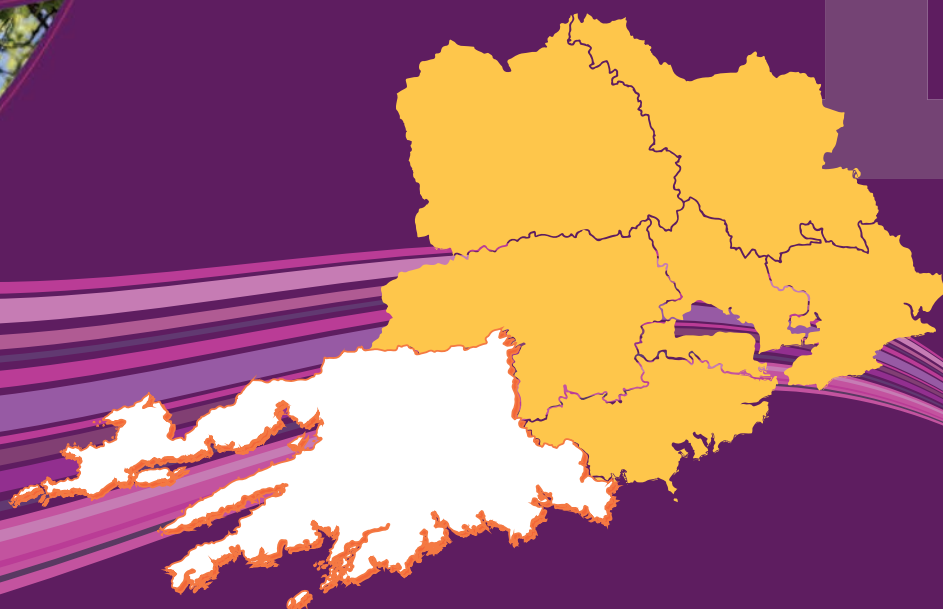




**Cork  
County Council**  
Comhairle Contae Chorcaí

# **Draft West Cork Municipal District Local Area Plan**



16<sup>th</sup> November 2016

**VOLUME ONE  
Main Policy Material**

**1**



## How to make a Submission

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

- Planning Department, Floor 1, County Hall, Cork.
- Planning Department, Norton House, Skibbereen, Co. Cork.
- Cork County Council Offices, Mallow
- Public Libraries - Please check libraries regarding opening times and availability.

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

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

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

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

*OR*

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

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



# West Cork Municipal District

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# West Cork Municipal District

## 1 Introduction

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## 1.1 Introduction

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

**Table 1.1: Municipal Districts in County Cork**

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



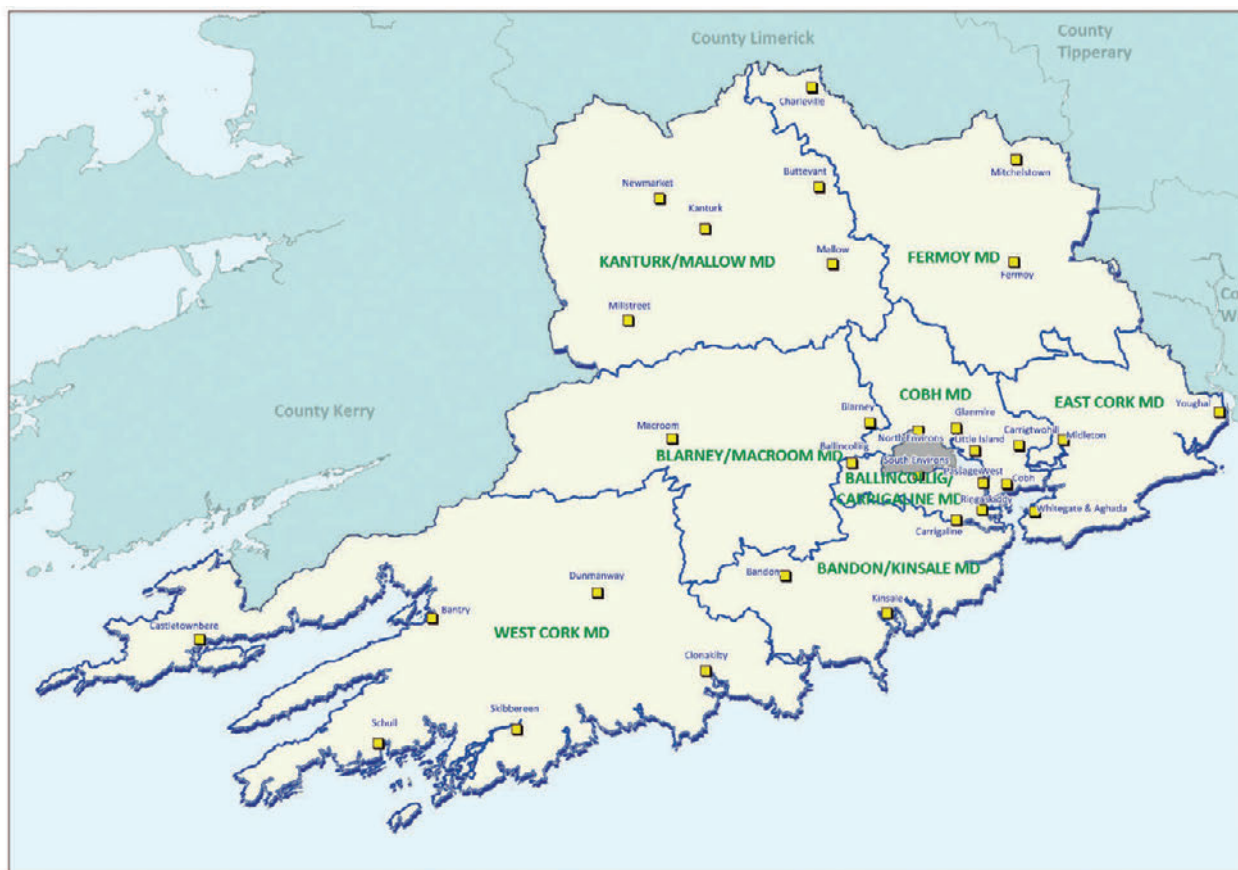


Figure 1.01: Municipal Districts Map

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

a maximum of 10 years from the date on which the plan was originally made. It is intended that this plan will remain in force, subject to the provisions of the Acts, until such time as the County Council give formal notice their intention to review the plan and for the whole of the appropriate period allowed for that review under the Acts.

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

## 1.2 Form and Content of the Draft Plan

- 1.2.1 This plan consists of a Three Volumes. **Volume One Main Policy Material** includes both a written statement and relevant illustrative material including maps, diagrams and plans. There are seven main sections, these are:
- **Section 1: Introduction:** This section outlines the local area plan process and explains the background to the plan and core principles that have contributed to its preparation.
  - **Section 2: Local Area Strategy:** This section sets out the overall strategy for the Municipal District as a whole including growth and population targets, the settlement structure and key environmental considerations.
  - **Section 3: Main Towns:** This section sets out the planning proposals, including land zoning, for the main towns of the Municipal District.
  - **Section 4: Key Villages:** This section sets out the planning proposals for the Key Villages of the Municipal District.
  - **Section 5: West Cork Island Communities:** This section sets out the planning proposals for the 7 West Cork Island Communities of the Municipal District.
  - **Section 6: Villages, Village Nuclei and Other Locations:** This section sets out the planning proposals for the Villages, Village Nuclei and Other Locations of the Municipal District.
  - **Section 7: Putting the Plan into Practice:** This section deals with the implementation of the Local area Plan.
- 1.2.2 **Volume Two Environmental Reports** includes the SEA Environment Report, the Strategic Flood Risk Assessment and the Habitats Directive Screening Report.
- 1.2.3 **Volume Three consists of the Draft Local Area Plan Map Browser.** The aim of the Map Browser is to give the public access to large scale detailed local area plan policy map versions of all the small scale land use zoning maps contained in the Local Area Plan, Volume One “Main Policy Material” and also provide information on Municipal District Boundaries, Strategic Planning Areas, Countywide Flood Risk, Regeneration Areas in main towns and the Metropolitan Cork Strategic Land Reserve proposals. This allows the public to be better informed about the policies contained in the plan and how they affect their Municipal District
- 1.2.4 It should be noted that Volume One Main Policy Material is the only published printed volume, with Volumes Two and Three and other supporting documentation relating to the Local Area Plan appearing on an accompanying CD. All Three volumes are available on the County Council’s web-site [www.corkcoco.ie](http://www.corkcoco.ie).



- 1.2.5 The Planning and Development Acts require planning authorities, before making a local area plan, to consider the likely significant effects on the environment of implementing the local area plan. In order to satisfy this obligation, the Plan has been subject to Strategic Environmental Assessment and an Environmental Report on the significant environmental effects arising from the implementation of this plan has been prepared and is available for public comment in tandem with this Draft Plan.
- 1.2.6 In addition, this Draft Plan has also being screened to determine whether or not its implementation will give rise to any significant effects on 'Natura 2000' sites through the Appropriate Assessment process and a Habitats Directive Screening Report has been prepared and is available for public comment in tandem with this Draft Plan.

## 1.3 Purpose of the Plan

- 1.3.1 The Planning and Development Acts set out the matters that must be included in a Local Area Plan. Consideration can only be given to matters that relate to the proper planning and sustainable development of the area. In summary, the statutory requirements are that the plan must:
- Be consistent with the objectives of the development plan;
  - Consist of a written statement and a plan or plans which may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes; or
  - Such other objectives, in such detail as may be determined by the planning authority, for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures;
  - Indicate the period for which it is to remain in force.
- 1.3.2 In addition, local area plans must also:
- Through their core strategy, take cognisance of the County Development Plan and relevant aspects of the Regional Planning Guidelines; in terms of population projections, housing strategy, settlement strategy, boundary of the settlement as adopted in the development plan, economic development, flood risk assessment, climate change and biodiversity strategies.
  - Include policies and objectives which provide guidance on climate change and support the conservation of biodiversity which are essential components of sustainable development.
  - Must be consistent with the planning guidelines issued by the Minister for the Environment Heritage and Local Government under Section 28 of the Planning and Development Acts.
  - Comply with appropriate regulation regarding the Strategic Environmental Assessment and Appropriate Assessment of the plan in accordance with Article 6 of the Habitats Directive. The Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes for a local area plan should be informed by and incorporate the relevant results and findings of the SEA and AA for higher level plans.

## 1.4 The Process That Has Been Followed

### Public Consultation

- 1.4.1 In order to commence the review process, Cork County Council decided to publish a Preliminary Consultation Document for each Municipal District, setting out the key issues that need to be considered in the preparation of the new local area plans. A period of public consultation ran from 14 December 2015 – 25 January 2016 during which the public were invited to make submissions / observations. The consultation documents were made available on line via the Council's website, in divisional offices and libraries and on CD.
- 1.4.2 The public consultation stage was advertised in a number of ways:
- An advertisement was placed in a number of Newspapers circulating locally;
  - A notice was placed on the Cork County Council website;
  - Notification was issued through Cork County Council's twitter feed;
  - Notification was issued through Cork County Council's Facebook account;
  - Prescribed authorities were notified.
  - Notifications, posters, leaflets and CDs were circulated to libraries to display.
  - A press release was issued to the media and resulted in a number of press articles being published.
- 1.4.3 In all, a total of 117 submissions were received in response to the Preliminary Consultation Document for the West Cork Municipal District. In April 2016, the Chief Executive issued a report to the Elected Members of the Council detailing the issues raised in those submissions and the Chief Executive's Response in terms of the issues which should inform the preparation of the new Local Area Plan for the Kanturk Mallow District. A copy of this report is available as a background document to this Draft Plan. Members were subsequently briefed the main issues arising from the submissions at a Municipal District Committee meeting on the 22 April 2016 where a full discussion on the report took place so that Members' views could be taken into account in the preparation of this draft plan.
- 1.4.4 This Draft Plan is now available for public consultation from **Wednesday 16<sup>th</sup> November 2016 to Friday 06<sup>th</sup> January 2017**, so that the public or other interested stakeholders and statutory consultees have the opportunity to submit their comments and observations. These matters will then be considered and a decision made as to whether it is necessary to amend the Draft Plan to reflect the issues raised.



## 1.5 How to make a Submission

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

## 1.6 Plan Context

1.6.1 This Draft Local Area Plan have been informed by the current plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim and by changes in local circumstances, needs etc.

1.6.2 Since the adoption of the current Bantry and Skibbereen Electoral Area Local Area Plans, 2011/ Clonakilty and Skibbereen Town Development Plans ,2009 there have been significant changes in a number of key areas affecting the preparation of the new draft plan, particularly:

- Reform of local government and the abolition of Town Councils
- Improvements in the national economic outlook;
- Establishment of Irish Water, thus removing responsibility for the management of and investment in water services infrastructure from Local Authorities.
- Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure .New finance models for delivery of infrastructure.
- Ongoing delivery of new information on flood risk management from the national CFRAM programme (Catchment Flood Risk Assessment and Management) . Data from the CFRAM programme has informed an update of the flood risk zone maps for the Local Area Plan Review process.
- Introduction of the Urban Regeneration and Housing Act 2015, which provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration;
- Housing Land Supply issues
- Changes in the overall approach to the financing of public investment in the provision and future maintenance of critical infrastructure;
- A significant increase in concerns over the incidence and effects of flooding;
- Need for sustainable transport
- Vacant Sites Register.



## 1.7 Overall Approach - Key Policies

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

### Role of the Cork County Development Plan 2014

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

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

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

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

## Approach to Town Council Development Plans

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

## Settlement Network

- 1.7.7 In order to develop policies and objectives that are appropriate to the needs and future potential of particular settlements, this plan uses the concept of a 'network of settlements' to help ensure that the proposals for future development are matched to proposals for the provision of physical and social infrastructure. The principles for this approach are set out in Chapter 2 of the County Development Plan 2014.
- 1.7.8 The settlement network of the county comprises :
- Cork Gateway ( City environs and the metropolitan towns of Ballincollig, Blarney, Carrigaline, Carrigtwohill, Cobh, Glanmire, Passage West, Midleton and the proposed new town at Monard.
  - Main Towns/Strategic Employment Areas.
  - Key Villages,
  - West Cork Island Communities
  - Villages, Village Nuclei and Other Locations.
- 1.7.9 Further details of the Strategic aims for each level of the settlement network are provided in Chapter 2 of the County Development Plan 2014. The settlement network for this Municipal District is detailed in Sections 3, 4, 5 and 6 of this Plan.

## Water Services

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



Table 2.2: Strategy for Water Services Provision

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

## Development Contributions

- 1.7.14 Section 48 of the Planning & Development Act 2000 to 2013 enables the Planning Authority when granting planning permission, to include conditions requiring the payment of a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority and that is provided, or that is intended to be provided, by or on behalf of the Local Authority, regardless of other sources of funding for the infrastructure and facilities.
- 1.7.15 In addition a Planning Authority may require the payment of a Special Contribution in respect of a particular development where specific exceptional costs not covered by a scheme are incurred by a local authority in respect of public infrastructure and facilities which benefit the proposed development.
- 1.7.16 The Current scheme for development contributions was made by the County Council in 2004 and has been significantly modified and adapted to reflect changing economic circumstances. A new draft Development Contributions Scheme is now being prepared to reflect the infrastructure required to support the delivery of the new draft Local Area Plans and to reflect the far reaching changes to the provision of public infrastructure that have been introduced in recent years. The Draft Scheme will seek to raise development contributions to contribute to the delivery of projects that are necessary to facilitate the achievement of the residential and commercial growth identified in the Draft Local Area Plans. It is also the intention of the County Council, through the introduction of the new scheme, to reduce the extent to which Special Contributions are necessary to facilitate development
- 1.7.17 With regard to the urban expansion areas of Ballincollig, Shannonpark, Carrigtwohill, Waterrock, Stoneview, Cobh, Ballyvolane and Glanmire) infrastructure programmes for these sites are being progressed with the specific aim of delivering complex public infrastructure in an environment of multiple land ownerships within the sites. This work seeks to identify and activate mechanisms to facilitate the provision of start-up infrastructure to unlock development potential. That work is focused on infrastructure provision internal to those sites that would normally be undertaken by the developer of those lands, as well as some limited external works that are specific to those sites. The Draft Development Contribution Scheme being prepared will not include the internal infrastructure currently being identified for these sites, nor the limited external works specific to those sites. The Council is progressing a start-up infrastructure mechanism to unlock the development potential of those sites, with costs to be recouped on commencement / completion of development via section 47 agreements or special development contributions.

## Regeneration Areas

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

## Town Centres

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

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

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

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



## Flood Risk Assessment and Management

### Overall Approach

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

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

### Managing Development in Areas at Risk of Flooding

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

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

### Traffic and Transport

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

### Green Infrastructure

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

### Quality in Urban Design

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

## 1.8 Green Belts around Towns

- 1.8.1 Chapter 4 of the County Development Plan sets out the Councils policy and objectives RCI 5-1 to RCI 5.8 in relation to Greenbelts. In this Municipal District greenbelts exist around all the Main Towns which help to maintain the identity of the towns and encourage more development activity within the development boundaries. The Plan recognises that the character of all settlements can also be undermined by linear roadside frontage on the main roads leading out into the countryside. Apart from the obvious servicing inefficiencies, road safety problems and public health issues, such patterns erode the important clear distinction between the built up area and open countryside. Such development also raises important sustainability issues.
- 1.8.2 Within these Greenbelts, the Local Area Plans will generally reserve land for agriculture, open space or recreation uses. Exceptions to this will only be allowed in the case of an individual who can demonstrate a genuine rural generated housing need based on their social and/or economic links to a particular local rural area in accordance with County Development Plan objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around Settlements.
- 1.8.3 However, in some areas, as a further attempt to provide for those aspiring to build individual houses, additional areas have been identified where there is capacity to accommodate a limited number of individual houses. These areas are designated under zoning objective GB 1-2. The aim is to provide a realistic alternative to building individual houses in the countryside, in locations rural in character but close to towns to ease the pressure to provide or enhance services in relatively remote rural areas. The intention is, where possible, to give favourable consideration to proposals for individual houses in an appropriate setting rather than to encourage the development of low-density suburbs or satellite settlements.
- 1.8.4 There are sensitive catchment issues in the Clonakilty and Dunmanway Green Belts which should be carefully considered in assessing proposals in accordance with GB 1-1 and GB 1-2 having regard to their proximity and hydrological connection to Natura 2000 sites.

| Local Area Plan Objective<br>Greenbelts around Main Towns |   |
|---|---|
| Objective No.   |   |
| GB 1-1  | Discourage strongly new individual housing from being located within the greenbelts around the main towns in each Municipal District (except within established villages and village nuclei). This restriction is relaxed in principle for individuals who can demonstrate a genuine rural generated housing need based on their social and/or economic links to a particular local rural area in accordance with Cork County Development Plan (2014) objective RCI 4-2, or in the circumstances referred to in objectives RCI 5-6 and RCI 5-7, which also apply to Greenbelts around the Main Towns. |
| GB 1-2  | In some parts of the greenbelts around the towns it will be possible to accommodate limited numbers of individual houses in an appropriate rural setting providing:<br>The character of the area as a whole will remain predominantly rural and open.<br>Proposals will not cause linear roadside frontage development ( ribbon development); and,<br>The proposal is consistent with the proper planning and sustainable development of the area.  |

## 1.9 Environmental Assessment

### Strategic Environmental Assessment (SEA)

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

### Strategic Flood Risk Assessment (SFRA)

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

### Habitats Directive Assessment (HDA)

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







# West Cork Municipal District

## 2 Local Area Plan Strategy

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## 2 Local Area Plan Strategy

### 2.1 Local Area Plan Context

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

### 2.2 County Development Plan Strategy

- 2.2.1 The new Local Area Plans will be informed by the current local area plans adopted in 2011 and by changes in national planning policy, legislation, government guidelines etc which has taken place in the interim, and by changes in local circumstances, needs etc, The new Local Area Plans are also guided by the provisions of the County Development Plan 2014.
- 2.2.2 This Municipal District including all the Main Towns is located largely within the West Cork Strategic Planning Area with a small area in the north east around the small settlements of Tooms and Terelton located within the Greater Cork Ring Strategic Planning Area. In support of the development of the West Cork Municipal District, the County Development Plan seeks to:
  - a) Recognise the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre'; to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay.
  - b) Recognise the importance of the Strategic Transport Improvement Corridor to the development of Clonakilty, the overall economic potential of the West Strategic Planning Area and the facilitation of a balanced economic strategy for the County as a whole;
  - c) Establish an appropriate balance in the spatial distribution of future population growth so that Bantry, Castletownbere, Dunmanway and Skibbereen, can accelerate their rate of growth, in line with this Core Strategy and achieve a critical mass of population to enable them to maximise their potential to attract new investment in employment, services and public transport;

- d) Recognise the international importance and the importance to the region's tourism economy, of the scenic and landscape qualities of the coastal and upland areas, particularly along the peninsulas in the southwest and to protect these landscapes from inappropriate development;
- e) Facilitate the development of the villages and rural areas so that the rate of future population growth compliments the strategy to achieve a critical mass of population in the towns and provide protection for those areas recognised as under pressure from urban development;
- f) Encourage a vibrant and well populated countryside, recognising the need to strengthen and protect the rural communities of the area by encouraging sustainable and balanced growth in both urban and rural populations, maintain traditional rural settlement patterns in rural areas and the islands, protecting agricultural and fishery infrastructure and productivity and focusing other employment development in the main towns and key villages;
- g) Recognise the need to encourage the diversification of the rural economy by promoting a stronger tourism and leisure economy both through the protection of the area's natural and built heritage and by encouraging appropriate new forms of employment development;
- h) Prioritise the adequate provision of water services and transport infrastructure to meet current needs and future population targets while protecting the areas environment;
- i) Protect and enhance the natural heritage of the areas coast including the West Cork Islands;
- j) Protect and enhance the natural and built heritage assets of the towns and villages from inappropriate development and
- k) Recognise the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities subject to the requirements of the Habitats, Birds, Water Framework, SEA and EIA Directives.

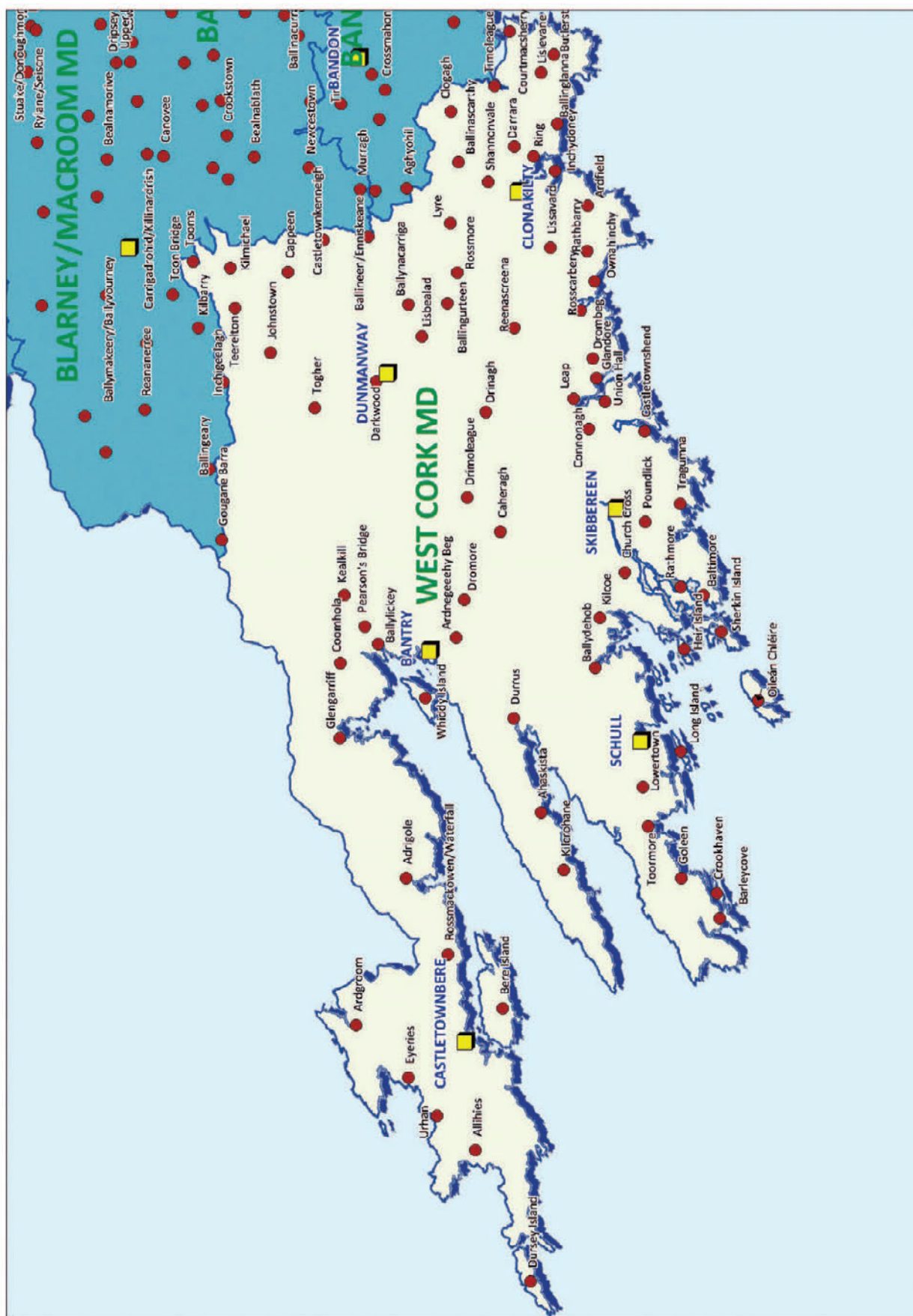
## 2.3 The West Cork Municipal District

- 2.3.1 The West Cork Municipal District is located south west of Cork City and in 2011 the population of the area stood at 56,530. This population is spread across a network of settlements including 6 Main Towns, 67 smaller settlements, 7 West Cork Island Communities and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural / agricultural in character with over 56% of the population of the Municipal District lives in the open countryside i.e. not within a settlement.
- 2.3.2 Clonakilty is the largest town within the Municipal District with a population of 4,721 in 2011. The other Main Towns populations are Bantry (3,348), Skibbereen (2,670), Dunmanway (1,585), Castletownbere (912) and Schull (658). The West Cork Municipal District is located to the south west of the county and in 2011 the population of the area stood at 60,377. This population is spread across a network of settlements including six towns, sixty seven villages, seven West cork Island Communities and the open countryside, as detailed in Table 2.1. Outside the main towns the district is largely rural/agricultural in character.



Table 2.1: Distribution of population within the West Cork Municipal District 2011

|   | Settlement  | Population 2011 | %   |
|---|---|-----------------|-----|
| <b>Towns(6)</b>   | Bantry (3,348), Castletownbere (912), Clonakilty (4,721), Dunmanway (1,585), Schull (658) and Skibbereen (2,670).   | 13,894          | 25% |
| <b>Key Villages (10)</b>  | Baltimore, Ballydehob, Courtmacsherry, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery, Timoleague, Union Hall.   | 10,793**        | 19% |
| <b>West Cork Island Communities (7)*</b>                              | Bere Island, Dursey Island, Heir Island, Long Island, Oilean Chleire, Sherkin Island, Whiddy Island.  |                 |     |
| <b>Villages (28)</b>  | Allihies, Ahakista, Ardfield, Ardgroom, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Castletownkenneigh, Castletownshend, Clogagh, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane, Kilmichael, Lissavard, Rathbarry (Castlefreke), Reenascreena, Ring, Rossmore, Shannonvale, Teerelton. |                 |     |
| <b>Village Nuclei (19)</b>  | Abbeystrowry, Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.   |                 |     |
| <b>Other Locations (10)</b>   | Ardnegeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney, Lisbealad, Ownahinchy, Poundlick, Tragumna.  |                 |     |
| <b>Rural Areas**</b>  |   | 31,843**        | 56% |
| <b>Total population</b>   |   | 56,530          |     |
| * Rural Areas figure includes West Cork Island Communities population |   |                 |     |
| ** Village and Rural Populations are estimated figures                |   |                 |     |



## 2.4 Growth Strategy

- 2.4.1 Within the West Cork Municipal District the County Development Plan provides for growth in population of 6,951 persons. The number of households is expected to grow by 6,151 leading to a net requirement for 6,896 new houses within the Municipal District. The County Development Plan indicates that 208ha of residentially zoned land is required.
- 2.4.2 The population growth target will require the provision of 6,896 new housing units, with at least 3,741 units allocated to the 6 Main Towns. Housing growth of 1,944 units is also planned for the villages.

