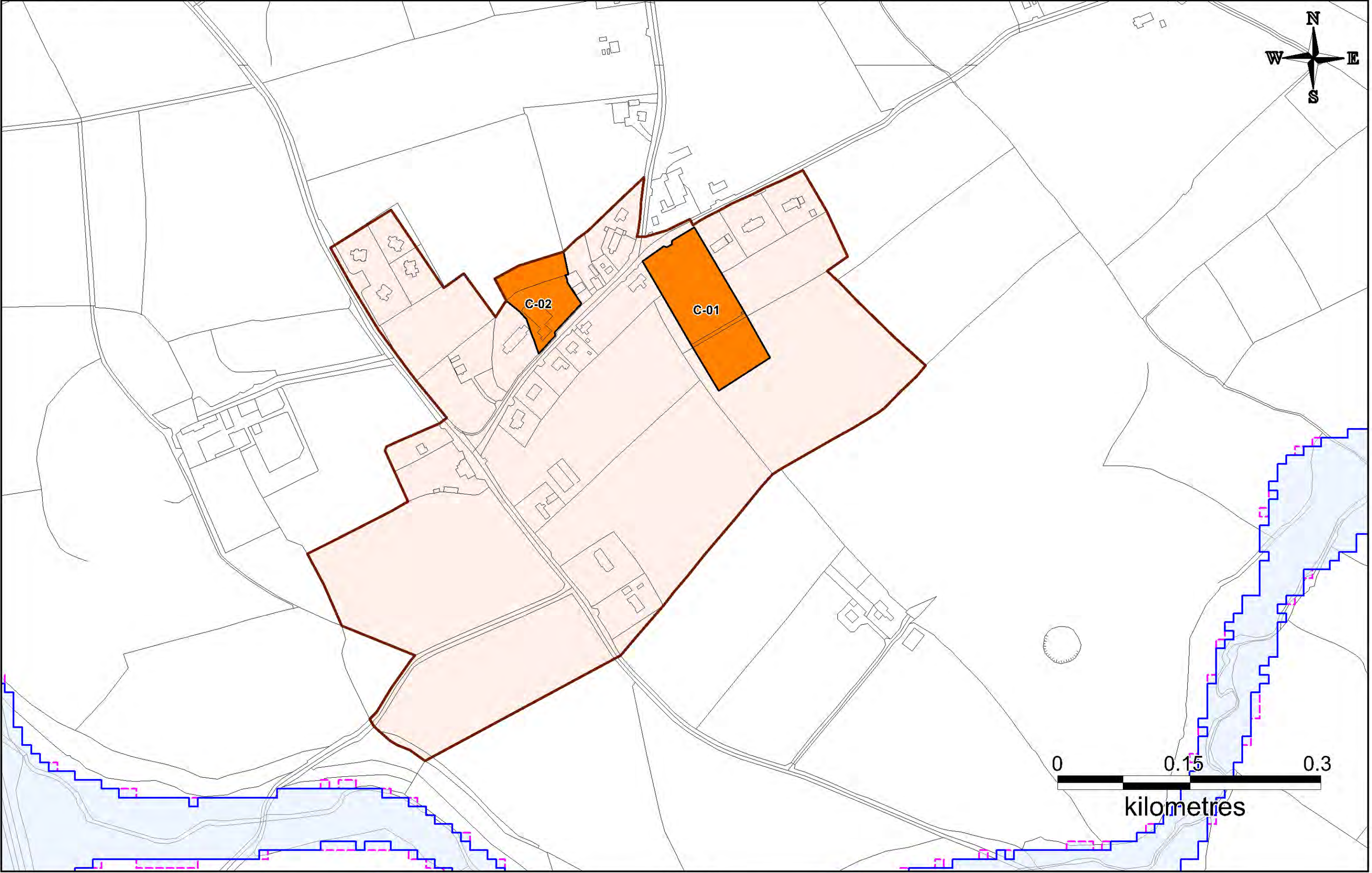
6.2.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	<u>General Objectives</u>
DB -01	<p>(a) Within the development boundary of Burnfort it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular group will not normally exceed the provision of 10 units.</p> <p>(c) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>(d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>(e) Where public water supply and waste water treatment facilities do not come on stream development within the village will be limited to five individual dwelling units. 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 system.</p> <p>(f) Over the lifetime of this plan priority will be given to development located within the centre of the village close to the school, church and pub that provides a strong focus and identity for the village.</p> <p>(g) 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.</p>

Community & Utilities

6.2.4. The specific open space, sports, recreation and amenity zoning objectives for Burnfort are set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
C-01	Cemetery.	1.21
C-02	Expansion of educational facilities.	0.58



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

7 Bweeng

7.1 VISION AND CONTEXT

The vision for Bweeng over the lifetime of the Plan is to consolidate the settlement by accommodating a modest level of additional growth and ensuring development is located so that it links both ends of the village and creates a strong focus and identity. The village is most suited to the development of individual dwellings.

Strategic Context

- 7.1.1.** The village of Bweeng is located at the foothills of the Boggeragh Mountains to the south west of Mallow and to the north west of Blarney. While originally a very small dispersed rural settlement, its location on the regional route R619, within 30-minute drive of Cork City has lead to the rapid expansion of the village in recent years.
- 7.1.2.** The village is located within the CASP Ring Strategic Planning Area. The rate of growth of the village reflects a wider trend in similar sized settlements elsewhere in the CASP Ring. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.
- Local Context**
- 7.1.3.** The general topography of the area is that of an elevated hilly landscape, fissured by fairly gentle slopes. The landscape is quiet open and exposed with little natural shelter or screening. There are two streams within the development boundary and in some areas the land is not well drained and of marginal agricultural quality.
- 7.1.4.** The R619 linking Mallow and Coachford traverses the northern end of the settlement forming a cross roads with a local county road and in recent years this end of the village has seen a significant level of development in the form of small estates and individual dwellings. The village then extends for another 1.5km in a south easterly direction along the county road towards the Church and post office resulting in a very elongated and dispersed settlement pattern. The village does not have any element of a formal streetscape and lacks a focus.

7.2 PLANNING CONSIDERATIONS

Population and Housing

- 7.2.1.** While census of population data for the village is not available, the recent expansion of the village is direct evidence of population growth. In recent years five housing estates comprising approximately 120 houses have been developed in the village. Three of these estates remain only partially complete (approximately 34 units remaining to be developed). The geo-directory data below confirms this strong level of growth in the number of houses in the village, up from 38 in 2005 to 175 in 2010, an increase of 137 dwelling units or over 360%.
- | Housing Trends | | | |
|----------------|------|------|------|
| Geo-Directory | 2000 | 2005 | 2010 |
| Bweeng | 28 | 38 | 175 |
- 7.2.2.** The exceptional growth figures experienced in this settlement is notable given its position as a village within the settlement network and the relative lack of facilities in comparison to other villages. In addition the scale of some recent estate developments is at odds with the dispersed rural upland character of the area and has not succeeded in creating a focus for the village.
- 7.2.3.** The unfinished estates are unsatisfactory from a residential amenity and public safety point of view and need to be resolved.
- Infrastructure**
- 7.2.4.** Bweeng enjoys adequate road based transport connections and currently has relatively easy access to Cork via a county road system, joining the N20 at Rathduff. The village’s location along the R522 regional road allows for easy access to Mallow Town and associated rail transport.
- 7.2.5.** Bus Eireann operates a limited pubic bus service from Cork City to Charleville via a number of settlements including Bweeng. This bus service also connects the village to Mallow and other settlements in the electoral area.
- 7.2.6.** Bweeng is served by a wastewater treatment plant that provides tertiary treatment and has spare capacity to cater for additional development. The plant discharges to a percolation area which is adjacent to a stream which flows into the Clyda River which is within the Blackwater Catchment. The presence of the freshwater pearl mussel within the Blackwater means that protecting water quality within the catchment is a priority issue.

- 7.2.7.** The village is served by a public water supply which is sourced from a bored well located at Beenalaght. This supply is close to capacity and will need upgrading in order to meet any significant future development demand.
- 7.2.8.** There is no known significant risk of flooding in this settlement.
- 7.2.9.** A bring centre is located in the village which provides basic recycling facilities.
- Community facilities**
- 7.2.10.** Bweeng has a basic level of facilities including a church, a national school, a community centre, a post office/ shop and two public houses and GAA pitch and clubhouse. Given the scale of residential development which has taken place in recent years it would be desirable to see an increase in the level of retail services available within the village. While some retail units have been permitted as part of two separate housing developments they have not been built to date. Both are at the northern end of the village. In addition facilities such as a playground and public open space are needed.
- 7.2.11.** At a wider level the village is situated in an attractive rural area. Its close proximity to the Duhallow Way and the Avondu Way in conjunction with the surrounding landscape is ideal for orienteering and walking.
- Employment and Economic Facilities**
- 7.2.12.** As with other rural areas agriculture is the main economic activity of the area. Within the village itself employment opportunities are limited to the service sector in the village shop and public houses but there may be opportunities for expansion in this area to serve the needs of the increased population. In recent years the village has developed primarily as a dormitory village with people commuting to work elsewhere in the county.
- Environment and Heritage**
- 7.2.13.** There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.
- 7.2.14.** As detailed in the Draft Landscape Strategy 2008 Bweeng is located within the Landscape Character Type known as *Fissured Fertile Middleground*. This landscape is deemed to be of *medium value* (landscapes within positive characters and with local or county importance), of *high sensitivity* (vulnerable landscapes with the ability to accommodate limited development pressure and landscape elements that are highly sensitive to certain types of change) and of *county importance*. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.

Problems and Opportunities

7.2.15. In recent years the village has developed as a commuter village attracting a significant amount of new housing development and associated population, driven largely by the proximity of the village to the metropolitan area and the relative affordability of houses in comparison to other more established villages. The elongated and dispersed nature of the settlement however means that despite the significant level of development which has taken place, the village continues to feel fragmented. Much of the recent development has been at the northern end of the village while the church, school and shop are located to the south.

7.2.16. There are outstanding planning permissions for approximately 112 houses in the village. 78 of these units comprise new estate developments at the northern end of the village on which no work has commenced. The remaining 34 units are located in three existing estates where some phases of development remain unbuilt including 8 undeveloped serviced sites. There are only 2 partially constructed houses within the village which should be resolved in the short term. While the opportunity remains to implement these developments, it is considered that the cumulative scale of such development, in addition to what has already taken place in recent years would not be sustainable for Bweeng having regard to the available physical and social infrastructure and the village status of the settlement. This scale of development would also be contrary to the provisions of Ministerial guidance on the appropriate scale of development in villages.

7.2.17. In the medium term the improved affordability of housing located closer to the city or in other more established villages offering better services may see a relative decline in demand for housing in the village. However the village is likely to continue to be attractive to those seeking affordable self build housing opportunities and it is considered that the main role of Bweeng in the future should be in accommodating a modest amount of this form of development i.e. self build opportunities for individual dwellings and serviced sites.

7.2.18. In order to consolidate the village and improve the sense of identity, priority in future should be given to new development which is located along the county road in the centre of the village (thus linking the north western and south eastern ends of the village together) and which is designed to provide a strong focus to the village through the inclusion of some public realm space i.e. a village green. In context, and subject to appropriate design and layout, the provision of some terraced development may be appropriate. Development which would further extend development to the north should be avoided.

7.2.19. Landscaping and tree planting strategically located within the village could also help draw development together. There is also a need for an area of public open space to serve the whole community.

7.2.20. The prime location of the village along the Duhallow Way and the Avondhu Way may offer some opportunities for the development of

appropriately scaled tourist accommodation within the village.

7.3 PLANNING PROPOSALS**Overall Scale of Development**

7.3.1. Over the lifetime of this Plan it is envisaged that the village could accommodate small scale incremental residential growth reflective of the rural nature of the settlement and the limited services and employment opportunities available. The village has a role in catering for self building options in the form of individual dwellings on generous sites or small schemes of detached dwellings / serviced sites, subject to adequate sanitary services.

7.3.2. Where permitted units remain unbuilt within existing estates the priority over the life of this plan must be to ensure that such estates reach a satisfactory level of completion in terms of sanitary services, street lighting, landscaping etc to ensure a satisfactory residential environment for existing residents. Thereafter, the development of individual dwellings and small housing schemes, located in the centre of the village, would be appropriate.

7.3.3. This plan envisages development in the range of 10 additional dwellings in the village over the plan period. Given the village status of the settlement and the need to promote appropriately designed and scaled developments which provide an alternative to one of houses in the countryside, it is considered that individual housing development should not normally contain more than 6 dwelling units.

7.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objectives
DB - 01	<p>(a) Within the development boundary of Bweeng it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>(b) The number of houses in any particular group will not normally exceed the provision of 6 units.</p> <p>(c) In order to secure the population growth and supporting development proposed in DB -01 , appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of</p>

Objective No.	Development Boundary Objectives
	<p>any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels and that there is no net increase in Phosphates within the freshwater system. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>(d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>(e) Over the lifetime of this plan priority will be given to development located within the centre of the village that helps link existing development to the north west and south east, and provides a strong focus for the village.</p> <p>(f) Residential development shall primarily comprise the provision of individual dwellings on a self build basis or serviced sites.</p> <p>(g) All new development should be linked to existing development by footpaths and public lighting.</p> <p>(h) 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.</p>

Open Space & Agriculture

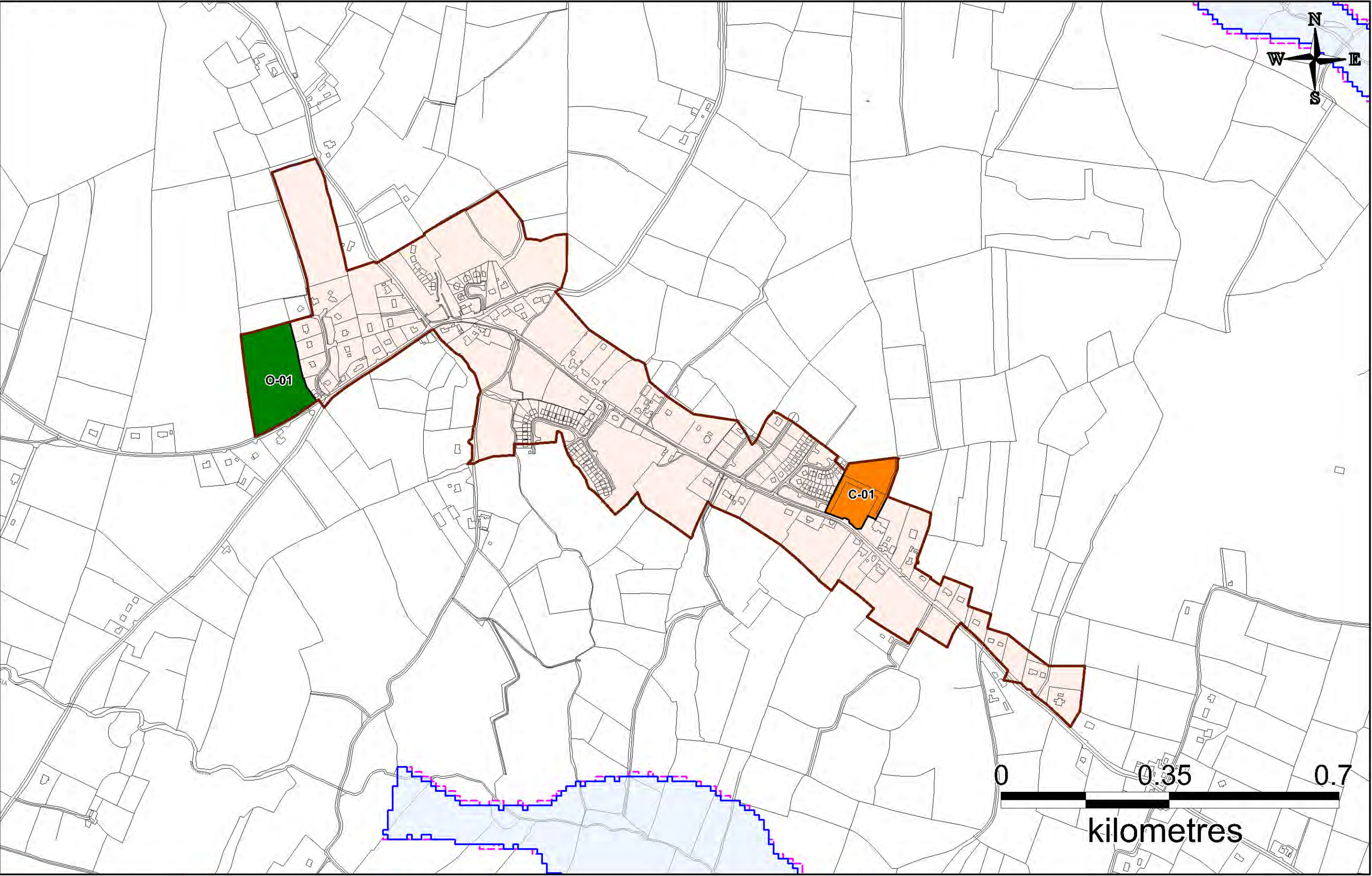
7.3.5. The specific open space & agriculture zoning objectives for Bweeng are set out in the following table:

Objective No.	<u>Open Space & Agriculture</u>	Approx Area (Ha)
0-01	Open Space	2.31

Community & Utilities

7.3.6. The community and utilities zoning objective for Bweeng is set out in the following table:

Objective No.	<u>Community & Utilities</u>	Approx Area (Ha)
C-01	Expansion of Cemetery	1.36



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

8 Cecilstown

8.1 VISION AND CONTEXT

The vision for Cecilstown over the lifetime of the Plan is to encourage growth of the village on an organic basis within the development boundary and ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 8.1.1.** Cecilstown is a small village located on the western periphery of the Mallow Electoral Area, and is situated close to the N72 national road between Mallow and Killarney. It is located within the North Strategic Planning Area.
- 8.1.2.** The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.
- 8.1.3.** In the overall strategy of this plan, Cecilstown is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.
- Local Context**
- 8.1.4.** The general topography of the area is a low lying landscape, which comprises of an extensive area of predominately flat or gently undulating land. The surrounding area is generally referred to as the ‘Goldenvale’. The physical conditions of the area create a fertile landscape well suited to intensive farming, which primarily involves intensive dairying with tillage providing seasonal variation.
- 8.1.5.** The village is predominantly rural in character and has developed around the Main Street. Very limited residential development has taken place in the village over the last few years.