**Table 2.2 West Cork Municipal District Housing Requirements and Supply**

|   | Housing Requirement |                   |                    |                                | Housing Supply                  |                           |
|---|---------------------|-------------------|--------------------|--------------------------------|---------------------------------|---------------------------|
|   | Census 2011         | Population Target | New Units Required | Net Estimated Requirement (ha) | Est. Net Residential area zoned | Estimated Housing (Units) |
| <b>Clonakilty</b>   | 4,721               | 7,218             | 1,500              | 83                             | 128.8                           | 1,600                     |
| <b>Bantry</b>   | 3,348               | 5,484             | 1,241              | 69                             | 100                             | 1,393                     |
| <b>Skibbereen</b>   | 2,670               | 3,035             | 332                | 18                             | 77                              | 1,300                     |
| <b>Dunmanway</b>  | 1,585               | 1,976             | 273                | 15                             | 38.8                            | 593                       |
| <b>Castletownbere</b>   | 912                 | 1,439             | 309                | 17                             | 38                              | 443                       |
| <b>Schull</b>   | 658                 | 748               | 87                 | 5                              | 11.3                            | 205                       |
| <b>Main Towns</b>   | 13,894              | 19,900            | 3,741              | 208                            | 393.9                           | 5,534                     |
| <b>Villages</b>   | 10,793              | 14,867            | 2,531              | --                             | --                              | 1,944                     |
| <b>Rural</b>  | 31,843              | 28,713            | 623                | --                             | --                              | --                        |
| <b>Total Villages and Rural</b>   | 42,636              | 43,581            | 3,155              | --                             | --                              | 1,944                     |
| <b>Total for District</b>   | 56,530              | 63,481            | 6,896              | 208                            | 393.9                           | 7,478                     |
| Current Estimated Strategic Land Reserve for this Municipal District is 185.9Ha |                     |                   |                    |                                |                                 |                           |

- 2.4.3 The scale of growth for the individual settlements of the Municipal District as provided for in this Local Area Plan is outlined in Table 2.2. For the towns, the 'Overall Scale of New Development' figure is the same target figure established by the Core Strategy of the County Development Plan and sufficient residential land has been zoned within the plan to cater for this level of growth and to provide for additional spare capacity in the form of headroom.
- 2.4.4 Based on estimated current and target population figures for the villages, the County Development Plan (Core Strategy) estimated the number of new houses that that may need to be accommodated within the villages of this Municipal District as 3,155 units. This local area plan has retained the scale of growth figures for the villages at the 2011 figures which is at lower level of development at 1,944 units.
- 2.4.5 This local area plan does not zone land for development within the villages. Rather each village has a development boundary and is assigned an 'Overall Scale of New Development'. This figure is not a target to be reached, or an absolute maximum limit on development. Rather the 'overall scale of growth' figure is an indication of the number of additional dwellings which could reasonably be

accommodated within a settlement over the lifetime of this Plan, subject to other considerations of proper planning and sustainable development. Development within villages also has to be balanced in line with the overall strategy of the County Development Plan which seeks to establish an appropriate balance in the spatial distribution of future population growth so that the towns can accelerate their rate of growth and achieve a critical mass of population.

- 2.4.6 Notwithstanding the level of growth provided for in the villages, the water services infrastructure needed to deliver this level of growth is not always in place as indicated by Table 2.3. In general the Council's approach to this is that where Irish Water already have water services infrastructure in a town or village, then Irish Water will need to up upgrade that infrastructure as necessary to meet the demands of current and future customers in the settlement. Irish Water has indicated that, when they are upgrading the water services infrastructure in a settlement, they will take account of future development needs.
- 2.4.7 An analysis of water services capacity for this district indicates that without further investment in water services, it may only be possible to deliver 1,251 housing units within the villages of this district in the short / medium term. Sufficient headroom is available within the towns of the district to cater for the balance of the growth, should the need arise.
- 2.4.8 Therefore, while the current water services infrastructure may not immediately be able to deliver the scale of growth set out in the local area plan, the proposal generally is to retain the scale of growth with the expectation that the infrastructure will be delivered over time by Irish Water. Settlements in this category are denoted by the letter 'R' in the final column of Table 2.3.
- 2.4.9 In some areas where water services infrastructure is not available, nor likely to be available, it will be necessary to manage growth to reflect available water services capacity. Unless water services issues are resolved, development will be limited to a small number of individual houses with their own treatment plant. Settlements in this category are denoted by the letter 'A' in the final column of Table 2.3.
- 2.4.10 In some settlements, typically village nuclei, the scale of growth set out in 2011 is already low in recognition of the lack of water services infrastructure and therefore it will generally be possible to retain this as it is.
- 2.4.11 Within the village network it is suggested that the new local area plan should maintain the scale of growth established in the 2011 Local Areas Plans in order to respect the scale and character of the villages and because there are significant deficits in water services infrastructure. Ample land is available within the development boundaries of the villages to accommodate the expected level of growth and at this stage of the process it is not intended to make any significant changes to the development boundaries of any of the villages. The main factor constraining development in the villages is likely to be inadequate water services infrastructure. As outlined above, there is enough land available within the towns within the Municipal District to accommodate any development which cannot take place within the villages due to lack of infrastructure.
- 2.4.12 In relation to the West Cork Island Communities of Bere Island, Dursey Island, Heir Island, Long Island, Sherkin Island, Oilean Chleire and Whiddy Island, it is proposed to continue with the strategy as set out in the current Local Area Plan adopted in 2011.
- 2.4.13 The Settlement network of this Municipal District includes twelve 'Other Locations' Ardnegeeehy Beg, Ballinglanna, Barleycove, Darkwood, Darrara Rural Model Village, Inchydoney Lisbealad, Ownahinchy, Poundlick and Tragumna -. County Development Plan Strategy recognises other locations, as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses. No changes are proposed to the strategy for 'Other Locations' as part of the review of the Local Area Plans.

Table 2.3: West Cork Municipal District – Proposed Scale of Development

| Name                      | Existing Number of Houses Q1 2015 (Geo directory) | Outstanding Planning Permissions Q1 2015 (No. of houses) | Scale of Development | Drinking Water Status | Waste-Water Status |
|---------------------------|---|--|----------------------|-----------------------|--------------------|
| <b>Main Towns</b>         |   |  |                      |                       |                    |
| Bantry                    | -   | -  | 1,241                |                       |                    |
| Castletownbere*           | -   | -  | 309                  |                       |                    |
| Clonakilty                | -   | -  | 1,500                |                       |                    |
| Dunmanway**               | -   | -  | 273                  |                       |                    |
| Schull                    | -   | -  | 87                   |                       |                    |
| Skibbereen                | -   | -  | 332                  |                       |                    |
| <b>Total Main Towns</b>   | -   | -  | 3,741                |                       |                    |
| <b>Key Villages (11)</b>  |   |  |                      |                       |                    |
| Baltimore                 | 485   | 8  | 85                   |                       |                    |
| Ballineen/Enniskeane      | 344   | 125  | 195                  |                       |                    |
| Ballydehob                | 189   | 9  | 39                   |                       |                    |
| Courtmacsherry            | 417   | 40   | 155                  |                       |                    |
| Drimoleague               | 246   | 27   | 137                  |                       |                    |
| Durrus                    | 196   | 1  | 100                  |                       |                    |
| Glengarriff               | 191   | 1  | 60                   |                       |                    |
| Leap                      | 149   | 0  | 55                   |                       |                    |
| Rosscarbery               | 409   | 40   | 91                   |                       |                    |
| Timoleague                | 167   | 3  | 73                   |                       |                    |
| Union Hall                | 206   | -  | 80                   |                       |                    |
| <b>Total Key Villages</b> |   |  | <b>1,070</b>         |                       |                    |
| <b>Villages (28)</b>      |   |  |                      |                       |                    |
| Allihies                  | 94  | 2  | 35                   |                       |                    |
| Ardgroom***               | 60  | -  | 29                   |                       |                    |
| Castletownshend           | 162   | 70   | 70                   |                       |                    |
| Crookhaven                | 104   | 1  | 40                   |                       |                    |
| Drinagh                   | 52  | -  | 20                   |                       |                    |
| Eyeries*                  | 77  | 2  | 25                   |                       |                    |
| Glandore                  | 114   | 10   | 50                   |                       |                    |
| Goleen                    | 120   | 19   | 40                   |                       |                    |
| Kealkill                  | 103   | 12   | 60                   |                       |                    |
| Kilcrohane                | 94  | 18   | 40                   |                       |                    |
| Shannonvale               | 79  | 11   | 40                   |                       |                    |
| Ahakista                  | 52  | 5  | 15                   | None                  | None               |
| Ardfield                  | 55  | 9  | 25                   |                       | None               |
| Ballinascarthy            | 53  | 1  | 60                   | None                  |                    |



Table 2.3: West Cork Municipal District – Proposed Scale of Development

| Name                    | Existing Number of Houses Q1 2015 (Geo directory) | Outstanding Planning Permissions Q1 2015 (No. of houses) | Scale of Development | Drinking Water Status | Waste-Water Status |
|-------------------------|---|--|----------------------|-----------------------|--------------------|
| Ballingurteen           | 20  | 1  | 30                   |                       |                    |
| Ballylickey             | 37  | 1  | 23                   |                       | None               |
| Ballynacarriga          | -   | -  | 11                   | None                  | None               |
| Butlerstown             | 31  | -  | 15                   |                       | None               |
| Cappeen                 | 16  | -  | 10                   |                       | None               |
| Castletownke nneigh     | 15  | -  | 5                    |                       | None               |
| Clogagh                 | 10  | -  | 7                    | None                  | None               |
| Kilmichael              | 94  | 18   | 3                    | None                  | None               |
| Lissavard               | 39  | -  | 15                   |                       | None               |
| Rathbarry (Castlefreke) | 24  | 4  | 10                   |                       | None               |
| Reenascreena            | 10  | 2  | 5                    |                       | None               |
| Ring                    | 21  | -  | 10                   |                       | None               |
| Rossmore                | 19  | -  | 14                   | None                  |                    |
| Teerelton               | 22  | -  | 16                   | None                  | None               |
| Total Villages          |   |  | 723                  |                       |                    |
| Village Nuclei (18)     |   |  |                      |                       |                    |
| Abbeystrowry            |   |  |                      | None                  | None               |
| Adrigole                | 34  | 1  | 15                   |                       | None               |
| Caheragh                | 27  |  | 15                   |                       | None               |
| Church Cross            | 13  |  | 7                    |                       | None               |
| Connonagh               | 12  |  | 3                    |                       | None               |
| Coomhola                | 11  |  | 13                   |                       | None               |
| Drombeg                 | 8   | 1  | 4                    | None                  | None               |
| Dromore                 | 24  |  | 12                   |                       | None               |
| Johnstown               | 16  |  | 5                    |                       | None               |
| Kilcoe                  | 11  | 1  | 6                    |                       | None               |
| Lislevane               | 14  | 1  | 5                    |                       | None               |
| Lowertown               | 10  | 1  | 10                   |                       | None               |
| Lyre                    |   |  | 8                    |                       | None               |
| Pearson's Bridge        | 30  |  | 10                   |                       | None               |
| Rathmore                | 12  |  | 5                    |                       | None               |
| Rossmackown/ Waterfall  | 13  | 2  | 10                   |                       | None               |
| Togher                  | 17  |  | 10                   | None                  | None               |
| Toormore                | 23  | 1  | 6                    |                       | None               |
| Urhan                   | 6   |  | 7                    |                       | None               |
| Total Village Nuclei    |   |  | 151                  |                       |                    |
| Overall Total           |   |  | 5,685                |                       |                    |

Table 2.3: West Cork Municipal District – Proposed Scale of Development

| Name                      | Existing Number of Houses Q1 2015 (Geo directory)   | Outstanding Planning Permissions Q1 2015 (No. of houses) | Scale of Development | Drinking Water Status | Waste-Water Status |
|---------------------------|---|--|----------------------|-----------------------|--------------------|
| <b>Water Services Key</b> | Irish Water Services in place with broadly adequate existing water services capacity  |  |                      |                       |                    |
|                           | Irish Water Services in place with limited or no spare water services capacity  |  |                      |                       |                    |
|                           | None – No existing Irish Water Services   |  |                      |                       |                    |
|                           |   |  |                      |                       |                    |
| *                         | New development in Castletownbere requiring a connection to the public water supply cannot be permitted if it will result in an increase in abstraction rates from Glenbeg Lough. (This also applies to any other settlements in the Beara area relying on the Glenbeg Lough water supply). |  |                      |                       |                    |
| **                        | Any new development in Dunmanway which discharges into the Bandon SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved.  |  |                      |                       |                    |
| ***                       | Any new development in Ardgroom which discharges into the Glanmore Bog SAC will have to be put on hold until such time as issues relating to the outfall location for this WWTP are resolved.   |  |                      |                       |                    |

## 2.5 Employment within the Municipal District

2.5.1 Analysis of Census 2011 data for the Municipal District provides information in relation to the jobs that are located within the Municipal District and on the place of employment for the people who live within the Municipal District. Each “place of work” represents a single job and there were 14,595 ‘places of work’ / jobs in the District in 2011. This includes 3,000 home workers. Excluding home workers there are 11,595 “Places of Work”/ jobs in the District.

2.5.2 Jobs located within the Municipal District fall into the following key categories:

- 25.8% - Wholesale, Retail, Transportation and Storage, Accommodation and food service activities;
- 22.2% Education, Human health and Social Work Activities;
- 10.3% Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management;
- 15.6% Agriculture, forestry or fishing;
- 12.4% Information / Communication, Financial, professional administration etc.

2.5.3 Census data also provides information in relation to the number of people within the District who are working, where they work and how they travel to work etc. Key findings of the analysis include the following:

- The total number of employees (people at work) who live within the District is 20,973. This includes home, mobile and ‘uncodeable’ workers and corresponds to just 37% of the population of the District.
- Of the employees living in the District, the main categories of employment are as follows:
  - 22% are employed in wholesale, retail, Transportation and Storage, accommodation and food service activities;
  - 19.1% are employed in Education, Human health and Social Work Activities;
  - 10.7% are employed in Manufacturing, mining /quarrying, Electricity/Gas /Water Supply / waste management;
  - 16.2% are engaged in Agriculture, forestry or fishing;

11.7% are engaged in Information and communication, Financial, professional administration etc.

- Of the 20,973 employees living in the District:  
12,893 or 61.5% work within the Municipal District (including 3,000 home workers);  
1,061 or 5% work within Cork City;  
666 or 3% work within the County Metropolitan area;  
1,022 or 4.87% work within the Greater Cork Ring area;  
22 or 0.1% work within the North Cork area;  
314 or 1.49% work outside Cork County.
- A total of 56.9% of employees who live within the District travel to work by car (as a driver). A further 13.8% drive a van, lorry or other vehicle while approximately 3% travel as a passenger in a car.
- In terms of sustainable modes of transport for employees who live within the District only 8.6% travel to work on foot, 0.8% by bicycle and 0.6% by bus.

## Key Conclusions

- 2.5.4 61.5% of the total employees residing within the Municipal District work within the Municipal District.
- 2.5.5 Over 70% of persons from West Cork Municipal District travel to work by Car, Van, Lorry or Motorcycle.
- 2.5.6 88.3% of the total places of work in the West Cork Municipal District are (including Home workers) are employees who reside within the Municipal District.

## Employment Land Supply

- 2.5.7 Clonakilty is the largest centre of employment within the area. The 2011 Census recorded a daytime working population within Clonakilty town of 2,314 people. The equivalent figure for Bantry was 1,929, Dunmanway 750 and Skibbereen 1,566. This would indicate that of the 20,973 jobs within the Municipal district 6,559 of them are located within the four main towns. Apart from farm based jobs a wide dispersal of employment opportunities outside of the main towns will make it more difficult for people to access employment opportunities and increase reliance on private car transport to access employment.
- 2.5.8 There is a strong supply of employment land within the Municipal District as set out in the current Local Area Plans. The new local Area Plans should seek to ensure that lands identified for employment use can be readily developed for such and address any barriers to development. There may be a requirement for some adjustment to the supply of employment land within the main towns and any suggested changes are highlighted under the individual main town headings in Section 3.

| Table 2.4 Employment Land Supply |              |             |             |
|----------------------------------|--------------|-------------|-------------|
| Town                             | Business     | Industrial  | Enterprise  |
| Clonakilty                       | 13           | 14.2        | 11.5*       |
| Bantry                           | 52           | 13.7        | -           |
| Skibbereen                       | 45.6         | 9.3         | -           |
| Dunmanway                        | 8.9          | 7.6         | -           |
| Castletownbere                   | 18.7         | 21.3        |             |
| Schull                           | 6.9          | 1.0         | -           |
| <b>Total</b>                     | <b>145.1</b> | <b>67.1</b> | <b>11.5</b> |

\* Clonakilty Enterprise Park located in Shannonvale Village.

## 2.6 Environment and Heritage

- 2.6.1 European and National legislation now protect the most valuable of our remaining wild places, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas.
- 2.6.2 The designation of these sites at a national level is the responsibility of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, but it is the responsibility of Planning Authorities through the Strategic Environmental Assessment and Appropriate Assessment processes to ensure that planned development does not adversely affect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there are a range of plants and animals that are protected under national legislation.
- 2.6.3 The basic designation for wildlife is the Natural Heritage Area. This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. Eight Natural Heritage Areas have been designated in Co. Cork. A further 103 sites have been proposed to be designated as Natural Heritage Areas in the County. These are listed in the County Development Plan 2014 Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume 4 of that Plan.
- 2.6.4 Special Areas of Conservation (SACs) have been selected because they support habitats, plant and animal species that are rare or threatened in Europe and require particular measures, including the designation of protected sites, to conserve them. Some of these sites are called 'candidate sites' because they are currently under consideration by the Commission of the European Union. The current list of SACs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.5 Special Protection Areas (SPAs) have been selected because they support populations of birds of particular species that are rare or threatened in Europe and require particular measures, including the designation of protected areas to conserve them. Together with the SACs they form part of the 'Natura 2000' network of sites throughout Europe. The list of SPAs is contained in the County Development Plan 2014, Volume Two, Chapter 3 and are shown on the Cork County Development Plan Map Browser in Volume Four of that Plan.
- 2.6.6 The West Cork Municipal District is characterised by a substantial range and quantity of nature conservation designations. There are five Natural Heritage Areas and 47 proposed Natural Heritage Areas within the West Cork Municipal District. These sites are designated or are proposed for

designation for the protection of a range of habitats and species. The list includes peatland complexes, woodland sites and coastal sites.

- 2.6.7 There are two Special Areas of Conservation and 17 candidate Special Areas of Conservation in the West Cork Municipal District. These range from coastal habitats, oak woodlands, bogs, etc. Within the electoral area there is six Special Protection Areas designated as areas of importance from an ornithological perspective. Bird species in need of conservation in these areas include Chough, Fulmar, Peregrine, Petrel, Gannet and Puffin. These are located on the Sheep's Head and Beara Peninsulas. The SAC's and SPA's form the Natura 2000 sites and have been assessed by the appropriate assessment of the plan.
- 2.6.8 Aside from those areas protected by National or European legislation, the plan area contains a wide range of habitats including watercourses, agricultural land, hedgerows, wetlands and areas of woodland that provide natural habitats to a variety of species. These areas provide many benefits to the local population and to visitors alike.
- 2.6.9 To date, sites of geological interest have not been comprehensively covered by the existing nature conservation designations. This is currently being addressed by the Department of Environment, Heritage & Local Government and the Geological Survey of Ireland who are drawing up a list of sites of geological interest that will be proposed as Natural Heritage Areas.
- 2.6.10 In the meantime, Cork County Council recognises the importance of geological heritage and to this end has listed in the County Development Plan 2014 the important geological features within the County with the intention of maintaining their possible conservation value. The list has been produced in consultation with the Geological Survey of Ireland and the Geology Department of the National University of Ireland, Cork.
- 2.6.11 In terms of built heritage, each settlement chapter of this plan refers to protected structures and architectural conservation areas and other unique aspects of a settlements built and natural heritage where relevant.
- 2.6.12 Achieving the population targets and supporting development proposed in this plan will require the development and implementation of a range of sustainable measures to ensure the integrity of the biodiversity of the area is protected.



## Local Area Plan Objective

## LAS-01:

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

# West Cork Municipal District

## 3 Main Towns

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| 3.7 | Schull             | 124             |

## 3 Main Towns

### 3.1 Introduction

- 3.1.1 There are six Main Towns in this Municipal District are Clonakilty, Bantry, Skibbereen, Dunmanway, Castletownbere and Schull.
- 3.1.2 The Strategic Aim as set out in the Cork County Development Plan, 2014 for County Towns is to provide a better balance of development between each town and its rural hinterland and fulfill their role as economic and employment centre's providing for the needs of their extensive rural hinterlands, so that they can become the location of choice for most people especially those with an urban employment focus.
- 3.1.3 The Main Towns are the most significant material asset in this Municipal District. They represent the product of many decades of investment in buildings (including houses, businesses, industrial buildings etc.), hospitals and other health facilities, schools, social and community facilities and a wealth of supporting infrastructure. Across the County as whole, the 2011 census recorded that over 46% of the population lived in the Main Towns. In addition, many people who live in villages, smaller settlements or rural areas rely on the Main Towns for at least one important aspect of their daily lives (e.g. work, shopping, education etc.).
- 3.1.4 Main Towns will normally have the following facilities: A permanent resident population of over 1,000 persons, primary and secondary school(s), a significant choice of convenience and comparison shopping, industrial, service sector or office based employment, public library, significant visitor facilities (e.g. Hotels, B&B's), Church or other community facility, Post Office/ bank / ATM / building society, Garda station, Primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional or national road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.
- 3.1.5 In line with the overall core strategy of the Cork County Development Plan 2014, 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;
  - Support the vitality and viability of the Larger and Smaller Towns to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas.
  - Support and develop the role of Clonakilty as an important retail centre in the West of the County while ensuring the vitality and vibrancy of the other town centres are retained and enhanced.
  - 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.

## Overall Scale of Development

3.1.6 The overall scale of development for the Main Towns in this Municipal District are set out in the Core Strategy of the Cork County Development Plan, 2014 (Volume One, Chapter 2 and Appendix B). Table 3.1 sets out the overall housing requirements and housing supply position for each Main Town.

| Table 3.1: Population, Households and Net New Houses for Main Towns |                     |                   |                      |                    |                                |   |                         |
|---|---------------------|-------------------|----------------------|--------------------|--------------------------------|---|-------------------------|
|   | Housing Requirement |                   |                      |                    |                                | Housing Supply                            |                         |
|   | Census 2011         | Population Target | Total New Households | New Units Required | Net Estimated Requirement (Ha) | Net Estimated Residential Area Zoned (Ha) | Estimated Housing Yield |
| Clonakilty  | 4,721               | 7,218             | 1,309                | 1,500              | 83                             | 128.8                                     | 1,600                   |
| Bantry  | 3,348               | 5,484             | 1,080                | 1,241              | 69                             | 100                                       | 1,393                   |
| Skibbereen  | 2,670               | 3,035             | 306                  | 332                | 18                             | 77  | 1,300                   |
| Dunmanway   | 1,585               | 1,976             | 254                  | 273                | 15                             | 38.8                                      | 593                     |
| Castletownbere  | 912                 | 1,439             | 271                  | 309                | 17                             | 38  | 443                     |
| Schull  | 658                 | 748               | 75                   | 87                 | 5                              | 11.3                                      | 205                     |

## Approach to Plan Preparation

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

- Zoned areas in the 2011 Local Area Plans that have been developed are now shown as part of the '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;
- Where possible the map base has been updated (although the most recent development may still not be shown for reasons beyond the County Council's control);
- The existing Town Development Plans use 'established' zoning categories to define the appropriate use in existing areas of development e.g. 'established residential' to denote existing residential areas. In the Local Area Plans adopted in 2011 the use of 'established' zoning categories was discontinued in favour of an "Existing Built up Area" classification. This approach will be applied to the developed areas within the former town council administrative areas to achieve a uniform approach to land use zoning across all Main Towns.
- The boundaries of Town Centre zonings will be adjusted to reflect the combined boundaries of the "established" and "expansion" areas within existing town plans. Where appropriate extensive existing residential areas will be removed from the town centre zoning. A retail core which defines the main shopping streets in a town will be identified within the town centre zoning of each Main Town.
- It is the intention of Cork County Council as part of the review of the Local Area Plans, including areas formerly covered by the Town Councils, to identify Regeneration Areas following the introduction of new legislation under the Urban Regeneration and Housing Act 2015. The Local Area Plans will include the measures outlined in the Act.



## 3.2 Clonakilty

### Vision and Context

- 3.2.1 Clonakilty is the largest settlement within the West Cork Municipal District and a major focus of employment and retail services in West Cork. The town is set within the attractive coastal location and has grown to become a prominent county town with an extensive rural hinterland, while also functioning as a nationally regarded tourism centre and destination.
- 3.2.2 The vision is for the continued promotion of the settlement as a key technology based employment location, the consolidation of its important food industry and tourist function and maintaining high quality residential amenities and facilities. Clonakilty performs an important employment, service and social function in its role as a county town and growth/development centre for an extensive rural hinterland.

### Local Context

- 3.2.3 Clonakilty is located on the N71 approximately 50km south-west of Cork City. Clonakilty was founded in 1588 by Sir Richard Boyle, Great Earl of Cork, although the present town was largely laid out in the period 1788-1840. Established as a market town it was originally engaged chiefly in the manufacture of linen and cotton. Breweries and a shipyard were developed in the 18th century, and these prospered up to the mid 19th century. Michael Collins was born close to Woodfield, Clonakilty, in 1890. The town acts as an important tourist centre due to its proximity to the West Cork coastline with its plentiful supply of beaches. It also has an attractive town centre including a number of hotels and other forms of tourist accommodation.

## Planning Considerations and Proposals

### Population and Housing

- 3.2.4 The 2011 Census of population recorded a total population increase of 567 to 4,721 (14% increase). The County Development Plan sets an overall population target of 7,218 for Clonakilty for the year 2022 which represents a projected population increase of 2,497 persons (or a 53% population increase). The projected household growth for the same period is 1,309 which equates to a need for an additional 1,500 dwelling units.

**Table 3.2: Clonakilty Population and Households 2011-2022**

| Name       | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
|------------|-------------|-------------|-------------|------------------|
| Population | 4,154       | 4,721       | 7,218       | 2,497            |
| Households | 1,463       | 1,686       | 2,995       | 1,309            |

- 3.2.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 546 new dwellings were constructed in the town with Clonakilty now containing approximately 2,103 dwellings. Significant growth took place during the period 2005-2010.

**Table 3.3 Clonakilty Housing Stock 2005-2015**

| <b>Dwellings 2005</b> | <b>Dwellings 2010</b> | <b>Dwellings 2015</b> |
|-----------------------|-----------------------|-----------------------|
| 1557                  | 2117                  | 2103                  |

### Residential Land Supply

- 3.2.6 A net housing land requirement of 83ha is needed in Clonakilty to provide the amount of housing required. This plan makes provision for a total residential land supply of approximately 128.8ha. While this total land supply is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be lower than expected due to the topography of some sites and the fact that development has already taken place on zoned land to the south-west of the town. It is also desirable that the town have some capacity to cater for additional growth, where this cannot be catered for within the villages of the Municipal District in addition to the requirement to provide a strategic land reserve (headroom) in the settlement.
- 3.2.7 Given the constraints with water supply in Clonakilty, it is not envisaged that significant development can be accommodated in the short term. However, once the Dunmanway Regional Water Supply Scheme is completed, significant residential developments can be delivered. This scheme is on the current Irish Water programme.

### Employment and Economic Activity

- 3.2.8 Clonakilty is a significant employment centre within West Cork and serves as an important employment, tourism, commercial, retail, health, educational and administrative centre for the surrounding rural hinterland and wider West Cork region. The Cork County Development Plan 2014 has recognised the importance of the role to be played by Clonakilty as a 'West Cork Strategic Employment Centre, and to promote its development as a major centre of employment and population where there is a high standard of access to educational and cultural facilities and provide the necessary infrastructure to ensure that this can be achieved while protecting the environmental quality of Clonakilty Bay' This local area plan will support this objective with the primary aim to enhance, encourage and facilitate additional employment opportunities in Clonakilty over the plan period.
- 3.2.9 Clonakilty has a vibrant food industry with employers including Shannonvale Foods, Irish Yogurt, Clona Dairies and Clonakilty Black Pudding based in the town. The Department of Agriculture, Food and the Marine are based in the National Seafood Centre at Clogheen, Clonakilty. This plan recognises the importance of the food industry to the town, which is a major contributor to employment in Clonakilty and wider West Cork region.
- 3.2.10 The results from the 2011 Census show a daytime working population (resident and non-resident of Clonakilty) of 2,172 persons, with commerce and trade being the largest industry. In 2011 there were 2,217 persons living in Clonakilty in the labour force and of these 68.8 per cent / 1527 persons were at work, although 54% (824) were working outside the area.
- 3.2.11 In addition to the established employment uses within the town, the West Cork Business and Technology Park located in Shannonvale approximately 3 km to the north west of the town is a major source of employment and economic activity for the wider Clonakilty area. This modern business park development which employs approximately 1,000 people, benefits from a superb telecommunications infrastructure designed to meet the specific needs of a diverse range of

businesses including software development, e-commerce, financial, internet and application service providers, shared services, research and development and training and customer support.