- Some of the buildings in the village need renovation and this will be encouraged.
- 8.2 PLANNING CONSIDERATIONS**
- Population and Housing**
- 8.2.1.** Census data is not available for this village but recent survey work confirms that there has been very little development in the village in recent years.
- 8.2.2.** The geo-directory data below confirms this minimal growth in the number of housing units in the village, up from 36 in 2005 to 40 in 2010.
- | Housing Trends | | | |
|----------------|------|------|------|
| Geo-Directory | 2000 | 2005 | 2010 |
| Cecilstown | 28 | 36 | 40 |
- Infrastructure and Community facilities**
- 8.2.3.** Cecilstown is located 13 km west of Mallow Town and north of the N72 National Road with the N20 National Road to the east of the settlement. Public transport services are limited but the Duhallow Rural Transport Initiative operates a bus service to the village. There is a weekly service to and from Kanturk via Castlemagner at present.
- 8.2.4.** Cecilstown offers a very limited range of services which include a pub. There is a primary school at Ballyhass, approximately 3km to the north west, which serves the village.
- 8.2.5.** There is adequate provision in the wastewater treatment plant in Cecilstown to accommodate the scale of development envisaged in the plan.
- 8.2.6.** Cecilstown is served by a public water supply and some upgrades may be required to cater for significant future growth.
- 8.2.7.** Surface water drains to nearby streams.
- 8.2.8.** There is no known significant risk of flooding in this settlement.
- Environment and Heritage**
- 8.2.9.** There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.
- 8.2.10.** As detailed in the Draft Landscape Strategy 2008, Cecilstown is located within a Landscape Character Type known as *Fertile Plain with Mooreland Ridge* which is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas

- of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.
- 8.2.11.** The village is located within the area covered by the Blackwater – Awbeg Water Management Unit Action Plan.
- Problems and Opportunities**
- 8.2.12.** Cecilstown is a very small village with a limited level of services and there has been little development in recent years. The 2005 Plan noted the pressure for one off housing in the area and sought to encourage the provision of serviced sites within the village in order to offset the proliferation of individual houses on the approach roads into the village. Two housing developments have been permitted within the village, one dating from 2007 which includes 10 serviced sites and 8 dwellings and another granted in early 2010 for 18 serviced sites. No development has commenced to date on either site.
- 8.2.13.** The village has a limited range of facilities and, in view of the need to prioritise growth to the higher order settlements of the network, there is a need to moderate the growth of this village over the lifetime of this plan and prioritise organic growth rather than catering for commuter type housing. In this context it is considered that the potential of the village would primarily lie in catering for the development of individual dwellings or very small groups of houses, subject to suitable servicing arrangements, which would consolidate the existing settlement and offering a real alternative to those who would otherwise consider housing in the open countryside.
- 8.2.14.** There is adequate provision in the treatment plant to accommodate the scale of development envisaged in this plan. Some upgrades may be required to the water supply.
- 8.3 PLANNING PROPOSALS**
- Overall Scale of Development**
- 8.3.1.** Over the lifetime of this Plan it is envisaged that the village will accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements. Such growth is likely to be organic in nature, supported by the availability of local employment opportunities. This plan envisages development in the range of 10 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 10 dwellings.
- 8.3.2.** While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is

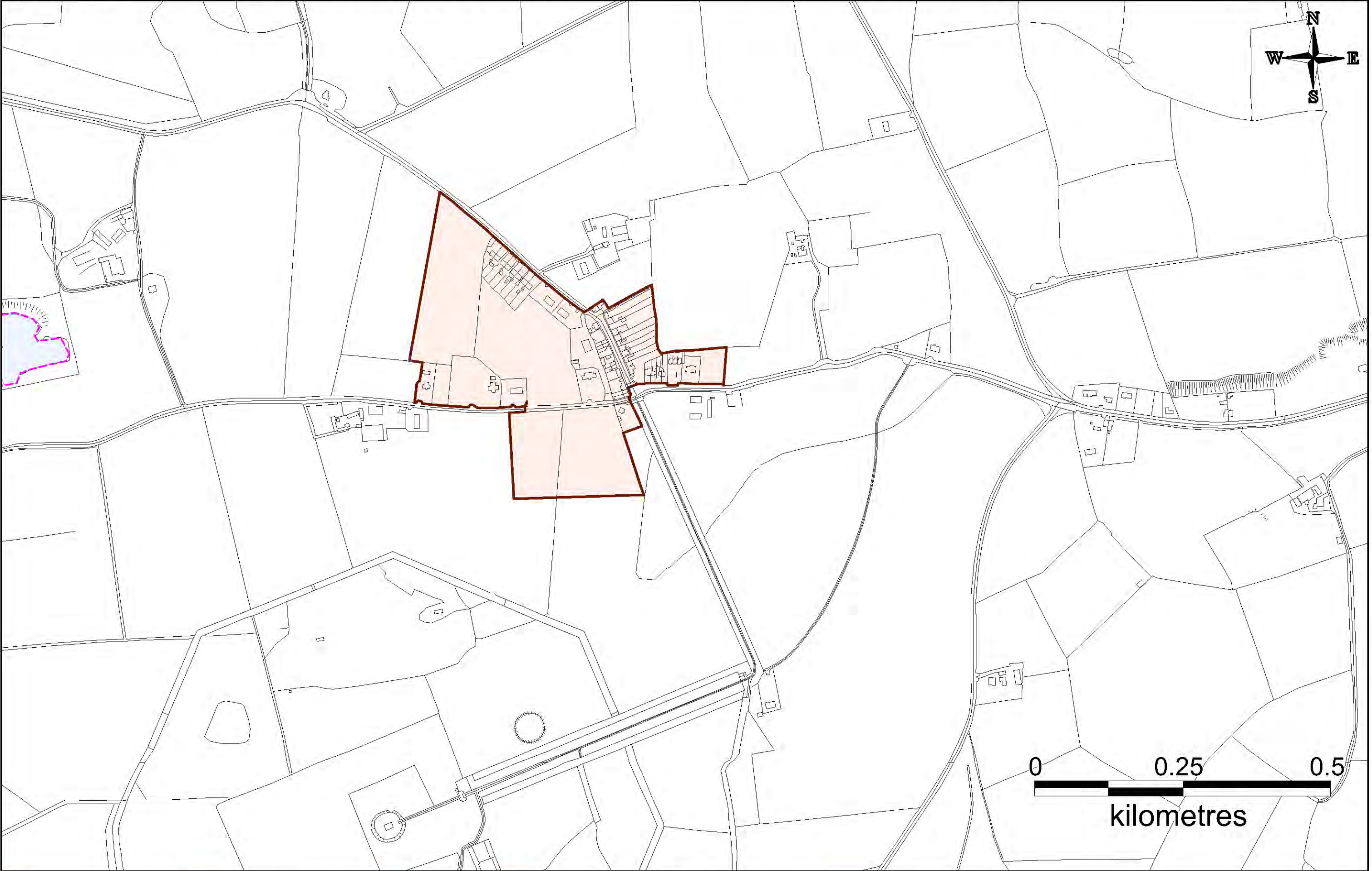
acknowledged that planning permissions may continue to be implemented within their lifetime.

8.3.3. The development boundary for Cecilstown has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. However, it is clear that all the land within the boundary will not be required for development over the lifetime of this plan.

8.3.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objectives
	compromised and that suitable vehicular and pedestrian access to these lands is retained.

Objective No.	Development Boundary Objectives
DB -01	<div>a) Within the development boundary of Cecilstown it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</div> <div>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</div> <div>c) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</div> <div>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</div> <div>e) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not</div>



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

9 Churchtown

9.1 VISION AND CONTEXT

The vision for Churchtown over the lifetime of the Plan is to accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements and to ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 9.1.1.** Churchtown is located approximately 8km to the north west of Buttevant and 4 km west of the N20. Charleville is located approx.13 miles to the north-east. The village is located within the North Strategic Planning Area.
- 9.1.2.** The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.
- 9.1.3.** In the overall strategy of this plan, Churchtown is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

- 9.1.4.** Churchtown is a small attractive Georgian village in a primarily rural setting. Churchtown is formed around four main access roads, meeting at two connecting junctions, and is a service centre for the surrounding hinterland. The surrounding land has a gently undulating topography that is ideal for both dairy and tillage farming.
- 9.1.5.** Recent development within the settlement has been extensive with a number of new housing estates completed within the village.

9.2 PLANNING CONSIDERATIONS

Population and Housing

- 9.2.1.** Population figures for the village were recorded for the first time in 2006 when the population reached 217 persons. The growth in the village is also reflected in the population figures for Churchtown DED which has grown significantly in the period since 1996 when it recorded a population of 650 persons. By 2002 the population of the DED had reached 686 and by 2010 it had reached 854.
- 9.2.2.** The geo-directory data confirms this strong level of growth in the number of houses in the village, up from 75 in 2005 to 222 in 2010, an increase of 196%.

Housing Trends			
Geo-Directory	2000	2005	2010
Churchtown	23	75	222

- 9.2.3.** The exceptional growth figures experienced in this village is replicated across some other villages of the electoral area and is a concern when compared to the low rate of population growth in other settlements which have a higher position within the network of settlements. The growth of Churchtown is particularly notable when compared to Buttevant where the population has declined and relatively little new housing development has taken place in recent years.
- 9.2.4.** Most of the recent new housing development in the village has been in the form of suburban style housing estates comprising a mixture of detached, semi-detached and terraced 2-storey units. The individual and cumulative scale of these developments is somewhat excessive and at odds with the original village form. The overall location of new residential development has been successful in creating a compact settlement. One of the new developments on the southern periphery of the village is only partially complete and construction work has ceased. There are a number of vacant units within the village but these should be taken up in the short term once the market stabilises.

Infrastructure

- 9.2.5.** Churchtown enjoys adequate road based transport connections and has relatively easy access to both Cork and Limerick via the N20 national route. The village's close proximity to the R522 regional road allows for easy access to both Buttevant and Dromcolliher and the large towns of Charleville and Mallow are equally close, allowing easy access to rail transport.
- 9.2.6.** The wastewater treatment plant in Churchtown was installed in 2007, provides tertiary treatment, discharges to a percolation area and has space capacity. Watercourses within the area form part of the Blackwater Catchment and the Blackwater Special Area of Conservation is located a short distance to the north of the village. The

village is located within the area covered by the Blackwater Awbeg Water Management Unit Action Plan.

- 9.2.7.** Churchtown is served by a public water supply via the Charleville Water Supply Scheme but the supply is insufficient in the summer months.
- 9.2.8.** Surface water drainage is not a major problem in the village.
- 9.2.9.** Parts of Churchtown have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse to the east of the village 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 at 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.

- 9.2.10.** A bring centre is located in the village which currently includes containers for glass bottles/jars and beverage cans.
- 9.2.11.** Bus Eireann operates a limited public bus service from Cork City to Charleville via a number of settlements including Churchtown. This Bus Service also connects the village to Mallow and other settlements in the electoral area.
- 9.2.12.** Footpaths are generally good throughout the village.

Community facilities

- 9.2.13.** The village has a number of community facilities including a primary school, church, community hall, and recently upgraded GAA pitch and clubhouse. However, the village is lacking a playground and other areas of active open space within or close to the settlement which would greatly improve the attractiveness of the village.
- 9.2.14.** The National School (Scoil Bhrugh Thuinne) is located to the south of the junction and across from the Church. It is a co-educational school with a total of 61 pupils attending the school at present.
- 9.2.15.** Village renewal under the guidance of the local Churchtown Development Association, the Churchtown Village Renewal Trust and a number of statutory and non-statutory bodies has advanced the socio-economic life of the village and improved the quality of life for its community.

Employment and Economic Facilities

- 9.2.16.** Churchtown offers a limited range of services and employment opportunities to local residents including a post office, hostel, a convenience shop, restaurant and a public house. There are also two nursing homes in the village. The main businesses in the village are heavily related to agriculture and tourism.

9.2.17. The village has potential to develop its tourist function. Its proximity to the Blackwater allows for a wide range of activities, which include salmon and trout fishing and canoeing. The surrounding landscape is ideal for orienteering and walking and has many places of historical and literary interest. The village is also located in close proximity to several golf clubs.

9.2.18. The development of tourism-related infrastructure is already underway with the completion of a hostel facility, which includes a camping area and leisure centre. The provision of additional tourist related facilities/services within the village would help strengthen the attractiveness of the village as a tourist destination.

Environment and Heritage

9.2.19. There are no recorded sites of environmental or ecological importance in the vicinity of the village.

9.2.20. Churchtown is a Georgian village with great potential. The village was rebuilt between 1835 and 1849 and much of what was created at that time remains intact.

9.2.21. There are two structures within the town that are entered in the Record of Protected Structures, namely RPS No. 00036 Burton Park Country House and Lodge and RPS No. 00037 St. Nicholas' Roman Catholic Church.

9.2.22. The Cork County Development Plan 2009 has identified two Architectural Conservation Areas within and adjacent to the village, namely Churchtown Conservation Area and Burton Park Conservation Area. It is an objective of this plan to conserve and enhance the special character of these two areas.

9.2.23. As detailed in the Draft Landscape Strategy 2008 Churchtown is located within a Landscape Character Type known as Fertile Plain with Mooreland Ridge which is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. These characteristics will help inform the visual impact assessment process undertaken in relation to any large scale development proposals submitted in the area.

9.3 Problems and Opportunities

9.3.1. Churchtown enjoys good road based transport connections and connectivity with the N20 and this accessibility has contributed to the massive growth of the village in recent years. However some of this growth has been at the expense of growth in other higher order settlements within the electoral area such as Buttevant and Doneraile.

9.3.2. Construction has ceased in the housing development Earls Court to the south of the village where there are a small number of

vacant and partially constructed houses. Within this estate 54 of the permitted 73 units remain unbuilt. There are permissions for a further two housing developments with a total of 77 units within the village on which construction has not yet commenced.

9.3.3. In view of the very rapid growth experienced in Churchtown in recent years and the need to prioritise growth to the higher order settlements of this electoral area, there is a need to moderate the growth of this village over the lifetime of this plan and prioritise organic growth rather than catering for commuter type housing.

9.3.4. Opportunities for some infill development and refurbishment exist within the village, particularly within the Main Street towards the north of the settlement. Such development needs to respect the vernacular character of the village.

9.3.5. Tourism offers huge potential as a mechanism to diversify the economic base of the area. Given its proximity to the scenic Blackwater Valley and the Ballyhoura Way, Churchtown has adequate natural resources to market itself as a viable tourist destination and should be packaged as part of a wider North Cork Tourism Trail.

9.3.6. A village the size of Churchtown would benefit from having some more community facilities such as a children's playground.

9.4 PLANNING PROPOSALS

Overall Scale of Development

9.4.1. Over the lifetime of this Plan it is envisaged that the village will accommodate small-scale incremental growth, reflective of the rural nature of the settlement and its status as a village within the network of settlements. Such growth is likely to be organic in nature, supported by the availability of local employment opportunities. This plan envisages development in the range of 25 additional dwellings in the village over the plan period. Given the scale and development pattern of the village it is considered that individual housing development should not contain more than 15 dwellings.

9.4.2. While this scale of development is significantly less than the outstanding planning permissions it is considered a more reasonable and sustainable growth target for this village. Nonetheless it is acknowledged that planning permissions may continue to be implemented within their lifetime.

9.4.3. The development boundary for Churchtown identified in this plans contains a significant area of land. However not all the land within the boundary will be required for development over the lifetime of this plan. Future development within the settlement needs to ensure it contributes to the unique historic and scenic character of the village. The expansion of the settlement to 2020 should contribute to a compact form close to the village core.

9.4.4. 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 for the village in terms of attracting population and offering a real alternative to those who would otherwise consider housing in the open countryside.

9.4.5. Development occurring along the Main Street, whether new build, refurbishment or redevelopment, shall ensure that it respects the scale of the existing village.

9.4.6. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

<i>Objective No.</i>	<u>Development Boundary Objectives</u>
DB -01	<p>a) Within the development boundary of Churchtown it is an objective to encourage the development of up to 25 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 15 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB -01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River Special Area of Conservation(Awbeg), must be provided and be operational in advance of the commencement of any discharges from the development. In particular issues relating to dilution capacity of the receiving waters must be resolved for this settlement. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development along the Main Street and within the core of the village shall be designed to a high</p>

Objective No.	<u>Development Boundary Objectives</u>
	<p>standard and reinforce the character of the streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>f) Residential development in other areas should provide for small groups of houses, detached housing, serviced sites and/or self build options.</p> <p>g) Roadside development within the village 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>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6 .</p>

Objective No.	<u>Open Space & Agriculture</u>	Approx Area (Ha)
O-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
O-03	GAA Playing Pitches	3.36

Community and Utilities

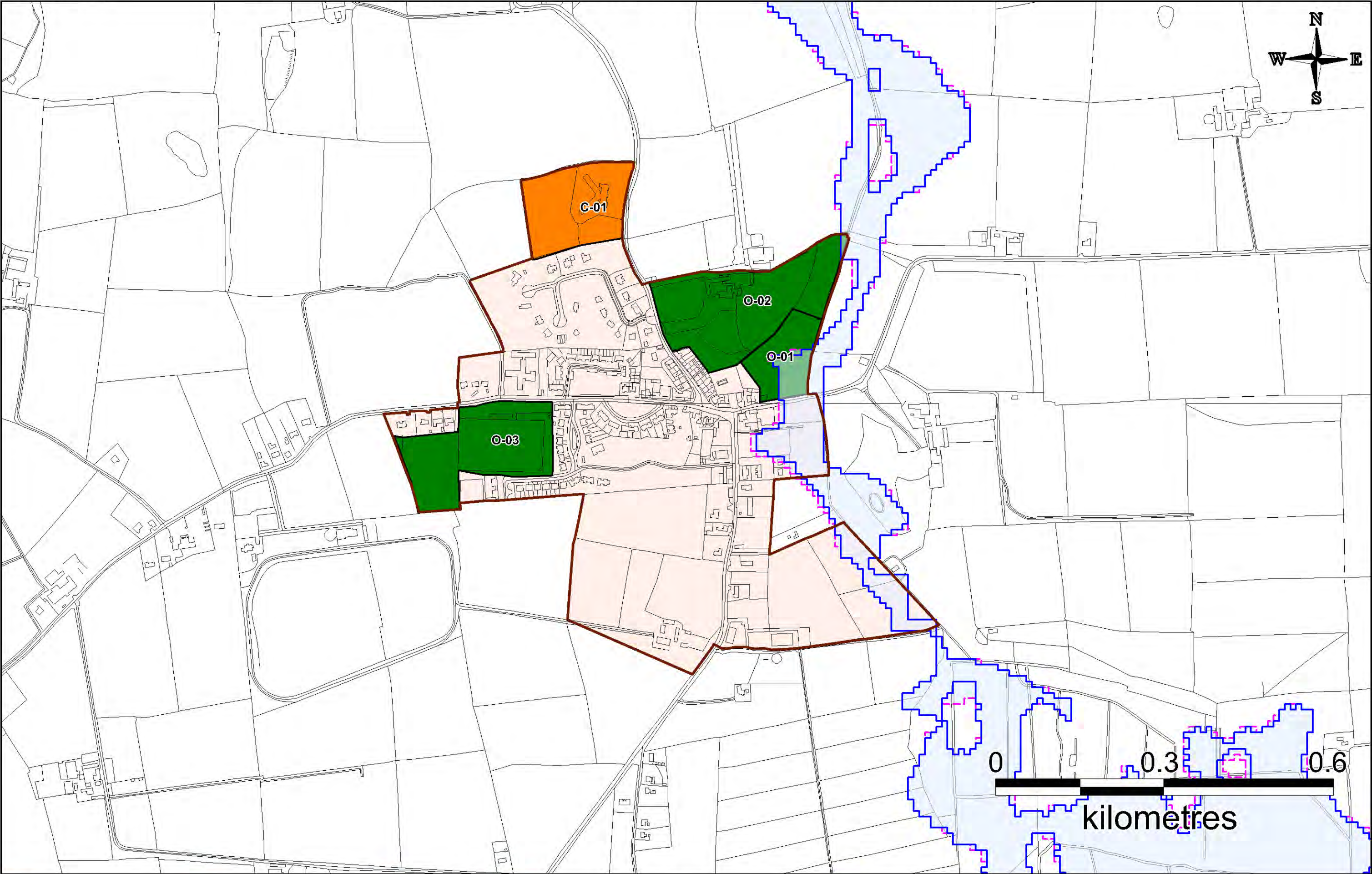
9.4.8. The specific community zoning objective for Churchtown is set out in the following table:

Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
C-01	Nursing Home with provision for sheltered housing.	2.5

Open Space and Agriculture

9.4.7. The specific open space, sports, recreation and amenity zoning objectives for Churchtown are set out in the following table:

Objective No.	<u>Open Space & Agriculture</u>	Approx Area (Ha)
O-01	Open Space (with provision for village park). Parts of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines ‘The Planning System and Flood Risk Management’ as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	1.4



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

10 Dromahane

10.1 VISION AND CONTEXT

The vision for Dromahane over the lifetime of the Plan is to strengthen the range of services available within the village core area, community facilities and employment opportunities available and ensure new development within the development boundary is in keeping with the scale and character of the village.

Strategic Context

10.1.1. Dromahane is located approximately 6km to the south west of Mallow and is located within the CASP Ring Strategic Planning Area. Its accessibility and proximity to the town of Mallow have contributed to the substantial growth of new housing development in the village in recent years.

10.1.2. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.

10.1.3. In the overall strategy of this plan, Dromahane is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

10.1.4. Dromahane has extended in all directions from the crossroads at the village core. The traditional building stock is centred on the crossroads with a linear format of individual residential plots having developed in all directions from the crossroads in the past.

10.1.5. Dromahane in recent years has experienced a high proportion of residential development in a more favourable planned and compact settlement form. The majority of these schemes consist of either semi-detached or detached dwellings.

10.2 PLANNING CONSIDERATIONS

Population and Housing

10.2.1. The significant growth in the population of the village in the period since 1996 is outlined in the table below. The growth in population over the four year period to 2006 was particularly significant at 46%. The rate of new house construction in the village has moderated in the period since 2008 so it is envisaged that the rate of population increase will have slowed significantly since then.