- 3.2.12 The town has a prominent role within the region as a county town and key economic, tourism and service provider. Already a centre for public administration and services, Clonakilty is an attractive location for investment because it is situated on the national road network, has an international airport within 40 minutes drive and has excellent broadband facilities. Clonakilty provides access to good health recreation, leisure and cultural facilities which are important considerations to potential new employers in the town. Given the seasonality of the Tourism Industry, this plan aims to create an environment of well-planned employment land uses, which in turn creates a favourable climate for investment in business and industry activities. The town with its recent and proposed infrastructural improvements will be in a good position to cater for all future employment growth during the lifetime of this plan.
- 3.2.13 The 2011 Skibbereen Electoral Area Local Area Plan (as amended) zoned 2 sites in Clonakilty Environs totalling almost 19 hectares for business and industrial use. The Clonakilty Town Development Plan 2009 also identified significant portions of Enterprise/Industry and Commercial/Tourist related land for employment purposes. This plan has reviewed the availability and suitability of the current employment land supply in Clonakilty and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. The lands identified will make for a greater range and choice of sites for employment uses and could also facilitate the relocation of existing town centre industrial uses which would in turn provide opportunity sites within the town centre for mixed use development. The provision of the western relief road in conjunction with the future development of the employment lands to the south-west is of critical importance. There is also land available within the West Cork Business and Technology Park at Shannonvale for Enterprise use to accommodate the future expansion of the park.

## Tourism

- 3.2.14 Tourism is a major industry in Clonakilty and the centre for tourist activities for a wide region. The town is regarded as a premier tourist destination with the Industry continuing to experience growth. Clonakilty has a heritage town status and has high amenity value in the town structure, with its fine buildings, facades, shop fronts and vistas added to its seaside location and proximity to various West Cork beaches including the blue flag Inchydoney beach, allowing visitors to pursue various recreational and sporting activities. The area is rich in heritage and history with tourism attractions in the town including the Model Railway Village, Lios na gCon Ringfort, Michael Collins Centre in addition to the Historical Walking Trail of the town. Cork County Council has also recently opened a restored Georgian house at No 7 Emmet Square, Clonakilty, which is dedicated to the life of Michael Collins and Ireland's struggle for independence.
- 3.2.15 The town which has a strong folk music and culinary tradition contains a wide variety of bars, restaurants, nightclubs, a cinema, and other entertainment facilities. The town is also host to a number of festivals, including festivals relating to, food, music and agriculture. There is also a wide range of attractive tourist related retail outlets in the town centre, including local galleries and craft shops, most of them independent and indigenous to the town. Clonakilty has benefited from Fáilte Ireland's cycling strategy and there is potential to further develop cycle tourism in the town given the availability of bicycle rental schemes and guest accommodation in the town. The Council also supports the development of a Greenway link for pedestrians and cyclists from Shannonvale to Clonakilty. The Plan recognises that there is potential to further enhance the tourism product of the town.

## Retail / Town Centre

- 3.2.16 Clonakilty has a strong regional retail function in the West Cork Strategic Planning Area with a strong convenience retail base and a good range of comparison services, especially in the independent sector. The town has a good supply of convenience and comparison floorspace and there is continued interest in expanding its retail supply. In addition to providing for the needs of the local population and hinterland Clonakilty also performs a significant tourism function. The status of Clonakilty within the retail network has been enhanced in the Cork County Development Plan 2014, to support and develop the role of Clonakilty as an important retail centre in the West of the County, while ensuring that the vitality and vibrancy of its town centre is retained and enhanced. The County Development plan states that Clonakilty has an important regional retail function, particularly comparison beyond its immediate catchment.
- 3.2.17 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-Metropolitan Towns in the County, including Clonakilty. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 8,700 m<sup>2</sup> of convenience gross floor space and 9,200 m<sup>2</sup> of comparison gross floorspace in Clonakilty Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.5 m<sup>2</sup>. The study noted that there were limited opportunity sites for new build in the town due to the fine grain of the existing townscape, which could increase pressure to relocate uses outside of the town centre. It also identified the need for a targeted response to address vacancy in the town centre, the need to improve pedestrian accessibility and develop an overall car-parking strategy for the town.
- 3.2.18 The main convenience anchor stores (Dunnes, Supervalu and Lidl) are located at the edge of the core area. In order to avoid fragmenting the core area and weakening footfall levels, it is essential that future retail development consolidates the core, strengthens the links between the anchor stores and improves pedestrian connectivity. In order to enhance the vitality of the town centre, more high quality / destination retailers which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm. There are opportunities available within the core of the town and within other town centre zonings where new modern facilities can be provided, either through utilising existing vacant units or through the sympathetic refurbishment or replacement of existing premises.
- 3.2.19 The area zoned for town centre uses in the Clonakilty Town Development Plan 2009-2015 was extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is high and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Clonakilty, this core area extends along Pearse Street along Ashe Street as far as College Road. It also includes Astna Street and parts of Rossa Street. This plan supports the sequential development of the town centre by ensuring that the main focus for further retail development should be in Clonakilty town centre. The extensive catchment of Clonakilty requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.
- 3.2.20 Cork County Council has undertaken significant improvement works in Clonakilty. The new public square at the junction of Ashe Street and Astna Street has resulted in the creation of a vibrant

public space that places the pedestrian at its core. Further improvements could be made, particularly within the retail core to enhance the public space for pedestrians. Public realm improvements will need to be targeted towards Astna Street, Seymour Street, Clarke Street, College Road and Long Quay should the town centre expand to the south-east of the town.

#### 3.2.21 The Town Centre strategy in this Local Area Plan aims to:

- Consolidate and strengthen the core area and prioritises retail and employment development in appropriate locations;
- The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the provision of off street parking at appropriate locations in and around the edge of the town centre with pedestrian linkages to the town centre;
- Prioritise opportunity sites which can help facilitate retail expansion and land/buildings suitable for office-based employment uses and provide high quality space to attract new retail and employment uses;
- Seek to protect existing retail operators from competing non retail uses, thereby maintaining vitality in the town centre;
- Seek to protect existing housing adjacent to the retail core and will encourage a greater proportion of residential use within the town centre to strengthen the vitality of the town centre, beyond business hours;
- Promote the heritage and tourism assets of the town. The western end of the town has a distinct character that needs to be protected. The Church of Immaculate Conception is recognised as a building of national importance on the National Inventory of Architectural Heritage. The area around Emmet Square is designated as an Architectural Conservation Area. The area is also of historical significance given the associations with Michael Collins;
- Deliver a higher quality streetscape and town centre retail environment.

## Urban Design

3.2.22 The principles of urban design are applied to the critical future development of the town centre and residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Clonakilty, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.

3.2.23 The planned expansion of the town (in particular to the south and north-east) will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area

should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures will be subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings. The provision of shopfronts / signage, utilities and the use of materials within the town centre Architectural Conservation Area should deliver a higher quality streetscape and town centre retail environment.

- 3.2.24 The award winning Clonakilty 400, Urban Design Masterplan commissioned as part of the town's 400th anniversary celebrations has seen Cork County Council implement a major reworking of Astna Square into a pedestrian friendly space and the refurbishment of Emmet Square including the installation of a striking new water feature.
- 3.2.25 The aim of the urban design strategy for Clonakilty is to:
- Establish a strong positive identity for the town;
  - Ensure that any new buildings or development respects the local setting and context;
  - Create an attractive urban environment that will enhance the livability of the area and attract inward investment;
  - Increase and enhance the overall permeability (establishing connections between places) and legibility (understanding an area - this is enhanced by landmarks, focal buildings and key features in the landscape) of the built environment;
  - Promote places that are safe and secure; and
  - Promote sustainable development.

## Community Facilities / Open Space

- 3.2.26 The scale of growth predicted for Clonakilty in this plan will place significant new demands on social and community infrastructure (schools, recreational facilities, healthcare etc.) It is important that new community infrastructure is delivered in a timely fashion as the town grows so that it continues to perform as an attractive convenient town offering a good quality of life. In this context, significant investment will be required in community infrastructure to meet the needs of the growing population. This plan aims to further enhance the level of recreational and amenity facilities in the town.
- 3.2.27 The town is well served by a broad range of community and recreational facilities including healthcare facilities (including Community Hospital), town library, garda station, numerous places of worship, GAA, soccer, rugby, modern playground, parks/amenity areas and swimming pool/leisure and fitness facilities (which are part of the Quality hotel).
- 3.2.28 Clonakilty Community Sports Complex which is a dual-use facility located at the heart of the town, provides a range of sports and fitness facilities including an all weather flood-lit soccer pitch, several tennis courts and indoor facilities. The town has a limited supply of active and passive open spaces. The new GAA complex (which comprises of a covered stand, 4 grass playing pitches, an all weather playing pitch and a fitness centre and injury clinic) is located to the west of Clonakilty in an out of town location with limited pedestrian and cycle connectivity. There is an attractive green area around Emmet Square with a children's playground on Park Road.
- 3.2.29 The lack of open spaces is somewhat offset by its coastal location and the close proximity of Inchydoney beach. Previous development plans for the town identified opportunities for the provision of pedestrian walks to the west of the town and also the development of other lands adjoining the bay for amenity and recreation purposes. The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area.
- 3.2.30 This plan has identified three substantial areas of open space to the north-west, north-east and south-east of the town, located in particularly elevated and visually sensitive areas. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity



(important landscape views), protection of biodiversity resources, drainage management (particularly stormwater control) and socio-economic needs (such as meeting places, and allotments). The existing open space within Clonakilty is made up of these elements, which are important in the consideration of the overall open space strategy for the area. There are opportunities to establish linkages and connections between open spaces in the town so as to provide a comprehensive amenity network with also opportunities to further extend some walking routes and also improve signage to recreational areas.

- 3.2.31 There is a strong representation of primary, secondary and further educational facilities within the town at present. There are four primary schools in Clonakilty; Kilgarraiffe National School, Gaelscoil Mhíchíl Uí Choileáin, St. Joseph's Primary School for Girls and Scoil na mBuachaillí. Clonakilty Community College and the Sacred Heart Secondary School which are located to the eastern side of the town provide second-level education to more than 1,100 students. The Department of Education and Skills have included both of these post-primary schools in the 6 year capital investment projects programme from 2016-2021. The Council will continue to work closely with the Department of Education and Skills to identify where in the town educational requirements will be required in the future in order to meet projected population growth. The Planning Authority supports the concept of multi-campus school arrangements and also new schools should be located in close proximity to existing or planned residential developments and community facilities so that these can be shared between the school and the wider community.
- 3.2.32 Darrara Agricultural College which is located approximately 3km to the east of Clonakilty Town provides a wide range of Teagasc agricultural training programmes. The College farm which comprises of 140 hectares of rolling lowland currently provides training for 240 students over a number of courses. There are also opportunities in the town for adult education and further training for all ages.
- 3.2.33 There are several childcare providers in the town which provide a variety of care including; sessional, part-time, full-time, pre-school and after school care for children.

## Infrastructure

### Water Services Infrastructure

- 3.2.34 The source of the drinking water for the town is the Argideen River. The Clonakilty Water Supply is at its limit and the watermain network is poor. The provision of new source and treatment via proposed Dunmanway Regional Water Supply and upgrading of watermains is required prior to any further significant development in Clonakilty.
- 3.2.35 Clonakilty Wastewater Treatment Plant has been completed with a design capacity of 20,500 p.e. New sewers and storm sewers are being provided.

### Flooding

- 3.2.36 Parts of Clonakilty have been identified as being at risk of flooding. The areas at risk follow the path of the River Feagle through the town to Clonakilty Bay. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk on these lands.
- 3.2.37 Clonakilty has a long record of flooding from storm surges, heavy rainfall and extreme river flows. Clonakilty was identified as an Area for Further Assessment (AFA) and the River Feagle as a High Priority Watercourse (HPW) as part of South Western River Basin District Catchment Flood Risk Assessment and Management Study (SW RBD CFRAM Study). In 2014, the OPW appointed consultants to develop and implement a flood relief scheme for Clonakilty. Work on the 'Clonakilty

Flood Relief Scheme’, to include the construction of flood defence walls, embankments and pumping stations and the installation of water level sensors, flow monitors and purpose built flood water storage areas, is due to commence in 2017.

### Transport and Mobility

- 3.2.38 The N71 provides a strategic link between the town, Skibbereen, Bandon, Cork City and Cork Airport with further linkages to the rural hinterland of West Cork. The Cork County Development Plan 2014 identified improvements to the N71 as a key regional priority project and recognises the importance of the Strategic Transport Improvement Corridor to the development of the town.
- 3.2.39 The Clonakilty Traffic and Transportation Study was finalised in 2011 with the aim to review the transportation network in and around Clonakilty, and the associated travel demands, with particular attention to the town centre area, and with the objective of determining the transportation management improvements needed to cope with the continued future expansion of the town that will result in growth in vehicular, pedestrian and cyclist volumes.
- 3.2.40 This plan will support the implementation of key recommendations in the Clonakilty Traffic and Transportation Study, where appropriate, including:
- Protection of indicative route corridors for the proposed Northern Inner Relief Road, ‘Short Southern Route’ and N71 Western Relief Road scheme (Figure 3.01).
  - Implement a series of pedestrian and vehicular traffic improvements measures in the town for residents and visitors alike, to include improvements to road, streetscapes, signage, footpaths, provision of pedestrian crossings, signalisation of junctions, reduction in traffic speed limits where appropriate and the provision of pedestrian linkages to the town centre.
  - Provision of car-parking facilities with pedestrian links to the town centre.
  - Provision of a long-distance cycleway and a pedestrian link from the Town Centre to the Technology Park in Shannonvale, Inchydoney and Lady Cross via Crowley’s Roundabout.
  - Pursue a high-quality walking route between the old GAA site to the east of the town centre and Dunnes Stores to the west.
  - Designate a network of “pedestrian-friendly streets” in the town centre.
  - Implement a strategy to improve traffic circulation in the town.
  - Ensure new residential development in the town provide pedestrian access to the town centre.
  - Provision of facilities for cyclists in the town centre.

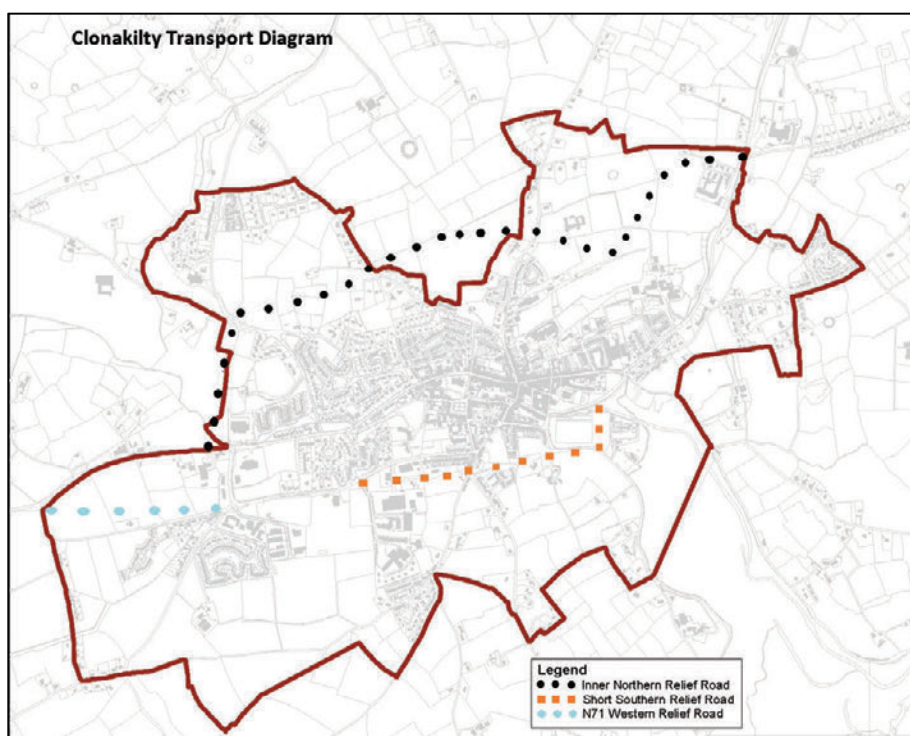


Figure 3.01 – Indicative Clonakilty Traffic and Transportation Diagram

- 3.2.41 The town benefits from a daily bus service which connects Clonakilty with Skibbereen in one direction and Bandon and Cork City in the other. This plan will support the provision of enhanced facilities for all public transport users in the town and will promote mobility management planning by business and institutions that have high numbers of employees. One of the key aims of this local area plan will be to deliver a high-quality town centre network of footpaths, pavements and pedestrian crossings, which links the key generators/attractors of short-distance walking trips; schools, main shopping streets, churches, car parks, to each other and to nearby residential areas.
- 3.2.42 This plan also supports the possibility of further pedestrianisation schemes within the town centre. Significant work has already been undertaken particularly at the junction of Ashe and Astna Street. Building on this, the partial pedestrianisation of Pearse Street, Rossa Street, Bridge Street and parts of Astna Street could be explored which would provide pedestrianised streets connecting to the most centrally located short-term car parks.
- 3.2.43 Cycling, as a sustainable mode of travel to and from the town centre, should be encouraged by provision of cycle lanes on appropriate streets and bicycle stands at convenient locations. Suggested locations are:
- In the vicinity of Astna Square,
  - In the Church car park, near the Bridge St entrance,
  - In the Kent St car park.
- 3.2.44 In terms of longer distance routes, a number have been identified in the Clonakilty Traffic and Transportation Study 2011 including;
- The town centre to the Technology park,
  - The town centre to Inchydoney and
  - From town centre to new residential development to the south west of the town.

- 3.2.45 In relation to road improvements, the Cork County Development Plan 2014 has identified improvements to the N71 as a key regional priority.
- 3.2.46 A key improvement in Clonakilty would be the removal of through traffic, particularly HGV's, from the town. The Traffic and Transportation Study assessed a number of options that would take through traffic out of part or the entire town road network. The preferred option of a northern relief road was identified in both the previous Town Council Development Plan and the Skibbereen Electoral Area Local Area Plan. The provision of this route, while improving journey times and reducing traffic volumes in the town, would allow for the possibility of further pedestrianisation in the town centre.

## Townscape/Built Heritage

- 3.2.47 Clonakilty town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. Most of the town centre of Clonakilty has been identified as an Architectural Conservation Area representing the main commercial centre of the town. Throughout the town as a whole, there are over 200 buildings or other structures entered in the Record of Protected Structures. The town is rich in architectural character with numerous historical and protected buildings around the town of significance, including those located on Ashe Street, Astna Square, the Georgian buildings which form part of the Emmet square, the various building and shopfronts located on Pearse Street, buildings on Oliver Plunkett Street including the Church of the Immaculate Conception.
- 3.2.48 The historic flair of the town rests largely upon the survival of its original townscape features, architectural heritage and its stock of traditional buildings. There are many fine shopfronts from a variety of periods and styles in the town centre that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings. The challenge in the future for Clonakilty is to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. There is a need for a comprehensive approach to managing Clonakilty's Townscape to ensure that the special character of the historic core of the town is maintained. The key aims should be to:
- Maintain existing uses and attract new ones to the town centre.
  - Respect the historical and traditional context that contributes to Clonakilty's character.
  - Promote the right balance between conservation and redevelopment.
  - Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).
  - Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).
  - Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).

## Archaeological Heritage

- 3.2.49 The centre of Clonakilty is located within a Zone of Archaeological Potential (ZAP). Clonakilty is also designated as a historic town in the RMP of County Cork. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

## Environment and Heritage

### Natural Heritage and Landscape

- 3.2.50 The town is located in an area designated as a High Value Landscape in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S74 coastal road to Ardfield, via Inchydoney Island, the S73 which extends to Timoleague from Clonakilty and the S72 coastal road which extends from the town to Dunworly. In addition, Clonakilty Bay is designated as a Special Area of Conservation (SAC) – site code 0091, proposed Natural Heritage Area (pNHA) – site code 0091 and Special Protection Area (SPA) – site code 004081. Gallanes Lough to the north-east of the town is designated as a proposed Natural Heritage Area (pNHA) – site code 001052. The Council recognises the value of the natural heritage resources of the town. It is a priority to ensure that these resources will be protected and where possible enhanced.

## General Objectives

3.2.51 The following general objectives shall apply to all development within the development boundary of Clonakilty.

| Local Area Plan Objective<br>General Objectives for Clonakilty |  |
|--|--|
| Objective No.  |  |
| CK-GO-01   | Plan for development to enable Clonakilty to achieve its target population of 7,218.   |
| CK-GO-02   | In order to secure the sustainable population growth and supporting development proposed in CK-GO-01, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area, must be provided and be operational in advance of the commencement of any discharges from the development. Waste water infrastructure must be capable of treating discharges to ensure that water quality in the receiving harbour does not fall below legally required levels. |
| CK-GO-03   | Support the implementation of the flood relief works within the town in accordance with the Clonakilty Flood Relief Scheme. This scheme has been subject to EIA and AA processes.  |
| CK-GO-04   | The boundary of Clonakilty Town overlaps with and is adjacent to the Clonakilty Bay Special Area of Conservation and the Clonakilty Bay Special Protection Area. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. Protection and enhancement of biodiversity resources within the receiving environment of the town will be encouraged.   |
| CK-GO-05   | Protect and enhance the attractive coastal setting and landscape character of the town.  |
| CK-GO-06   | Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town and further develop the tourist potential of the built and archaeological heritage including the promotion of heritage trails.   |
| CK-GO-07   | Support and promote Clonakilty town centre as the primary and most appropriate location for the expansion of retail development.   |
| CK-GO-08   | Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.  |
| CK-GO-09   | Promote improved pedestrian access and linkages, movement and safety throughout the town.  |
| CK-GO-10   | Implement the Clonakilty Traffic and Transportation Study including provision of "Northern Inner Relief Road, 'Short Southern Route' N71 Western Relief Road Scheme".  |



## Specific Objectives

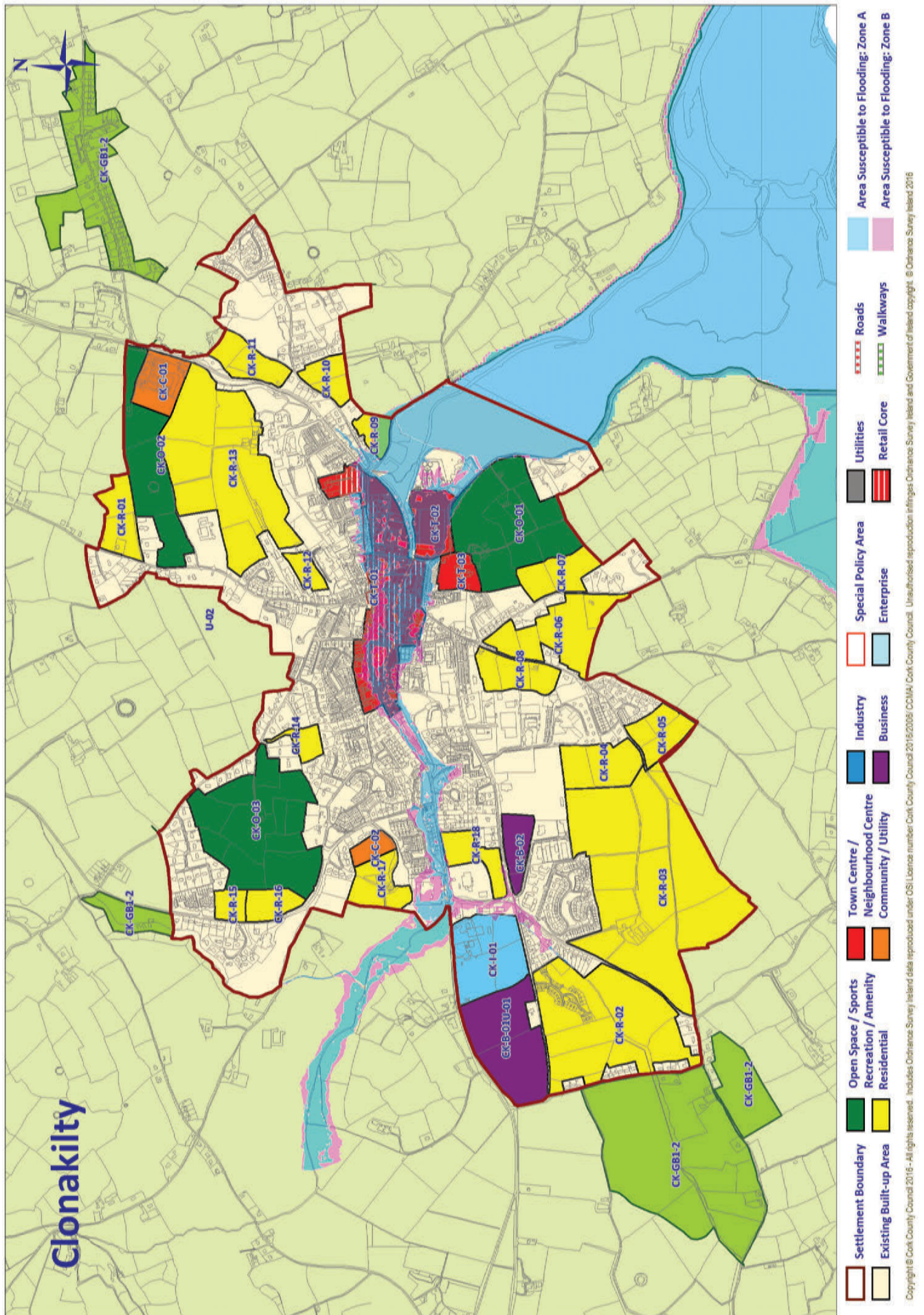
3.2.52 The following specific objectives shall apply within the development boundary of Clonakilty.

| Local Area Plan Objective<br>Specific Development Objectives for Clonakilty |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| <b>Residential</b>  |   |                         |
| CK R-01   | Medium B Density Residential Development, single storey dwellings.  | 3.8                     |
| CK R-02   | Medium B Density Residential Development.   | 20.1                    |
| CK R-03   | Medium B Density Residential Development. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town. The overall approach to the development of this site (including road access proposals) should be co-ordinated with the development of adjoining lands to the east. | 39.2                    |
| CK R-04   | Medium B Density Residential Development. Provision for pedestrian and cycleway links with land to the west and south.  | 3.1                     |
| CK R-05   | Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals, pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the north and west.   | 3.25                    |
| CK R-06   | Medium B Density Residential Development.   | 8.0                     |
| CK R-07   | Medium B Density Residential Development. Comprehensive landscaping proposals will be required in particular along the eastern boundary.  | 3.8                     |
| CK R-08   | Medium B Density Residential Development.   | 3.6                     |
| CK R-09   | Medium B Density Residential Development, incorporating a high quality design approach in this sensitive site to complement the character and architecture of the area and orientated to take advantage of its coastal location.<br><br>*   | 1.5                     |
| CK R-10   | Medium B Density Residential Development  | 2.4                     |
| CK R-11   | Medium B Density Residential Development. Comprehensive landscaping proposals will be required including retention of boundary trees.   | 3.0                     |

|                 |   |      |
|-----------------|---|------|
| CK R-12         | Medium B Density Residential Development. The overall approach to the development of this site (including road access proposals and the provision of pedestrian and cycleway links) should be co-ordinated with the development of adjoining lands to the east.   | 1.5  |
| CK R-13         | Medium B Density Residential Development, incorporating a high quality design approach having regard to the sensitivity of this visually prominent site. Proposals will include provision for the phasing of development so that priority is given to the development of areas closest to the existing built up area of the town and comprehensive landscaping proposals will be required. The overall approach to the development of this site will be co-ordinated with the development of the Northern Inner Relief Road.  | 2.3  |
| CK R-14         | Medium B Density Residential Development.   | 1.4  |
| CK R-15         | Medium B Density Residential Development.   | 1.4  |
| CK R-16         | Medium B Density Residential Development. Comprehensive landscaping proposals will be required.   | 2.3  |
| CK R-17         | Medium B Density Residential Development.   | 3.3  |
| CK R-18         | Medium B Density Residential Development.<br>*  | 2.9  |
| <b>Industry</b> |   |      |
| CK I-01         | Industrial Development subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries. Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the western relief road (U-01).<br>^ *   | 8.0  |
| <b>Business</b> |   |      |
| CK B-01         | Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate access and phasing arrangements and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme which should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities to include provision for the western relief road (U-01) and provision for a safe off-road pedestrian access to the town centre.<br>^ | 10.9 |
| CK B-02         | Business Development incorporating high quality building design.  | 2.5  |

| Town Centre                                |  |       |
|--|--|-------|
| CK T-01                                    | Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites while respecting the heritage character of the built fabric and promote public realm improvements.<br><br>*  | 16.83 |
| CK T-02                                    | Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provision on the northern site boundary for an amenity walk and pedestrian linkages to the town centre. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.<br><br>* | 3.88  |
| CK T-03                                    | Provide for Town Centre expansion, to include a mix of town centre uses such as retail, civic, service and publicly accessible uses at ground floor level. Provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Clonakilty Bay.  | 2.1   |
| Open Space, Sports, Recreation and Amenity |  |       |
| CK O-01                                    | Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.<br><br>*   | 15.65 |
| CK O-02                                    | Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.  | 9.73  |
| CK O-03                                    | Open Space, prominent slope, elevated ridge and landscape features which make a significant contribution to the visual amenity and character of the town.  | 13.65 |
| Community / Utility                        |  |       |
| CK C-01                                    | Community Healthcare Use   | 3.72  |





### 3.3 Bantry

#### Vision and Context

- 3.3.1 Bantry which is the second largest town in the West Cork Municipal District area provides commercial, retail and tourism/leisure facilities for an extensive coastal and inland catchment area. The overall strategy aims to develop Bantry as the primary urban centre and gateway for the western part of Cork. The plan will promote a significant expansion of the population based on an important marine related role, including aquaculture, and key employment functions in the service and tourism industries. It will promote good access to modern shops and services without destroying the unique setting of the town on which its attractiveness to tourists depends.