Population Trends			
Census	1996	2002	2006
Dromahane	540	548	801

10.2.2. Geodirectory data confirms a strong increase in the number of residential postal delivery points within the village increasing from approximately 197 in 2005 to 346 in 2010, equivalent to 75 % growth.

Housing Trends 2001-2010			
Geo-Directory	2000	2005	2010
Dromahane	130	197	346

10.2.3. Significant residential development has taken place adjacent to the core of the village in the last ten years thus retaining the relatively compact form. The estates have all been relatively large in scale and suburban in character. All recent housing developments have been completed yet a number of dwelling units remain vacant but these are likely to be sold in the short term.

Infrastructure and Community Facilities

10.2.4. The village is situated on the R619 regional road which runs in a north/south direction through the spine of the settlement and the regional road, the R620 connects the village to the N20 national road to the east of the settlement which provides easy access to Mallow, Cork and Limerick. Killarney and Tralee are also easily accessible via the N72 national route, which is just north of the village.

10.2.5. Bus Eireann operates a public bus service, which passes through the village southbound to Cork City and northbound to Charleville. The frequency of the services is limited at present.

10.2.6. The Wastewater Treatment Plant was installed in 2000, provides secondary treatment and has limited available capacity. The

plant suffers high levels of infiltration during storm events. The plant discharges to the Clyda River which is a tributary of the Blackwater, a protected area, with no assimilative capacity issues affecting the river which is also a drinking water protected area. Drinking water abstraction is not an issue as discharge point is located approximately 600m downstream of water supply intake.

10.2.7. Dromahane has a public water supply. The village is supplied with water from three different sources, two bored wells in the village and a natural spring located at Kilcolman. Any additional development in the village will require increased pumping capacity and a new reservoir may be required in the long term as part of Banteer/Dromahane Regional Scheme.

10.2.8. Surface water systems in the village require upgrading in the future.

10.2.9. There is no known significant risk of flooding in this settlement.

10.2.10. Dromahane has the usual range of community facilities including a primary school, church, community centre and tennis club. While the population of the village has increased significantly in recent years, there has not been a corresponding increase in the delivery of community facilities. In particular, there are no areas of active or passive open space within or close to the village.

Employment and Economic Activity

10.2.11. Dromahane acts as a service provider for its immediate hinterland. The village has a number of commercial facilities, which include a convenience shop, two public houses, off-licence and a take-away. There is a childcare facility located outside the village which adds to the range of services. Permission has been granted for a commercial/residential development including three retail units at the cross roads in the centre of the village. If this development proceeds then there will be scope to expand the retail base of the village.

10.2.12. Nazareth House Nursing Home is located to the east of the village on substantial grounds and provides some employment in the area.

Environment and Heritage

10.2.13. None of the structures within the village are listed in the Record of Protected Structures. However, Nazareth House Nursing Home (formerly Newberry House) to the east of the village is listed in the Record of Protected Structures.

10.2.14. As detailed in the Draft Landscape Strategy 2008, Dromahane is located within the Landscape Character Type known as *Fertile Plain with Mooreland Ridge* where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national

importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*.

10.2.15. There are no nature conservation designations (cSAC, pNHA and SPA) within or in the vicinity of the village.

10.3 Problems and Opportunities

10.3.1. Dromahane enjoys good road based transport connections and connectivity with the N20 and Mallow and this accessibility has contributed to the massive growth of the village in recent years. This growth trend is replicated in other villages in other electoral areas, particularly those within the CASP Ring Strategic Planning Area. The growth pattern of these villages is a concern because of the comparatively low growth rates experienced by the towns. In the case of Dromahane, the levels of growth are also a concern when compared to the relative lack of growth experienced in other higher order settlements of the electoral area including Buttevant and Doneraile. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the villages and rural areas of the CASP Ring in order to rebalance growth towards the towns and reinforce their function. In this context it is necessary to moderate future growth within Dromahane, to ensure the delivery of this CASP objective and to direct growth at the higher order settlements of the electoral area.

10.3.2. There is permission for a new housing development of 52 units to the south west of the village where construction has yet to commence. In view of the very rapid growth experienced in Dromahane in recent years and the need to prioritise growth to the higher order settlements of this electoral area, there is a need to moderate the growth of this village over the lifetime of this plan and prioritise organic growth rather than catering for large scale commuter type housing.

10.3.3. While the population has grown significantly there has not been an equal growth in the availability of services or community infrastructure. These deficits need to be addressed to support the increase in population. It would also be desirable to expand the commercial core of the village to cater for a greater range of retail / service provision for residents and there are infill and redevelopment opportunities available within the centre of the village to cater for this. Scope exists for general environmental improvements within the village, e.g. traffic calming measures and improvement to footpaths and pedestrian links should be encouraged in any new developments.

10.3.4. The majority of the recent residential schemes in the village consist of either semi-detached or detached dwellings. Any future residential development needs to be of a varied mix of house size, type and design, including serviced site options.

10.4 PLANNING PROPOSALS

Overall Scale of Development

10.4.1. Over the lifetime of this plan it is envisaged that the village will experience a moderate level of growth primarily through the take up of planning permissions that have already been granted. These developments, which the Council has already committed to, can deliver approximately 52 units. A target of 63 units is considered reasonable for Dromahane given its existing size.

10.4.2. Having regard to the existing development patterns and the population and household targets set out in the County Development Plan it is recommended that any individual development should not normally exceed the provision of 20 units.

10.4.3. The village development boundary defined in this Plan provides a generous land supply. Having regard to the scale of development outlined above, it is also clear that not all of the land within the boundary will be required for development over the lifetime of this plan.

10.4.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objective
DB -01	<p>a) Within the development boundary of Dromahane it is an objective to encourage the development of up to 63 houses in the period 2010-2020.</p> <p>b) The number of houses in any particular group should have regard to the character of the existing village and will not normally exceed the provision of 20 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB-01 a), appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater River 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 river does not fall below legally required levels and that there is no net increase in Phosphorous within the freshwater system. Sustainable Urban Drainage Systems</p>

Objective No.	Development Boundary Objective
	<p>(SUDS) and sufficient storm water attenuation will be required for developments within this area. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development within the core of the village should be designed to a high standard and reinforce the character of the streetscape in accordance with the urban design principles set out in the Plan.</p> <p>f) Residential development in other areas should provide for small groups of houses, detached units, serviced sites and self-build options, shall comply with the urban design principles set out in the Plan.</p> <p>g) Appropriately scaled retail development may be accommodated within the core of the village and should make adequate provision for parking.</p> <p>h) 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.</p>

Town Centre / Neighbourhood Centre

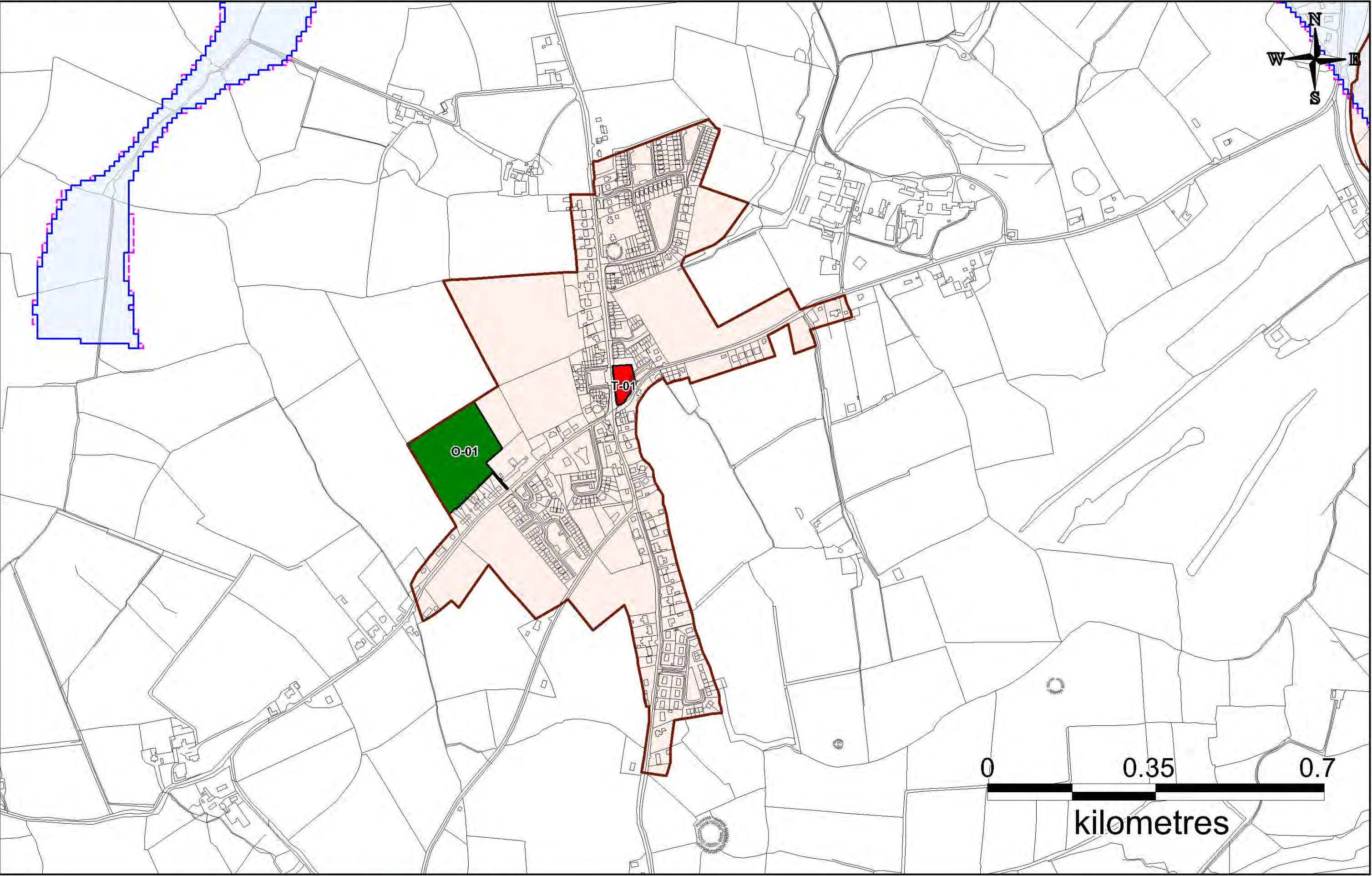
10.4.5. This plan recognises the need for some village centre expansion. The specific town centre / neighbourhood centre zoning objective for Dromahane is set out in the following table:

Objective No.	Town Centre / Neighbourhood Objective	Approx Area (Ha)
T-01	Town Centre uses.	0.3

Open Space & Agriculture

10.4.6. This plan makes provision for a new area of open space to serve the village.

Objective No.	<u>Open Space and Agriculture</u>	Approx Area (Ha)
0-01	Open space and recreation. Access to be provided to the west of the School.	2.47



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

11 Glantane

11.1 VISION AND CONTEXT

The vision for Glantane over the lifetime of the Plan is to encourage the completion of the unfinished housing estate within the development boundary and strengthen the range of services, employment opportunities and community facilities available and ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 11.1.1.** The village of Glantane, is located approximately 11km to the south west of Mallow and approximately 5km west of Dromahane and is served by the county road network. The village is located within the CASP Ring Strategic Planning Area.
- 11.1.2.** CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.
- 11.1.3.** In the overall strategy of this plan, Glantane is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

- 11.1.4.** Glantane is a small village relatively compact in form and only a modest amount of new development has taken place in the village in recent years.

11.2 PLANNING CONSIDERATIONS

Population and Housing

- 11.2.1.** Population figures for the village are not available but geo-directory data indicates the growth in the number of houses in the village, up from 36 in 2005 to 38 in 2010.

Housing Trends 2001 -2010			
Geo-Directory	2000	2005	2010
Glantane	24	36	38

- 11.2.2.** A new estate ('Radharc na Cille') of 55 houses and 5 serviced sites was permitted to the north west of the village centre where 16 houses are at various stages of construction but work on the site has ceased and site is presently closed.
- Infrastructure and Community facilities**
- 11.2.3.** Glantane has a number of facilities including a Garda Station, a church, a national school, a number of public houses, GAA club and a pitch and putt club. Glantane National School is located at Brittas to the north west of the village and has an enrolment of 134 pupils. The village shares facilities with the neighbouring village of Lombardstown, thereby highlighting the links between the two settlements.
- 11.2.4.** There is no public waste water treatment plant in the village at present. A private treatment plant was provided in the past to serve an older housing development in the village. A new plant is also due to be provided to serve the Radharc na Cille' development. If this plant is provided, and taken in charge by the Council, then the old private plant can be decommissioned and there will be some available capacity to cater for additional development. However work on the Radharc na Cille development has now ceased. The village is located within the Munster Blackwater Catchment area where protecting water quality is a priority issue.
- 11.2.5.** The water supply source serving the village is limited and a new source for the Glantane/ Lombardstown area needs to be established.
- 11.2.6.** Parts of Glantane have been identified as being at risk of flooding. The areas at risk follow the path of the watercourse through the village 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 at 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.
- 11.2.7.** A footpath and public lighting scheme connecting the GAA Complex to the east of the village to the village core and the School would provide connectivity in the settlement and improve pedestrian

- safety.
- 11.2.8.** Bus Eireann operates a limited pubic bus service from Cork City to Charleville via Glantane village.

Environment and Heritage

- 11.2.9.** There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.
- 11.2.10.** As detailed in the Draft Landscape Strategy 2008 Glantane is located within the Landscape Character Type known as *Fertile Plain with Mooreland Ridge* where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance.

11.3 Problems and Opportunities

- 11.3.1.** Glantane is a small village with a limited range of facilities and no current capacity in its public water services infrastructure. Work on the provision of a private wastewater treatment plant in the village has presently ceased. The village is unlikely to be able to successfully accommodate any significant growth over the lifetime of this plan. Having regard to the location of the village within the CASP Ring Strategic Planning Area, the need to prioritise growth in the higher order settlements of the electoral area, significant growth would be inappropriate.
- 11.3.2.** The scale and form of development will be very much dependant on respecting and enhancing the character of the village and on improvements to the infrastructure of the village and in this context no one proposal for residential development should exceed the provision of 5 units. In practice most development will be in the form of individual dwellings.
- 11.3.3.** While the opportunity remains to complete the 60 house development to the north of the village it is considered that such development would be out of scale with the character and grain of Glantane and would not be in keeping with current Ministerial policy on the scale of development in villages.

11.4 PLANNING PROPOSALS

- 11.4.1.** Over the lifetime of this Plan it is envisaged that the village will grow on an organic basis, supported by the availability of local employment opportunities. This plan envisages development in the range of 10 additional dwellings in the village over the plan period.

11.4.2. The development boundary for Glantane has been revised in this plan to include areas of existing development to the east. Given the scale of growth outlined above it is not envisaged that the whole of the lands within the development boundary will be developed in the lifetime of the plan.

11.4.3. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	General Objectives
DB-01	<p>a) Within the development boundary of Glantane is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB-01 a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan, and the protection of 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Where public water supply and waste water treatment facilities do not come on stream development within the village will be limited to five individual dwelling units. 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</p>

Objective No.	General Objectives
	<p>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 system.</p> <p>f) 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.</p> <p>g) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6 .</p>

Open Space & Agriculture

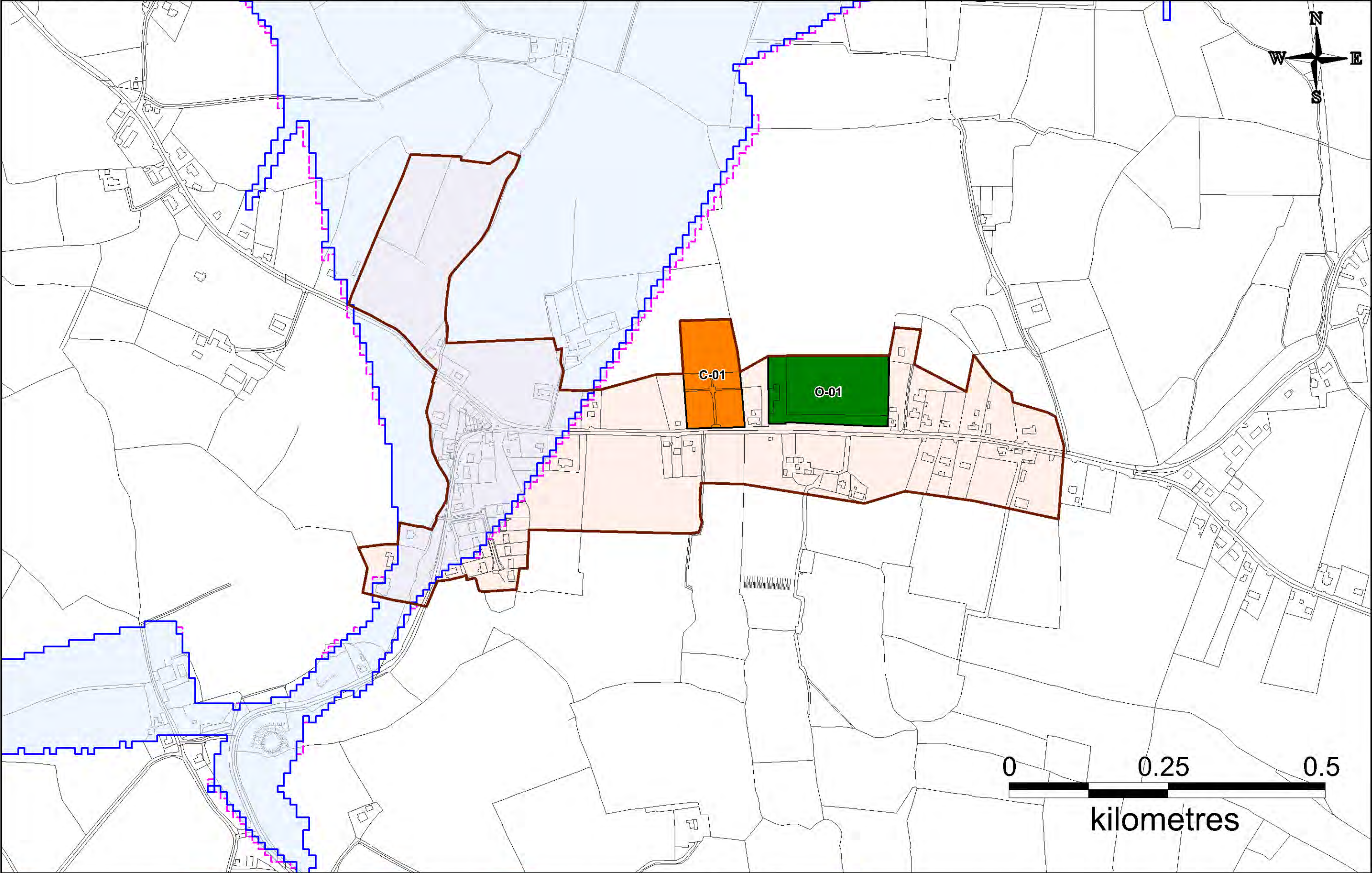
11.4.4. The specific Open Space and Agriculture objective for Glantane is set out in the following table:

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	GAA Playing Pitches	2.05

Community & Utilities

11.4.5. The community and utilities zoning objective for Glantane is set out in the following table:

Objective No.	Community & Utilities	Approx Area (Ha)
C-01	Expansion of Cemetery.	1.5



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

12 Killavullen

12.1 VISION & CONTEXT

In recognition of the location of the village adjacent to the River Blackwater and the Ross River and susceptibility of the village to flooding, the vision for Killavullen over the lifetime of this plan is to accommodate limited additional development to cater for local needs only.

Strategic Context

12.1.1. Killavullen is located approximately 10km east of Mallow. The village is located at the junction of a number of county roads just south of the N72 Fermoy-Mallow National Road about 44km from Cork City. The village is located within the North Cork Strategic Area.

12.1.2. The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

12.1.3. In the overall strategy of this plan, Killavullen is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

12.1.4. The village enjoys an attractive setting in the Blackwater Valley and to the north of the Nagles Mountains. The village has a fairly compact core centred on the Main Street which contains an attractive traditional building stock with vernacular type village two storey dwellings and pubs towards the north-east. However there are a number of small infill sites awaiting redevelopment. The village church, shop, school and health centre and main housing area is located to the south west of the core.

12.1.5. The lands surrounding the village have a gently undulating topography that is ideal for both dairy and tillage farming. The village

itself is low lying and is liable to flooding. The river acts as a natural boundary to the north and to the east.

12.2 PLANNING CONSIDERATIONS

Population and Housing

12.2.1. The 2002 census recorded a population decrease of 8.6% over that recorded in 2002. A further decline of 4.5% occurred between 2002 and 2006. There has been a moderate increase in the number of new dwellings in the village in the period since 2006 which have stabilised the population or resulted in a small increase.

Population Trends 1996-2006			
Census	1996	2002	2006
Killavullen	245	224	214

12.2.2. Geodirectory data confirms an increase in the number of housing units in the village which rose from 101 in 2005 to 129 in 2010.

Housing Trends 2001 -2010.			
Geo-Directory	2000	2005	2010
Killavullen	89	101	129

12.2.3. The housing development that has occurred in recent years has been primarily small scale infill development which has complemented the existing building stock within the development boundary. A housing development to the south-west of the village has been constructed for a few years yet 2 units remain unfinished which detract from the amenities of the area. There are outstanding permissions for the provision of 40 units within the village on three different sites.

Infrastructure and Community Facilities

12.2.4. Killavullen enjoys good road based transport connections being located just south of the N72 national road, which provides easy access to Mallow and Fermoy.

12.2.5. Bus Eireann operates a public bus service, which passes through the village from Cork to Charleville. The frequency of the services is limited via Killavullen at present.

12.2.6. The waste water treatment plant serving the village provides secondary treatment, discharges to the Ross River and has significant spare capacity. The Ross River forms part of the Blackwater candidate Special Area of Conservation and is a protected area

12.2.7. The village is supplied with water from the Killavullen Water Supply Scheme. The source of this scheme is a bored well at Ballymacmoy and is located at the Nano Nagle Place in Killavullen village. Capacity is limited and an additional supply will be required for any future development.

12.2.8. Parts of Killavullen have been identified as being at risk of flooding. The areas at risk follow the path of the Blackwater River through the village 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 at 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.

12.2.9. The 'Indicative Flood Extent Map' shown as part of the zoning map for Killavullen may be subject to some local uncertainties inherent in the flood risk modelling process used to generate the maps. Those contemplating development in or near the areas shown as being subject to a possible risk of future flooding are recommended, in consultation with County Council staff, to consider the need to undertake Stage 1 of the site-specific flood assessment process set out in Section One in order to address any uncertainty in relation to flood risks before submitting an application for planning permission.

12.2.10. The village of Killavullen has a number of community facilities including a primary school, church, community hall and a GAA pitch and clubhouse. Other services available within the village include a shop, health centre, doctor's surgery, a motor repairs garage and a takeaway restaurant as well as a number of public houses.

Employment and Economic Activity

12.2.11. Killavullen is a small village but acts as a service provider for its immediate hinterland. The locality has an abundance of tourist amenities which offer some potential for development and expansion of the tourist base in the region. The Blackwater is synonymous with salmon and trout fishing and the Awbeg River is excellent for trout fishing. The Blackwater is also an attraction for canoeists. There is the opportunity for orienteering and walking in the forestry on the Nagles and forest walks in Dromdeer, site of one of the fastest growing stands of trees in Europe. The area also has many places of historical and literary interest.

12.2.12. Killavullen Caves, on the south bank of the River Blackwater provides a potential tourism asset. These extraordinary caves are accessed from the grounds of the 18th century Ballymacmoy House, ancestral home of the Hennessy family of Cognac fame. The remains of Irish Elk, brown bear, wolf and some Palaeolithic human remains

have all been excavated from the caves. The village also features an attractive stone bridge, which should be retained.

Environment and Heritage

12.2.13. The Blackwater candidate Special Area of Conservation surrounds the village to the north, east and south along the course of the two rivers. The Blackwater is also designated as a proposed Natural Heritage Area at this location.

12.2.14. The Blackwater is also of high conservation value for the population of bird species that use it and accordingly is subject to Special Protection Area designation under the EU Bird's Directive.

12.2.15. There are four structures that are entered in the Record of Protected Structures, namely Monanimy Castle, Ballymacmoy House, St. Nicholas Catholic Church and Killavullen Bridge.

12.2.16. As detailed in the Draft Landscape Strategy 2008, Killavullen is located within the Landscape Character Type known as *Fertile plain with Mooreland Ridge* which is an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*.

12.2.17. The attractive setting of the village is protected by the designation of Blackwater Valley as a Scenic Landscape in the Cork County Development Plan 2009. There are no scenic routes in the immediate environs of the village but there is a route through the Nagle Mountains to the south (S11).

12.3 Problems and Opportunities

12.3.1. The results of the Flood Risk Assessment study indicate that the majority of the lands within the development boundary of the village as defined in 2005 are susceptible to flooding and that in the event of such flooding taking place, the core of the village could be surrounded by flood water and large parts of the settlement may be inaccessible. In this context, and while it is recognised that some of the lands on higher ground to the south of the village are not susceptible to flooding, it is considered that future development of this village should be very limited and should seek to accommodate local needs only.

12.3.2. While it is acknowledged that there are outstanding planning permissions for the provision of 40 units within the village, and the opportunity to implement these permissions remains, these permissions are within the area susceptible to flooding.

12.3.3. There are a number of properties within the core of the village in need of refurbishment and infill development opportunities are also available in areas that are not susceptible to flooding. Appropriate development of these sites to meet local housing needs or to provide

additional retail / business services to meet the needs of the local population will be encouraged.

12.4 Planning Proposals

12.4.1. Over the lifetime of this plan it is envisaged that Killavullen has very limited capacity to accommodate growth and that such growth should primarily seek to meet local needs. It is considered that the village could support the development of up to 5 dwellings in the period 2010-2020 and that such development needs to be sited in areas that are not susceptible to flooding.

12.4.2. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No	Development Boundary Objective
DB -01	<p>a) Within the development boundary of Killavullen it is an objective to limit future growth to that required to meet local housing needs and to facilitate the provision of additional retail / business uses to cater for the needs of the village subject to the provision of not more than 5 dwelling units in the period 2010-2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB -01(a) , appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of the Blackwater River 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>c) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System</p>

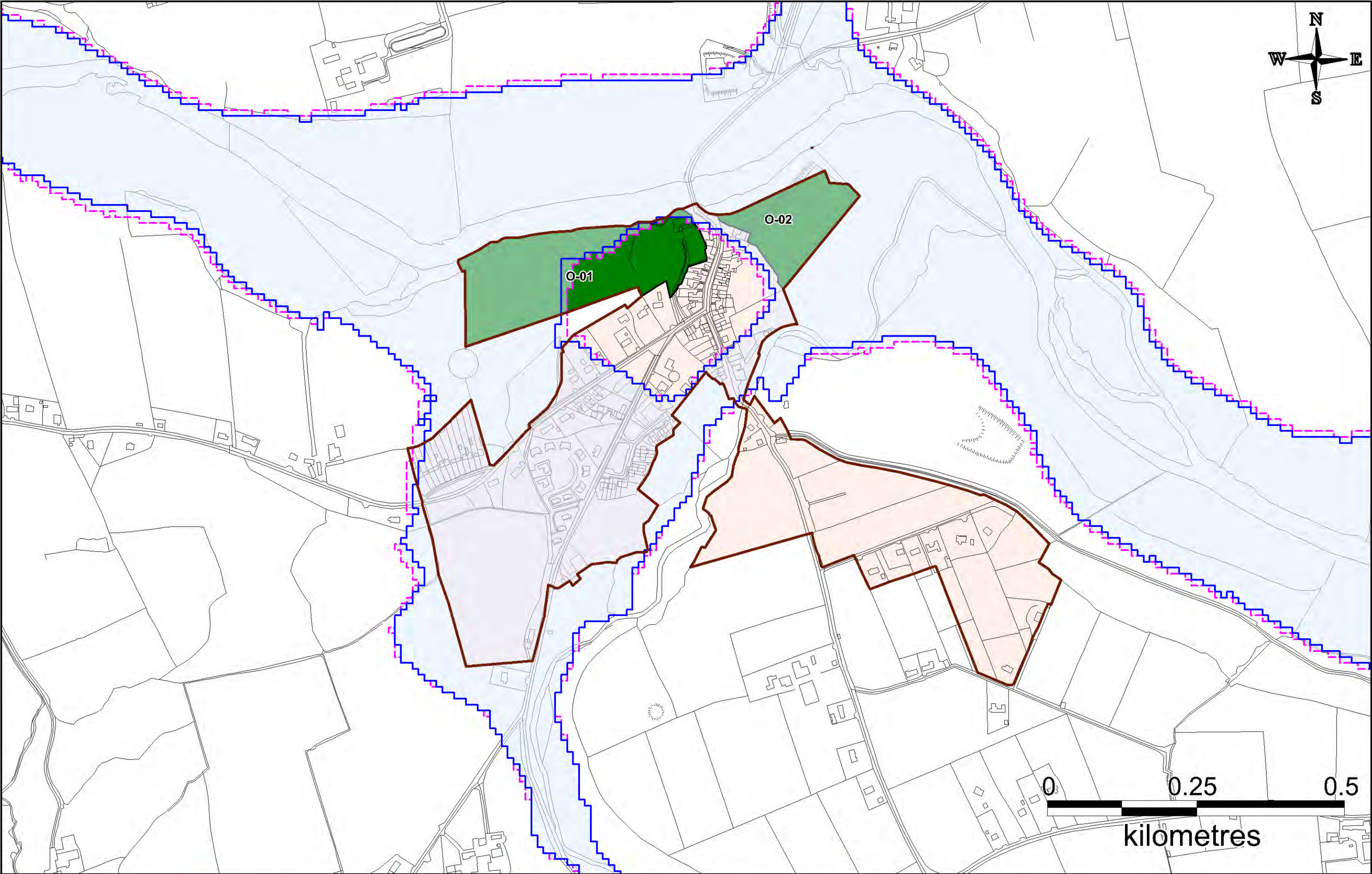
Objective No	Development Boundary Objective
	<p>and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in objectives FD1-4, 1-5 and 1-6. Development proposals within the floodplain of the Blackwater River are likely to require the provision of a Natura Impact Statement and can only proceed where it can be shown that it will not have significant impacts on the Blackwater River SAC. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for any development which may be permitted in this area.</p> <p>d) All new development shall be connected to the public water supply and the public waste water treatment system.</p> <p>e) 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.</p> <p>f) The Blackwater River flows through the village and is a Candidate Special Area of Conservation and a designated Natura 2000 site. This plan seeks to protect the integrity of this site.</p>

Open Space and Agriculture

12.4.3. The open space and Agriculture zoning objective for Killavullen is set out in the following table.

Objective No.	Open Space & Agriculture	Approx Area (Ha)
O-01	Open Space. This prominent site makes a significant contribution to the rural character of the village and the setting of Ballymacmoy House in particular. Parts of this zone lie within the Blackwater River Special Area of Conservation and are not suitable for development. Parts of this site are at risk of flooding. Any development proposals on this site will normally be	5.24

Objective No.	<u>Open Space & Agriculture</u>	Approx Area (Ha)
	accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
0-02	GAA Grounds. This site is at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan. Development proposals in this zone 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. A buffer zone may be required for any such development 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.	2.72



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

13 Liscarroll

13.1 VISION AND CONTEXT

The vision for Liscarroll over the lifetime of the Plan is to strengthen the range of services and community facilities available within the village and ensure new development within the development boundary is in keeping with the scale and character of the village.

Strategic Context

13.1.1. Liscarroll is a small settlement on the north western periphery of the Mallow Electoral Area, located approximately 10km north west of Buttevant on the R522. The village is located within the North Strategic Area.

13.1.2. The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

13.1.3. In the overall strategy of this plan, Liscarroll is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

13.1.4. Liscarroll is a picturesque village in a primarily rural setting. The village rises steeply to the north. The land surrounding the village is generally undulating and consists of rock outcrops, which limit the development potential of the area.

13.1.5. The village has a fairly compact core centred on the main street to the east of the settlement. The Main street contains an attractive traditional building stock. However there are a number of brownfield / infill sites awaiting redevelopment and a number of vacant properties awaiting refurbishment.

13.2 PLANNING CONSIDERATIONS

Population and Housing

13.2.1. The population of Liscarroll village declined by 8.2% in the period 1996 to 2002 and then remained stagnant in the four years to 2006. In the period since 2006 a number of new dwellings have been constructed in the village which should have a positive impact on the population.

Population Trends 1996-2006			
Census	1996	2002	2006
Liscarroll	279	256	256

13.2.2. Geodirectory data confirms a very moderate increase in the number of housing units in the village increasing from approximately 111 in 2005 to 119 in 2010.

Housing Trends 2001 -2010			
Geo-Directory	2001	2005	2010
Liscarroll	95	111	119

13.2.3. Some small scale infill residential development has taken place within the development boundary close to the core of the village resulting in an increase in the building stock of the village. A recent housing development at the northeast of the village remains unfinished and there are a number of vacant units but these are likely to be sold in the short term.

Infrastructure and Community Facilities

13.2.4. Liscarroll enjoys good road based transport connections. The village is located on the R522 regional road, which provides easy access to the N20 national route at Buttevant and onwards to Mallow, Charleville, Cork and Limerick. Bus Eireann operates a public bus service, which passes through the village from Cork to Charleville. The frequency of the services is limited at present

13.2.5. The existing wastewater treatment plant provides secondary treatment with final discharge to the Awbeg River, a protected area as part of the Blackwater Catchment and Candidate Special Area of Conservation. The plant has capacity to accommodate additional development.

13.2.6. Liscarroll has access to an adequate water supply from the Allow Regional Water Supply Scheme and this supply shall be upgraded to cater for any large scale development. Water conservation measures shall help in restoring the capacity of this scheme.

13.2.7. The Surface Water network within the village is limited and any new large scale development will be required to connect to a suitable storm water outfall pipe or directly to a watercourse.

13.2.8. Parts of Liscarroll have been identified as being at risk of flooding. The areas susceptible to flooding 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 at 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.

Community facilities

13.2.9. The village has a number of community facilities. These include a primary school, a church, a Garda station, a community centre, a crèche, a GAA pitch and clubhouse, a handball court and a town park and recently completed modern playground.

13.2.10. Liscarroll National School (Scoil Naomh Iosaf) is a co-educational school with an enrolment of approximately 115 children and was extended and refurbished in 2006 and now includes special needs classrooms. The school serves as a regional centre for Autism.

13.2.11. The GAA grounds are located to the east of the village core and in close proximity to the community centre which has also recently been extended and refurbished. The Liscarroll Athletics Club is another active club in the area with a large membership.

13.2.12. A bring centre is located in the village which currently includes containers for glass bottles/jars and beverage cans.

Employment and Economic Activity

13.2.13. Agricultural related business is the key economic activity of Liscarroll. Agricultural activity attracts commercial business to the village from the surrounding hinterland and therefore is fundamental to its economic development.

13.2.14. The Donkey Sanctuary is located to the east of the village and attracts visitors to the locality.

13.2.15. Liscarroll village has become an attractive location as a tourist destination and should be packaged as part of a wider North Cork tourism Trail. Liscarroll Castle is a magnificent and well-preserved resource.

13.2.16. It is important to prevent any development in close proximity to the castle that would interfere with its potential as a recreational

facility. This plan includes proposals to retain lands surrounding the castle and incorporating the earthworks associated with Liscarroll Fort as an area of open space. The area in front of the castle would benefit from landscaping and the development of some parking facilities. The lack of tourist sign posting for the castle, both within the village and along the N20 at Buttevant needs to be addressed.

Environment and Heritage

13.2.17. There are two structures within the village that are entered in the Record of Protected Structures, namely, Liscarroll Castle (in ruins) and St. Joseph's Catholic Church.

13.2.18. As detailed in the Draft Landscape Strategy 2008, Liscarroll is located within the Landscape Character Type known as *Fertile Plain with Mooreland Ridge* which is an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*.

13.2.19. There are no natural heritage designations in the vicinity of the village.

13.3 Problems and Opportunities

13.3.1. In recent years, there has been little residential development in the village of Liscarroll and that which has occurred has been primarily infill in nature. Two housing estates have been permitted, one with 54 units to the west of the village which has yet to be developed, and one with 17 units at the eastern end of the village where ten of the units have been built but remain vacant.

13.3.2. In view of the need to prioritise growth to the higher order settlements of this electoral area, and in particular to strengthen the town of Buttevant located just 10km to the south east, it is considered that there is limited scope for growth in Liscarroll over the lifetime of this plan and that such growth should focus on catering for the organic growth of the village and its immediate hinterland rather than catering for commuter type housing.

13.3.3. There is a great potential in Liscarroll for tourist activity. The Donkey Sanctuary located 11km to the north-east is widely known and has attracted visitors to the area since the 1980's.

13.3.4. In this Plan the development boundary has been reduced as appropriate relative to that contained in the 2005 Plan having regard to the flood risk areas identified to the south of the village core. Ample land remains to cater for future growth and facilitate some choice of location within the village.

13.4 Planning Proposals

13.4.1. Over the lifetime of this plan it is envisaged that development in the range of 15 additional houses could be accommodated within the village, primarily through the completion of the unfinished estate at the eastern side of the village (7 units remain to be built) and through the provision of individual single dwellings.

13.4.2. While the opportunity remains to develop the 54 unit estate to the west of the village it is considered that such development would be out of scale with the character and grain of Liscarroll and would not be in keeping with current Ministerial policy on the scale of development in villages.

13.4.3. The village development boundary defined in this plan contains a generous supply of land. Not all of the land within the boundary will be required for development over the lifetime of this plan.