#### Local Context

- 3.3.2 Bantry is located on the 'Wild Atlantic Way' about 80km west of Cork City, 64km west of Clonakilty and 32km from Skibbereen. It is an important holiday and tourist centre for the scenic and coastal area that surrounds it, conveniently situated to give easy access to Bantry Bay, the Beara and Sheep's Head Peninsulas. The N71 National Route passes through the settlement taking traffic from Cork City to Killarney. In past centuries Bantry was a base for major pilchard fisheries, and was visited by fishing fleets from Spain, France and the Netherlands. Wolfe Tone Square in the town commemorates Theobald Wolfe Tones ill-fated attempted French landing in Bantry Bay of 1796.
- 3.3.3 The town of Bantry is located at the head of a narrow inlet on the eastern shore of Bantry Bay. This inlet is enclosed by steep slopes that provide natural shelter and a dramatic and attractive landscape setting for the town centre. Much of the sloping open land around the town that overlooks Bantry Bay has been designated for its high landscape value. Because of this unique topography and landscape setting, much of the sloping and elevated land around the town centre is unsuitable for development either because of servicing difficulties or because of the contribution that the land makes in its open state to the setting of the town. Bantry House and its gardens are of particular importance and contribute significantly to the setting of the town.
- 3.3.4 The town centre of Bantry contains architectural and urban design features of considerable importance. Wolfe Tone Square is the dominant public space and the most important townscape feature. The contrast between this expanse of open space, its setting and the close-knit Georgian and Victorian shopping streets to the east give the town a special character and charm.
- 3.3.5 Outside of the town centre area of Bantry more recent development has tended to concentrate along the main access routes out of town. This is primarily due to the challenging topography of the area and the relative ease of access from these roads into Bantry town centre. This trend has persisted with linear development in some cases stretching out as far as 2.5km from the town centre which compromises the potential to maintain a compact form and risks damaging the unique setting of the town through unnecessary sprawl. In parallel to this the more gently sloping hills to the south and south west have been increasingly witness to continual pressure for upland development availing of vistas over Bantry Bay.

## Planning Considerations and Proposals

### Population and Housing

- 3.3.6 The 2011 Census of population recorded a total population increase of 39 to 3,348 (1% increase). The County Development Plan sets an overall population target of 5,484 for Bantry which represents a projected population increase of 2,136 persons (or a 64% population increase). The projected household growth for the same period is 1,080 which equates to a need for an additional 1,241 dwelling units.

| Table 3.3: Population and Households 2011-2022 |             |             |             |                  |
|--|-------------|-------------|-------------|------------------|
| Name   | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
| <b>Population</b>                              | 3,309       | 3,348       | 5,484       | 2,136            |
| <b>Households</b>                              | 1,165       | 1,196       | 2,276       | 1,080            |

- 3.3.7 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 378 new dwellings were constructed with the town now containing approximately 1,538 dwellings. Significant growth took place during the period 2005-2010.

| Table 3.4: Bantry Housing Stock 2005-2015 |                |                |
|---|----------------|----------------|
| Dwellings 2005                            | Dwellings 2010 | Dwellings 2015 |
| 1,160                                     | 1,539          | 1,538          |

- 3.3.8 In order to accommodate the population target, an additional 1,242 new housing units will be required. A net housing land requirement of 69ha has been identified to provide this amount of housing. This Plan has made provision for a residential net land supply of approx 100 ha with the capacity to provide approximately 1,393 units. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements of the Municipal District. It is therefore proposed to generally retain the existing residential land supply in Bantry.
- 3.3.9 Much of the development that has taken place in recent years in the town has been single site housing in combination with some more consolidated housing estate developments. None of the existing residentially zoned land was developed during the last local area plan period. Unlike other towns in the area Bantry does not have a significant supply of holiday tourist accommodation. The aim of this Plan is to frame a policy approach in Bantry which increases the range of housing opportunities within the town.
- 3.3.10 The majority of the residential development areas are to be concentrated towards the east of the town away from the more sensitive coastal and upland areas where development could be visually intrusive and potentially conflict with the natural character of the area. The vision proposed in the objectives at both Caherdaniel (R-02) and Knocknamuck (R-07) seeks to promote pedestrian and cyclist permeability and connectivity through all new and existing developments to connect to new housing developments, town centre proposals and community facilities. The planned expansion of residential development in this area will also necessitate the provision of localised neighbourhood and community facilities and an area has been identified at Newtown (R-04) to cater for this requirement.



3.3.11 It should be noted that the level of development proposed for Bantry is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered. Given the constraints with water supply in Bantry, it is not envisaged that significant development can be accommodated within the short term, with a medium term time frame being a more realistic target to deliver 1,393 units. The upgrading of Bantry Water Supply including new source, watermains and new high level reservoir will remove this constraint and allow residential development to be delivered.

## Employment and Economic Activity

- 3.3.12 The overall employment strategy for Bantry as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry. Bantry has developed as a key location for a variety of employment uses. Services and retailing provide a considerable proportion of existing employment while established industries continue to play an important role. Results from the 2011 Census show a daytime working population (resident and non-resident of Bantry) of 1,929 persons, with professional services being the largest industry. In 2011 there were 1,500 persons in Bantry in the workforce and of these, 80.1% or 1,202 persons were at work, although 265 persons were working outside the area.
- 3.3.13 Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Bantry is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marine leisure operations. The strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Bantry Town.
- 3.3.14 The development of a marina and the future use of the railway pier site will play an important role in the provision of marine and mixed use developments around the harbour which will in turn improve the tourism and employment potential of the town. Planning Permission was granted for the development of a 230 berth marina within Bantry Inner Harbour. Work has commenced on phase one of the Inner Harbour Regeneration Project, which will provide a more sheltered harbour environment and marina with increased water depth, the improvement of pier facilities and the provision of a new quayside area which will support and promote marine and tourism activities in the Bantry area. An access slipway to the west of the town serving Whiddy Island and a complementary slipway on the island has been developed.
- 3.3.15 In Bantry there exists future potential to extend a walking route creating access to Black Strand while the area around the Abbey slip may have potential to provide for winter storage and repairs for boats. The plan also supports proposals to develop Cove Strand for amenity purposes. Bantry continues to play a strong role as the primary service centre for the area and the planned population targets determine that this role is likely to continue. Tourism remains a very important component of the local economy.
- 3.3.16 In 2011, there were five sites zoned for Business use and one site for Industrial use representing an overall employment land supply of over 65ha. The majority of this land remains available for development and these zonings have carried forward to this plan. There are relatively few areas suitable for industrial and business development within the existing built up area or close to the town centre given the topographical challenges. Indeed, in the past it was necessary to develop the successful Bantry Enterprise Centre and the Bantry Business Park in locations somewhat remote from the town centre. Therefore, although the main areas identified are in locations that are removed from the existing built up area these are considered appropriate areas for new industrial and business development. Areas specifically earmarked for business related

development seek the consolidation of uses around existing employment clusters and involve the further provision of lands for business related uses at Seafield and the existing Bantry Business Park at Dunbittern.

- 3.3.17 In general the primary location for office based development should be within the town centre or on suitable edge of town centre sites. Non retail office based development where the services provided do not principally require visiting members of the public may be given consideration on lands zoned for Business Uses (where identified). Similarly some of the business lands identified (B-02 and B-03) may be considered suitable for retail warehousing.
- 3.3.18 The potential contribution of the private airstrip close to the town as an economic asset for the region needs to be given consideration during the lifetime of the plan.

## Town Centre

- 3.3.19 The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the delivery of the relief road and off street parking in and around the edge of the town centre.
- 3.3.20 Expanding the amount of pedestrian orientated urban space within the town can have substantial economic benefits for the town and the wider economy of the area. This can have an important social and economic function and contribute significantly to the attractiveness of the town. An overall traffic and transportation plan should be prepared, including a movement strategy for the town centre which would seek to reduce traffic related impacts and enhance pedestrian priority. It is also proposed that such a plan should resolve issues in relation to parking and provide ample parking for the needs of the town. It should also be an objective to prioritise the delivery of the relief road for the town.
- 3.3.21 Some of the development opportunities suggested through the consultation process include provision of a new street/indoor market, potential for the redevelopment of the historic laneways of the town and old cinema site. The current redevelopment of the harbour area in particular will be an important catalyst for the regeneration of the town.

## Retail

- 3.3.22 The Cork County Development Plan, 2014 identifies Bantry as a Large County Town which generally performs important sub county retailing functions and include some major retail chains, particularly convenience. The Plan supports the vitality and viability of such larger towns to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and surrounding catchment area.
- 3.3.23 Bantry functions as an important market town providing retail services to an extensive coastal and inland catchment. The existing Supervalu located on New Street within the town centre is currently the primary convenience supermarket in the town. The other convenience stores in the town centre are Centra and Mace. There is currently no other significant convenience retailing located in the town, although permission was granted for a supermarket of net floor space 2,082 m<sup>2</sup> retail development (comparison and convenience) on lands north of the town on the N71 Bantry-Glengarriff Road. In addition, permission was also granted in the town centre for a discount food store just off Bridge Street (next to the town library). To date, construction has not commenced on either site. Cork County Council has also recently granted permission (currently under Appeal) for

the construction of a supermarket (net retail sales area of 1,672 m<sup>2</sup>) on the T-02 town centre expansion site.

- 3.3.24 Bantry town has a significant convenience floorspace shortfall which has led to substantial retail leakage to other centres. The variety of smaller retail units within the existing town contributes significantly to the comparison floorspace level and this contributes to the vitality and viability of the existing town centre. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 2,140 m<sup>2</sup> of convenience gross floor space and 5,750 m<sup>2</sup> of comparison gross floorspace in Bantry Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.2 m<sup>2</sup> which compares unfavourably with other similar sized towns in the County.
- 3.3.25 Over the years, through the granting of planning permission the Council has demonstrated its commitment to expanding retail within the town but decisions show that there is a challenge to plan more comprehensively to incorporate this form of development within the urban fabric of the town. The plan acknowledges lessons learned in recent decisions regarding the possible impact of retail development at the edge of the town on the future viability of its centre.
- 3.3.26 Realising the potential of the town centre, the previous local area plan has identified an expanded town centre area within or adjoining which there are reasonable opportunities for new convenience and comparison retail development. The grant of permission for a discount food store in the town centre is a useful first step towards this and demonstrates that difficulties can be overcome and that the town centre remains an appropriate location for modern forms of new convenience and comparison retailing.
- 3.3.27 The town centre and adjoining areas continue to remain the most appropriate location for future retail development and it is important that its vitality and viability is maintained. The expanded town centre area will support this role and continue to provide opportunities to meet some of the future convenience retail needs of the town. The rationale in the expansion of the town centre zoning was that it included a choice of brownfield sites with the potential to accommodate new retail development. The design and scale of proposed retail developments should have regard to the size of existing town centre and edge of centre sites.
- 3.3.28 The town centre has historically focussed on the area around the town square, the heart of Bantry, where much of the existing retailing still occurs. In looking for new directions to expand the town centre, constraints in relation to topography dictated that further expansion was inappropriate to the north and south of the square. However lands to the west (fronting onto the harbour) zoned T-02 provide a potential opportunity site with the advantage of direct proximity to the Wolfe Tone Square, and as the only generally level area of land within or adjoining the town centre it would be a logical place to facilitate the natural extension of the town centre. The Council will encourage the development of these lands with a mix of town centre uses on the overall site including convenience retail, offices and marine related uses to include an iconic building located at the seaward end of the overall site. The Council would also support the provision of a civic building such as a theatre on part of the T-02 site.
- 3.3.29 It is important to note that the existing surface car park at this location continues to play a role serving the town centre. The adjoining Council Depot is the site of the main foul sewerage pumping station serving Bantry Town. This significant piece of public infrastructure would be difficult to relocate without incurring significant costs. There have been preliminary discussions regarding the relocation of the oil depot and it is acknowledged by the stakeholders that the development of higher value uses within the T-02 site could expedite the relocation of this inappropriate use.
- 3.3.30 The other logical area to expand the town centre is along the Glengarriff road, to include brownfield lands around the Boys Club. It is acknowledged however that while these lands are

closer to the core retail area of the town, it is currently in civic / institutional use and could have topographical, access and ownership issues which would firstly need to be resolved.

- 3.3.31 If additional convenience retail development does not take place within the lifetime of this plan retail leakage to other centres is likely to continue. If convenience retail development cannot be easily accommodated within the expanded town centre and it can be demonstrated that no town centre or edge of town centre sites are suitable, viable or available then consideration should be given to alternative out of centre sites. There are a number of out of centre sites which could realistically facilitate such retail development. These sites include the Wolfe Tone Park and adjoining lands to the east.

### Retail Warehousing

- 3.3.32 The wide catchment of Bantry requires that adequate provision should be made for retail warehousing. While the Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing there are immediate difficulties in identifying suitable edge of centre sites in the town of Bantry. The town centre itself is already relatively compact while much of the lands outside of the town centre are topographically challenging or have restricted accessibility. Visual and amenity considerations rule out the potential of other sites.
- 3.3.33 In terms of retail warehousing, a number of comparison retailers presently located in the town centre have expressed interest in relocating to larger premises. Such retail warehouses often require extensive areas of showroom space grouped around a common car park. By their nature, retail warehouses necessitate usage of the car and often town centre locations are unsuitable. The challenge for this plan is to identify areas where such uses can be appropriately located.
- 3.3.34 The present difficulties with congestion around the town centre imply that bringing further HGV traffic associated with retail warehousing through the town centre in the medium to long term would not be the best strategy. To this end, and considering the lack of suitable sites to the east it is suggested that the west or south west of the town present themselves as the most logical locations for retail warehousing type development in the town.
- 3.3.35 Looking towards the west of the town, it is evident that there are two immediate choices which present themselves as suitable lands for retail warehousing options. Lands at Seafield (B-02 zoning) are the closest in terms of proximity to the town centre however there are accessibility issues from the east which are likely to remain until such time as a relief road for the town is realised. In the interim lands at Dunbittern (Bantry Business Park, B-03 zoning) present themselves as an option for retail warehousing development. The advantage of the B-03 site is that it is less constrained in terms of access although B-02 may be the most appropriate site for such uses in the medium to longer term.

### Neighbourhood Centre

- 3.3.36 The Council have also identified a site for a Neighbourhood centre to the north east of the town centre within the R-04 site. This site is centrally located to serve the existing surrounding residential areas and also the residential areas proposed for this part of the town. This Neighbourhood centre could consist of a small group of shops, comprising a newsagent, small supermarket/general grocery store, sub post office and other small shops of a local nature serving a small localised catchment population along with appropriate community facilities.

## Regeneration Areas

3.3.37 This plan has identified two regeneration areas, the former Sisters of Mercy Convent site and the Inner Harbour site on the southern quay opposite the existing hotel, both of which are important strategic opportunities for the future development of the town.

**Table 3.5: Regeneration Areas in Bantry**

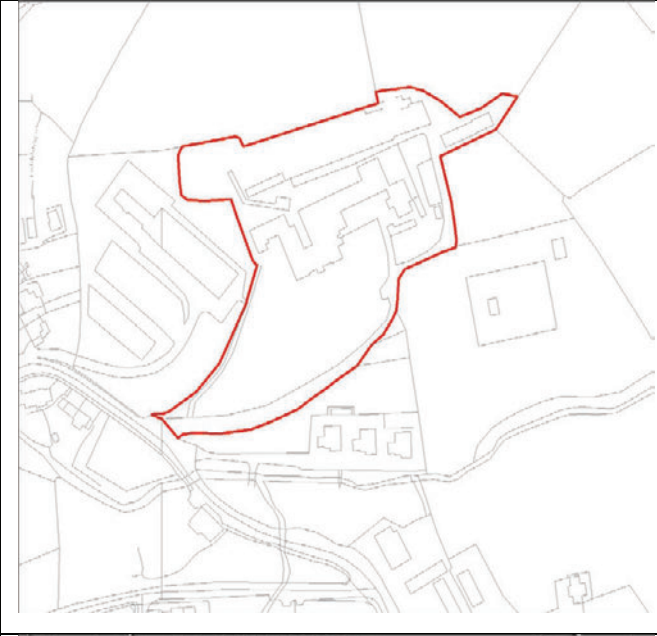
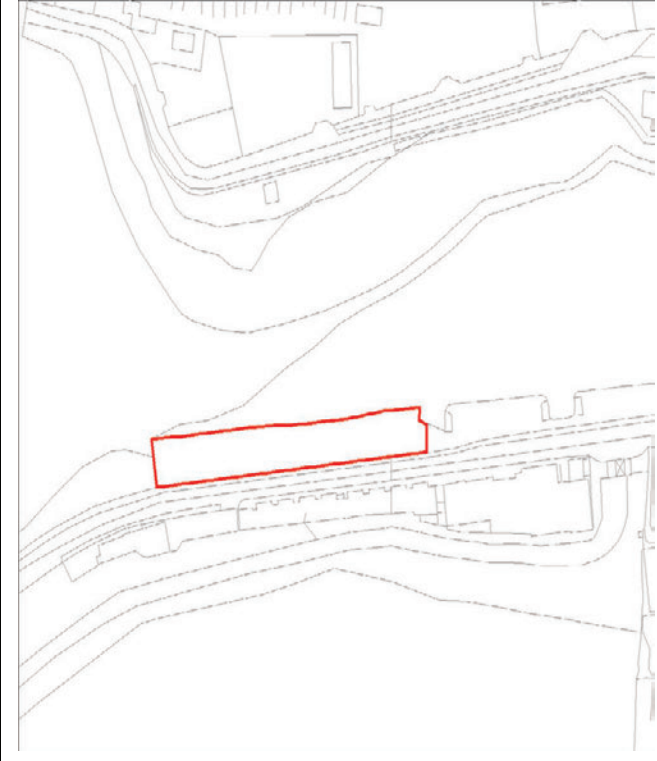
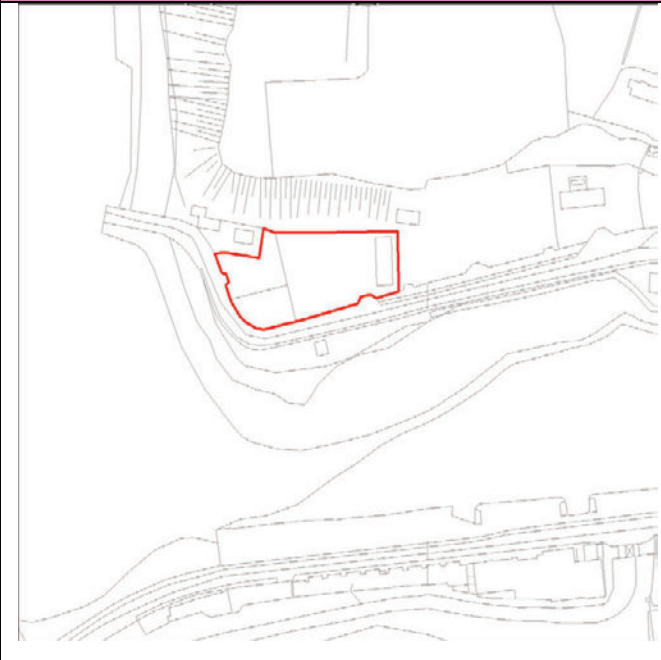
| Map of Regeneration Areas   | Number and Description   |
|---|--|
|   | <p><b>BY-RA-01: Former Sisters of Mercy Convent site</b></p> <p>This site consisting of extensive convent buildings and former gardens located on a very elevated and prominent position overlooking the town and Bantry Bay require regeneration. The buildings are of some architectural merit and are currently listed on the Record of Protected Structures. The convent is currently in a state of significant disrepair and the Council would support a wide range of potential uses that would utilise the potential of the existing buildings and their attractive setting, such as residential, community or tourism related either as a single use or as part of an integrated mixed-use development.</p>  |
|  | <p><b>BY-RA-02: Southern Inner Harbour Site overlooking Bantry Bay</b></p> <p>This site on the southern quay opposite the existing hotel impacts adversely on the visual amenities on the main approach road into the town and therefore has been identified as an area requiring regeneration. Any development on this site should be of a very high standard contemporary architectural design, given the visual sensitivity of the site, having regard to its prominent location and setting in the town overlooking the harbour. The Council will encourage proposals for the provision of services for members of the public such as recreational, amenity, tourist retail, marine related, and restaurant uses that will complement and enhance this sites attractive setting, and contribute both to the architectural character and public realm offering in the town.</p> |



Table 3.5: Regeneration Areas in Bantry

| Map of Regeneration Areas   | Number and Description  |
|---|---|
|  | <p><b>BY-RA-03: Northern Inner Harbour Site overlooking Bantry Bay</b></p> <p>This site on the northern quay which provides for the natural extension of Bantry town centre has been identified as an area requiring regeneration. Any development on this site should provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Bantry Bay. The Council will encourage a mix of uses for the site such as convenience retail, specialist marine and marine related activities, leisure tourism uses, community uses, restaurants, offices, and residential development. Any development proposal should have regard to the existing and proposed marine related activities and to the overall development of the T-01 site.</p> |

## Community Facilities

- 3.3.38 Bantry has a range of community facilities including a General Hospital, Nursing Home, Garda and Fire stations. The town also has a public library, modern cinema, art gallery, community centre and churches. There are four primary schools and a newly built co-educational and multi-denominational Community College in the town. The County Development Plan notes that the further expansion of primary school sites will be based on the population growth. A site has been identified on R-04 lands to provide an additional 16 classroom primary school, on the basis of population and household growth envisaged over the plan period.
- 3.3.39 Over the lifetime of the plan it is proposed that the range of educational, sporting and community facilities be expanded. New schools are to be provided while the development of further active recreation is supported. In principle there is no objection to the provision of community facilities within residential areas and a location in the R-04 zoning has been identified where a neighbourhood centre and community facilities can be provided in conjunction with residential uses.
- 3.3.40 There are a number of sporting facilities and clubs in Bantry including the GAA, rugby, soccer, sailing and golf. The town is popular for marine leisure activities and is also well catered for in terms of passive recreation with coastal walking routes. This Plan has designated substantial areas of open space for active and informal public recreation. This Plan will seek to place greater emphasis on the development of recreational amenities, particularly the development of new pedestrian walks, cycle ways and connections with open space areas and the town centre in order to further optimise the benefits of the town's natural amenities for the people of Bantry. Consideration needs to be given to the provision of further active recreational area and the upgrading and provision of modern sporting facilities is necessary in the future to allow for field sports, athletics and basketball.
- 3.3.41 Bantry is designated as a category one cycling hub under Fáilte Ireland's Irish Cycle Tourism Strategy which has resulted in work commencing on the development of looped cycling routes. It is



also important that complementary facilities are provided in the town. The feasibility of a dedicated Bantry to Glengarriff cycling route adjoining the N71 on the 'Wild Atlantic Way' should be investigated during the lifetime of the plan.

## Infrastructure

### Road Infrastructure and Public Transport

- 3.3.42 Bantry town suffers from traffic congestion caused by movement and various turning manoeuvres of vehicles through the compact town centre, including HGV traffic on the N71 which passes through the town. The town would benefit from the preparation of a traffic study to determine the transport infrastructure improvements and policy measures required to accommodate the anticipated future expansion of the town. It has been a long-standing objective in previous plans to remove through traffic from the town via the provision of a relief road and the new plan will continue to pursue this objective. There are also opportunities to rationalise parking at key town centre locations, de-cluttering the street of multiple signage/street furniture, improving pedestrian links between key destinations and introducing soft landscaping to enhance the streetscape;
- 3.3.43 This plan will seek to promote cycling and walking as the primary transport modes within the town centre, to further improve footpath provision within the town centre and support the provision of cycle routes and cycle parking facilities where appropriate. This plan aims to deliver a high quality, attractive and safe pedestrian environment reflective of its status as a significant tourism destination within the region.
- 3.3.44 Bantry has an expressway bus service which regularly serves Cork City to Castletownbere. Whiddy Island, in the bay, is served by a regular car ferry service. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential cruise liner and other tourist related traffic. During the lifetime of the plan the Council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.

### Water Supply

- 3.3.45 Bantry receives its drinking water from the Bantry Water Supply which is presently at its limit. The existing Bantry Water Supply does not have the capacity and infrastructure to provide an adequate water supply to accommodate proposed development in Bantry and also to provide a supply to the higher areas. The upgrading of Bantry Water Supply including new source, watermains and new high level reservoir is required. The "Bantry Water Supply Scheme – Impoundment, Reservoirs and Network" is presently being reviewed by Irish Water.

### Waste Water

- 3.3.46 The wastewater in Bantry is conveyed via a largely combined sewer system to the Bantry Waste Water Treatment Plant (WWTP) (capacity 6000 p.e.). There are issues in relation to the sewer network and existing culverts and upgrading of the sewer network is required. Some extensions to the network may also be required. While there is spare capacity in the Bantry WWTP, upgrading of the treatment plan will be required to provide adequate capacity to cater for proposed development in Bantry. The "Bantry Sewerage Scheme" which deals with sewer/culvert issues is presently being reviewed by Irish Water. There is presently no scheme relating to the upgrading of the Bantry WWTP.

### Surface Water

- 3.3.47 There are existing surface water capacity issues with the Mill River and the existing surface water culverts in the town centre need to be upgraded.

### Flooding

- 3.3.48 Parts of Bantry have been identified as being at risk of flooding. The areas at risk in particular follow the path of the Mealagh River through the town and include other smaller watercourses and tributaries. Bantry also has a tidal flooding problem with coastal areas identified as at risk. There are also problems with the poor structural condition and flow capacity of culverts in the town. More detailed information on the approach to flooding and how development proposals in areas at risk of flooding will be assessed is given in Section One of this Plan and within the Guidelines for Planning Authorities 'The Planning System and Flood Risk Management,' issued by the Minister of the Environment, Heritage and Local Government in 2009.

## Environment and Heritage

### Natural Heritage

- 3.3.49 There are no nature conservation sites either within or directly adjoining the current development boundary of the town. The attractive setting of the town in Bantry Bay is a key draw for visitors to the area and protection of this is paramount to the future of the local tourism industry. Bantry is located in an area of the county which is designated as a High Value Landscape in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are a number of designated scenic routes in or close to Bantry. These include the S30, S92, S93, S108, S110 and S111. Of particular concern has been the haphazard sprawl of the town upwards to the south west in particularly elevated locations. The plan has been prepared to generally avoid further extensive upland development particularly where it occurs beyond the limit of the 80 metre contour line.

### Built Heritage

- 3.3.50 There are three designated Architectural Conservation Area's (Chapel Conservation Area, Barrack Street Conservation Area, Public and Commercial Centre Conservation Area) in the town which cover much of town centre, including Wolfe Tone Square. Details of this can be found in Volume 4 of the Cork County Development Plan 2014. Throughout the town as a whole, there are over 40 buildings or other structures entered in the Record of Protected Structures. Bantry House and gardens represent the most impressive of these and are a particularly important visitor attraction for the town.

### Bantry House

- 3.3.51 The association of Bantry House with the town is extremely important. The house represents a jewel in the heritage of the town and together with its gardens and setting are of international renown and a perfect complement to the attractive town centre. The house attracts significant numbers of visitors per year and for many of these visitors Bantry House is the primary reason for their visit to Bantry and to West Cork. The house is also an important recreational amenity for locals and visitors. The house and gardens are open to the public to enjoy with self guided tours of the house, accommodation is available on a B&B basis within the house or self catering in the gate lodge, civil weddings and functions are catered for, there is a tearoom, musical events/festivals take place throughout the year, country courses on basketry, bee keeping, vegetable growing, poultry, working horses, seed saving and orchards are run, and other special events are also held.

- 3.3.52 The synergistic role of the town and house may need to be strengthened to ensure its viability is maintained into the future however this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Bantry House and enhancing its role is critical component in the success of the town. The house and gardens are of national and international importance and has been open to the public since 1946. The house is still owned and lived in by the Shelswel-White family, who are direct descendants of Richard White (1st Earl of Bantry), and his family. The house and gardens present opportunities for reuse/refurbishment of existing buildings, tourist retail, sign posted garden walks, sculpture trail, events centre, themed events, children's playground/activity centre and vegetable gardens. The preference will be for the reuse and refurbishment of existing structures and buildings rather than new buildings.

### Open Space and Recreation

- 3.3.53 Generally Bantry is well catered for in terms of passive recreation with coastal walking routes and small urban spaces however consideration needs to be given to the provision of further active recreational areas. The town and its rural hinterland could benefit from the addition of a modern sports complex including leisure facilities and running track. The dramatic location, setting and topography of Bantry provide a range of different landscape experiences for both visitor and tourist alike. This plan seeks to link areas of current and future passive and active recreation within a dedicated network of open space creating a pedestrian and cyclist friendly environment and maintaining the key landscape features which contribute to the identity and sense of place of Bantry.
- 3.3.54 Bantry has two heritage trails which take in a varied range of stop-offs, ranging from St. Brendan's Church to the Mill Wheel, the Presbytery Pillar to Garryvurcha Church & Graveyard. The Bantry Blueway Trail offers a variety of looped water trails around Bantry Harbour. The network includes launch points, seven stop-offs, camping locations, and several points of interest starting at Abbey Slipway, and taking in Whiddy Island before moving across to Reenbeg Point and back via Railway Pier.