13.4.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	Development Boundary Objectives
DB -01	<p>a) Within the development boundary of Liscarroll it is an objective to encourage the development of up to 15 houses in the period 2010 – 2020.</p> <p>b) In order to secure the population growth and supporting development proposed in DB -01 a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation (Awbeg), 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>c) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>d) The number of houses in any particular group,</p>

Objective No.	Development Boundary Objectives
	<p>should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>e) 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 streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) 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.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6 .</p>

Open Space & Agriculture

13.4.5. The specific open space and agriculture zoning objectives for Liscarroll are set out in the following table:

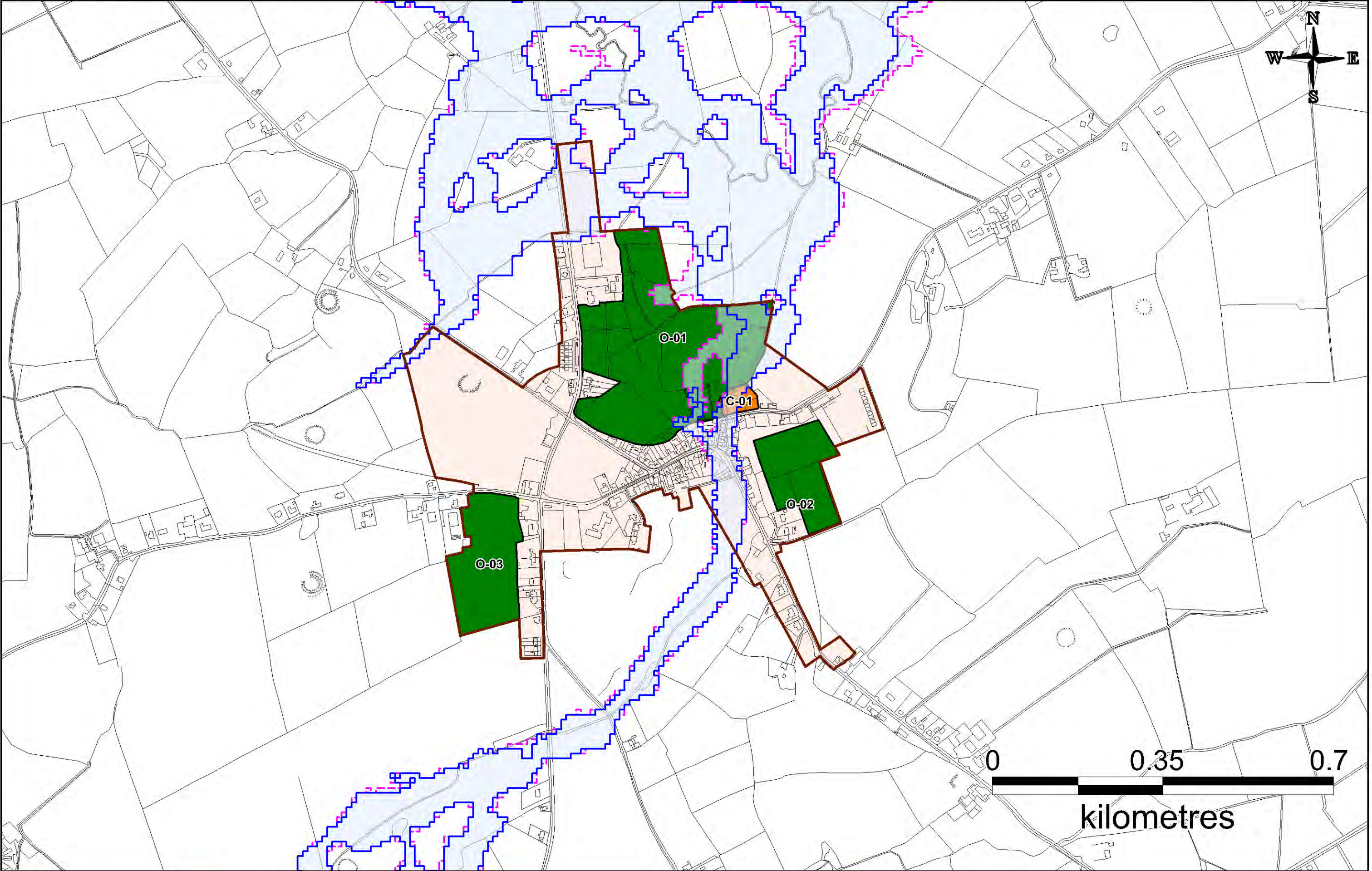
Objective No.	Specific Objective	Approx Area (Ha)
O-01	<p>Open space. This prominent site makes a significant contribution to the rural character of the town and the setting of Liscarroll Castle in particular.</p> <p>Parts of this site are at risk of flooding. Any development proposals on this</p>	9.58














Objective No.	<u>Specific Objective</u>	Approx Area (Ha)
	site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	
O-02	Open space within existing playing fields and scope for the provision of additional facilities.	2.45
O-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 & Utilities

13.4.6. The Community and Utilities objective for Liscarroll is set out in the table below.

Objective No.	<u>Community and Utilities</u>	Approx Area (Ha)
C-01	Existing Playground. Part of this site are at risk of flooding. Any development proposals on this site will normally be accompanied by a flood risk assessment that complies with Chapter 5 of the Ministerial Guidelines 'The Planning System and Flood Risk Management' as described in objectives FD 1-4, 1-5 and 1-6 in Section 1 of this plan.	0.36



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

14 Lombardstown

14.1 VISION AND CONTEXT

The vision for Lombardstown over the lifetime of the Plan is to encourage development of the village on an organic basis within the development boundary and strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 14.1.1.** The village of Lombardstown is located approximately 9km west of Mallow, just south of the N72 national route, which allows for easy access to Mallow. The village is located within the CASP Ring Strategic Planning Area.
- 14.1.2.** CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.
- 14.1.3.** In the overall strategy of this plan, Lombardstown is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.
- Local Context**
- 14.1.4.** Lombardstown is a small village abutting the River Blackwater to the west of Mallow. The Tralee / Mallow railway line traverses the northern end of the village.
- 14.1.5.** The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

14.2 PLANNING CONSIDERATIONS

Population and Housing

- 14.2.1.** While CSO data for the village itself is not available, some new housing has been constructed within the village in recent years which is likely to have had a positive impact on population levels.
- 14.2.2.** In the past most development within the settlement has been in the form of one-off houses. In more recent years a small estate of 26 units has been built at the north-western end of the village and permission exists for the construction of an estate of 51 units at the southern end of the village.
- 14.2.3.** Geo-directory data confirms the moderate level of growth in the number of houses in the village, up from 40 in 2005 to 64 in 2010.

Housing Trends 2001-2010			
Geo-Directory	2000	2005	2010
Lombardstown	29	40	64

Infrastructure and Community facilities

- 14.2.4.** Lombardstown is located adjacent to the N72 National route connecting Killarney to Dungarvan and enjoys good access to Mallow and Fermoy. Train services are available at Mallow and Bus Eireann operates a limited pubic bus service.
- 14.2.5.** Services available with the village include a post office, a convenience shop, a Co-Op superstore, the Dairygold Feed Laboratory and a petrol station.
- 14.2.6.** Waste Water Treatment in Lombardstown is provided by means of a septic tank which is presently overloaded and discharges to the Blackwater River, a protected area where protecting water quality is a priority issue. The Water Services Investment Programme has identified the need to assess the requirement to provide appropriate treatment for a number of settlements, including Lombardstown, which currently only have primary treatment (priority no 107). This scheme is currently at the planning stage.
- 14.2.7.** Lombardstown is served by a public water supply which is capable of dealing with moderate housing development. The water distribution network however is in poor condition limiting development potential until upgraded in the future.
- 14.2.8.** Surface water drainage to the Duglasha River and Blackwater River.
- 14.2.9.** Parts of Lombardstown have been identified as being at risk

of flooding. The main areas at risk are adjacent to the Blackwater at the northern end of the village and along the course of the Duvglasha River which runs along the western edge of the village 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 at 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.

Employment and Economic Facilities

- 14.2.10.** Aside from agricultural related activity the main employer in Lombardstown is the Dairygold Feed Laboratory. The village is close to Mallow Town where additional employment opportunities are available.
- Environment and Heritage**
- 14.2.11.** There is one structure within the village that is entered in the Record of Protected Structures, namely Lombardstown Bridge.
- 14.2.12.** Lombardstown is located along the Blackwater Valley and is within an area designated as a Scenic Landscape in the County Development Plan 2009.
- 14.2.13.** As detailed in the Draft Landscape Strategy 2008, Lombardstown village is located within the Landscape Character Type know as *Fertile Plain with Moorland Ridge* which is an area of the County where the landscape is deemed to be of *very high value* (scenic landscapes with the highest natural and cultural quality including areas of conservation value of national importance), *very high sensitivity* (extra vulnerable landscape likely to be fragile and susceptible to change) and of *County importance*.

14.3 Problems and Opportunities

- 14.3.1.** Waste water treatment facilities within the village are currently overloaded and plans to upgrade same are only at planning stage. The public water supply is also close to capacity. Until both services are upgraded future development will be limited.
- 14.3.2.** The location of the village adjacent to the River Blackwater renders part of the village susceptible to flooding.
- 14.3.3.** There is an outstanding 2006 permission for the provision of 51 units on a site at the southern end of the village comprising a mixture of detached and semi detached housing and 10 serviced site. If constructed this development would almost double the size of this village and this scale of development is considered excessive having regard to the provisions of recent Ministerial Guidance on the

appropriate scale of development within villages. In view of the need to prioritise growth in the higher order settlements of the electoral area this quantum of development is also considered excessive.

14.3.4. There is ongoing pressure for the construction of one-off dwellings in the hinterland of the village and, subject to the upgrading of water services within the village, there would be scope in the future to accommodate a moderate amount of this form of development within the village in the form of serviced sites/ self build opportunities. Such development may also serve to offset the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

14.4 PLANNING PROPOSALS

Overall Scale of Development

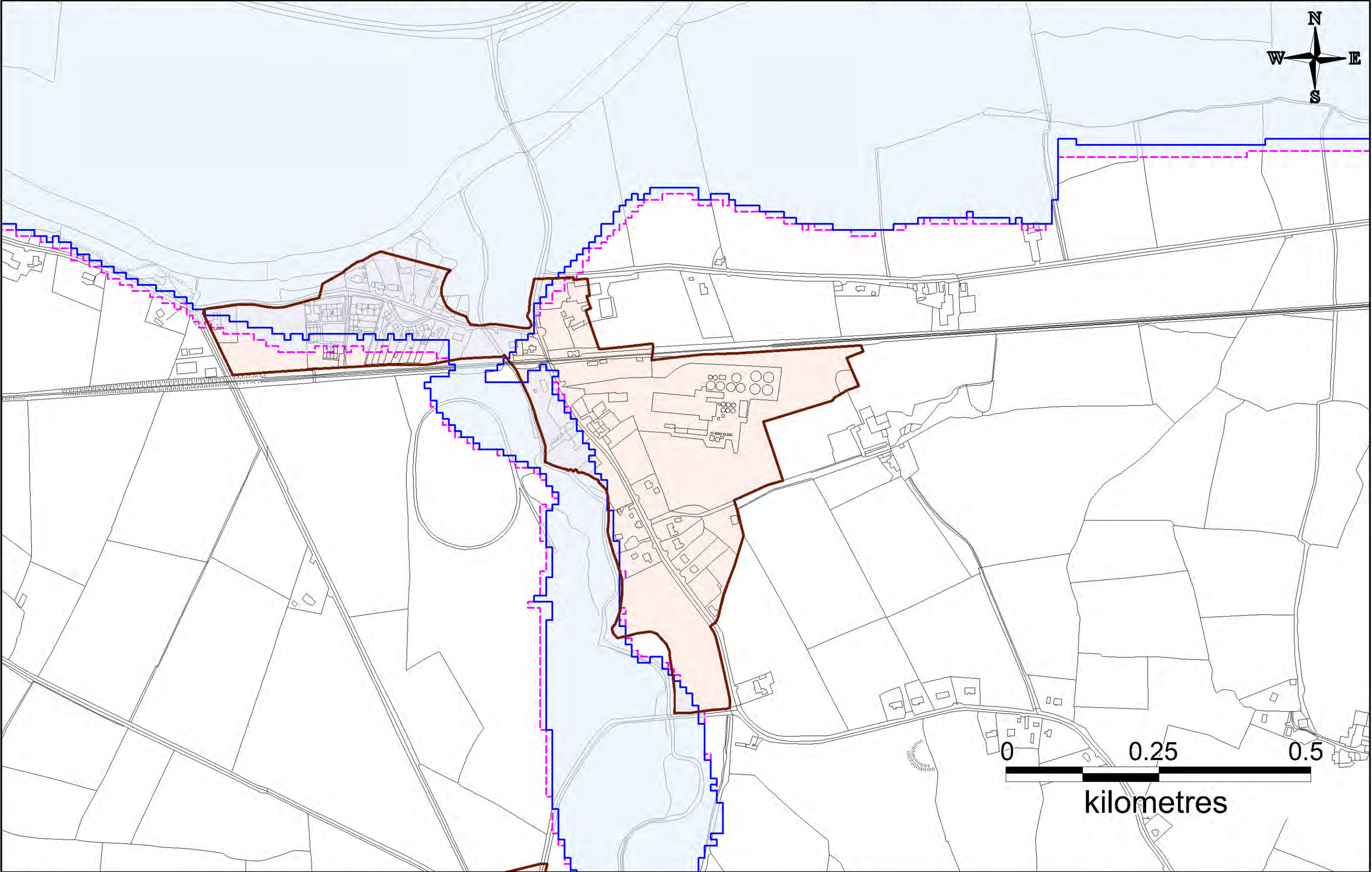
14.4.1. Over the lifetime of this Plan it is envisaged that the village could accommodate an additional 10 dwellings, subject to upgrading of water services infrastructure.

14.4.2. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

14.4.3. Parts of Lombardstown have been identified as being at risk of flooding. Proposals for development within areas identified as being at risk of flooding will be assessed in line with the approach outlined in Section One of this plan and as detailed in Objectives FD1-1 to FD 1-6 inclusive, including the provision of a detailed flood risk assessment.

Objective No.	General Objectives
Gen -01	<p>a) Within the development boundary of Lombardstown it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB -01(a) , appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational</p>

Objective No.	General Objectives
	<p>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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Development along the Main Street and within the core of the village shall be designed to a high standard.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) 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.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6 .</p> <p>i) The Blackwater River runs adjacent to the village. This plan will protect the favourable conservation status of this SAC, and all new development shall be designed to ensure the protection and enhancement of biodiversity generally. A wastewater and storm water plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p>



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

15 Lyre

15.1 VISION AND CONTEXT

The vision for Lyre over the lifetime of the Plan is to encourage the completion of the unfinished housing estate within the development boundary and ensure new development is in keeping with the scale and character of the village.

Strategic Context

15.1.1. Lyre is a remote rural settlement, situated at the foothills of the Boggeragh Mountains, approximately 7km southeast of Banteer in a Clár designated area. Lyre village is part of Banteer Parish and is located off the R579 approx. 38km from Cork City and 18km from Mallow within the North Strategic Planning Area.

15.1.2. The North Strategic Planning Area has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.

15.1.3. In the overall strategy of this plan, Lyre is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

15.1.4. The topography of this area is generally steep and soil in this area is relatively poor in quality, resulting in intensive commercial coniferous plantations. The settlement itself is elevated, offering views over a wide area. The hinterland is predominantly agricultural, with some forestry on the southern side approximately 3km from the village.

15.1.5. This settlement has developed around the church and the school at the eastern end which was strengthened in the past with the development of a small Council housing scheme. More recent

frontage development extends along the county road to the west giving the village a linear form.

15.2 PLANNING CONSIDERATIONS

Population and Housing

15.2.1. While CSO data for the village itself is not available, some new housing has been constructed within the village in recent years which is likely to have had a positive impact on population levels. A large estate (Ard na nGleann) of seventy four dwelling units, including eleven serviced sites, was permitted to the north of the village centre in 2005 and 38 of these units have now been completed.

15.2.2. Geo-directory data confirms this strong level of growth in the number of houses in the village, up from 20 in 2005 to 64 in 2010.

Housing Trends 2001- 2010 ³⁶			
Geo-Directory	2001	2005	2010
Lyre	14	20	64

15.2.3. The housing development ‘Ard na nGleann’ to the north of the Main Street remains unfinished and there are a number of vacant units within the estate but these are likely to be sold in the medium term.

Infrastructure and community facilities

15.2.4. Lyre is a remote village to the north-western part of the Mallow Electoral area. The regional road, the R579 is located to the west of the settlement and provides a direct link to Cork City. Bus Eireann operates a limited public bus service from Cork City to Charleville via Banteer village to the north.

15.2.5. Lyre has a number of services, which include a church and graveyard, a national school. Planning permission has been granted for the redevelopment of the community centre.

15.2.6. The wastewater treatment plant in Lyre is a modern plant with tertiary treatment, discharges to a percolation area and has some spare capacity.

15.2.7. There are no significant flooding issues in this settlement.

15.2.8. Lyre is served by a public water supply.

15.2.9. Lyre is affiliated to Banteer Hurling Club and both clubs operate jointly as Banteer and Lyre GAA Hurling and Football Clubs. Lyre is home to a local football club.

15.2.10. The National School is a co-educational school with an enrolment of 75 pupils. There is scope to expand the facility within the site and onto adjoining lands.

Employment and Economic Activity

15.2.11. There are some-small scale businesses in the area but in general employment opportunities are limited and it is considered that the majority of the local population commute outside the area for work.

15.2.12. Located 0.5km to the west of the village is the local schooling Greyhound Track (12 acres) which is a successful enterprise in the area.

15.2.13. The Duhallow Trail skirts alongside the greater Lyre area and the village boasts attractive views of Duhallow and the McGillycuddy Reeks from the western part of the village making it ideal for orienteering and walking.

Environment and Heritage

15.2.14. There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.

15.2.15. As detailed in the Draft Landscape Strategy 2008 Lyre is located within the Landscape Character Type know as *Fissured Marginal and Forested Rolling Upland* where the landscape is deemed to be of *medium value* (landscapes with positive characters and with local or county importance), *medium sensitivity* (landscapes which can accommodate development pressures subject to some limitations in scale and magnitude) and of *local importance*.

15.3 Problems and Opportunities

15.3.1. The number of houses in Lyre has increased almost 5 fold in the last ten years and permission remains for an additional 36 houses within the Ard na nGleann estate which will increase the housing stock of the village by a further 56 %, if completed. The layout of the estate is such that priority should be given to the completion of the serviced site element of the development where there are currently a number of vacant units and a number of sites remaining to be built on.

15.3.2. In view of the need to prioritise growth to the higher order settlements of this electoral area, it is considered that there is limited scope for significant growth in Lyre over the lifetime of this plan and that such growth should focus on catering for the organic growth of the village and its immediate hinterland rather than catering for commuter type housing.

15.3.3. Opportunities exist for infill development to consolidate the core of the village and to overcome the ribboning problem of individual houses on the approach roads to the settlement. Recent environmental improvements, which have taken place in the village

³⁶ An Post geo-directory data 2001, 2005 and 2010.

core, including the provision of footpaths, effectively enhance this area as a more desirable place to live and further improvements of this type should be encouraged.

15.4 PLANNING PROPOSALS

Overall Scale of Development

15.4.1. Over the lifetime of this Plan it is envisaged that the village could accommodate an additional 10 dwellings, subject to upgrading of water services infrastructure.

15.4.2. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

15.4.3. The development boundary has been drawn in an attempt to direct any future development into the village and to revitalise and rejuvenate the core. The Council will encourage infill development. It is imperative that any such development is sympathetic to the rural character of the village. Furthermore, the provision of serviced site schemes will be encouraged in order to counter-balance the demand for one-off dwellings in the surrounding countryside.

Objective No.	General Objectives
	<p>storm water attenuation will be required for developments within this area. A wastewater and stormwater plan will be produced during the lifetime of the plan for towns and villages in the catchment of the Munster Blackwater upstream of Mallow to identify and implement the measures necessary to protect this river and its dependant habitats and species. All new development within this settlement must be compliant with this plan.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) 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.</p>

Objective No.	General Objectives
DB -01	<p>a) Within the development boundary of Lyre it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB -01(a) appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient</p>



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

16 New Twopothouse

16.1 VISION AND CONTEXT

The vision for New Twopothouse over the lifetime of the Plan is to encourage the completion of the unfinished housing estate within the development boundary and ensure new development is in keeping with the scale and character of the village.

Strategic Context

16.1.1. New Twopothouse is located on the N20 approximately equal distance between the town of Mallow to the south and Buttevant to the north. The village is located within the CASP Ring Strategic Planning Area.

16.1.2. CASP Update 2008 has specifically flagged as an issue the need to control future population growth in the CASP Ring, especially in the villages and rural areas in order to support the role of the Ring Towns and re-balance growth relative to its location within Metropolitan Cork. This will require more moderate growth rate in future for the settlements of the electoral area that lie within the CASP ring in order to ensure the delivery of this CASP objective.

16.1.3. In the overall strategy of this plan, New Twopothouse is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

16.1.4. New Twopothouse is a small village at a cross roads junction on the N20, approximately 5km north of Mallow. The majority of development within the village comprises one off dwellings located along the regional road R581 to the east of the N20 and the county road to the west. In more recent years the village has seen the development of a large warehousing / light industrial facility abutting the N20 to the west and the development of a small housing estate, also to the west of the N20.

16.2 PLANNING CONSIDERATIONS

Population and Housing

16.2.1. Census data for the village is not available. However geo-directory data indicates that the number of housing units in the village, has doubled in the period since 2001.

Housing Trends 2001-2010			
Geo-Directory	2001	2005	2010
New Twopothouse	29	36	58

16.2.2. The recent new housing development in the village has been in the form of a suburban style housing estate comprising a total of twenty-two dwellings with a mixture of detached and semi-detached 2-storey units and four serviced sites. Four serviced sites and a new bar/ function room/ crèche permitted as part of this scheme remain undeveloped.

16.2.3. Permission has recently been granted for an estate of 77 houses with a crèche and 3 retail units on the land immediately east of the junction fronting onto the regional road. No development has commenced on this scheme

Infrastructure

16.2.4. The village currently benefits from good road connections given its location on the N20. The new M20 motorway will be routed to the east of the village in the future and the nearest access point for this will be at the Mallow exit to be located at Ashgrove, approximately 4km to the south of the village.

16.2.5. The waste water treatment plant serving the village does not have sufficient capacity and the treatment that does exist is limited due to the fact that the village is served only by a small stream, which can dry out in the summer months. Permission for a new treatment plant has been granted as part of a housing development to the east of the village. If constructed this plant could be upsized in the future to accommodate other existing developments and could discharge by a long rising main to the Mallow Hospital stream.

16.2.6. The village is served by public water supply and with limited capacity at present. It is expected that the water supply will be supplemented by Phase 1 of the Mallow/ Ballyviniter Regional Water Supply Scheme which is listed as being in planning stage in the Water Services Investment Programme 2010-2020.