### Seveso Sites

- 3.3.55 Whiddy Island contains a Seveso site (Phillips 66 Bantry Terminals Ltd) which is the location for the national strategic oil reserve. The terminal is working to full capacity and sees up to forty ships berth every year.

## General Objectives

3.3.56 The following general objectives shall apply to all development within the development boundary of Bantry.

| Local Area Plan Objective<br>General Objectives for Bantry |   |
|--|---|
| Objective No.  |   |
| BT-GO-01   | Plan for development to enable Bantry to achieve its target population of 5,484.  |
| BT-GO-02   | Provision of adequate water and wastewater infrastructure to service lands and ensure the town achieves its growth targets over the lifetime of this Plan.  |
| BT-GO-03   | Prepare a Transportation, Pedestrian Movement and Public Realm Strategy for the town during the lifetime of the Plan.   |
| BT-GO-04   | Prioritise the development of a relief road for the town as a priority in promoting town centre improvements (including increased emphasis on pedestrian priority).   |
| BT-GO-05   | Support the implementation of the Inner Harbour Regeneration Project.   |
| BT-GO-06   | Support the preparation and implementation of a Harbour Management Plan for the harbour area. Support the development of marine leisure proposals generally in Bantry which are in line with securing the objectives of the Marine Leisure Strategy which designates Bantry as a primary hub.   |
| BT-GO-07   | Recognise the strategic importance of Bantry House as a key tourist attraction for West Cork and the Region. Work with the owners to increase the attractiveness of the house and its setting, to protect and conserve the house and work with local and national stakeholders to achieve the desired outcomes.                                   |
| BT-GO-08   | Encourage the provision of further community facilities within the town. The council will support appropriate alternative uses for the former school sites having regard to the importance of the buildings and their visual setting.   |
| BT-GO-09   | Support and promote: <ul style="list-style-type: none"> <li>- General improvements to the public realm including pedestrianisation,</li> <li>- The refurbishment/upgrading of historic laneways,</li> <li>- The provision of an indoor market,</li> <li>- Redevelopment of brownfield sites including the harbour and old cinema site.</li> </ul> |
| BT-GO-10   | Maintain and enhance the attractive coastal setting and landscape character of the town and further extensive upland development will be discouraged. A visual impact assessment may be required for development in areas of significant and sensitive landscape character.   |

## Specific Objectives

3.3.57 The specific zoning objectives for Bantry are set out in the following table:

| Local Area Plan Objective<br>Specific Development Objectives for Bantry |  |                         |                   |
|---|--|-------------------------|-------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |                   |
| Objective No.   |  |                         | Approx. Area (Ha) |
| Residential   |  |                         |                   |
| BT R-01   | Medium B Density Residential Development including serviced sites. *   |                         | 0.8               |
| BT R-02   | Medium B Density Residential Development including some serviced sites. Provision of centralised open space/amenity area, pedestrian/cycling linkages to adjoining residential sites and the Mealagh River Valley. *   |                         | 19.5              |
| BT R-03   | Medium B Density Residential Development to include the provision of a local access road. Development should be set back and ridge heights shall generally not break the skyline to the west in order to protect the visual setting of the town. Retention of hedgerows and extensive landscaping will be a prerequisite to any development proposals. Provision should be made for linkages to the nearby Mealagh river valley walkway.   |                         | 17.3              |
| BT R-04   | Medium B Density Residential Development with provision for a neighbourhood centre and community facilities, including 16 classroom primary school, on the western part of the lands and fronting onto existing public roads. Provision of pedestrian/cycling links to surrounding existing and planned residential areas and the Mealagh River Valley. *  |                         | 10.7              |
| BT R-05   | Medium B Density Residential Development including serviced sites. Provision of pedestrian/cycling linkages to adjoining residential sites. *  |                         | 3.5               |
| BT R-06   | Medium B Density Residential Development with provision for link road connecting the site with the R-08 to the south. Provision for pedestrian/cycling linkages to the town centre to be included in any proposal. In general no buildings shall be visible on the skyline and in-depth planting shall be provided along the entire southern and western boundaries. All existing hedgerows/trees retained and augmented. Any proposals for development of the site to be accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town. |                         | 8.2               |

|                 |   |      |
|-----------------|---|------|
| BT R-07         | Medium B Density Residential Development. Provide for extensive areas of open space, avoiding hilltop development and include a proportion of serviced sites as part of an overall development framework. Provision of pedestrian/cycling linkages within and to surrounding residential areas to be included.<br><br>*   | 28.5 |
| BT R-08         | Medium B Density Residential Development with provision for link road connecting site with R-06 to north. Provision for pedestrian/cycling linkages to the town centre included in any proposal. Housing set back from the western boundary should be predominantly single storey in nature where it is close to the existing development boundary. Hedgerow and tree line to west retained and augmented in order to protect the visual setting of the town and bay area. Any proposals for development of the site accompanied by a detailed visual analysis and landscaping plan for the entire site in order to protect the visual setting of the town. | 5.1  |
| BT R-10         | Medium B Density Residential Development including serviced sites.  | 1.3  |
| BT R-11         | Medium B Density Residential Development including serviced sites. Proposals should be accompanied by a comprehensive landscaping scheme which seeks to retain and augment existing boundaries. Development proposals accompanied by a detailed visual impact assessment where appropriate.   | 6.4  |
| BT R-12         | Medium B Density Residential Development.   | 0.2  |
| BT R-13         | Medium B Density Residential Development including community housing.   | 4.0  |
| BT R-14         | Medium B Density Residential Development including individual serviced sites.   | 2.3  |
| <b>Industry</b> |   |      |
| BT I-01         | Industry and/or warehousing and distribution subject to acceptable layout.<br><br>Λ*  | 13.6 |
| <b>Business</b> |   |      |
| BT B-01         | Business Development. Comprehensive landscape screening shall be retained and provided to the northern boundary of the site to protect the visual sensitivity of the Mealagh valley.<br><br>*   | 5.8  |

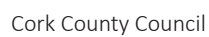


|                    |   |      |
|--------------------|---|------|
| BT B-02            | Business Development and small scale residential development (Medium B Density Residential Development) adjoining existing residential area to the east. High quality retail warehousing will be considered within business park environment.<br>*  | 18.5 |
| BT B-03            | Business Development. Retail warehousing and petrol filling station may be acceptable uses in this location. ^  | 7.1  |
| BT B-04            | Business Development. ^   | 12.7 |
| BT B-05            | Business Development. ^   | 7.9  |
| <b>Town Centre</b> |   |      |
| BT T-01            | Town Centre. Promote the Town Centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.<br>*  | 13.7 |
| BT T-02            | Town Centre. Provide for the natural extension of Bantry town centre on this opportunity site including a mix of uses for the overall site such as convenience retail, specialist marine and marine related activities, leisure tourism uses, community uses, restaurants, offices, and residential development. The Council will encourage the incremental development of the site over time. Any development proposal should have regard to the existing and proposed marine related activities. The development of the lands shall provide for buildings of a high architectural standard which have regard to the setting of the town and the sites location overlooking Bantry Bay.<br>* | 3.4  |
| <b>Community</b>   |   |      |
| BT C-01            | Community with specific objective for healthcare and community facilities.  | 1.6  |
| BT C-02            | Community lands reserved for hospital.  | 2.5  |
| <b>Utilities</b>   |   |      |
| BT U-01            | Proposed pedestrian walking route.  | -    |
| BT U-02            | Proposed local access road to link through existing estate and access opposite R-04.  | -    |
| BT U-03            | Proposed Relief Road.   | -    |

|   |   |     |
|---|---|-----|
| BT U-04   | Road Improvements.  | -   |
| BT U-05   | Proposed Relief Road.   | -   |
| BT U-06   | Identify Route for Proposed Road including pedestrian and cyclist links during the lifetime of the plan to connect from the U-05 relief road to proposed Seafield Business Park.  | -   |
| BT U-07   | Seek the Upgrading of Existing Surface Water Culverts along the existing Mill River to deal with present surface water capacity issues.   | -   |
| BT U-08   | Establish and develop a network of pedestrian/cycling routes through the town of Bantry linking the key current recreational and tourist amenities to those areas in which future development is planned.   |     |
| <b>Open Space, Sports, Recreation and Amenity</b> |   |     |
| BT O-01   | Open Space. Ridge protection of lands which contribute to the setting of the town. Lands to remain predominantly open in character.<br>*  | 27  |
| BT O-02   | Open Space. Prominent slope to be protected for its significant contribution to the landscape setting of the town and its value for local visual and recreational amenity.  | 2.6 |
| BT O-03   | Open Space, including the Peace Park, providing visual amenity and informal public recreation. Retain and promote openness, seating, trees and shrubs.  | 0.9 |
| BT O-04   | Open Space in residential area to be protected because of the contribution it makes to the setting.   | 0.4 |
| BT O-05   | Open Space to remain predominantly open in character with potential for pocket park/recreational area/viewing point for the town.   | 5   |
| BT O-06   | Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.  | 20  |
| BT O-07   | Open Space-Bantry House.<br><br>a) To protect the open space which is of great landscape importance while providing private and semi-public recreational space around Bantry House. Retain and enhance the general openness, dominance of trees, and parkland quality of the gardens which are integral to the setting of Bantry House.<br><br>b) Support and encourage the conservation and maintenance of Bantry House and gardens through provision of expert advice and guidance.<br><br>c) Any new development proposals should be compatible with the existing uses of the house and gardens and contribute to the achievement of objective (a) above.<br>* | 35  |

|                             |  |      |
|-----------------------------|--|------|
| BT O-08                     | Open Space to be protected from built development for its important contribution to the landscape, setting and visual amenity of the town.   | 10.4 |
| BT O-09                     | Support and facilitate the development of allotments within or close to the development boundary of Bantry.  |      |
| <b>Special Policy Areas</b> |  |      |
| BT X-01                     | Special Policy Area. Support the redevelopment of this site for residential, community or tourism related uses. Any development on this site should have regard in particular to the distinctive topography of this prominent site which contributes to the visual amenity of the town and the importance of the existing buildings and their setting. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town.   | 1.7  |
| BT X-02                     | <p>Special Policy Area. Support the redevelopment of the Inner Harbour for recreational, amenity, tourist, marina related and restaurant use.</p> <p>A very high standard of design is required, both in terms of appearance and relationship to adjoining activities.</p> <p>The visual and heritage sensitivities of the area will need careful consideration having regard to the setting of the town and the sites location overlooking Bantry Bay.</p> <p>Any development should avoid prejudicing existing and future marine related activities.</p> <p><b>*</b></p> | 7.0  |





## 3.4 Skibbereen

### Vision and Context

- 3.4.1 Skibbereen is one of the key county towns in the West Cork Municipal District. As a growth/development centre, it performs an important employment, service and social function for an extensive rural hinterland. The Plan recognises the need to provide a better balance of development in Skibbereen and its hinterland so that the town can maximize its potential to attract new investment in employment, services and public transport.

### Local Context

- 3.4.2 Skibbereen is located on the N71 approximately 30km west of Clonakilty and approximately 30km south-west of Dunmanway. The town is an important service, employment; retail and tourism centre and also acts as an important access point to a number of the West Cork Islands. Skibbereen which has 'Heritage Town' status enjoys a fine townscape and an attractive landscape setting. The River Ilen and its floodplain are located to the north.
- 3.4.3 In 1601, Skibbereen was only a little hamlet and far less important than the town of Baltimore. However, in the seventeenth and in particular the eighteenth century the town grew in importance. This nineteenth century layout is still evident today and provides a distinctive urban structure to the town. The settlement extends along the arterial route network and is physically defined by the Ilen River to the north, the elevated land surrounding Mardyke House to the west and the elevated area known as The Rock and identified as a Fair Green to the east. The traditional street pattern remains centered on North Street and Main Street, extending along Bridge Street as far as Kennedy Bridge. The importance of the Ilen River and quays is immediately obvious as the built form extended along the southern bank of the river before moving southwards. The court house and national school were located at the northern end of North Street and this pattern continues today where most of the civic buildings remain and operate. The Square still remains a focal point and information hub in the town today and accommodates the Town Hall. Perhaps the most significant change in the traditional street pattern has been the movement of the town in a southern direction along Townshend Street and Market Street, away from the river which was once the mainstay of life in the town.

## Planning Considerations and Proposals

### Population and Housing

- 3.4.4 The 2011 Census of population recorded a total population increase of 332 to 2,670 (12% increase). The County Development Plan sets an overall population target of 3,035 for Skibbereen for the year 2022 which represents a projected population increase of 365 persons (or a 14% population increase).

**Table 3.6: Skibbereen Population and Households 2011-2022**

| Name       | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
|------------|-------------|-------------|-------------|------------------|
| Population | 2338        | 2670        | 3035        | 365              |
| Households | 823         | 954         | 1259        | 306              |



- 3.4.5 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 596 new dwellings were constructed in the town with Skibbereen now containing approximately 1,623 dwellings. Significant growth took place during the period 2005-2010.

| Table 3.7 Skibbereen Housing Stock 2005-2015 |                |                |
|--|----------------|----------------|
| Dwellings 2005                               | Dwellings 2010 | Dwellings 2015 |
| 1029   | 1570           | 1623           |

- 3.4.6 In order to accommodate the population target proposed for Skibbereen, an additional 332 new housing units will be required. While the total land supply proposed of approximately 77ha is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be significantly lower than expected due to the topography of some sites and the need to provide land for the relief road in parallel with proposed residential development. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements.

## Employment and Economic Activity

- 3.4.7 The overall employment strategy for Skibbereen as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.
- 3.4.8 This plan aims to enhance, encourage and facilitate additional employment opportunities over the plan period and supports the development of Skibbereen as a:
- Main Settlement and key economic and service provider to a large rural hinterland.
  - Centre of electronic and digital commerce with the appropriate telecommunications and broadband infrastructure.
  - Desirable and attractive tourism centre, particularly with regard to untapped tourism potential.
  - Centre capable of attracting and accommodating new service industry to the town.
- 3.4.9 There are three Industrial / Business clusters located to the north (Marsh Road), west (Upper Bridge Street) and south-east (Castletownsend Road) of the town. The service sector is the largest employer in the town. Manufacturing industry in Skibbereen consists of light engineering, food/dairy products and furniture manufacturing. Results from the 2011 Census show a daytime working population (resident and non-resident) of Skibbereen of 1471 persons, with non manual being the largest sector. In 2011 there were 1278 persons living in Skibbereen in the labour force and of these 77.2 per cent / 987 persons were at work.
- 3.4.10 It is necessary to create an environment of well-planned land uses, which in turn creates a favourable climate for investment. The town with its recent improvements to water and sanitary infrastructure and developing digital economy will be in a key position to take advantage of future opportunities. The development of an economic growth centre to the north east of the town, serviced by the proposed new distributor road linking High Street with the N71 is key element in the proposed employment land use strategy in this Plan. The purpose of this economic growth centre is to establish high profile sites within easy reach of the town centre, significant residential



areas and amenities. It also provides an opportunity to integrate land use with transportation, ensuring enhanced transport options for employees

- 3.4.11 The town has a prominent role within the region as a county town and key economic and service provider. Already a centre for public administration and services, Skibbereen is an attractive location for investment because it is situated on a good regional road network, has an airport within one hour's drive (Cork Airport), has excellent broadband facilities as well as adult and further educational training facilities. Skibbereen is situated in a particularly attractive area with excellent scenery, heritage and attractions and offers good quality of life which is an important issue to companies and their employees. Skibbereen also provides access to good health, recreation, leisure and cultural facilities which are important considerations to potential new employers in the town.
- 3.4.12 The previous Local Area Plan zoned 5 sites totalling almost 50 hectares for business and industrial use. The Skibbereen Town Development Plan 2009 also identified significant portions of Enterprise / Industry and Commercial Land for employment purposes. This plan has reviewed the availability and suitability of the current employment land supply in Skibbereen and some adjustments have been made to reflect areas which were developed and areas identified as being at risk of flooding. This plan has identified additional business land to the north east of the town to facilitate the development of an economic growth centre, which is a key element in the proposed employment land use strategy for this Plan.

### Digital Economy

- 3.4.13 Skibbereen is embracing the digital age as illustrated by the recent establishment of the new Ludgate Digital Hub in the town. The Ludgate Hub is located in the refurbished Old Bakery building and will provide approximately 10,000 sq foot of space, providing 1000MB of uncontested internet connection suitable for any digital enabled business. The Council will continue to support the Ludgate Digital Hub, which will provide resources to local entrepreneurs and innovators, facilitate the development of digital jobs in the town and promote economic development in the wider region.

### Tourism

- 3.4.14 The town of Skibbereen is promoted as the 'Hub' of West Cork and centre for tourist activities of a wide region. The town is promoted as an ideal base from which to discover the choice of beautiful fishing villages, to experience Ireland's first Marine Nature Reserve on Lough Hyne and to enjoy various recreational and sporting activities and as a gateway to the West Cork Islands. Whilst Skibbereen town itself is promoted having regard to its historical context and the Irish Famine, the Heritage Centre and the West Cork Arts Centre, this plan recognises that there is potential to further enhance the tourism product of the town.
- 3.4.15 The development of a number of attractions in the area of arts and culture have reinforced Skibbereen's role in the area of tourism over recent years. The Heritage Centre on the old gasworks site is a significant attraction in Skibbereen and many visitors come to research the genealogy information available. The Great Famine Commemoration Exhibition in the centre is a popular tourist attraction. In addition, the Lough Hyne Visitor Centre explores the unique nature of this salt water marine lake, Ireland's first Marine Nature Reserve.
- 3.4.16 The West Cork Arts Centre is a unique concept to the town of Skibbereen and one that needs to be further promoted. The centre was established in 1985 and is a publicly funded arts facility that creates opportunities for the people of West Cork and its visitors to have access to, and engagement with, local and global arts practice of excellence. It is a resource and development agency, providing expertise and physical and human resources to assist artists, other arts organisations, groups and individuals to realise arts projects and has education at its core. The

opening of the new facility in 2014 with an expanded capacity for holding visual art exhibitions is a significant addition to the cultural infrastructure of the region.

- 3.4.17 There are a number of historical and protected buildings around the town that are of significance including St. Patrick's Cathedral, and the Court House. Skibbereen is host to a number of festivals including the Arts Festival held in July, A Taste of West Cork Food Festival and various other festivals including for children and music.
- 3.4.18 Skibbereen has also benefited from Failte Irelands cycling strategy which designated a number of cycling hub towns developing day and half day signed looped cycling routes in a number of centres around the country including Skibbereen. There are further opportunities to develop the Civic/Cultural Quarter and to promote it as a significant tourist attraction. There are also opportunities within the town centre to further improve the tourism product in relation to the provision of restaurants and cafés. The Council acknowledges the contribution of public art to the urban landscape and will encourage the provision and installation of public art in various forms and media throughout the town.
- 3.4.19 Cork County Council has recently developed the 'Ilén River Blue Way' which is a water activity trail from Skibbereen to Baltimore. This trail is the first Blueway developed by Cork County Council and is a relatively new concept in Ireland regarded by Failte Ireland as being a significant added attraction for tourists to experience the area from the water and also to extend their stay. A Blueway is a recreational water activity developed for use by non-motorised water activity enthusiasts and is defined by trail heads, with dedicated parking, craft loading and unloading areas, access and egress points and readily available trail information. The 'Ilén River Blue Way' is divided into three sections; the beginners trail of 2.7km from Skibbereen to Deelish Pier, the intermediate trail of 6km from Deelish Pier to Glebe Graveyard and the advanced trail of 8.6km to Glebe Graveyard.
- 3.4.20 A need has been identified for an additional hotel in Skibbereen that would offer a full range of facilities including a leisure centre, conference facilities and high quality tourism accommodation. The preferred location would be close to the town centre where the widest commercial, economic and social benefits would be derived. However, it might not be appropriate to restrict the options of a potential developer to a single location. Therefore, in order to allow flexibility for potential investors, a site specific zoning has not been made for a new hotel in this Plan. However, to add to the range of options, the zoning maps indicate a potential location on the Baltimore Road (zoned Business use) at the edge of the development boundary, which is just about at walking distance from the town centre. The established Liss Ard Estate (including Liss Ard House and Lake Lodge) on the Castlehaven Road with its particularly attractive setting also offers scope for development of this kind.

### **Liss Ard Estate**

- 3.4.21 The Liss Ard Estate is located 1.5km to the south east of Skibbereen within the Town Green Belt. The estate and its country manor house date back to the 19th century to when the O'Donovan's first acquired the estate. The estate is set within 200 acres of woodland and exquisite gardens with its own 70 acre lake, which add to the uniqueness of the estate. The main buildings consist of Liss Ard House with its adjacent Walled Garden House and Liss Ard Lake Lodge. The houses and gardens are currently used to provide guest accommodation on a group rental basis and as a wedding and conference venue. The gardens and walks are open to the public on a seasonal basis.
- 3.4.22 The estate has an established tourism profile and with its unique setting and proximity to the town of Skibbereen has immense potential to advance the tourism diversification needs of the area, strengthening the local economy by providing an innovative and high quality tourism product and by providing a recreational destination which will attract national and international tourists. The

provision of a high quality, innovative, integrated and sustainable tourism development on this estate is a key element in helping to develop and strengthen tourism provision in the Skibbereen area. The synergistic role of the town and the estate needs to be strengthened to ensure its viability is maintained into the future and this must be done in the most sensitive and appropriate manner possible. Maintaining the future of Liss Ard Estate and enhancing its role is a critical component in the success of the town.

- 3.4.23 The future development of the Estate needs to be carried out in a sensitive and sustainable manner which would allow for future tourism growth, but which would simultaneously not compromise the overall scenic and amenity character of the grounds, lakeside setting or the setting and architectural character of the existing buildings. In this regard, the reuse, refurbishment and extension of the existing premises should form an integral part of a high quality innovative integrated and sustainable tourism development at Liss Ard, which may include a number of managed holiday units for short term letting in clustered arrangements at visually appropriate locations on site. The future expansion of facilities on the estate should also be considered which would help strengthen and support the overall development, and should be of a reasonable and appropriate scale and sensitively sited within the estate grounds. Any significant new development will be assessed in accordance with Cork County Council's "Guidance Notes for the Appraisal of Historic Gardens, Demesnes, Estates and their settings".
- 3.4.24 This plan recognises the strategic importance of the Liss Ard Estate as a key tourist attraction for West Cork and the Region. Cork County Council are anxious to work with the owners to increase the attractiveness of the estate and its setting, to protect and conserve the existing buildings and work to deliver a high quality, innovative, integrated and sustainable tourism product on this estate.

### Town Centre / Retail

- 3.4.25 The Cork County Development Plan, 2014 identifies Skibbereen as a Large County Town which generally performs important sub county retailing functions and include some major retail chains, particularly convenience. Development Plan policy advocates a cautious approach to out of centre retail warehousing. The Plan supports the vitality and viability of such larger towns to ensure that such centres provide an appropriate range of retail and non retail functions to serve the needs of the community and surrounding catchment area.
- 3.4.26 During the preparation of the County Development Plan, a Non-Metropolitan Retail Background Retail Paper and Town Centre Study was undertaken for 12 of the Non-Metropolitan Towns in the County, including Skibbereen. The Town Centre Study of Non-Metropolitan Towns (2012) noted that there was 7,260 m<sup>2</sup> of convenience gross floor space and 6,410 m<sup>2</sup> of comparison gross floorspace in Skibbereen Town. The Study also noted that the convenience floor space per head of population in the surrounding catchment was 0.7 m<sup>2</sup> which compares favourably with other similar sized towns in the County. The study concluded that Skibbereen is well positioned geographically to cater for higher order retailing requirements to serve the peninsulas. The study also identified vacancy as a significant problem in Skibbereen.
- 3.4.27 Significant change is required to regenerate the town centre, which has been identified as an 'economic driver' in West Cork serving a wide rural hinterland. The study concluded that the town has a high percentage of independent units, dereliction in some central areas and a higher than normal level of overall vacancy in the retail core. There is an ageing building stock in the town centre and brownfield and other opportunity sites need to be targeted and prioritised to promote renewal and consolidate development. The study also notes that out of centre retailing has the potential to threaten the viability of the town further and connectivity from the town centre retail core and edge of centre retail (south of town) needs to be enhanced. Improvements to the public

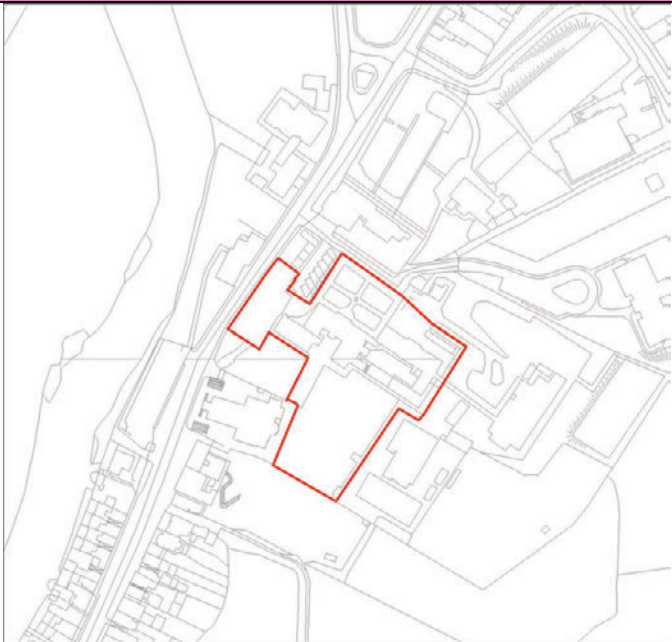
realm including increasing pedestrian space, widening and upgrading of footpaths, connectivity and pedestrian permeability also need to be promoted. This plan aims to continue to develop and improve the focus of the town towards the River Ilan.

- 3.4.28 The vision for the town centre is to make it a more attractive location to live, recreate and carry on business. Potentially this could include substantial environmental improvements such as pedestrianisation, streetscape improvements and mechanisms to prioritise the movement of pedestrians/cyclists over traffic. Delivery of this is dependent on the delivery of the Gortnaclohy Relief Road and off street parking in and around the edge of the town centre.
- 3.4.29 The area zoned for town centre uses in the Skibbereen Town Plan 2009-2015 was extensive. This Local Area Plan has rationalised the town centre zonings, to identify the principal retail core and additional town centre zonings that will help focus future retail growth in appropriate locations. The retail core shopping area is that part of the town centre where pedestrian flows are the greatest, competition for representation is greatest and rents are noticeably higher than elsewhere. The core shopping area is the primary location for new retail and office development where services are provided to visiting members of the public. In the case of Skibbereen, this core area extends along Bridge Street, Main Street, the southern part of North Street and the northern part of Townsend Street.
- 3.4.30 This Plan recognises a major town centre expansion area located south of Bridge Street and North West of Mardyke Street. Part of this area is currently used as a public car park, while the area to the rear (south west) adjoining Rossa Road is undergoing redevelopment to accommodate a single storey discount foodstore of 1,436 sq.m gross floor area. The remainder of the site represents a significant development opportunity in the heart of the town which would have the benefit of drawing footfall back towards the main streets and town centre. Presently this site has access onto Bridge Street and Mardyke Street and has capacity to accommodate significant town centre uses including extensive retail development. The wide catchment of Skibbereen requires that adequate provision should be made for retail warehousing. The Retail Planning Guidelines identify town centre or edge of centre sites as the preferred location for retail warehousing.

## Regeneration Areas

3.4.31 The X-01 (former Convent of Mercy site) has been identified as a significant strategic regeneration opportunity for the future development of the town to the north-east of the town centre.

**Table 3.8: Regeneration Area in Skibbereen**

| Map of Regeneration Area   | Number and Description  |
|--|---|
|  | <p><b>SN-RA-01: Former Convent of Mercy</b></p> <p>This prominent site located along one of the main entrances to the town is occupied by substantial former convent and school buildings. The buildings which are of some architectural merit and listed on the Record of Protected Structures are currently in a state of disrepair. In order to highlight the importance of the site it has been given Special Policy Area zoning status in this Plan. The Council will work with owners/developers to consider a wide range of potential uses including, residential, office, community, tourist and accommodation on the site as part of an integrated mixed use development. Any development should have regard to the architectural character of the existing buildings, its attractive setting and the need to protect the residential amenities of adjoining property.</p> |

## Urban Design

3.4.32 The principles of urban design should be applied to the critical future development of the town centre and to the most extensive land use in the plan area that is residential use. This Plan does not seek to prescribe the form and appearance of every parcel of identified development land within Skibbereen, but instead sets out guiding principles that the Council wish to see embodied in new development. A fundamental requirement will be the need to integrate all form of development into the landscape setting, thereby reducing its impact on the local environment and reinforcing local distinctiveness. This can be achieved by retaining existing site features (such as trees, hedgerows, ponds, outcrops, etc) and by using strong structure planting that complements and reinforces the existing vegetation pattern. The scale, massing and height of proposed development needs to be considered in relation to that of adjoining buildings, the local topography, the general pattern of heights in the area, the view and landmarks. In the majority of cases, successful development is achieved by defining and enclosing space by buildings, structure and landscape. Buildings that follow a continuous building line around a street block and contain the private space within rear garden or courtyards are usually more successful than individual builds that stand in the middle of a plot.