16.2.7. Surface water drainage is to a nearby stream.

16.2.8. Parts of New Twopothouse have been identified as being at risk of flooding. The areas at risk follow the path of the stream through the village 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 at 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.

Community facilities

16.2.9. The village is served by a shop, post office and national school. The Church, a public house, a handball alley and a tennis court are located in the village nucleus to the east in Old Twopothouse.

Employment and Economic facilities

16.2.10. There is an existing substantial light industrial/bulk storage and break-up business on the lands to the north-west of the village which directly accesses the N20 just north of the village centre and this has been in existence since at least 1995 and has been in operation for 20 years.

16.2.11. The existing business park is a source of employment for the area where operators include Masterlink Logistics and Next Day Parcel Delivery. There are 13 vacant units within this industrial estate. Other businesses in the area include O' Sullivan Tyres, Walsh engineering supplies, a garden centre, car sales, Kostal and Springfort Hall Hotel.

Environment and Heritage

16.2.12. There are no recorded sites of environmental or ecological importance in the vicinity of the village. There are no structures within the village that are entered in the Record of Protected Structures.

16.2.13. The stream is within the catchment of the River Blackwater – SAC.

16.2.14. As detailed in the Draft Landscape Strategy 2008 New Twopothouse is located within the Landscape Character Type know as *Fertile Plain with Moorland Ridge* in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance.

16.3 Problems and Opportunities

16.3.1. New Twopothouse is a small village bisected by the N20. The school, post office and shop and approximately 22 houses are located on the eastern side of the N20. Permission has recently been

granted for an estate of 77 houses, crèche and 3 shop units to the south east of the junction however the flood risk assessment has now identified these lands as being at risk of flooding.

16.3.2. To the west of the N20 there is a substantial modern industrial estate where there are currently 13 vacant units. Also to the west there are approximately 30 existing dwellings and outstanding permissions for an additional 23 houses and a small hotel with a function room.

16.3.3. The proposed M20 motorway will bypass the village to the east but New Twopothouse will continue to enjoy good access to the motorway through the Mallow exit to be located a short distance to the south of the village.

16.3.4. Commercial or light industrial type uses have occurred on the western side of the N20 to date. Given the village status of New Twopothouse and its proximity to the towns of Mallow and Buttevant, both of which have significant areas of land zoned for industrial and business development, there is a need to limit the expansion of industrial / business development within the village in the future in order to support the expansion of such uses within the higher order settlements of the electoral area and in order to protect the amenities of the area.

16.3.5. The village itself and the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of ribbon development on the approach roads into the village.

16.3.6. The village lack a public sewerage system which will also constrain development in the future. If the construction of the permitted private treatment plant proceeds, it may resolve this issue.

16.4 PLANNING PROPOSALS

16.4.1. Over the lifetime of this plan it is envisaged that development in the range of 10 additional houses could be accommodated within the village, primarily through the completion of the unfinished estate to the western side of the village (4 serviced sites and a new bar/function room /crèche remain to be built) and through the provision of individual single dwellings.

16.4.2. While the opportunity remains to develop the 106 houses approximately that have planning permission, it is considered that such developments would be out of scale with the character and grain of New Twopothouse and would not be in keeping with current Ministerial policy on the scale of development in villages.

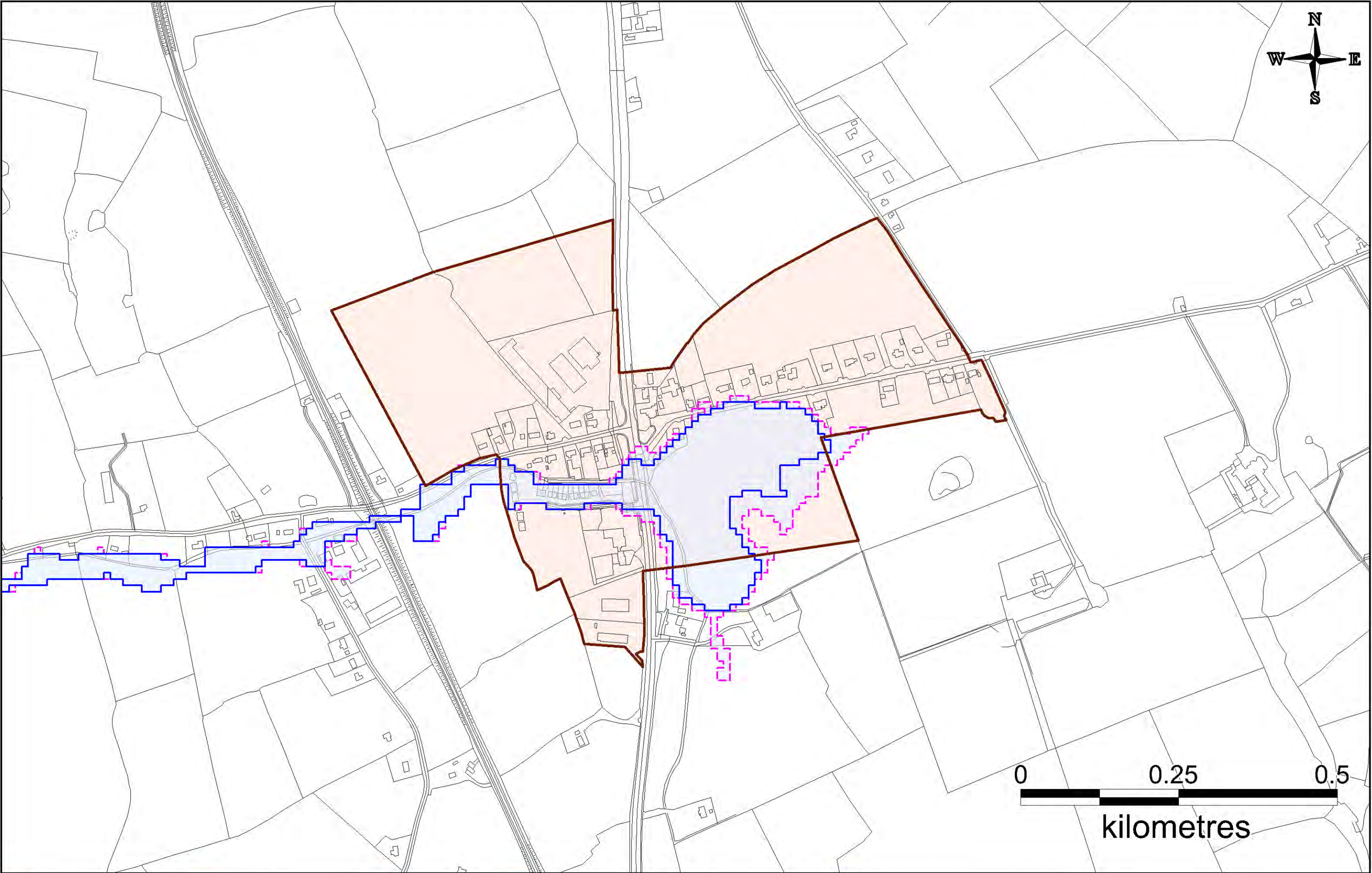
16.4.3. The village is bisected by the N20. In the interests of traffic and pedestrian safety, all new development proposals within the development boundary of this settlement should make provision for

vehicular access points via the regional / local road network.

16.4.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

Objective No.	General Objectives
DB -01	<p>a) Within the development boundary of New Twopothouse it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB -01 a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation, must be provided and be operational in advance of the commencement of any discharges from the development.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) Where adequate public water supply and waste water treatment facilities do not come on stream development within the village will be limited to five individual dwelling units. 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 system. Development within the core of the village shall be designed to a high standard.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p>

Objective No.	General Objectives
	<p>g) 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.</p> <p>h) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6.</p>



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

17 Shanballymore

17.1 VISION AND CONTEXT

The vision for Shanballymore over the lifetime of the Plan is to encourage the growth of the village on an organic basis within the development boundary and strengthen the range of services and employment opportunities available and ensure new development is in keeping with the scale and character of the village.

Strategic Context

- 17.1.1.** Shanballymore village is located on the north-eastern periphery of the Mallow Electoral Area in the NCSA. The village is situated just off the N73 national route, which provides easy access to the large towns of Mallow and Mitchelstown.
- 17.1.2.** Shanballymore is located within the North Strategic Planning Area which has historically been associated with declining socio-economic indicators and consequently falling populations. In this context the North and West Cork Strategic Plan (2002) outlines a 20 year strategy that addresses key structural, socio economic and infrastructural issues. In particular it seeks to rebalance the population structure of the area by encouraging a greater proportion of this population to locate in the towns whilst maintaining healthy growth rates in the villages and rural areas. The strategy also seeks to promote a stronger tourism and leisure economy through the protection of the natural and built heritage assets of the area.
- 17.1.3.** In the overall strategy of this plan, Shanballymore is designated as a village. The main aims for a village are to encourage and facilitate population growth, and support the retention and improvement of key facilities, including the provision of infrastructure and public transport.

Local Context

- 17.1.4.** The general topography of the area is a low lying landscape, which comprises an extensive area of predominately flat or gently undulating land. The widespread area that surrounds Shanballymore is generally referred to as the 'Goldenvale'. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

- 17.1.5.** This settlement is linear in form and has developed around the Main Street and the RC Church. This village form is relatively compact and very little development has taken place in the settlement core during the last Plan period save for Templeroe Housing Estate by Shanballymore Housing development towards the north of the village off the Main Street.

17.2 KEY PLANNING CONSIDERATIONS

Population and Housing

- 17.2.1.** While CSO data for the village itself is not available, some new housing has been constructed within the development boundary which is likely to have a positive impact on population levels with a moderate increase in housing stock. A high percentage of this increase in housing stock is as a result of the housing development Templeroe Housing Estate permitted in 1999 to the north-eastern part of the village for twenty-seven dwellings/serviced sites which is close to completion.
- 17.2.2.** There are outstanding planning permissions for the provision of 56 dwelling units within the village core on two different sites towards the northern end of the village. Outline Planning permission was granted for 11 dwellings units which has since expired to the south of the village.
- 17.2.3.** The housing development that has occurred in recent years has been primarily small scale infill development and the larger estate of Templeroe Housing estate which has complemented the existing building stock within the development boundary and respects the traditional scale and form of the building stock within the village core.
- 17.2.4.** There are outstanding planning permission for the construction of 56 dwellings units consisting of a larger housing development of 53 units to the north-west of the village and an infill development of 3 dwellings to the north-east of the settlement. It should be noted that outline planning permission was granted for 11 dwellings to the north-east of the village in 2004 which has since expired.
- 17.2.5.** The geo-directory data below confirms the housing development and growth in the number of houses in the village, up from 44 in 2005 to 62 in 2010.

Housing Trends			
Geo-Directory	2000	2005	2010
Shanballymore	36	44	62

- 17.2.6.** Aside from some infill development and a new modest sized housing estate, little other residential development has taken place in

the village over the last few years. In contrast, the rural hinterland surrounding the village has experienced unprecedented pressure for the construction of one-off dwellings. The Council will encourage the development of serviced sites within the development boundary in an attempt to offset the proliferation of ribbon development on the approach roads into the village. The refurbishment of derelict and unoccupied dwellings in the village core will be given favourable consideration.

Infrastructure

- 17.2.7.** The village enjoys adequate road based transport connections via the N73 to Mallow Town and Mitchelsotwn. It also boasts good access to Buttevant via the R522 regional road and via the R512 and the N72 to Fermoy.
- 17.2.8.** The village has a number of services, including a church, a national school, community centre, a GAA Club, a post office, a convenience shop and a public house.
- 17.2.9.** The wastewater treatment plant in Shanballymore is located on the western side of the village and has adequate capacity to cater for future development. The level of treatment is activated sludge and final discharge is to the Awbeg River. It is located within the Blackwater/Awbeg Waste Management Unit Action Plan.
- 17.2.10.** Shanballymore is served by a public water supply which is adequate at present. The water supply distribution network requires upgrading to allow for further development.
- 17.2.11.** There are no significant flooding issues in this settlement.
- 17.2.12.** Surface water drainage is an issue for the village but it is not insurmountable.

Community facilities

- 17.2.13.** The village of Shanballymore has a number of community facilities including a primary school, church, community centre and GAA Grounds within the development boundary.
- 17.2.14.** Shanballymore Community Centre is located to the northern part of the settlement at the junction. The Bring Site is located within the car park of the Community Centre.

Employment and Economic Activity

- 17.2.15.** Agricultural related business is the key economic activity of Shanballymore and is fundamental to the economic development of the village.
- 17.2.16.** Grove House Health Centre in the village provides some local employment.

Environment and Heritage

17.2.17. There are three structures within the village that are entered in the Record of Protected Structures, namely the Roman Catholic Church, the handball court and the Old Shanballymore School.

17.2.18. Shanballymore is located within the Blackwater/Awbeg Waste Management Unit Action Plan.

17.2.19. As detailed in the Draft Landscape Strategy 2008 Shanballymore is located in an area of the county where the landscape is deemed to be of very high value (picturesque with natural and cultural heritage of national and county importance), very high landscape sensitivity (vulnerable landscape which is highly sensitive to certain types of change and with the ability to accommodate limited development) and of county importance. The village is located within Landscape Type 5: Fertile Plain with Morrland Ridge.

17.3 Problems and Opportunities

17.3.1. In recent years, there has been a modest amount of residential development in the village of Shanballymore and that which has occurred has been primarily infill in nature. Templeroe Housing estate by Shanballymore Housing Association consisting of 27 units is close to completion to the northern part of the village and there is outstanding planning permission for a larger housing development of 53 units to the north of the village which has yet to be developed, and one with 3 units also to be developed.

17.3.2. In view of the need to prioritise growth to the higher order settlements of this electoral area, and in particular to strengthen the mains town in the Electoral area, it is considered that there is limited scope for growth in Shanballymore over the lifetime of this plan and that such growth should focus on catering for the organic growth of the village and its immediate hinterland.

17.4 PLANNING PROPOSALS

17.4.1. Over the lifetime of this plan it is envisaged that development in the range of 10 additional houses could be accommodated within the village, primarily through small scale infill development within the development boundary.

17.4.2. While the opportunity remains to develop the 53 unit estate to the north- west of the village it is considered that such development would be out of scale with the character and grain of Shanballymore land would not be in keeping with current Ministerial policy on the scale of development in villages.

17.4.3. The village development boundary defined in this Plan provides a strong land supply. However, it is clear, that not all of the land within the boundary will be required for development over the lifetime of this plan.

17.4.4. Outside the development boundary, the land forms part of the open countryside. Here, the objectives of the Cork County Development Plan 2009 prevail, which seek to prevent sprawl and to ensure a clear distinction between built-up areas and the open countryside.

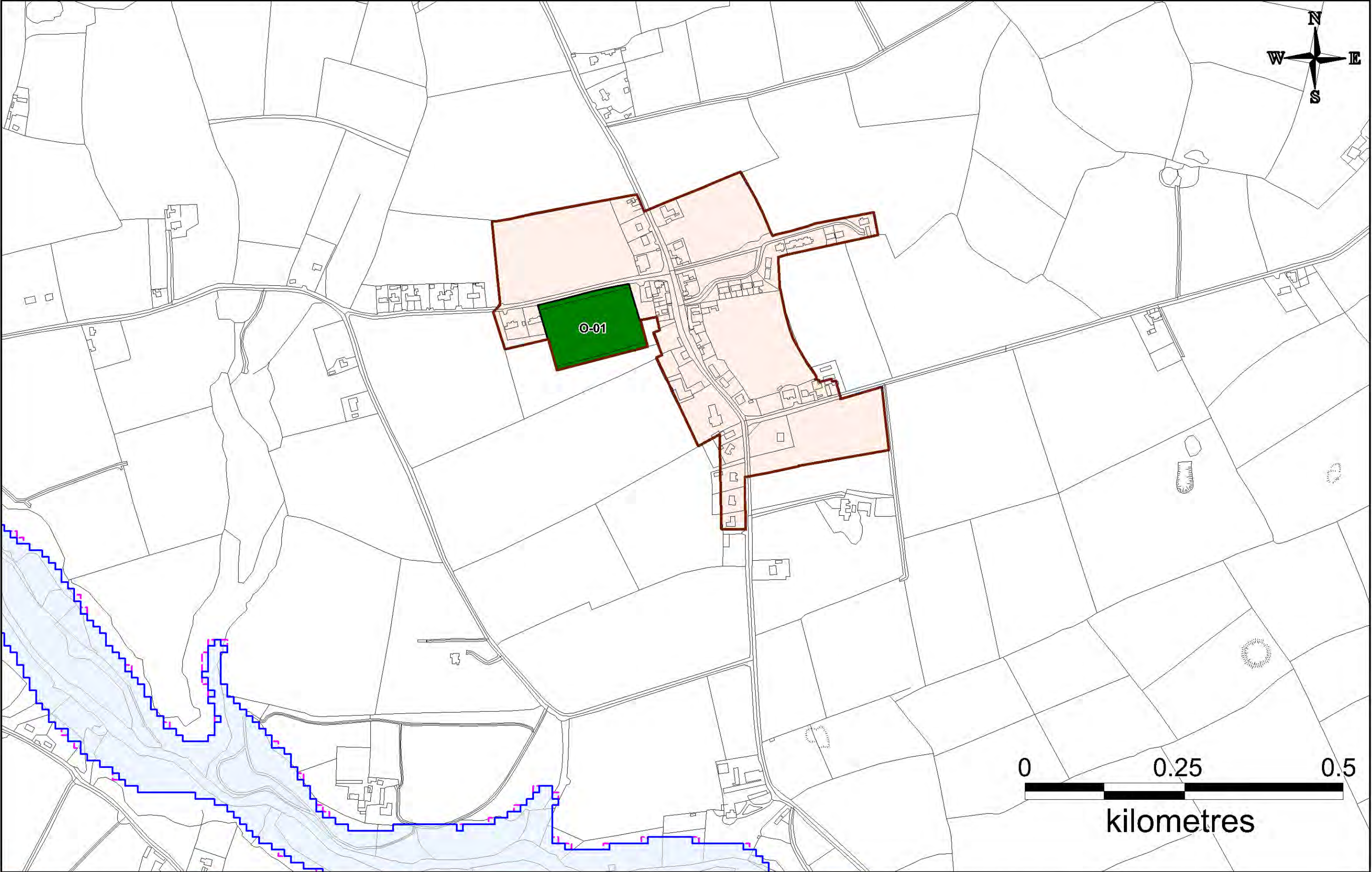
Objective No.	General Objectives
DB -01	<p>a) Within the development boundary of Shanballymore it is an objective to encourage the development of up to 10 houses in the period 2010 – 2020.</p> <p>b) The number of houses in any particular group, should have regard to the character of the existing village and will not normally exceed the provision of 10 units.</p> <p>c) In order to secure the population growth and supporting development proposed in DB -01 a), appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Blackwater Special Area of Conservation (Awbeg), 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 river does not fall below legally required levels. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area.</p> <p>d) All new development shall be connected to the public water supply, the public waste water treatment system and shall make adequate provision for storm water disposal.</p> <p>e) 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 streetscape. Where appropriate development should be in the form of terraced development/courtyard schemes.</p> <p>f) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.</p> <p>g) Roadside development within the village shall be</p>

Objective No.	General Objectives
	<p>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>h) This settlement is situated on the Awbeg River which forms part of the Blackwater River SAC. 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>

Open Space & Agriculture

17.4.5. The specific open space and agriculture zoning objectives for Shanballymore are set out in the following table:

Objective No.	Specific Objective	Approx Area (Ha)
O-01	Open Space/ GAA Grounds.	1.54



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

VILLAGE NUCLEI

- Ballyhass
- Gortroe
- Kildinan (The Pound)
- Laharn Cross Roads
- Lisgriffin
- Mourneabbey (Athnaleenta)
- Nad
- Old Twopothouse (Hazelwood)

18 Ballyhass

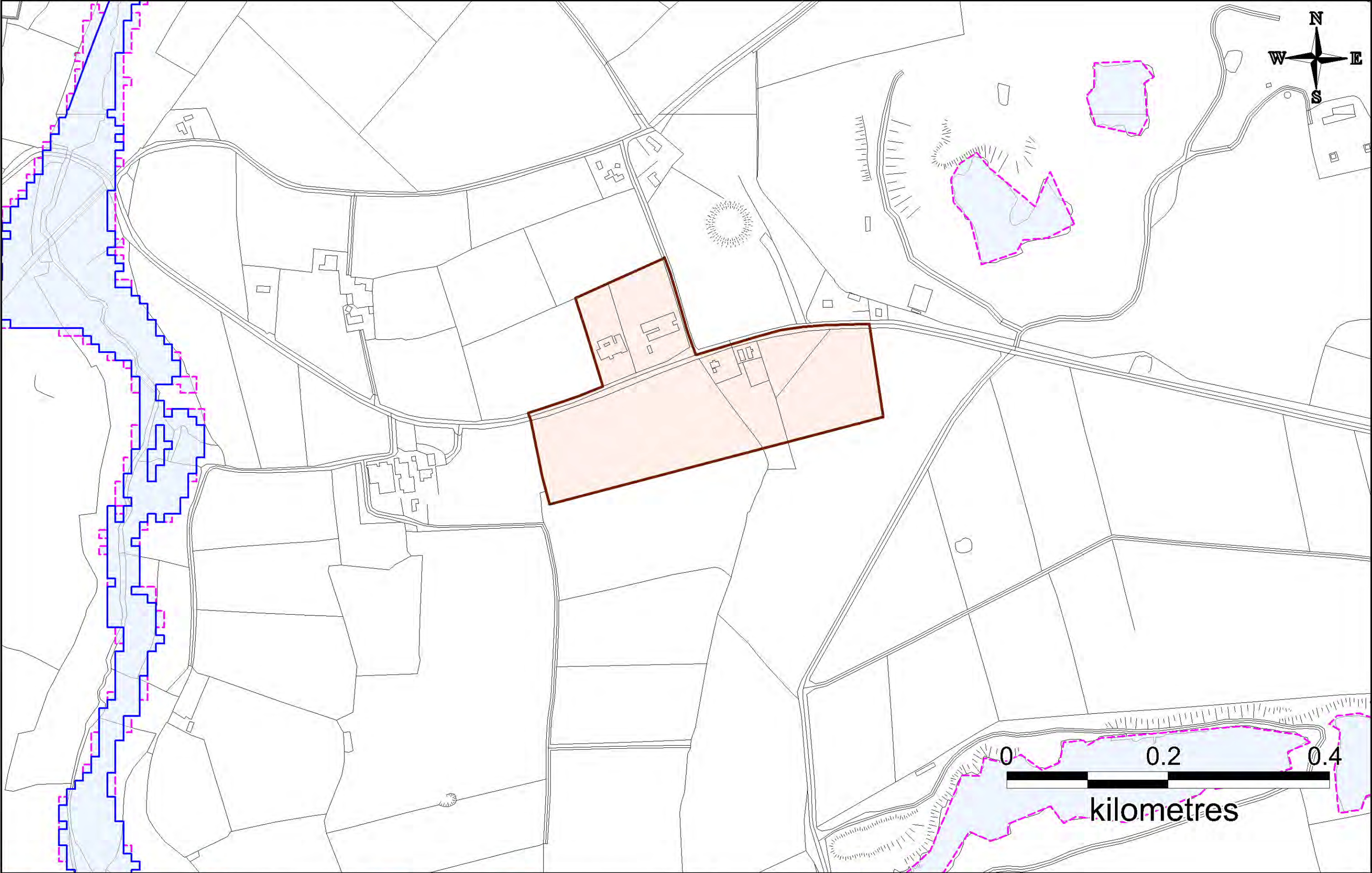
18.1 VISION

The vision for Ballyhass over the lifetime of the Plan is to allow very limited amount of growth to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

- 18.1.1.** In the overall strategy of this Plan, Ballyhass is designated as a village nucleus. This small settlement is strategically located between Cecilstown and Castlemagner and the new development boundary has been centred around the local primary school and a new crèche.
- 18.1.2.** The school and crèche are the focal point of the settlement and any future developments should be in close proximity to these community facilities within the development boundary. Any development must be sympathetic to the character of the settlement and consist of small-scale development. Ribbon development on the approach roads will be discouraged.
- 18.1.3.** The area also consists of the Ballyhass Lakes tourism amenity/facility at the old Ballygiblin quarry to the south and the Irish Industrial Explosives to the east of the development boundary. This holiday village complex consists of a thirty four acre site including eleven completed dwellings for short term/holiday letting with the lakes used for recreational purposes including a public fishery and a variety of outdoor pursuits.
- 18.1.4.** Public water supply is available. However, the area is not served by a sewerage system and it is unlikely that such services will be available during the plan period.
- 18.1.5.** There are two structures recorded in the RPS to the north and south of the designated development boundary namely Ballygiblin House (18th Century) to the north and Lohort Castle to the south. These structures in conjunction with the Holidays Complex and Lakes located to the south of the development boundary have the potential to attract tourists to the wider North Cork Area.
- 18.1.6.** There are no significant flooding issues in this settlment.

Objective No	Development Boundary Objective
DB-01	Within the development boundary of Ballyhass it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, 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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|--|------------------------------------|----------|---------------------|-----------|--------------------------------------|
| Settlement Boundary | Town Centre / Neighbourhood Centre | Industry | Special Policy Area | Utilities | Area Susceptible to Flooding: Zone A |
| Open Space / Sports Recreation / Amenity | Community / Utility | Business | Enterprise | Roads | Area Susceptible to Flooding: Zone B |
| | | | | Walkways | |

19 GORTROE

19.1 VISION

The vision for Gortroe over the lifetime of the Plan is to allow very limited amount of growth to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

19.1.1. In the overall strategy of this Plan, Gortroe is described as a village nucleus, which has developed around a crossroads. The landscape is predominately flat and gently undulating. The Duvglasha River runs in a north-south direction to the east of the crossroads and the Glengarriff Stream extends from the River just south of the crossroads in a south-westerly direction as illustrated on the settlement map.

19.1.2. Village nuclei generally have one or more existing community or other local facility. Within the settlement hierarchy, they provide a basic level of service and generally facilitate the provision of individual housing as an alternative to locations in the countryside.

19.1.3. There are no real facilities at this cross roads except for a public house. The remainder of the settlement comprises a small number of single dwellings, which are located on all the approach roads into the settlement.

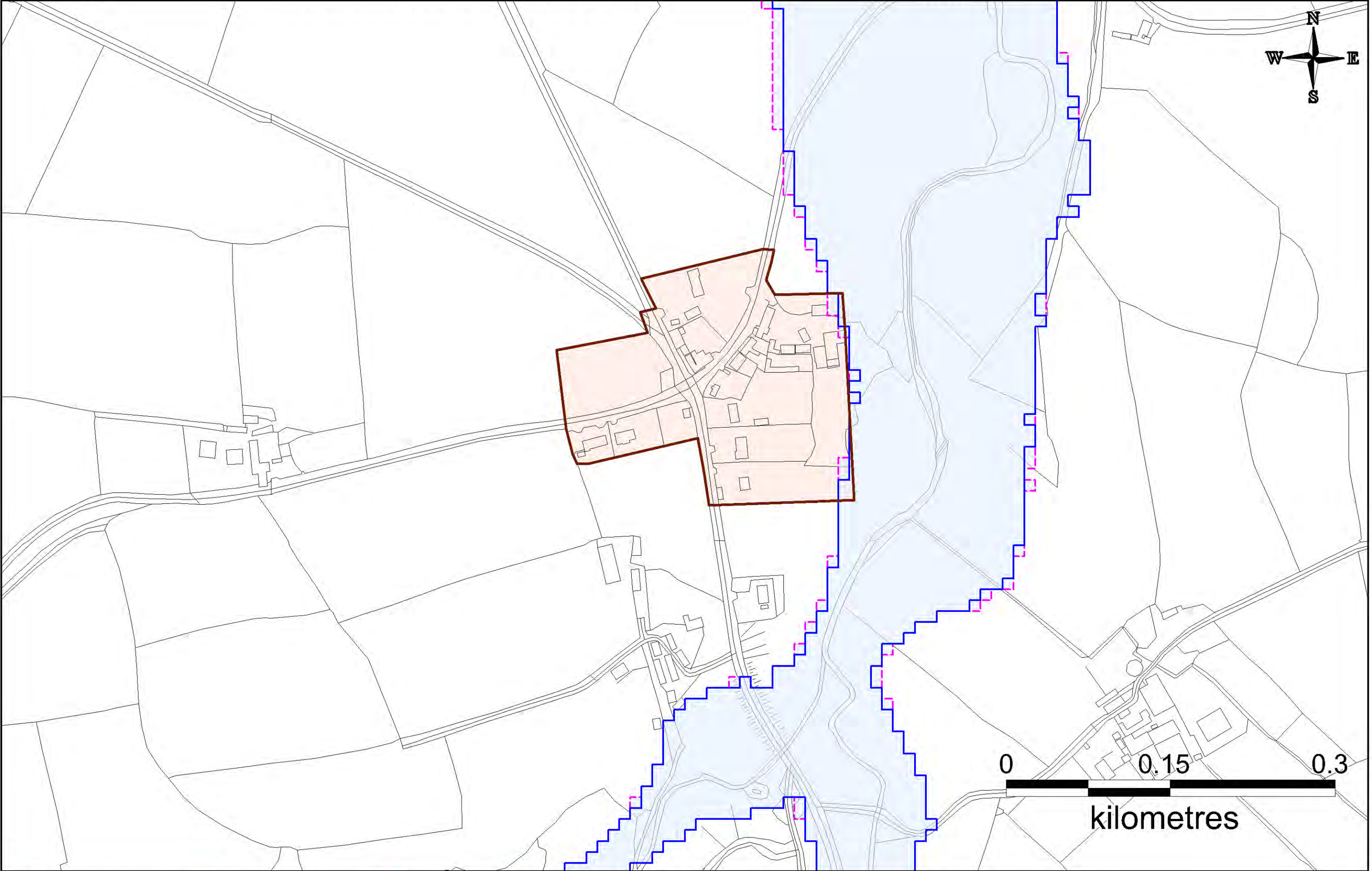
19.1.4. This settlement is situated 1km from Lombardstown and a level of interdependence exists between the two. Gortroe is served by adequate road connections and is very close to the N72 national route.














19.1.5. The settlement is served by a water supply but improvements to the network are required. There is no sewerage system and it is unlikely that this service will be available during the plan period.

19.1.6. There may be some scope for a very modest amount of growth in the close vicinity of the crossroads within the designated development boundary and any such development should not detract from the rural character of the area.

19.1.7. There are no significant flooding issues in this settlment.

Objective No.	Development Boundary Objective
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 2010-2020, 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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|  Settlement Boundary |  Town Centre / Neighbourhood Centre |  Industry |  Special Policy Area |  Utilities |  Area Susceptible to Flooding: Zone A |
|  Open Space / Sports Recreation / Amenity |  Community / Utility |  Business |  Enterprise |  Roads |  Area Susceptible to Flooding: Zone B |
| | | | |  Walkways | |

20 Kildinan (The Pound)

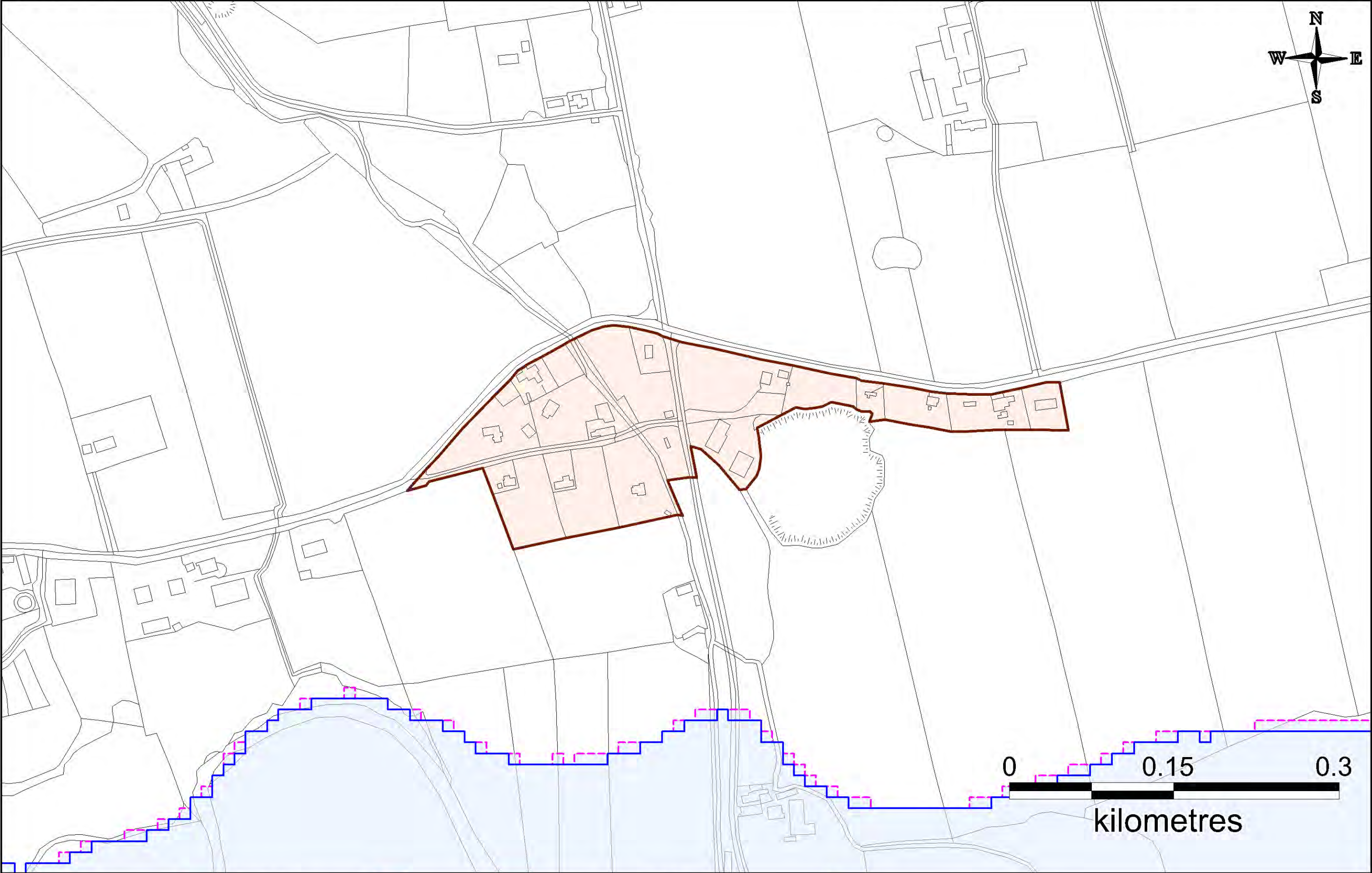
20.1 VISION













The vision for Kildinan over the lifetime of the Plan is to allow a very limited amount of growth within the designated development boundary to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

- 20.1.1.** In the overall strategy of this Plan, Kildinan is designated as a village nucleus. The settlement contains a number of linear “one-off” dwellings. There is a public house located a mile to the west of the settlement in the open countryside.
- 20.1.2.** A development boundary has been drawn around the existing cluster of houses at the crossroads and any additional dwelling within this development boundary shall be subject to normal planning and engineering criteria.
- 20.1.3.** The River Bride which is a designated candidate SAC runs in an east/west directions to the south of the settlement with the section of the River Bride further west a proposed NHA. Bridestown House to the west of the development boundary is recorded in the Record of Protected Structures.
- 20.1.4.** Located just north of the Rural Housing Control Zone, as identified in the Cork County Development Plan, 2009 and abutting the Regional Route, R614, it is acknowledged that the surrounding area has experienced pressure from the construction of one-off dwellings given its location just outside the RHCZ and within commuter distance to Cork City. However, it is considered that further proliferation of one-off dwellings should be prohibited particularly along the Regional road between Glenville and Rathcormack in this attractive remote rural stretch of the open countryside.
- 20.1.5.** It should be noted that the biological quality of this section of the River Bride is an issue in the receiving waters for this settlement.
- 20.1.6.** There are no significant flooding issues in this settlement.

Objective No.	Development Boundary Objective
DB-01	Within the development boundary of Kildinan (The Pound) it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, 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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|  Settlement Boundary |  Town Centre / Neighbourhood Centre |  Industry |  Special Policy Area |  Utilities |  Area Susceptible to Flooding: Zone A |
|  Open Space / Sports Recreation / Amenity |  Community / Utility |  Business |  Enterprise |  Roads |  Area Susceptible to Flooding: Zone B |
| | | | |  Walkways | |

21 LAHARN CROSS ROADS

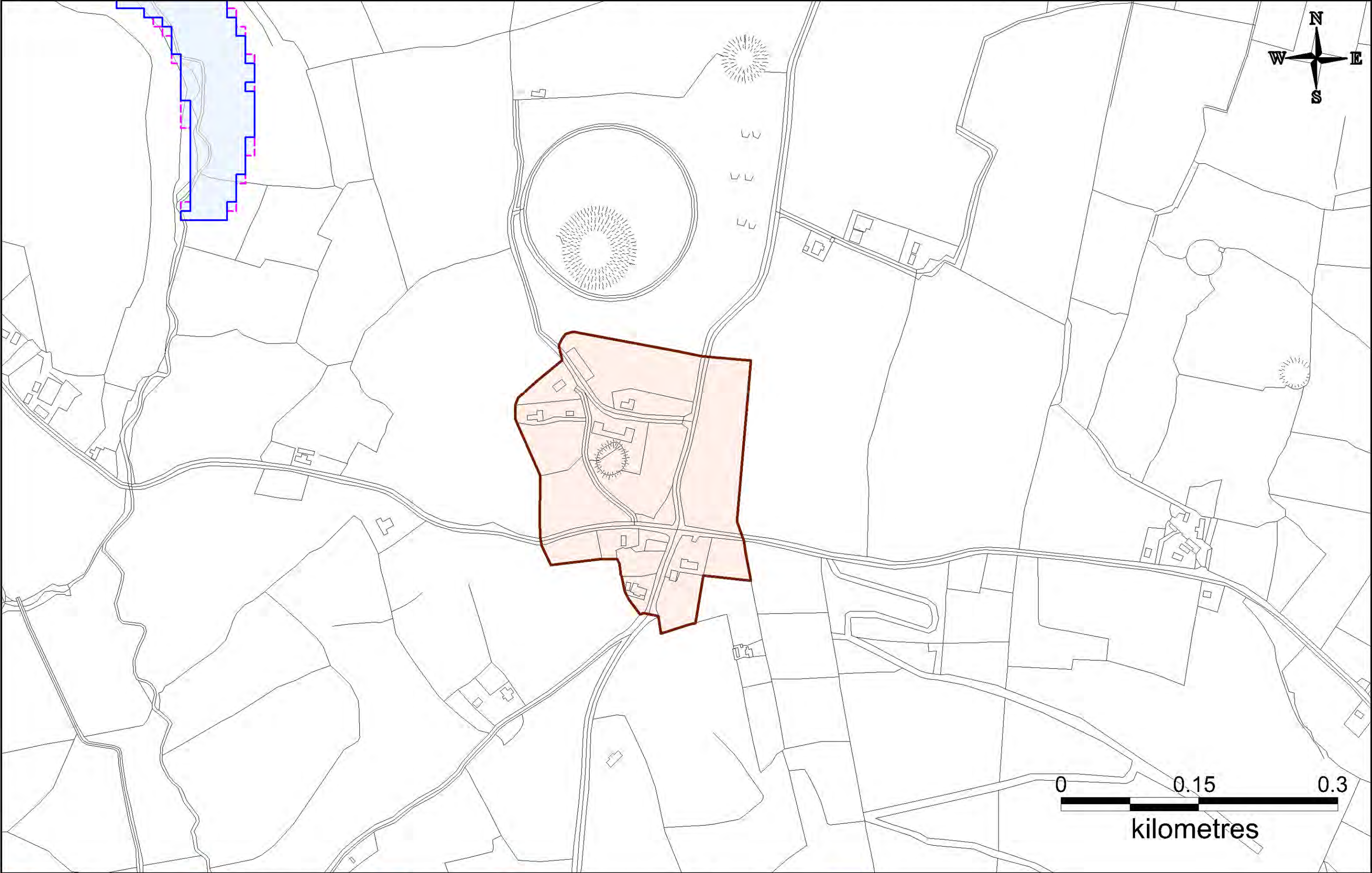
21.1 VISION

The vision for Laharn Cross Roads over the lifetime of the Plan is to allow very limited amount of growth to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

- 21.1.1.** In the overall strategy of this plan, Laharn Cross Roads is described as a small nucleus, which has developed around a crossroads. The landscape to the north of Laharn Cross Roads is predominately flat and gently undulating while the lands to the south are steep rising ridges.
- 21.1.2.** There are no real facilities at this cross roads except for an outdoor dance stage, which is a local attraction in the summer period. The remainder of the settlement comprises of a small number of single dwellings.
- 21.1.3.** Laharn does not benefit from good road connections. The roads leading to the settlement are of a substandard quality and alignment.
- 21.1.4.** The settlement is served by a public water supply. No sewerage system in place and it is unlikely that this service will be available during the plan period.
- 21.1.5.** There may be some scope for a very modest amount of growth within the designated development boundary in close vicinity to the crossroads and any such development should not detract from the rural character of the area.
- 21.1.6.** There are no significant flooding issues in this settlment.