3.4.33 The planned expansion of the town will require a new structure of streets and spaces to open up further land for development. Given the generally good condition of buildings in the town centre, there are few derelict sites or locations requiring special development consideration whose



redevelopment would be of significant importance to the town. In recognition of its architectural character and heritage interest, most of the town centre is incorporated within an Architectural Conservation Area. The priority for development in this area should therefore be on refurbishment and sensitive redevelopment where appropriate. Protected structures are subject to statutory protection, and the emphasis will be on preserving the physical integrity and setting of these buildings where practical.

- 3.4.34 It is generally acknowledged that cars have come to dominate most streets in urban areas. This has only occurred in the last few decades and the imbalance needs to be reversed if urban communities are to review and prosper. Streets should be as much living places as they are routes for cars, an integral part of the community and the focus of many activities that link together people's lives. While certain levels of traffic for access and serviceability should be accommodated, increasing pressures for parking and the movement of large vehicles at the expense of other (usually more vulnerable) road users has reduced the vitality and attractiveness of many areas.
- 3.4.35 This is demonstrated in Skibbereen by the dominance of through traffic in Main Street and the lack of attractive, useable streets in the residential areas. This Plan supports measures that help to manage traffic levels and reduce vehicle speeds within the town, by ensuring that the road infrastructure meets the needs of residents by providing a safe and high quality pedestrian and cycle environment. New residential developments should seek to recreate high quality areas where the design and layout of roads are integrated in a way that is sensitive to the local environment, rather than to dominate it.

### **Riverside Development**

- 3.4.36 There are significant backland development opportunities on the southern bank of the Ilen River. The aim is to provide a strong and continuous building edge to the waterway whilst facilitating a 3m wide walkway between the river and the proposed buildings. The scale of development will be consistent with existing development and should normally be no more than three storey's in height unless adjoining an old mill building which would give greater latitude for heights of up to four storey's. Pedestrian and vehicular access to the area will be promoted via the archway system evident on North Street and Main Street and mixed use developments will be encouraged.

### **Key Landmark Sites**

- 3.4.37 There are a number of high profile sites at strategic locations in the town. Some of these will be more apparent following the completion of the North Eastern Distributor Road. Many of the sites are situated at critical road junctions and intersections. The sites are highly visible and as such, it is essential that they are designed to the highest standards, as their development will set the tone for the town, and influence the public perception of it. Many of the identified landmark sites are situated on the approach roads into the town. Development on these lands will therefore provide a clear distinction between the urban and rural environment.
- 3.4.38 These landmark sites are as follows:
- Lands surrounding the junction of the N71 with the proposed new north eastern distributor road.
  - Lands and existing development centered on the Baltimore Road roundabout.
  - Lands surrounding the roundabout linking the N71, Marsh Road and Ilen Street, John F. Kennedy Bridge.



## Infrastructure

### Road Infrastructure, Public Transport and Connectivity

3.4.39 This plan aims to reduce traffic congestion in the town centre and create an integrated and environmentally sound transport system that provides:

- Ease of access to the town;
- A choice of transport access for all;
- Strong integration between transportation planning and land use planning;
- General reduction of the need to travel (especially by car) by land use planning which promotes a sustainable mix of uses;
- Optimum use of existing transportation infrastructure by traffic management and reduced travel times and congestion; and
- A shift from car use to more environmentally friendly modes of transport including walking and cycling.

3.4.40 The main traffic corridor running through Skibbereen (the N71) provides a strategic link between the town, Clonakilty and Cork City and provides linkages to the rural hinterland further west along the coast. Other regional and local routes connect Skibbereen with the local towns of Baltimore, Schull, and Union Hall and carry significant tourist traffic during summer months. Skibbereen functions as a major bus distributor centre for the West Cork region with daily bus services linking Skibbereen and Cork City. Although there is no rail connection in the town, the road network and bus services provide a solid transport infrastructural base. Enhanced transportation infrastructure, in particular improvements to the N71 transport corridor, is seen as a critical component to the future growth and stability of the town as it provides linkages and facilitates commercial synergy with other centres of growth, including Clonakilty.

3.4.41 Failte Ireland has identified Skibbereen as a Category One cycle destination in its strategy for the development of Irish Cycle tourism. According to Failte Ireland, these cycling hub towns, should be accessible by public transport, have an adequate supply of visitor accommodation and be welcoming to cyclists with cycle friendly roads and business. In order to develop Skibbereen as a cycle hub, this Local Area Plan aims to promote greater cycle and pedestrian activity not just throughout the town centre but also on the wider road network. Enhancement of the cycle environment would improve the enjoyment of Skibbereen for residents and visitors alike and is crucial for any successful town centre regeneration initiative. Skibbereen is well provided with footpaths throughout the town centre but their condition varies and their provision diminishes with distance from the town centre. Although footpaths are provided within the town centre, there remains a conflict between pedestrians/cyclists and vehicles arising from parking obstructions, limited footpath widths and erratic pedestrian movements outside of uncontrolled crossing points.

3.4.42 The Skibbereen Traffic and Transportation Study was finalised in 2011 with the aim of developing a transport network capable of supporting the future economic growth of the town whilst creating a vibrant and pedestrian/cycle friendly town centre zone. This Plan will support the implementation of this traffic study in order to cater for existing and future traffic flows within the study area, enhance the town centre environment and provide a template to encourage the use of sustainable transport solutions.

3.4.43 Notwithstanding significant enhancement to the local road network, including the N71 relief road constructed through the Marsh which diverts all passing traffic heading west away from the town centre, there still remains heavy traffic flows and congestion through the town at peak periods. The Skibbereen Town Development Plan, 2009 - 2015 identified an indicative route for the Gortnaclohy Relief Road, which would redistribute traffic from the town centre directly onto the R595 Baltimore Road and ease traffic congestion within the town. This north eastern distributor

road has been partially completed to the new Community School and it is considered of key importance for Skibbereen that this relief road is completed to the N71. This Plan has identified an employment growth centre to the north-east of the town to include part of the proposed relief road which will encourage higher business value uses and facilitate the completion of the relief road to the N71.

- 3.4.44 The proposed strategy in the Skibbereen Traffic and Transportation Study combines both, the urban renewal of individual streets with the provision of off-street parking and an enhancement of pedestrian facilities throughout the town of Skibbereen. The Skibbereen Traffic and Transportation Study recommended the following interventions;
- The provision of secure bicycle parking facilities adjacent to the town centre,
  - Improved signing and road markings,
  - Promotion of cycling in schools through the provision of appropriate cycle infrastructure linking areas of population growth with existing and proposed schools,
  - In the longer term, provision should be made for the development of a cycle lane network.
- 3.4.45 According to the Traffic and Transportation Study, traffic congestion in Skibbereen is a concern in the town particularly at the following locations,
- North Street during school peak times,
  - Main Street and Bridge Street due to on street parking,
  - Bridge Street due to on-street parking and on street bus stops,
  - Ilen Street and Bridge Street junction due to poor visibility.
- 3.4.46 In order to address the issue of congestion in the town, promote a more pedestrian orientated town centre and develop the town as a cycling hub, this Plan recognises the importance of implementing the following Transport Improvement Measures identified in the Traffic and Transportation Study, see Table 3.9:

**Table 3.9: Transport Improvement Measures**

| Table 3.9: Transport Improvement Measures |   |
|---|---|
| 1   | Provision of school bus set down area off North Street.   |
| 2   | Signalisation of Bridge St/Ilen Street.   |
| 3   | Public Realm improvements on Main Street including the provision of loading bays for the town centre.   |
| 4   | Alignment improvements on Bridge Street.  |
| 5   | Make Lower Market Street two way.   |
| 6   | Provide link road from Four Crosses roundabout to Rossa Road to reduce traffic flow on Main Street and Townshend Street.                          |
| 7   | Traffic calming on Townshend Street.  |
| 8   | Completion of Gortnaclohy Relief Road.  |
| 9   | Upgrading of “the Cutting” to a two way crossroads signalised junction, which would significantly reduce unnecessary traffic through town centre. |
| 10  | Provision of a contra flow cycle lane on Market Street and North Street.  |

### Water Supply

- 3.4.47 The source of the water for the town of Skibbereen is the Ilen River and the treatment plant is located at Ballyhilty, upstream of Skibbereen Town. The upgrading of the water supply including network extensions may be required to service certain parcels of zoned land.

### Waste Water Infrastructure

- 3.4.48 There is capacity available in the wastewater treatment plant but some network extensions may be required to service specific sites. The OPW flood scheme will assist hydraulic capacity.

### Waste Management

- 3.4.49 There is a bring site provided in Skibbereen and a Civic Amenity Site located at Derryconnell, Schull which accepts a wide range of goods to be recycled. It is the intention to provide a civic amenity site in the Skibbereen area subject to funding.

### Flooding

- 3.4.50 In extreme weather conditions the town is at risk of flooding from the Ilen River and the Caol Stream. The areas at risk of flooding are illustrated on the land-use zoning map. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands.
- 3.4.51 Remedial works in the form of river realignment works downstream of Kennedy Bridge have significantly improved the situation by reducing the frequency of flooding. Further alleviation measures are contained in the Skibbereen Urban Study 2002 which also contains specific proposals to offset any increase in flood water level caused by the potential development of the Marsh area for community and recreation purposes.

## Environment and Heritage

### Natural Heritage

- 3.4.52 The Ilen River has had a strong influence on the historical development of the town. The Ilen River is the main natural amenity feature and has had a strong influence on the historic development of the town. The river which is up to 40m in width, carves a large meander through the town forming a floodplain known as the Marsh along the western bank. The Caol Stream running in a southern direction is a tributary of the Ilen. The river and stream do not have any environmental designations although they are recognised as a significant riverine habitat and amenity resource. The Ilen River discharges to the Roaringwater Bay and Islands Special Area of Conservation.

### Landscape

- 3.4.53 The landscape setting of Skibbereen is one of the towns' greatest assets, which in addition to the river also comprises an undulating landscape, giving scenic views of the town and of distant views of the surrounding hills and countryside. As well as conserving and protecting the landscape setting of Skibbereen, it is necessary to provide for both active and passive open space/recreational areas thereby enhancing the overall living environment and ensuring quality of life for all residents. Protecting the natural environment, facilitating public amenity and providing open space is a balancing act requiring an understanding of the function and needs of residents and visitors to the town.
- 3.4.54 Located between two elevated areas, namely Skibbereen Heights to the west of the town and The Rock to the east, the town has been forced to expand primarily to the north and south. Skibbereen Heights comprises a substantial area of very elevated land dominated by sheer rock on the eastern boundary adjoining Ilen Street and Mardyke Street. The Rock describes the elevated area to the east of the town to the rear of buildings on North Street and extending eastwards up High Street. In contrast to Skibbereen Heights this area is quite accessible, with a pathway off North Street via Windmill Lane and via an un-named laneway located opposite the Council offices and adjoining the West Cork Arts Centre to the south. These areas have potential to contribute more positively to the general amenity of the town and any development and use in these areas that would impair its visual amenities should be resisted.

- 3.4.55 There are three designated scenic routes – the N71 national road between Skibbereen and Leap (scenic route - S82), the regional route R595 between Skibbereen and Baltimore (scenic route - S88) and the N71 national road to the west between Skibbereen and Ballydehob (scenic route - S90) in the County Development Plan 2014.
- 3.4.56 The area to the west of the town is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive.

## Open Space/Amenity

- 3.4.57 The Council recognises the importance of an adequate provision of attractive and conveniently located open space throughout the plan area. Open spaces can provide a variety of functions, including active recreation, passive recreation, visual amenity (important landscape views), ecology (bird and wildlife habitat; biodiversity of plant species), drainage management (particularly stormwater control) and Socio-economic needs (such as meeting places, and allotments). Existing open space within Skibbereen is made up of these elements, which are important in the consideration of the overall open space strategy for the area.
- 3.4.58 All of the active open space within the town is located north of the Ilen River and north of the N71. The active open space is primarily operated and provided by sports clubs including the GAA grounds, Glencurragh pitch and the rugby pitch.
- 3.4.59 On the northern side of the town, to the north of the Ilen River are a number of passive areas of open space, including an attractive park located between Marsh Road and Mill Road, and a park with a playground located on Cork Road. The remaining open space areas in this area of the town comprise primarily of undeveloped areas subject to flooding. The most significant of these areas is that land situated on the northern bank of the Ilen River and known locally as the Marsh. This is a significant piece of undeveloped land in the heart of Skibbereen town and presents a significant opportunity to accommodate recreation and social/community uses. Further to the west of this land and just west of John F. Kennedy Bridge is an area of open space which is also subject to flooding and which has been developed with seating and pathways.
- 3.4.60 The only area of open space located south of the Ilen River is that elevated area known as The Rock. Although accessed via pathways from North Street and developed with a viewing platform, this area suffers from a lack of maintenance and supervision, and would benefit from careful peripheral development thereby affording natural surveillance to the area. There are opportunities to extend some walking routes and also improve signage to recreational areas.
- 3.4.61 The majority of existing passive open space is incidental to housing developments, with these spaces generally lacking in overall quality, particularly in relation to their layout and integration in the overall development, design, landscaping, existing facilities, and the degree of overlooking. Few links are developed between adjoining housing areas, or between open spaces within large housing developments. Greater emphasis needs to be placed on the improvement and enhancement of these areas in the future, to create attractive, safe and meaningful public amenities.
- 3.4.62 It is very clear from the assessment of open space provision that most of the open space is provided for north of the Ilen River and that the only open space provided south of the river is in that area known locally as The Rock. Therefore, there is an unbalanced provision of open space in the town and that there is a clear need for additional open space provision on the southern side of the town. A balanced mix of open space types within each area of the town needs to be developed to ensure ease of access for all to open spaces and playing fields and therefore it is proposed to

consider the town in four separate quarters. Breaking the plan area into four distinct areas ensures that all existing and future areas of the town are adequately served by a variety of open space types. It is a key objective to try and establish linkages and connections between these open spaces so as to provide a comprehensive network see Table 3.10.

**Table 3.10: Open Space Strategy for Skibbereen**

| Area            | Description   |
|-----------------|---|
| <b>Northern</b> | This area is well supplied with both open space and playing fields. The key strategic site comprising the Marsh lands has significant recreational potential.   |
| <b>Eastern</b>  | This area of the town is served by The Rock open space area. With two access points located north and south of North Street, this land can be easily accessed from the town centre and can also be accessed via High Street. Defined with pathways and a viewing area, this open space suffers from a lack of maintenance, lack of surveillance, an isolated location and a lack of directional signage. It is considered that development of lands surrounding the open space should be encouraged and promoted thereby ensuring natural surveillance of the area with four defined open space linkages providing access to the open space from High Street and North Street. The open space requires regular maintenance and landscaping and should be promoted with directional signage. It is recommended that the area is promoted in the tourist guide for the town, as it offers impressive views of the town to the north and west. |
| <b>Southern</b> | It is proposed to develop a park and provide a playground facility south of the town centre on land located between the Gortnaclohy Link Road and the Castletownsend Road as the area is currently suffering from a lack of formal open space provision. This land should be developed from financial contributions secured from residential development within the town.   |
| <b>Western</b>  | Skibbereen Heights provides a long term opportunity for the town, to develop a significant recreational area within the town boundary and to facilitate the development of walkways, tourist trails and natural amenity features. Due to the elevated nature of this land, access from the town side is restricted although there are several access points from the unclassified county road bounding the land to the west. These lands are located within the Town Greenbelt and a comprehensive and detailed study of this area would be required prior to consideration of any significant recreational development.  |

## Playgrounds

- 3.4.63 There is currently only one active children's playground within Skibbereen located on Cork Road. The Council is committed to developing a second playground in the town to the recognised safety standards, in the interests of promoting and encouraging children's social, physical, intellectual and creative development within a suitable recreational environment. This second playground area shall be located on the new area of open space to the south of the town. Where possible additional smaller play areas associated with housing estates will be facilitated as a second tier of local play areas and developers will be expected to provide useful informal open spaces, such as pocket parks, within residential areas.

## Public Walkways

- 3.4.64 The natural environment, biodiversity and waterway of Skibbereen should be recognised and the provision of an amenity walk on the southern bank of the Ilen River should be an objective of this Plan as lands in the area are redeveloped / regenerated. On the northern bank of the Ilen River a high quality combined cycleway and walkway is proposed extending from the upstream bridge as far as the John F Kennedy Bridge and beyond to link in with the existing walkway on that area of open space between the Ilen River and the Schull Road. An additional amenity walkway, extending from the Gortnaclohy Link Road south eastwards has been identified in this Plan, extending beyond the town boundary to Russagh Mill.

## Community Facilities

- 3.4.65 Skibbereen has a range of community and recreational facilities, such as community centres, schools, healthcare centres, crèches, playing fields and recreational facilities. In relation to indoor recreational facilities, Skibbereen is served by a Sports Centre and has a number of local sports clubs, which have access to a limited number of indoor halls. The town also has a strong cultural background, supporting a Heritage Centre and Arts centre. Skibbereen acts as a local centre of importance in the provision of community services and facilities. Sports and recreation facilities in the town include tennis courts, rugby, soccer and GAA pitches (although the provision of facilities for these clubs are very limited), badminton, basketball, rowing, indoor football, karate, cycling and gymnastics. However, the provision of outdoor and indoor facilities is generally lacking, with a lot of clubs having to rent land and/or indoor facilities. There is scope to further enhance the level of recreational and amenity facilities in the town. In this regard, the provision of outdoor shared use basketball courts would be valuable resource in the town.
- 3.4.66 Skibbereen provides a wide range of educational facilities from primary to post primary level. There are four primary schools in the town; SN Padraig Naofa, Scoil Naomh Seosamh (all girls), Abbeystreery NS (Church of Ireland) and the mixed Gaelscoil Dhochtúir Uí Shúilleabháin. The three post primary schools; Mercy Heights Secondary School, Rossa College and St Fachtna's De la Salle, amalgamated in 2016 to form a new community school at a 19 acre site in Gortnaclohy. The new school accommodates 900 pupils providing modern classrooms, several science laboratories, technology and multimedia rooms, arts and graphics areas over the 9,800 m2 building. Extensive sports facilities, both indoor and external hard courts and playing pitches also form part of the school development, as well as a fully specified Special Needs Unit.



## Townscape / Built Heritage

3.4.67 The historic flair of Skibbereen rests largely upon the survival of its original townscape features and the remaining stock of traditional buildings. It will be the town's future challenge to retain and enhance the visual appeal of its townscape, while permitting the modern uses necessary to ensure its vibrancy. A significant proportion of the historic buildings have been altered in recent years and not always in the most sympathetic manner. Window openings and fenestration patterns have changed, PVC and aluminum windows were inserted and modern shop fronts replaced traditional ones. A general lack of maintenance is evident on some town centre buildings, particularly above ground floor level. One of the most critical conservation issues is the level of vacancy in the town centre. In order to address these issues there is a need for comprehensive townscape management, the key aims of should be to:

- Maintain existing uses and attracting new ones to the town centre.
- Respect the historical and traditional context that contributes to Skibbereen's character.
- Promote the right balance between conservation and redevelopment.
- Enhance the townscape through provision of pedestrian priority areas and other environmental improvements (such as the placement of electricity cables underground, improvements in street lighting, paving and public art).
- Protecting key buildings of the town's architectural heritage (through the Record of Protected Structures).
- Protecting and enhancing key streetscapes and elements of townscape (primarily through Architectural Conservation Areas).

3.4.68 Skibbereen possesses a wealth of architectural heritage with 163 buildings or other structures entered in the Record of Protected Structures. Therefore the town possesses a wealth of historical buildings and archaeological remains. Such features are a finite, non-renewable resource particularly vulnerable to partial or total destruction and in certain instances contain irreplaceable information about the past. The Council recognises the value and significance of its built and archaeological heritage and therefore seeks to ensure the effective protection, conservation and enhancement of historical and archaeological sites, monuments and their settings.

3.4.69 The entire town centre of Skibbereen has been identified as an Architectural Conservation Area. It represents the main commercial centre and the consequent character of the town. There are many fine shopfronts from a variety of periods and styles that create a sense of vibrancy and interest. Whilst many have retained or sympathetically restored shopfronts future developments must recognise the value that such items have on the overall character of the area. It is not only the lower floors of these buildings that define this character, but the upper levels also contribute to the sense of place created. The sense of enclosure and space that is most attractive and interesting has been determined by the historic layout of the street and the form and scale of the buildings.

## Historic Quays

3.4.70 A total of five historic quays, see Figure 3.02, have been identified in Skibbereen. Comprising of old disused stone quays along the town side of the River Ilen between the two road bridges, these quays were once the primary means to transport goods and people in and out of Skibbereen. Some of the quays are in private ownership, others are unrecognisable and some have been blocked with stone and deposits. However, what is unquestioned is the historic significance and value of the quays and therefore their protection should be considered as part of this plan. In the past, communities and public bodies turned their back on water bodies but now the tide is turning in this regard. Therefore an opportunity presents itself to afford protection to the quays by way of identification in this plan and by ensuring that the quays are redeveloped as part of any development proposal on adjoining land.

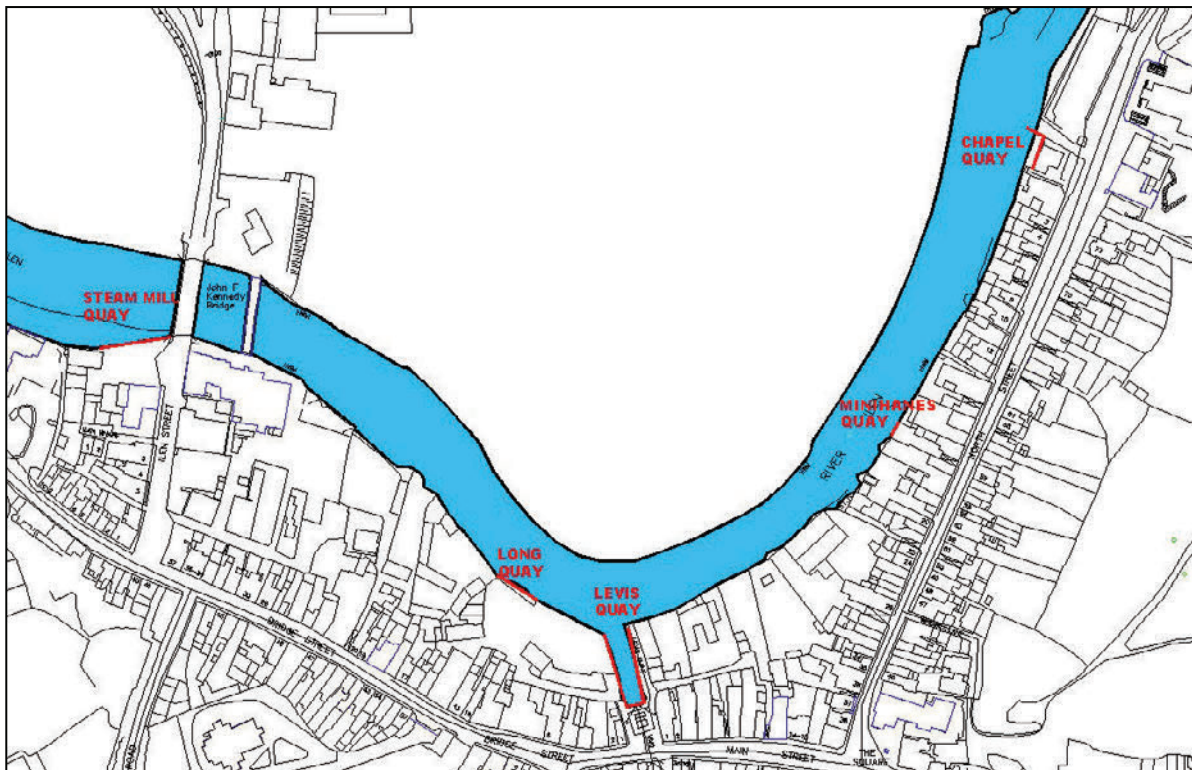


Figure 3.02 - Historic Quays

## Archaeological Heritage

3.4.71 The centre of Skibbereen is also located within a Zone of Archaeological Potential (ZAP). Skibbereen is designated as a historic town in the County Cork Record of Monuments and Places. Given the historic significance of the River Ilen and associated river traffic in the 17<sup>th</sup> and 18<sup>th</sup> centuries, underwater archaeology may be another important aspect of Skibbereen's archaeological heritage as there is generally a high archaeological potential within maritime environments. Therefore, the possible impacts on riverine environments by developments adjoining the River Ilen will need to be considered.

## General Objectives

3.4.72 The following general objectives shall apply to all development within the development boundary of Skibbereen.

| Local Area Plan Objective<br>General Objectives for Skibbereen |  |
|--|--|
| Objective No.  |  |
| SK-GO-01   | Plan for development to enable Skibbereen to achieve its target population of 3,035.   |
| SK-GO-02   | In order to secure the sustainable population growth and supporting development proposed in SK-GO-01, appropriate and sustainable water and waste water infrastructure that will help secure the objectives of the relevant River Basin Management Plan and which ensures protection of the downstream Roaringwater Bay and Islands SAC, needs to be provided in tandem with 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. |
| SK-GO-03   | The boundary of Skibbereen is upstream of the Roaringwater Bay and Islands SAC. Development in the town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.  |
| SK-GO-04   | Support the implementation of the Traffic and Transportation Strategy for Skibbereen.  |
| SK-GO-05   | Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.   |
| SK-GO-06   | Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.   |
| SK-GO-07   | Facilitate enhancement of the quay walls and slipways on the River Ilan and develop as a tourist product as far as possible.   |
| SK-GO-08   | Protect and further develop the tourist potential of built and archaeological heritage in the town and promote heritage trail in the town.   |
| SK-GO-09   | Prepare a Town Centre Improvement and Public Realm Study over the life time of this plan.  |
| SK-GO-10   | Ensure the high quality design and architectural treatment of key Landmark Sites as identified in Paragraph 3.4.38 and the Regeneration Site identified in Table 3.8. The submission of a design statement will be required for the development for all major development proposals on these sites.  |
| SK-GO-11   | Facilitate the implementation of the Open Space Strategy set out in this Plan  |

## Specific Objectives

3.4.73 The specific zoning objectives for Skibbereen are set out in the following tables:

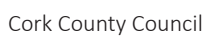
| Local Area Plan Objective<br>Specific Development Objectives for Skibbereen |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Residential</b>  |  |                         |
| SK R-01   | Medium B Density Residential Development.  | 1.7                     |
| SK R-02   | Medium B Density Residential Development with provision for serviced sites.  | 5.1                     |
| SK R-03   | Medium B Density Residential Development with provision for serviced sites.  | 3.1                     |
| SK R-04   | Medium B Density Residential Development. *  | 4.8                     |
| SK R-05   | Medium B Density Residential Development. *  | 7.5                     |
| SK R-06   | Medium B Density Residential Development.  | 10.8                    |
| SK R-07   | Medium B Density Residential Development.  | 6.3                     |
| SK R-08   | Medium B Density Residential Development.  | 1.6                     |
| SK R-09   | Medium B Density Residential Development.  | 0.5                     |
| SK R-10   | Medium B Density Residential Development.  | 2.8                     |
| SK R-11   | Medium B Density Residential Development with provision for serviced sites.  | 0.9                     |
| SK R-12   | Medium B Density Residential Development with provision for serviced sites.  | 2.4                     |
| SK R-13   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and B-04 sites. | 12.3                    |
| SK R-14   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 and R15 sites.  | 3.7                     |
| SK R-15   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-14 site.           | 2.2                     |
| SK R-16   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-17 site.           | 1.8                     |
| SK R-17   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining R-16 site.           | 1.0                     |
| SK R-18   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.               | 1.5                     |
| SK R-19   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.               | 3.1                     |
| SK R-20   | Medium B Density Residential Development. Provide pedestrian and cycleway linkages to adjoining sites.               | 2.4                     |

|                 |  |       |
|-----------------|--|-------|
| SK R-21         | Medium B Density Residential Development. Comprehensive landscape proposals will be required along southern site boundary.   | 1.9   |
| <b>Industry</b> |  |       |
| SK I-01         | Industrial Estate Type Development for small and medium light industrial units with a single access from the R637. *   | 5.4   |
| SK I-02         | Industrial Estate Type Development, suitable for small to medium industrial units, warehousing and distribution and civic amenity / waste transfer facilities site, subject to the provision of comprehensive landscaping proposals including mounding on the southern, northern and eastern site boundaries, appropriate single access and satisfactory disposal of surface water and effluent.<br><br>^ *  | 3.9   |
| <b>Business</b> |  |       |
| SK B-01         | Business Development including where appropriate consideration of renewable energy projects. Incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access from the R637 and satisfactory disposal of surface water and effluent. Development will be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre. Existing watercourses on the site should remain open.<br><br>*  | 15.9  |
| SK B-02         | Business Development.  | 9.3   |
| SK B-03         | Business Development incorporating high quality building design, with option for a hotel including leisure centre and conference facilities to serve the town and its hinterland. Any development would be subject to a comprehensive landscape-based design scheme incorporating safe, off-road pedestrian access to the town centre and satisfactory disposal of surface water and effluent.   | 3.5   |
| SK B-04         | Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.<br><br>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04). ^ | 6.9   |
| SK B-05         | Business development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals and satisfactory  | 10.66 |

|   |   |       |
|---|---|-------|
|   | <p>disposal of surface water and effluent. Development shall be carried out in accordance with a detailed overall layout and provision for safe pedestrian access to the town centre.</p> <p>Any proposal for development on this site should be subject to an agreed access strategy in accordance with the provisions of the Spatial Planning and National Roads Guidelines for Planning Authorities to include provision for the Gortnaclohy Relief Road (U-04).<sup>^</sup></p> |       |
| <b>Town Centre</b>                                |   |       |
| SK T-01   | <p>Town Centre. Promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.</p> <p>*</p>   | 18.85 |
| <b>Utilities</b>                                  |   |       |
| SK U-01   | Proposed sewage treatment plant.  |       |
| SK U-02   | Support the development of a public walkway on the southern bank of the Ilan River and a combined cycleway and walkway on the northern bank.  |       |
| SK U-04   | Indicative line of proposed Gortnaclohy Relief Road.  |       |
| <b>Open Space, Sports, Recreation and Amenity</b> |   |       |
| SK O-01   | <p>Open Space. The southern part of this site adjoining the showground's is suitable for sports, recreation and amenity purposes.</p> <p>*</p>  | 7.28  |
| SK O-02   | Open Space for sports and recreation purposes.  | 4.29  |
| SK O-03   | Open Space. Develop site for community/recreational purposes including the provision of pedestrian and cycleway links to the town centre and adjoining proposed residential sites.  | 2     |
| SK O-04   | <p>Open Space. Part of this site may be suitable recreation and amenity purposes.</p> <p>*</p>  | 9.7   |
| SK O-05   | Open Space for sports and recreation purposes.  | 4.4   |
| SK O-06   | Open Space for sports and recreation purposes.  | 4.8   |
| SK O-07   | Open Space as part of the River valley.   | 5.8   |
| SK O-08   | Open space as part of the River valley.   | 1.6   |



|                            |  |      |
|----------------------------|--|------|
| SK O-09                    | Open Space. Protect the use of existing playing fields within the town and maintain such land for recreational purposes.   | 3.2  |
| SK O-10                    | Open Space. Encourage the development of suitable sites for additional sports, recreation and open space provision, to ensure that that provision is properly coordinated with other forms of development and other land-use policies, and to protect open space and other land with recreational or amenity value.  | -    |
| SK O-11                    | Open Space. Facilitate the development of open space in the southern sector along with the development of a playground.  | -    |
| SK O-12                    | Open Space. Maintain and enhance 'The Rock' open space area including the provision of directional signage and the enhancement and development of multiple access points, (including two existing access points from North Street, one existing and one proposed access point from High Street).   | -    |
| <b>Community / Utility</b> |  |      |
| SK C-01                    | Extension to Cemetery.   | 1.5  |
| <b>Special Policy Area</b> |  |      |
| SK X-01                    | Special Policy Area. Support the redevelopment of this site for a variety of mixed uses (which should include community, residential or tourism related uses) involving the re-use of the existing buildings and preservation of the prominent setting of this site. The form and layout of any development should make a positive contribution to the townscape and visual amenities of the town. | 0.92 |





## 3.5 Dunmanway

### Vision and Context

- 3.5.1 Dunmanway is the principle inland service centre within the West Cork Municipal District area. The town which is identified as a main settlement, functions as a market centre given its central geographical position within West Cork and has benefited from recent infrastructure improvements and has further potential to strengthen its tourism function.
- 3.5.2 This plan aims to strengthen the role of Dunmanway as an important centre of population, employment, recreation, amenity and services so that it can better serve its wider rural hinterland. There is also potential to strengthen the town's tourism industry due to its location close to the main tourism centres in West Cork.
- 3.5.3 An Integrated Strategy for the Physical, Social and Economic Development of Dunmanway Town was completed in 2007 which aimed to address the key issues surrounding the town and hinterland and to provide objectives and actions to direct positive change in Dunmanway. The Local Area Plan will continue to support the implementation of the objectives of the Integrated Strategy for Dunmanway, where appropriate.

### Local Context

- 3.5.4 Dunmanway is centrally located in West Cork approximately 25km east of Bantry, approximately 30km north-east of Skibbereen and approximately 20km north of Clonakilty. Dunmanway is located at the confluence of the Brewery and the Dirty River's with the Bandon River and is sheltered by elevated land on three sides. To the north and west lie the foothills of the Shehy Mountains and to the south lie smaller hills. The town performs an important service function as a market centre to a wide hinterland as well as being a key gateway to West Cork.

## Planning Considerations and Proposals

### Population and Housing

- 3.5.5 The 2011 Census of population recorded a total population increase of 63 to 1,585 (4% increase). The County Development Plan sets an overall population target of 1,976 for Dunmanway for the year 2022 which represents a projected population increase of 391 persons (or a 25% population increase). The projected household growth for the same period is 820 which equates to a need for an additional 273 dwelling units.

| Table 3.11 : Population and Households 2011-2022 |             |             |             |                  |
|--|-------------|-------------|-------------|------------------|
| Name   | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
| <b>Population</b>                                | 1,522       | 1,585       | 1,976       | 391              |
| <b>Households</b>                                | 536         | 566         | 820         | 254              |

- 3.5.6 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table that between 2005 and 2015 about 207 new dwellings were constructed in the town with Dunmanway now containing approximately 854 dwellings. Significant growth took place during the period 2005-2010.

**Table 3.12 Dunmanway Housing Stock 2005-2015**

| <b>Dwellings 2005</b> | <b>Dwellings 2010</b> | <b>Dwellings 2015</b> |
|-----------------------|-----------------------|-----------------------|
| 647                   | 844                   | 854                   |

- 3.5.7 A net housing land requirement of 15ha has been identified to accommodate projected population growth. The 2011 Local Area Plan for Dunmanway made provision for a residential net land supply of approximately 37 ha with the capacity to provide approximately 593 units. None of the existing residentially zoned land was developed during the last local area plan period. The overall residential land supply has been adjusted to remove sites identified as being at risk of flooding, in particular, the residential zonings on the former R-07 and R-12 sites.
- 3.5.8 While the total land supply of approximately 38.8ha is in excess of that required to meet the development needs of the town over the lifetime of the plan, it is estimated that the housing yield will be significantly lower than expected due to the topography of some sites, the need to provide land for the northern relief road in parallel with proposed residential development and the fact that some development has already taken place on zoned land. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements. Given the constraints with water supply in Dunmanway, it is not envisaged that significant development can be accommodated within the short term, with a medium term time frame being a more realistic target. The completion of the Dunmanway Regional Water Supply Scheme will remove this constraint and allow residential development to be delivered.

## Employment and Economic Activity

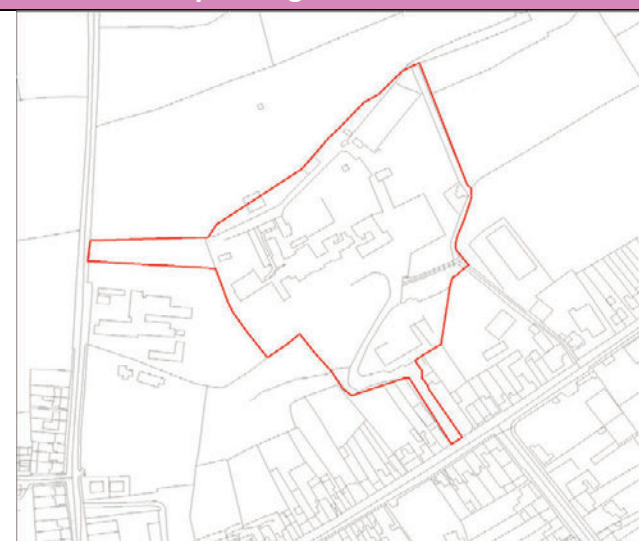
- 3.5.9 The overall employment strategy for Dunmanway as set out in the 2014 County Development Plan is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry. Dunmanway is an important employment centre within West Cork. Results from the 2011 Census show a daytime working population (resident and non-resident of Dunmanway) of 750 persons, with professional services being the largest industry. In 2011 there were 700 persons in Dunmanway in the workforce and of these, 80.6% or 564 persons were at work, although 233 persons were working outside the area. The main area of employment in the town is primarily concentrated around Underhill Commercial Park. There are further employment opportunities in the wider area including Grainger Saw Mills in Enniskeane and Carbery's Milk Products between Dunmanway and Ballineen.
- 3.5.10 In 2011, there were two sites zoned for Business use and one site for Industrial use representing an overall employment land supply of 16.5ha. Part of the existing zoned business land has been developed while a portion of available business land identified as being at risk of flooding has now been excluded from the overall employment land supply. This plan has identified additional greenfield land for future business development to the south-east of the town, which will provide for a range of opportunities for suitable business uses in the town.
- 3.5.11 Important issues facing the town include the need for water and wastewater infrastructural improvements, enhancing the town's inherent natural and man-made amenities, strengthening the tourist industry in the town, encouraging the employment and enterprise sector and consolidating the settlement around its existing land uses.

## Town Centre

- 3.5.12 Dunmanway town centre is constrained by the river to the east, by steeply rising ground to the north, by the wetlands and parklands to the south, and by an elevated scenic area on the west flank of the town centre. There is some capacity to expand to the west. The town has been subject to flooding in the past and this local area plan has included lands within the town which have been identified as being potentially at risk from flooding.
- 3.5.13 There is an opportunity to improve the provision of convenience and comparison retailing in the town. Opportunities exist within the town for the renewal of derelict sites, backland areas, street infill and the re-introduction of active ground floor uses within the town centre. Recent infill schemes have enhanced the quality of the public realm in the town; however, there are further opportunities for public realm improvements in the town.
- 3.5.14 The layout of the town means that Dunmanway effectively turns its back on the river. Therefore, it is important that the town realises the potential of the river as an amenity area with the opportunities for pedestrian and cycle routes. There is also an opportunity for the provision of a footbridge linking the proposed car park to the town square which would ensure that the town is permeable and develops to its full potential.

## Regeneration Areas

- 3.5.15 There are opportunities to increase the provision of tourist accommodation within the town which will strengthen Dunmanway's role as an inland tourism location within West Cork. The X-01 (former Daughters of Charity Convent site) has been identified as a significant strategic regeneration site for the future development of the town to the north of the town centre.

| Regeneration Area in Dunmanway  |   |
|---|---|
| Map of Regeneration Area  | Number and Description  |
|  | <p><b>DY-RA-01: Former Daughters of Charity Convent site</b></p> <p>The substantial buildings and landscaped grounds that comprised the former convent occupy a prominent position in the town and this plan has identified the former convent site as a regeneration area. The convent is currently in disrepair and the Council will encourage the emergence of proposals for an integrated mixed-use development that will utilise the potential of the existing buildings and their attractive setting. Existing groups of trees should be retained where possible. The development of the site should make provision for the delivery of the northern relief road.</p> |

## Retail

- 3.5.16 Dunmanway is an important service centre for the wider hinterland. As a smaller County Town, the objective for retail is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. The County Development Plan states that often these smaller county towns provide basic convenience shopping and often smaller scale comparison shopping. The Plan policy is to adopt a cautious approach to out-of-centre retail warehousing. Research carried out in preparation for the County Development Plan indicates that there is a population of approximately 50,000 within a 30min catchment of the town. Dunmanway has a significant number smaller scale convenience and comparison independent retailers which contribute to the unique character of the town centre.
- 3.5.17 This Plan aims to consolidate, support and strengthen the town centre of Dunmanway. The T-01 site denotes the established footprint of the town centre which should continue to be the primary focus of convenience retail provision in the town. The T-02 site denotes the expansion area to the west of the town centre to facilitate the expansion of the town's tourist/retail role. The core shopping area (retail core) is the primary location for new retail and office development where services are provided to visiting members of the public. The main convenience anchor stores (Supervalu, Eurospar and Aldi) are located within the centre and at the edge of the core town centre area respectively. In order to enhance the vitality of the town centre more high quality/destination retailers which generate additional footfall, need to be attracted into the heart of the town centre. Such uses generally seek more modern premises with larger floor plates and a high quality public realm.

## Community Facilities

### Education

- 3.5.18 There are 3 Primary schools; St Mary's National School (Junior and Senior) located on High Street, St Patrick's Boys National School located on Sackville Street and the Model School located on Bantry Road and a modern secondary school; Maria Immaculata Community College in the town. The town is well catered for in terms of education provision and presently does not require further school sites.

### Community, Sports and Recreation

- 3.5.19 The town is well served by community, recreational and sporting facilities. There is a library, garda station and numerous places of worship. Healthcare facilities in the town include Dunmanway Community Hospital residential care facility (located 2.3km to the north east of the town) and the Primary Care Centre on Sackville Street. There is a Children Services Centre located to the north of the town centre, which consists of a partnership between the HSE and Co-Action (West Cork) to provide a cohesive service to children with special needs in the West Cork area.
- 3.5.20 There are a number of sporting facilities and clubs in Dunmanway including a GAA club, Rugby Club, Soccer Club and Pitch and Putt facilities. The Town Park and Lake Areas represents a significant public amenity resource for Dunmanway. The town swimming pool has been recently re-developed and other facilities include the newly re-located well equipped Children's Playground, Tennis Courts, 18 hole Pitch & Putt course and an Astro Turf 5 a-side Soccer Pitch.
- 3.5.21 The attractive river valley setting of the town, which is rich in historical and cultural heritage, offers many opportunities for the development of new recreational and cultural amenities for the town which would enhance the overall quality of life for residents. The plan aims to place greater



emphasis on the development of such amenities, particularly the development of new pedestrian walks, cycleways and connections with open space areas and the town centre in order to further optimise the benefits of the town's natural amenities for the people of Dunmanway. The areas of open space comprising of the Doheny's GAA pitch and the pitch and putt course, playgrounds and tennis courts to the south-west of the town should all continue to be protected.

- 3.5.22 The existing local area plan designated substantial areas of open space for active and informal public recreation. The principal areas designated as proposed open space in this plan form part of the demesne of land around Brookpark House and Dunmanway Cottage. An analysis of the open space network within the town reveals that the majority of the zoned open space areas are not accessible to the public. The open space areas to the north and south of the river bank are important in terms of the towns setting and their amenity value. The areas to the west of the town centre which comprise of the floodplain of the river are not, in themselves, suitable for development and can provide important facilities for informal recreation often in parallel with their existing agricultural use. Pedestrian walkways are proposed from the town centre along the river and in the town park area to the south-west of the town. The area of open space to the east of the old convent building has an important function in protecting the setting of St Patrick's Church.
- 3.5.23 This Plan aims to improve the overall environment of Dunmanway town by protecting and enhancing the local character of the town, its buildings and streetscapes, protecting its main heritage buildings and features, protecting its landscape setting, open spaces, trees and hedgerows, and ensuring that the development of the town does not have any adverse impacts on the River Bandon. This Plan also recognises that Dunmanway has several unique attributes that give the town its character and that improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Dunmanway as a town to visit and explore.

## Infrastructure

### Road Infrastructure, Public Transport and Connectivity

- 3.5.24 There are three regional roads which serve Dunmanway town, the R586 to Bandon, Drimoleague and Bantry, the R599 to Clonakilty and the R587 to Macroom. The town suffers from traffic congestion at peak times and improvements to the alignment of roads and junctions near the town centre could improve traffic circulation. The town also has issues with excessive parking around the town centre which causes traffic congestion and is not conducive to a pedestrian friendly environment. There is a vacant portion of land on Bridge Street, which may have scope for a formal car-park, which would significantly address parking problems in the town centre. Any development of this site should incorporate a pedestrian link at the eastern end across the Dirty River to the Town Square. The town would benefit from the preparation of a traffic study to determine the transport infrastructure improvements and policy measures required to accommodate anticipated future expansion and to address traffic management and circulation issues in the town centre. In order to improve access to development lands to the north of the town and to take traffic away from the town centre, there is a need to examine proposals for a relief road to the north of the town.
- 3.5.25 This plan will encourage industrial and business development toward locations that will minimise the adverse impact of additional traffic on the town centre. There are also opportunities to promote cycling and walking as the primary transport modes within the town centre and opportunities to further improve footpath provision within Dunmanway. The town benefits from a daily public transport (bus service) to Cork City, Bantry, Glengarriff and Castletownbere.

## Water Supply

- 3.5.26 Dunmanway receives its drinking water from the Dunmanway Water Supply which is sourced from Coolkellure Lake. The Dunmanway Water Supply is at its limit, with issues including poor water quality and poor water main network. The upgrading of the Dunmanway Water Supply including new source, upgrading of Dunmanway Water Treatment Plant, upgrading of water main network is required to accommodate proposed development in Dunmanway. The scheme “Dunmanway Regional Water Supply Scheme Phase 1 – Water Treatment Plant Upgrade and Raw water Rising Main” is presently being assessed by Irish Water.

## Waste Water Infrastructure

- 3.5.27 Wastewater in Dunmanway is conveyed via a largely combined sewer system to the Dunmanway Waste Water Treatment Plant (capacity 3500 p.e.). There are sewer network issues including infiltration issues. Upgrading of sewers is required and sewer extensions are also required in order to accommodate proposed growth in Dunmanway. The Dunmanway Waste Water Treatment Plant has adequate spare capacity to accommodate proposed development in Dunmanway. However, there are conservation issues relating to the Bandon River SAC and the Freshwater Pearl Mussel associated with the location of the outfall from the Dunmanway Waste Water Treatment Plant.

## Flooding

- 3.5.28 Parts of Dunmanway have been identified as being at risk of flooding. The areas at risk follow the path of the River Bandon and other watercourses and are illustrated on the land-use zoning map. Major flood prevention works have been carried out by the OPW along the Bandon River. An additional major flood relief project is necessary for improved storm-water drainage throughout the town, in order to secure future development in the town. The suitability of the current zoned land supply in the town has been reviewed in this plan and amendments to the zoning designations have been made having regard to the potential flood risk of these lands.

## Environment and Heritage

### Natural Heritage

- 3.5.29 The town is built on three rivers: the Dirty River runs through the town centre, the Brewery River runs along the southern edge of town while the Bandon River runs along the eastern edge of town. The Bandon River which flows in a southerly direction, on the eastern boundary of the town, forms part of the Bandon River Special Area of Conservation (Site Code 2171). The river is also proposed to be designated as a Natural Heritage Area (Bandon Valley South of Dunmanway Site Code 1035). The Council recognises the importance of providing protection to this valuable biodiversity resource.
- 3.5.30 The road between Dunmanway and Coolkelure, Castledonovan and Bantry is designated a scenic route (S30) in County Development Plan 2014. The regional route R586 between Ballineen, Ballynacarriga and to Dunmanway is also a scenic route (S31) in the plan.

### Built Heritage / Public Realm

- 3.5.31 There are 28 buildings or other structures entered in the Record of Protected Structures within the town, highlighting the architectural and historical significance of the town. There are also a number of recorded monuments in the Dunmanway area.
- 3.5.32 Dunmanway is a 17th century planned town and the original two triangular squares, West Green and Market Place still remain. Market Place, which contains a fountain and monument of Sam Maguire, functions as the town centre with the majority of shops and services located here and on the Main Street to the northeast. The majority of buildings in the town centre are three storeys with active ground floor uses. The shopfronts are traditional with painted wooden panelling and any repair, restoration or replacement of shopfronts must be sympathetically carried out, having regard to the architectural character of the town centre.
- 3.5.33 There are a number of vacant and under-utilised sites within the town centre that provide an opportunity for retail development within the core area. This plan has identified the importance of encouraging the re-development of these sites, which will improve the vitality of the town centre and address the problem of dereliction and the loss of ground floor active uses within this area.
- 3.5.34 There are a number of important landscape features and streetscape elements within Dunmanway, which makes the town distinctive. In this regard, there may be merit in the development of a town wide strategy which would build on the attractiveness of these features, highlight improvements to public accessibility and increase awareness to realise the tourism potential of the town.
- 3.5.35 There are opportunities to improve the public realm within the town which has suffered from the traffic volumes through the town centre and the lack of a significant relief road. The creation of outdoor spaces where people can meet will contribute to the vitality of the town.

## General Objectives

3.5.36 The following general objectives shall apply to all development within the development boundary of Dunmanway.

| Local Area Plan Objective<br>General Objectives for Dunmanway |  |
|---|--|
| Objective No.   |  |
| DY-GO-01  | Plan for development to enable Dunmanway to achieve its target population of 1,976.  |
| DY-GO-02  | In order to secure the sustainable population growth and supporting development proposed in DY-GO-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 Bandon 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 (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Dunmanway. New development which requires a connection to the WWTP cannot be permitted in the town until this issue is resolved. |
| DY-GO-03  | Dunmanway Town is located on the River Bandon which is designated as a Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Protection and enhancement of biodiversity resources will be encouraged.  |
| DY-GO-04  | Prepare a Traffic, Transportation and Public Realm Strategy over the life time of this plan which will make provision for improved connectivity throughout the town as a goal with particular regard to the creation and improvement of footpaths with particular reference to new housing developments, town centre proposals and community facilities.   |
| DY-GO-05  | Preserve and enhance the character of the town centre by protecting historic/architectural buildings, groups of buildings, the existing street pattern, plot size and scale while encouraging appropriate development in the town.   |

## Specific Objectives

3.5.37 The specific zoning objectives for Dunmanway are set out in the following table:

| Local Area Plan Objective<br>Specific Development Objectives for Dunmanway |  |                         |
|--|--|-------------------------|
| * Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| <b>Residential</b>   |  |                         |
| DY R-01  | Medium B Density Residential Development. Provision of comprehensive landscaping proposals on the site boundaries and satisfactory disposal of surface water and effluent. Any proposal for development on these lands should include an archaeological impact assessment of the Ring fort adjoining the western boundary which should be incorporated into the scheme. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the Northern Relief Road (U-01) and provision for a safe off-road pedestrian/cycleway access to the town centre. | 9.8                     |
| DY R-02  | Medium B Density Residential Development. Development to include the provision of the Northern Relief Road (U-01) and provision for a safe off-road pedestrian/cycleway access to the town centre.   | 5.5                     |
| DY R-03  | Medium B Density Residential Development.  | 0.5                     |
| DY R-04  | Medium B Density Residential Development.  | 0.8                     |
| DY R-05  | Medium B Density Residential Development.  | 2.5                     |
| DY R-06  | Medium B Density Residential Development. Proposals should include comprehensive landscaping proposals with an amenity walk along<br><br>*<br>northern boundary of site.   | 1.9                     |
| DY R-08  | Medium B Density Residential Development.  | 4.7                     |
| DY R-09  | Medium B Density Residential Development to include comprehensive landscaping proposals on the site boundaries.  | 3.9                     |
| DY R-10  | Medium B Density Residential Development to include comprehensive landscaping proposals on the site boundaries.  | 3.5                     |
| DY R-11  | Medium B Density Residential Development to include sheltered accommodation and/or provision of a retirement home with comprehensive landscaping proposals on the site boundaries.   | 1.4                     |
| DY R-13  | Medium B Density Residential Development.  | 1.4                     |
| DY R-14  | Medium B Density Residential Development to include provision for the expansion of adjoining social and community facilities. Development to be carefully phased in accordance with a detailed overall scheme to include the provision of the Northern Relief Road (U-01), provision for a safe off-road pedestrian/cycleway access to the town centre and comprehensive landscaping proposals.  | 3.0                     |



| Local Area Plan Objective<br>Specific Development Objectives for Dunmanway |   |                         |
|--|---|-------------------------|
| * Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx. Area (Ha)       |
| <b>Industry</b>  |   |                         |
| DY I-01  | Industrial Development suitable for a mixture of units including small to medium industrial units, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian access to the town centre.<br><br>* | 7.6                     |
| <b>Business</b>  |   |                         |
| DY B-01  | Business Development. High quality retail warehousing/office development may be considered subject to the provisions of the Retail Planning Guidelines including a sequential test.<br><br>*  | 3.2                     |
| DY B-02  | Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent. Development to be carefully phased in accordance with a detailed overall scheme and provision for a safe off-road pedestrian/cycleway access to the town centre.                                   | 1.5                     |
| DY B-03  | Business Development incorporating high quality building design, subject to the provision of comprehensive landscaping proposals including mounding on the site boundaries, appropriate single access and satisfactory disposal of surface water and effluent.  | 4.2                     |
| <b>Town Centre</b>   |   |                         |
| DY T-01  | Town Centre. This area denotes the existing built footprint of the town centre and any proposals for development within this core area should comply with the overall uses acceptable in town centre areas, with particular attention to be given to creating an attractive public realm.<br><br>*  |                         |
| DY T-02  | Town Centre. To facilitate the expansion of the town centre with particular attention to be given to creating an attractive public realm.   |                         |

| Local Area Plan Objective<br>Specific Development Objectives for Dunmanway |  |                         |
|--|--|-------------------------|
| * Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| <b>Utilities</b>   |  |                         |
| DY U-01  | Indicative line of proposed Northern Relief Road.  |                         |
| DY U-02  | Local access road.   |                         |
| DY U-03  | Provide pedestrian walkways connecting Dunmanway Lake to the town centre.  |                         |
| DY U-04  | Pedestrian walk connecting edge of town to the town park.  |                         |
| <b>Open Space, Sports, Recreation and Amenity</b>                          |  |                         |
| DY O-01  | Open Space and Amenity area adjoining Dunmanway Lake *   | 0.08                    |
| DY O-02  | Open Space. This prominent slope, ridge and landscape features including woodland to the northern boundary make a significant contribution to the rural character of the town and the setting of St Patrick's Church.<br>* | 5.1                     |
| DY O-03  | Open Space with provision for amenity walk. *  | 9.1                     |
| DY O-04  | Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens and part of river floodplain.<br>*                                      | 4.0                     |
| DY O-05  | Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.<br>*   | 12.2                    |
| DY O-06  | Open Space. The Demesne land around Brookpark House and Dunmanway Cottage shall be preserved primarily for agricultural use and landscaped gardens.<br>*   | 2.3                     |
| DY O-07  | Open Space for sports and recreation purposes.   | 5.54                    |
| DY O-08  | Open Space for sports and recreation purposes. *   | 0.56                    |
| DY O-09  | Open Space for sports, recreation and amenity purposes. *  | 5.27                    |
| DY O-10  | Open Space for sports, recreation and amenity purposes. *  | 6.16                    |

| Local Area Plan Objective<br>Specific Development Objectives for Dunmanway |  |                         |
|--|--|-------------------------|
| * Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| Special Policy Area  |  |                         |
| DY X-01  | <p>Special policy Area. Secure the co-ordinated development of this site for a variety of uses as part of an overall plan which should have specific regard to the following:</p> <ul style="list-style-type: none"> <li>▪ Development of this site should be co-ordinated with the development of adjoining lands.</li> <li>▪ The site is suitable for a variety of uses including mixed uses involving the re-use of the existing buildings and preservation of the parkland setting of the site.</li> <li>▪ Consultation with local residents / landowners.</li> <li>▪ Comprehensive ecological, architectural, heritage and landscape assessment to include detailed tree survey to be carried out for the entire site.</li> <li>▪ Provision of a detailed landscaping scheme for the entire site incorporating retention and augmentation of existing tree cover.</li> <li>▪ Provision of appropriate social and community facilities, where required.</li> <li>▪ Provision of water and wastewater services for the development, including where necessary, the upgrading of off-site infrastructure.</li> <li>▪ Proposals for the construction of the proposed relief road (objective U-01) to the north of the site.</li> <li>▪ A comprehensive study of the existing surface water drainage within the site and adjoining lands.</li> <li>▪ Preparation of detailed proposals to address the surface water drainage of the site and adjoining lands.</li> <li>▪ The implementation of phasing proposals within the overall site to ensure the co-ordinated development of the site.</li> <li>▪ Preparation of a Traffic Management Plan which includes provision of sustainable transport options.</li> </ul> | 9.52                    |





## 3.6 Castletownbere

### Vision and Context

- 3.6.1 Castletownbere is the main population, employment and service centre for the Beara Peninsula. It is identified as a Main Settlement within the West Cork Strategic Planning Area. The town plays an important strategic role for the commercial fishing industry as the major white fish port in the state.
- 3.6.2 The overall strategy aims to promote population expansion and consolidation of Castletownbere as a key fisheries harbour and an important local services centre and to promote its role for marine-based tourism and as an employment location. One of the key considerations for the future development of the town is the provision of waste water treatment facilities.
- 3.6.3 It is also an objective of the County Development Plan to “recognise the role played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism industry and to promote its future development and potential for other port related activities”.

### Local Context

- 3.6.4 Castletownbere is located on the northern shore of Bantry Bay and is the primary urban economic and social centre on the Beara Peninsula providing key services to a wide rural hinterland remote from other urban centres. The fishing industry underpins the economic life of the town and it is therefore important that it can achieve reasonable freedom to grow and expand.
- 3.6.5 The setting up of a British naval base on Bere Island after the Napoleonic Wars and the development of copper mining in Allihies from 1812 onwards led to the growth of the town. During this period houses were built along the north side of the road that linked the two clusters of fisherman’s cottages on the north side and developed what is now known as Castletownbere Harbour. Fishing became well established in the area over this time. In the 1960’s Castletownbere Harbour was developed as the major fishing port for Southwest Ireland. The historic centre of Castletownbere retains its original character and recent years have witnessed significant infrastructural and industrial investment primarily supporting fishing and port activities. Historically development in the town was focussed around the main street and adjoining the port. The town centre can be a lively location with a range of competing activities associated with its port side location. This type of activity makes the town an attractive place to visit in its own right.