Objective No.	Development Boundary Objective
DB -01	Within the development boundary of Laharn Cross Roads it is an objective to encourage the development of up to five individual dwelling units in the period 2010-2020, 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.



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

22.1.7. There are no significant flooding issues in this settlment.

22 LISGRIFFIN

22.1 VISION

The vision for Lisgriffin over the lifetime of the Plan is to allow a very limited amount of growth within the designated development boundary to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

22.1.1. In the overall strategy of this plan, Lisgriffin is described as a village nucleus, which has developed around and between two crossroads, namely, Lisgriffin Cross roads and Templemary Cross roads. The development of single dwellings along the approach roads has resulted in an undesirable linear settlement pattern.

22.1.2. The topography of the area is low lying, comprising an extensive area of predominately flat or gently undulating land. The physical conditions of the area create a fertile landscape well suited to intensive farming which primarily involves intensive dairying with tillage providing seasonal variation.

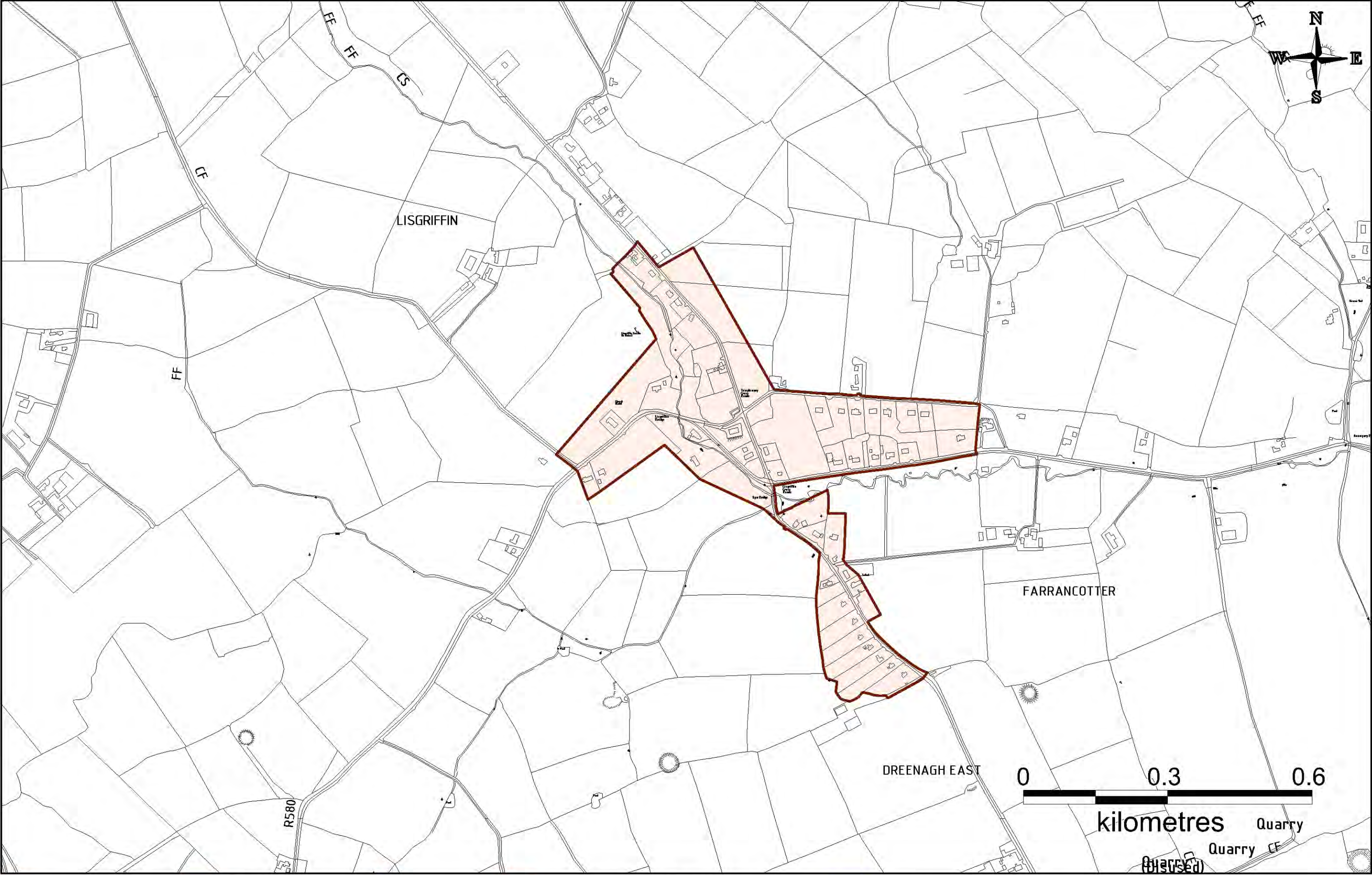
22.1.3. The settlement has a limited number of facilities, namely a church and a national school. The remainder of the settlement comprises single dwellings, which are mostly situated on the approach roads.

22.1.4. Lisgriffin benefits from good road connections, given its location on the regional route, R580, which allows for easy access to the N20 national route. Although the settlement has an adequate water supply from the Mount North, it is not served by a public sewer and it is unlikely that it is to be served by such during the plan period.

22.1.5. The settlement has two structures that are entered in the Record of Protected Structures, namely, Lisgriffin Castle (in ruins) and St. Mary's Catholic Church. It is important to protect the views and vista to and from the Roman Catholic Church which is located within the designated development boundary.

22.1.6. Lisgriffin has some scope for a very modest amount of future growth in close vicinity to the two crossroads within the designated development boundary and should not detract from the rural character of the area. In addition, further proliferation of one-off dwellings along the approach roads is undesirable and will be discouraged by the Council.

Objective No.	Development Boundary Objective
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 2010-2020, 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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|  | Settlement Boundary |  | Town Centre / Neighbourhood Centre |  | Industry |  | Special Policy Area |  | Utilities |  | Area Susceptible to Flooding: Zone A |
|  | Open Space / Sports Recreation / Amenity |  | Community / Utility |  | Business |  | Enterprise |  | Roads |  | Area Susceptible to Flooding: Zone B |
| | | | |  | Walkways | | | | | | |

23 MOURNEABBEY (ATHNALEENTA)

23.1 VISION

The vision for Mourneabbey over the lifetime of the Plan is to allow a very limited amount of growth in line with the scale of the node.

Context & Strategy

- 23.1.1.** Mourneabbey is an extensive predominately agricultural area, which focuses mainly on the small nucleus of Athnaleenta. The River Clyda forms the landscape of the area, which comprises an elevated hilly landscape, fissured by fairly gentle slopes. Mourneabbey is predominately rural in character and should remain so.
- 23.1.2.** The area has a few facilities, namely a church, a national school, a public house at Athnaleenta and a community centre and a GAA club in close proximity to the Abbey. The settlement pattern primarily consists of single one-off dwellings. The parish of Mourneabbey has a particularly interesting cultural heritage and the restoration of the Mourneabbey Monastic Complex by Cork County Council is proof of this.
- 23.1.3.** There is no public waste water treatment plant serving the village but here are a number of small private water schemes in the area. The flood risk assessment process indicates that the area is at risk of flooding.
- 23.1.4.** Its location close to the N20 national route and its close proximity to Cork City have increasingly placed intense pressure on the settlement for further development, however this should be resisted. Having regard to the flooding risks affecting the area and the limited water services infrastructure available, the area has limited potential to accommodate additional development and no development boundary has been identified for this settlement. The plan's overall policy for Mourneabbey is to preserve and protect the area's rural and agricultural character.
- 23.1.5.** It should be noted that the biological quality and phosphorus levels of this section of the River Clyda are an issue in the receiving waters for this settlement.
- 23.1.6.** No boundary has been identified for this settlement.

Objective No.	Development Objective
DO-01	<p>Consideration will be given to the development of a limited number of individual dwelling units outside the SAC in the period 2010-2020, 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>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>

24 Nad

24.1 VISION

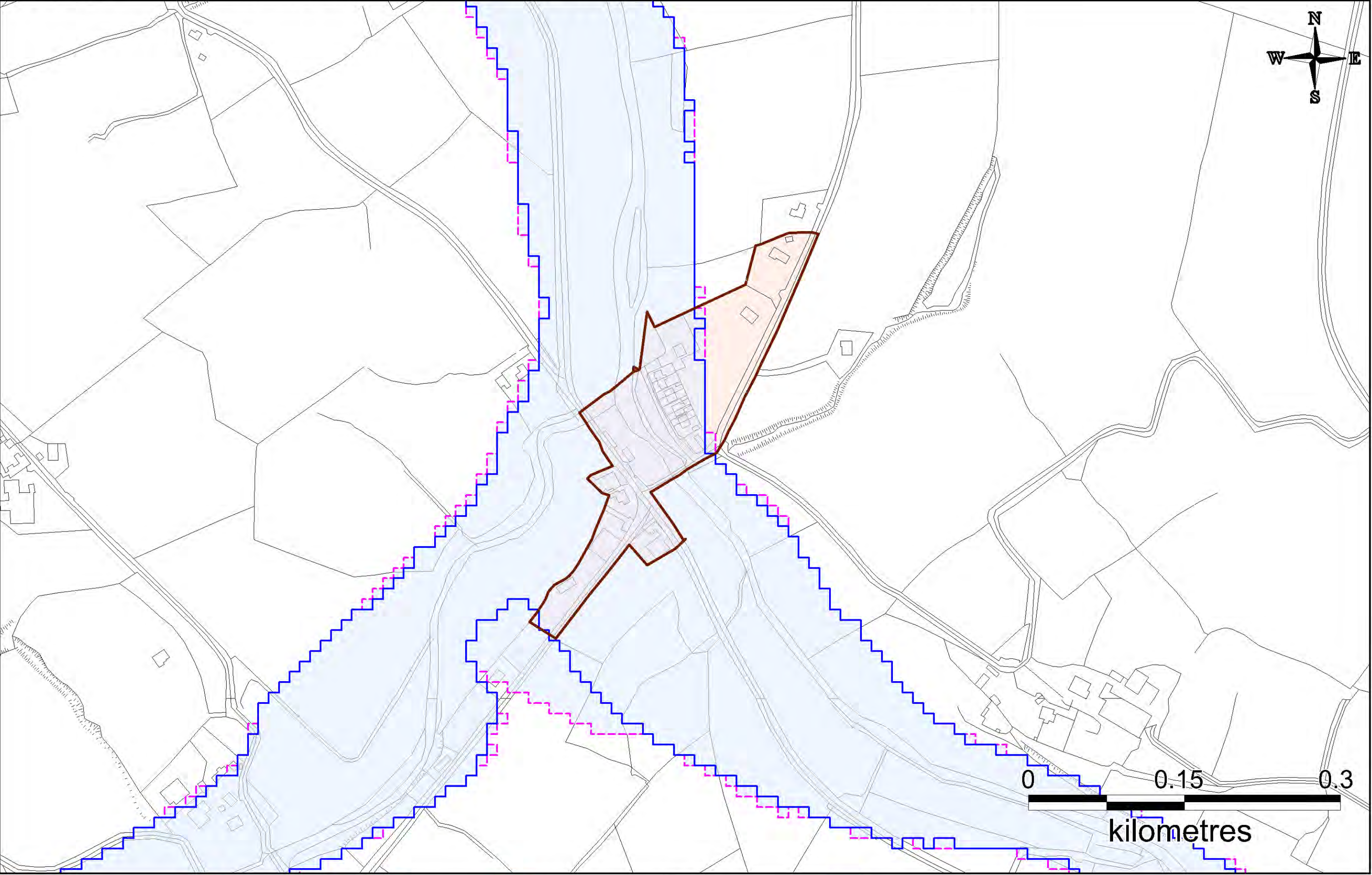
The vision for Nad over the lifetime of the Plan is to allow a very limited amount of growth within the designated development boundary to meet the indigenous demand and in line with the scale of the node.

Context & Strategy

- 24.1.1.** In the overall strategy of this Local Area Plan, Nad is described as a village nucleus and is situated at the foothills of the Boggeragh Mountains, where the Nad River meets the Glen River.
- 24.1.2.** The R579 regional route traverses the settlement, with the main focal point being the public house, which is situated at the crossroads. The alignment of this regional route is unsatisfactory and any further development should be directed onto the county road network.
- 24.1.3.** Nad has been identified as being at risk of flooding. The areas at risk follow the path of the Nad River through the settlement and are illustrated on the settlement map. Government Guidelines require, and it is an objective of this plan, that 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.
- 24.1.4.** A residential development consisting of 22 dwelling houses has been permitted to date within a designated candidate SAC and within the development boundary close to the village core and to the west of the crossroads with no development to date. The flood risk assessment indicates that these lands are at risk of flooding.
- 24.1.5.** The wastewater treatment plant has been upgraded in the recent past. The village is connected to the Lyre water supply.
- 24.1.6.** There is a proliferation of individual housing on the road south-west of the settlement and further development in this direction outside the development boundary should be restricted.

24.1.7. Having regard to the extent of the area identified as being at risk of flooding it is considered that there is very limited potential for additional development within this settlement.

Objective No	Development Boundary Objective
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 2010-2020, 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) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives FD1-1 to FD 1-6 detailed in Section 1 of this Plan, 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 objectives FD1-4, 1-5 and 1-6.</p>



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

25 OLD TWOPOTHOUSE (HAZELWOOD)

25.1 VISION

The vision for OldTwopothouse over the lifetime of the Plan is to allow a very limited amount of growth within the designated development boundary to meet the indigenous demand and in line with the scale of the node.

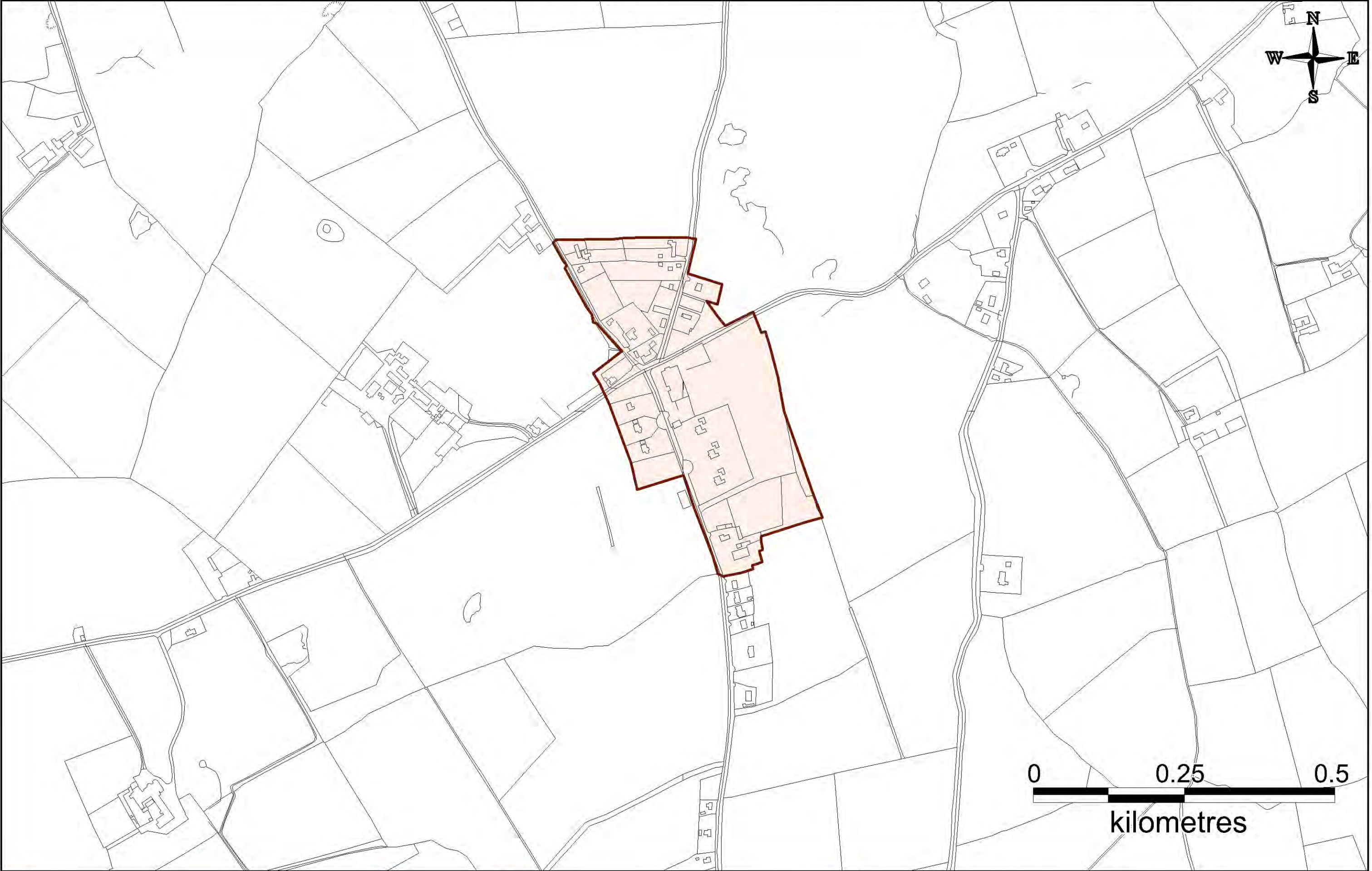
Context & Strategy

- 25.1.1.** In the overall strategy of this plan, Old Twopothouse is described as a village nucleus, which has developed around a crossroads. The topography of the area is low lying, comprising an extensive area of predominately flat or gently undulating land. The physical conditions of the area create a fertile landscape well suited to intensive farming that primarily involves intensive dairying with tillage providing seasonal variation.
- 25.1.2.** The settlement has limited number of facilities, namely a church, a public house, a handball alley and tennis courts. These facilities serve both Old Twopothouse and New Twopothouse thereby highlighting the inter-reliant relationship between the two settlements. The remainder of Old Twopothouse comprises single dwellings, which are mostly situated on the approach roads.
- 25.1.3.** Old Twopothouse benefits from good road connections, given its location on the regional route, R581, which allows for easy access to the N20 national route.
- 25.1.4.** The settlement has one structure that is entered in the Record of Protected Structures, namely, Hazelwood House, Lodge and Gates.
- 25.1.5.** The settlement is served by public water supply. However there is no sewerage scheme and there are no plans to install a system as there are no adequate streams in the area. The settlement is located close to the regionally important Box Cross aquifer so future development shall be limited to prevent contamination of supply.
- 25.1.6.** Old Twopothouse may have some scope for a very modest amount of future growth. Such development should be located in close vicinity to the crossroads within the designated development boundary

and should not detract from the rural character of the area. Further proliferation of one-off dwellings along the approach roads is undesirable and will be discouraged by the Council.

25.1.7. There are no significant flooding issues in this settlment.

Objective No.	Development Boundary Objective
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 2010-2020, 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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|---|--|--|---|---|--|
|  Settlement Boundary |  Town Centre / Neighbourhood Centre |  Industry |  Special Policy Area |  Utilities |  Area Susceptible to Flooding: Zone A |
|  Open Space / Sports Recreation / Amenity |  Community / Utility |  Business |  Enterprise |  Roads |  Area Susceptible to Flooding: Zone B |
| | | | |  Walkways | |



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