## Planning Considerations and Proposals

### Population and Housing

- 3.6.6 The 2011 Census of population showed that the population had a slight increase (44 persons or 5%) since 2006. The County Development Plan sets an overall population target of 1,439 for Castletownbere for the year 2022 which represents an ambitious projected population increase of 527 persons (or a 58% population increase). This population target will require the development of approximately 309 additional dwelling units (equivalent to 271 households) over the plan period to 2022.

**Table 3.13: Population and Households 2011-2022**

| Name       | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
|------------|-------------|-------------|-------------|------------------|
| Population | 868         | 912         | 1439        | 527              |
| Households | 306         | 326         | 597         | 271              |



- 3.6.7 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table below that between 2005 and 2015, about 202 units were constructed with the town now containing approximately 572 dwellings. The majority of this growth (approximately 176 units) took place during the period 2005-2010.
- 3.6.8 Like many other settlements more recent development has radiated outwards along the approach roads particularly those from the west. This has manifested itself in an almost continuous linear development along the right hand side of the road as one approaches the settlement from the Bantry direction. In comparison to other main towns there are relatively few housing estates within Castletownbere. Outside of the main town core development primarily consists of single site housing including infill development and a number of small local authority schemes. Vacancy is not particularly high within the new schemes. Most of the schemes which have been developed in Castletownbere have been in the order of 30 units or less while relatively few of these have been private developer led schemes. There is a partially completed housing scheme of 32 units (out of an original planning permission for 78 units) located in an elevated position approx 1.4km to the east of the town which lacks proper pedestrian links to the town centre.

| Table 3.14 Castletownbere Housing Stock 2005-2015 |                |                |
|---|----------------|----------------|
| Dwellings 2005                                    | Dwellings 2010 | Dwellings 2015 |
| 370   | 546            | 572            |

- 3.6.9 A net housing land requirement of 17ha has been identified to provide housing to be meet population targets. The previous development plan for the town made provision for an estimated net residential land supply of 38 ha with the capacity to provide approximately 443 units. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements. It is therefore proposed to retain the existing residential land supply in Castletownbere.
- 3.6.10 It should be noted however that the level of development proposed for Castletownbere is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered. Given the constraints with water services infrastructure in Castletownbere, it is not envisaged that significant development can be accommodated within the short term, with a medium term timeframe being a more realistic target to deliver 443 units. The upgrading of Castletownbere water supply (including new source, reservoir and upgrading of water mains) and the provision of sewer collection network and waste water treatment plant is required in order accommodate proposed development in Castletownbere.

### Employment and Economic Activity

- 3.6.11 Castletownbere is one of the most important fishing ports in the country. The town has an important employment function because of its strategic role in the commercial fishing industry. Fish processing and onshore-based ancillary activities support both local and international fishing industries, and are extremely important to the town.
- 3.6.12 The overall employment strategy for Castletownbere as set out in the County Development Plan, 2014 is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry. The County Development Plan also recognises the role to be played by Castletownbere and its deepwater port facilities in the future growth of the fishing and tourism



industry. Results from the 2011 Census show a daytime working population (resident and non-resident of Castletownbere) of 564 persons.

- 3.6.13 The Council recognises the importance of the related socio-economic activity centred in Castletownbere. The maintenance and continued growth of the critical mass in port related businesses is essential for future development. Consequently the Council are committed to safeguarding the role of Castletownbere as a centre of fleet activity, processing and ancillary services. The town is capable of positioning itself as a premier fishing port and commercial base to service the offshore renewable and exploration industry due to its strategic location, deep-water port and unrivalled onshore infrastructure.
- 3.6.14 The available sites for business development are located to the north of Castletownbere and to the east and west of the town centre. Industrial land zoned for specialist marine related activities is located on Dinish Island. In 2011, there was a supply of 19.2ha zoned land available in Castletownbere for business uses and 21.3ha for specialist marine related industrial use and it is proposed to retain these employment zonings in this plan in order to allow further expansion of its role as a specialist employment centre for the fishing industry and to provide opportunities for a variety of other future business uses.
- 3.6.15 Dinish Island is strategically important to the fisheries and marine industry. It is important that any developments on the island complement this key strategic use. Therefore, it is proposed to reserve all lands on the island for fisheries and marine related industrial activities and an objective to this effect is included in the plan. The available land on Dinish Island has been developed largely for uses relating to the fishing industry and other marine activities, however, there remains significant potential for development on brownfield sites on the island in the coming years.

## Tourism/Marine

- 3.6.16 There are two main areas of opportunity in terms of employment growth, namely marine and tourist based industries. The council will continue to support the development of a marina, leisure and commercial facilities within the harbour provided these do not compromise the operations of the existing commercial fishing industry. The very specialised nature of marine related employment present in the town combined with the importance of the town strategically in a regional context for fish production, necessitate that its role be safeguarded and enhanced as the centre of fleet activity, processing and ancillary services, supporting the development of added value food processing (particularly in the fisheries sector).
- 3.6.17 It also supports the creation of a positive employment-generating environment, which can attract inward investment, supported by a strong research and development base, the diversification of job creation and promotion of small-scale start up enterprises and incubator units. The Council are committed to safeguarding and enhancing the role of Castletownbere as a centre of fleet activity, processing and ancillary services. The harbour area adjacent to the town centre is associated with the important marine industry and fisheries and in recognition of this has been given a special zoning objective to guide the future development of the area.
- 3.6.18 The potential of the town as a tourist centre for visitors to the Beara Peninsula, including provision of leisure activities, retail services, accommodation and access to Bere Island should be further encouraged. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Castletownbere is designated as a Primary Hub. This requires the provision of facilities to cater for all year round marine leisure operations. The Marine Leisure Infrastructure Strategy requires that adequate and appropriate infrastructure, complementary ancillary services and Harbour Management Plans be developed for Castletownbere.

- 3.6.19 The port of Castletownbere due to its strategic position has the potential to function as a base for offshore energy explorations, renewable energy projects and commercial freight. Furthermore, there may also be opportunities for the development of the cruise liner tourism product in the area and the Council will support the development of Castletownbere as a hub for this type of tourism.
- 3.6.20 Even though a four star hotel has recently been developed in the town, Castletownbere is in need of additional high quality tourism accommodation due to its important role as a tourism hub for the Beara peninsula on the 'Wild Atlantic Way'. This would include hotel accommodation (with associated facilities e.g. leisure centre) as well as a range of self-catering enterprises, hostels etc. Such uses should be accommodated within the town at appropriate locations in such a way as to support the general economic vitality of the town and may be appropriate in varying locations. Tourism accommodation proposals (at an appropriate scale) could also be located on residential lands.
- 3.6.21 Dunboy Castle and grounds (RPS 0764) is a particularly important historic building located to the west of the town and was subject of a development proposal for a hotel, spa and wellness centre which although still not completed has the potential to be a great economic asset in the area and its redevelopment is supported.
- 3.6.22 The ferry service to Bere Island is a key service for islanders and for visitors wishing to access the islands. It is important that this facility be retained and protected within the harbour where it has direct access to the local services and facilities provided in the town. A Harbour Management Plan should be prepared to address these issues.

## Town Centre

- 3.6.23 Castletownbere has an important function as the principle retail centre within the hinterland of the Beara Peninsula. As a smaller County Town the objective for retail in Castletownbere Town Centre as set out in the 2014 Cork County Development Plan is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. The County Development Plan states that often these smaller county towns provide basic convenience shopping and often smaller scale comparison shopping. The plan policy is to adopt a cautious approach to out-of-centre retail warehousing.
- 3.6.24 Parts of the town centre have been identified as being at risk of flooding. The T-01 site denotes the established footprint of the town centre which should continue to be the primary focus of convenience retail provision in the town. The T-02 site denotes the expansion area to the north of the town centre to facilitate an expansion of the town's tourist/retail role, should the need for additional retailing arise in the future. The core shopping area (retail core) is the primary location for new retail and office development where services are provided to visiting members of the public. New residential development that will enhance the vitality, attractiveness and safety of the town centre should be an important component of any development proposals.
- 3.6.25 The established town centre is considered to be the primary location in Castletownbere for retail and commercial activities and provision is made for its expansion to the north to link with any future relief road for the town which along with appropriate traffic management also has an important role to play in relieving present congestion from the town centre.
- 3.6.26 During the tourist season there is a persistent problem with traffic congestion on the main street of the town. Much of this is a traffic management or enforcement issue. Improvements to the public realm of the town could also greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Castletownbere as

a place to visit. There is also scope for pedestrian linkages to increase permeability between the existing T-01 and T-02 town centre zoning during the lifetime of the plan. In terms of pedestrian linkages between the existing and expanded town centre, the laneway adjoining the church and the laneway currently used for car access to the west of the town provide existing options. It is intended that the Traffic and Transportation Strategy currently being prepared will provide further guidance to address these issues and this plan will support the implementation of this strategy when completed.

- 3.6.27 The expansion of the town centre area will provide further opportunities for retail related development, community facilities and the provision of adequate access and parking and incorporate the development of a portion of the proposed northern relief road. There are a number of derelict sites and dilapidated buildings in the town. The council will encourage renovation or redevelopment in such areas, subject to maintaining existing building lines.
- 3.6.28 This plan will aim to deliver a high quality, attractive and safe pedestrian environment reflective of the town's tourism function within the region. The plan will aim to enhance walking routes and active and passive areas along the shoreline and also improve pedestrian connectivity in the town centre.

## Community Facilities

- 3.6.29 Castletownbere has a number of community facilities appropriate to a town of its size including a local hospital, community childcare facility and a day care centre for the elderly, public library, art gallery, hotel, garda station, fire and lifeboat stations, tourist office and church. There is one primary (Scoil An Chroi Ro Naofa) and one secondary school (Beara Community College) in Castletownbere. Beara Community College had an enrolment of 328 pupils while Scoil An Chroi Ro Naofa had an enrolment of 194 pupils for the 2015/2016 school year. There is a modern playground located to the west of the town centre. The Regional Fisheries Centre in Castletownbere has become a major focus for third-level training and development activities in fisheries and aquaculture in the South West. Expansion of community facilities, healthcare and recreation are welcomed generally in Castletownbere and should occur in line with planned development. In general the town centre and expanded town centre will be supported as the optimum location for such community and healthcare facilities.
- 3.6.30 Castletownbere is relatively well catered for in terms of passive recreation with coastal walking routes, perhaps lacking the provision of a town park, although the topography dictates that options in this regard are limited. Much of the open space provided in the town is passive in nature and contributes to the setting of the town. The plan will seek to place greater emphasis on the development of recreational amenities, particularly the development of new pedestrian walks, cycleways and connections with open space areas and the town centre in order to further optimise the benefits of the town's natural amenities for the people of Castletownbere. There are some sporting facilities in the town including the GAA club which is located to the west of the town boundary.
- 3.6.31 This plan has identified lands for healthcare and community facilities to the west of the town zoned B-03. The plan has also identified an additional site to the east of the town (R-02) on which healthcare and community facilities may be considered. This site near the community hospital offers the potential to provide complementary healthcare facilities near an established healthcare facility.
- 3.6.32 Although outside the town boundary the importance of Traillaun beach as a local amenity area is recognised and improvement of roads, parking and infrastructure are necessary improvements that should be given consideration over the plan period.

## Infrastructure

### Road Infrastructure and Transport

- 3.6.33 There is only one principal regional road running east-west through Castletownbere. Traffic congestion and lack of parking continue to detract from the town centre. Much of this could be resolved by appropriate traffic management and the rationalisation of parking arrangements in the town centre and harbour area. The provision of a relief road could play a significant role in relieving this congestion and freeing up space for streetscape and public realm improvements. A preliminary indicative route for a future relief road to the north of the town centre has been identified which has been carried forward from the last local area plan. This plan has identified a town centre expansion area northwards to include part of the proposed northern relief road which could encourage higher value uses and the construction of at least part of the relief road. This plan also supports the identification of an appropriate route for a southern relief road linking the X-01 with the R 572 West. There is also a need to identify a new car park location and to provide public lighting and footpaths in a number of locations.
- 3.6.34 Cork County Council has commissioned a traffic study which will determine the transport infrastructure improvements and policy measures required to accommodate the anticipated expansion of the town that will result in a growth in vehicular, pedestrian and cyclist traffic volumes. This plan will support the implementation of this traffic study in order to develop a strategy to guide the coherent development of the town centre area in terms of land use and urban design, addressing issues such as the range of uses to be accommodated, priority areas for development, improved pedestrian facilities, traffic circulation and connectivity issues and improvements to the public realm. This plan will support opportunities to promote cycling and walking as the primary transport modes within the framework of an overall strategy for the town centre area. There are also opportunities to improve footpath provision and the road surface within the town.
- 3.6.35 Castletownbere is served by public transport (bus) which operates to Bantry and Cork City most days of the week. The ferry which serves the local population and tourists alike is a critical transport mode particularly for those living on Bere Island. Regular ferry services serve the island.
- 3.6.36 It is particularly important that overnight commuter and tourist bus parking areas are provided to cater for potential Cruise Liner and other tourist related traffic. During the lifetime of the plan the council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.

### Water and Wastewater

- 3.6.37 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within the town. Castletownbere sources its drinking water from the Glenbeg Lake. The raw water is then transferred to the adjacent Castletownbere Water Treatment Plant for treatment and distribution. There are storage reservoirs at Foildarrig and Derymihin which provide drinking water to the town. The capacity available at the Glenbeg Lake (which forms part of the Glanmore Bog Special Area of Conservation) source is limited due to the lakes designated status; therefore, another source may be required. The capacity of the Castletownbere Water Treatment Works is also limited. There are issues including leakage concerning the rising mains and distribution watermains as they are in poor condition. Upgrading of Castletownbere water supply is required including new source; reservoir and upgrading of watermains, in order accommodate proposed development in the town. The Castletownbere Regional Water Supply Scheme is presently under review by Irish Water.

- 3.6.38 The existing sewer network in the town is limited. It is a combined system which discharges directly to the sea at a number of locations. There is no wastewater treatment plant in Castletownbere. The provision of sewer collection network and Wastewater Treatment Plant is required to accommodate proposed growth in the town. The Castletownbere Sewerage Scheme Network Upgrade and Wastewater Treatment Plant are under review by Irish Water.

### Surface water

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

### Flooding

- 3.6.40 Parts of Castletownbere have been identified as being at risk of flooding. The areas at risk follow the path of the Aghakista River, Creevoge Stream and tributaries of these. Some coastal areas including parts of Dinish Island are also at risk. There is also evidence of occasional flood events relating to the existing stormwater drainage system. There is a requirement for improvement works to the network serving the back lands to the northwest of the town centre.

## Environment and Heritage

### Natural Heritage

- 3.6.41 There are no nature conservation designations within Castletownbere. Beara Peninsula SPA (004155) is located approximately 1km to the north of the town. Castletownbere is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive.
- 3.6.42 The scenic routes S113, S117 and S118 converge on Castletownbere and development proposals in the environs of these scenic routes and/or an area with important views and prospects will need to demonstrate that there will be no adverse obstruction or degradation of the views towards and from vulnerable landscape features.

### Built Heritage

- 3.6.43 There are approximately 20 protected structures within the town indicating the relative architectural and heritage importance of the town. Many of these are shopfronts and other local historical buildings. The BIM Regional Fisheries Centre represents a good example of modern architecture and is also included in the Record of Protected Structures.



## General Objectives

3.6.44 The following general objectives shall apply to all development within the development boundary of Castletownbere.

| Local Area Plan Objective<br>General Objectives for Castletownbere |  |
|--|--|
| Objective No.  |  |
| CR-GO-01   | Plan for development to enable Castletownbere to achieve its target population of 1,439.   |
| CR-GO-02   | In order to secure the sustainable population growth and supporting development proposed in CR-GO-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 Glanmore Bog 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 abstraction from Glenbeg Lough. |
| CR-GO-03   | Notwithstanding the scale of growth outlined in objective GO-01, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and shall be provided with a sustainable properly maintained water supply. 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.  |
| CR-GO-04   | Promote the town centre as the primary and most appropriate location for the expansion of retail development in the town.  |
| CR-GO-05   | Support the implementation of the Traffic and Transportation Strategy for Castletownbere.  |
| CR-GO-06   | Support the preparation and implementation of a Harbour Management Plan for the harbour area.  |

## Specific Objectives

3.6.45 The specific zoning objectives for Castletownbere are set out in the following table:

| Local Area Plan Objective<br>Specific Development Objectives for Castletownbere |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| <b>Residential</b>  |   |                         |
| CR R-01   | Medium B Density Residential Development to include detached and serviced sites subject to preparation of a detailed landscaping plan and provision of adequate road access for in-depth development and a link to adjoining residential site (R-02). | 8.8                     |
| CR R-02   | Medium B Density Residential Development including healthcare and community facilities to include detailed landscaping plan.  | 8.4                     |
| CR R-03   | Medium B Density Residential Development including the phased construction of relief road (U-03).   | 9.8                     |
| CR R-04   | Medium B Density Residential Development.<br>*  | 0.5                     |
| CR R-05   | Medium B Density Residential Development including serviced sites and provision for access road.  | 4.6                     |
| CR R-06   | Medium B Density Residential Development including provision for access road.<br>*  | 6.2                     |
| <b>Industry</b>   |   |                         |
| CR I-01   | Industry. Small to medium sized industrial units for specialist marine related activities.<br>*   | 21.3                    |
| <b>Business</b>   |   |                         |
| CR B-01   | Business Development. Small to medium sized business units within an overall planned business park layout subject to provision of adequate water services and roads infrastructure and a detailed landscaping plan.                                   | 17.6                    |
| CR B-02   | Business Development.   | 0.8                     |
| CR B-03   | Business Development to include healthcare and community facilities.  | 0.2                     |

| Local Area Plan Objective<br>Specific Development Objectives for Castletownbere |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Town Centre</b>  |  |                         |
| CR T-01   | Town Centre. To promote the town centre as the primary area for retail and mixed use development, encourage sensitive refurbishment/redevelopment of existing sites and promote public realm improvements.<br>*  | 5.7                     |
| CR T-02   | Town Centre. Provide for expansion of the town centre to facilitate additional retail/mixed use development, provision of community facilities and construction of part of U-03 northern relief road. Any proposals should make provision for a new public car park (the exact location and size of which to be agreed with the Council), provide for new town centre streets with connectivity to the existing town centre and include proposals for public realm improvements. | 10.3                    |
| <b>Community</b>  |  |                         |
| CR C-01   | Community. Lands reserved for community purposes and the provision of outdoor education facilities.<br>*   | 1.4                     |
| <b>Utilities</b>  |  |                         |
| CR U-01   | Improve local access road.   |                         |
| CR U-02   | Proposed road realignment to improve entrance to town.   |                         |
| CR U-03   | Proposed future northern relief road to the north of the town centre   |                         |
| CR U-04   | Local access road.   |                         |
| CR U-05   | Local access road.   |                         |
| CR U-06   | Local access road.   |                         |
| CR U-07   | Identify an appropriate route for a southern relief road from the docks west of the X-01 and linking to the R572 road (west).  |                         |
| CR U-08   | Provision of Pedestrian walking route  |                         |
| CR U-09   | Provision of coastal and inland walking route  |                         |
| CR U-10   | Reserve site for wastewater treatment plant. *   | 1.3                     |
| CR U-11   | Proposed upgrading and provision of footpath from Community School to GAA field.   |                         |

| Local Area Plan Objective<br>Specific Development Objectives for Castletownbere |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| <b>Open Space, Sports, Recreation and Amenity</b>                               |   |                         |
| CR O-01   | Open Space. Provision for pedestrian and cycling link between the two roads and along the river bank.<br>*                    | 3.8                     |
| CR O-02   | Open Space: Retain openness, trees and parkland quality.<br>*   | 2.8                     |
| CR O-03   | Open Space. Contribute to character and amenity of the town. Protect trees and view across the site and cove.                 | 0.6                     |
| <b>Special Policy Area</b>  |   |                         |
| CR X-01   | Special Policy Area. To protect this area for specialist marine related uses and other complementary harbour activities.<br>* | 1.7                     |







## 3.7 Schull

### Vision and Context

- 3.7.1 Schull is an attractive coastal town overlooking a sheltered harbour in the West Cork Municipal District. The town is identified as a Main Settlement in the Cork County Development Plan.
- 3.7.2 The overall strategy aims to develop Schull as the main service centre for both the permanent and tourist population of the Mizen Peninsula. The strategic aim is to promote the development of the town within its scenic coastal setting and to continue the promotion of its coastal tourism functions while protecting its established role as a fishing port and marine food employment centre.
- 3.7.3 Given its strategic location on the Mizen Peninsula and its attraction as a holiday centre it functions as the main service centre for both the permanent and tourist population of this area. The town acts as a multi-purpose centre for tourism on a seasonal basis. Schull accommodates a wide range of activities and in particular those associated with coastal recreation.

### Local Context

- 3.7.4 Schull is located at the head of Schull harbour on the southern shoreline of the Mizen Peninsula approximately 24km west of Skibbereen and approximately 25km from Bantry. The landscape setting of the town is of a high quality and is within a high value landscape. The town is an important employment, service, social and cultural centre in this area of West Cork. The town developed historically from a small fishing village and has an attractive main street which opens onto an amenity area to the East and out to Schull harbour which is a haven for water sport activities.
- 3.7.5 The main street is where much of the commerce of the town occurs and is closely linked to the harbour. Development outside of this area is generally more dispersed and a mix of smaller schemes and single site housing predominant. A significant portion of the constructed dwellings have a holiday function and the important role of tourism is clearly evident in the range of facilities available. The harbour today is an important and attractive focal point for waterside access and links with amenity areas, playgrounds and coastal walking routes. These features are particularly attractive elements of the town and contribute to the attractive setting.

## Planning Considerations and Proposals

### Population and Housing

- 3.7.6 The 2011 Census showed that the population of Schull has increased by 82 persons (14%) since 2006. The County Development Plan sets an overall population target of 748 for the year 2022 which represents a projected population increase of 90 persons (or a 14% population increase). Therefore in order to meet this population target there is a need to make provision for approximately 87 additional dwelling units (equivalent to a growth of 75 households) over the plan period to 2022.

**Table 3.15: Population and Households 2011-2022**

| Name       | Census 2006 | Census 2011 | 2022 Target | Increase to 2022 |
|------------|-------------|-------------|-------------|------------------|
| Population | 576         | 658         | 748         | 90               |
| Households | 203         | 235         | 310         | 75               |

- 3.7.7 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the following table below that between 2005 and 2015, 227 units were constructed in the period with Schull now containing approximately 507 dwellings. The majority of this growth (approximately 216 units) took place during the period 2005-2010.

| Table 3.16: Schull Housing Stock 2005-2015 |                |                |
|--|----------------|----------------|
| Dwellings 2005                             | Dwellings 2010 | Dwellings 2015 |
| 280  | 496            | 507            |

- 3.7.8 In recent years, Schull experienced some growth, mainly for residential development at relatively low densities often related to the tourist accommodation and second home market. A recurring issue for Schull has been the need to ensure that the demands for housing from permanent residents are not overwhelmed by that for tourist accommodation or second homes; however, it is difficult to regulate this through the planning system. The best approach may be to increase the provision of serviced sites for self build options for permanent occupation as opposed to additional multiple housing developments.
- 3.7.9 The principal concern regarding residential development in Schull is to ensure a balance between permanent residents and holiday visitors avoiding an excess of often vacant holiday homes. Holiday home developments, if inappropriately located, can result in a serious loss of vitality in towns such as Schull during the winter months. A significant portion of the existing housing stock in Schull has a specific holiday function. The residential land in Schull is located to the north, south and east of the town centre. None of the 8 parcels of land zoned for residential purposes were developed during the last local area plan period. The previous zonings have been retained in order to maintain the choice of land for permanent year round occupation.
- 3.7.10 A net housing land requirement of 5ha has been identified to accommodate the projected level of population growth envisaged for Schull. The previous development plan for the town made provision for an estimated net residential land supply of 11.3 ha with the capacity to provide approximately 205 units. In addition to the requirement to provide a strategic land reserve (headroom) in the settlement, there is also a need to provide increased provision for additional growth to compensate for development which due to a variety of reasons cannot take place in the villages and smaller lower order settlements. It is therefore proposed to retain the existing residential land supply in Schull which leaves an adequate surplus of lands to account for external factors potentially hindering the release of lands to the market while other uses may be suitable on some of the residentially zoned sites.
- 3.7.11 The local area plan proposes that more serviced sites be made available within the zoning options for those wishing to self build for their own occupation. Managed holiday home developments will be considered on any of the residentially zoned lands. It should be noted that the level of development proposed for Schull is based on the assumption that the required waste water infrastructure and water supply improvements identified by the Council will be delivered.

## Employment and Economic Activity

- 3.7.12 The overall employment strategy for Schull as set out in the County Development Plan, 2014 is to focus on local catchment employment and an infrastructure programme to service land supply identified for future employment development focused on medium to small business/industry.
- 3.7.13 This Plan recognises the important role of Schull as the main service and tourism centre for the Mizen Peninsula. Most of the employment provision in the town is in the area of services particularly in the shops, pubs and restaurants within the vibrant town centre. There is little in the way of manufacturing/industry in the settlement with the focus mainly on tourist related industry and other community facilities.
- 3.7.14 The results from the 2011 Census show a daytime working population (resident and non-resident of Schull) of 328 persons. In 2011, there was a supply of 6.9ha zoned land available in Schull for business uses and 1ha for port related industry and this plan proposes to retain these employment zonings. The B-01 lands have been partially developed to accommodate a primary healthcare centre. This plan intends to encourage more flexibility in the type of uses permissible to better meet the business land requirements of the town and its hinterland.
- 3.7.15 The well-established sailing school provides employment, attracts visitors and is important in sustaining the local economy of this coastal community. Schull was designated as a Primary Hub under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County' prepared in 2007. This requires the provision of facilities to cater for all year round marina leisure operations. Plans are in place to facilitate and encourage the implementation of the strategy in Schull and to develop associated employment prospects including the provision of a community marina.
- 3.7.16 The proposed hotel site (carried over from the former plan) needs to be retained in the long term because of its strategic economic importance in attracting high economic value tourism to the town. Greater flexibility in the usage of the site including community gain from any development proposals should be promoted.
- 3.7.17 It is also noted that while the town has a substantial complement of fixed holiday home tourist accommodation there is a clear absence of alternatives for touring and camper van visitors to the area, or for those wishing to use a camp site where they would have access to facilities and the village. The lands around the Cadogan's strand area may be suitable for a dedicated overnight camping ground. Fixed mobile homes are likely to be inappropriate due to the potentially negative impact on the visual setting of this attractive area.
- 3.7.18 While the tourism/leisure marine role is well established and continues to develop it is also important to make appropriate provision for the future development of the fishing industry in the town.
- 3.7.19 The Council considers that the reservation of the identified lands adjacent to the pier for port related industry is vital to the continued well being of the town, because of its potential importance to marine employment and the character of the town. The Council is particularly concerned that no development should take place on the lands which would prejudice such provision, and that development on adjoining land should be compatible with port related uses and not lead to conflict with, or restraint upon, those uses.

## Town Centre

- 3.7.20 Schull is an attractive tourist destination on the 'Wild Atlantic Way' providing a range of retail services. As a smaller County Town the objective for retail in Schull Town Centre as set out in the Cork County Development Plan, 2014 is to support the vitality and viability of the town and to ensure that it provides an appropriate range of retail and non retail functions to serve the needs of the community and respective catchment areas. The County Development Plan states that often these smaller county towns provide basic convenience shopping and often smaller scale comparison shopping. The plan policy is to adopt a cautious approach to out-of-centre retail warehousing.
- 3.7.21 The level of retailing is considerably less than the main towns of Bantry and Castletownbere but reasonable considering that Schull is a local employment and service centre. There is very little vacancy in the town centre at present. Parts of the proposed town centre sites are at risk of flooding. Expansion of the town centre area will provide further opportunities for retail related development, community facilities and the provision of adequate access and parking and incorporate the development of a portion of the proposed northern relief road.
- 3.7.22 The T-01 site denotes the established footprint of the town centre which should continue to be the focus of convenience retail provision in the town. The T-02 site denotes the expansion area to the north of the town centre to facilitate an expansion of the town's tourist/retail role, should the need for additional retailing arise in the future. The core shopping area (retail core) is the primary location for new retail and office development where services are provided to visiting members of the public. New residential development that will enhance the vitality, attractiveness and safety of the town centre will be an important component of any development proposal.
- 3.7.23 The established town centre is considered to be the primary location in Schull for retail and commercial activities and provision is made for its expansion to the north to link with any future relief road for the town which along with appropriate traffic management also has an important role to play in relieving present congestion from the town centre.
- 3.7.24 During the tourist season there is a persistent problem with traffic congestion on the main street of the town. Much of this is a traffic management or enforcement problem. While a car parking area has been provided to the rear of the existing convenience retail shop in the town, there would appear to be considerable room for expansion in this area and lands to the north of the existing main street form the most logical location for the long term expansion of the town centre.
- 3.7.25 Improvements to the public realm of the town can greatly improve the overall attractiveness of the town centre, enhancing business confidence in the town and the overall public perception of Schull as a place to visit. The plan will aim to deliver a high quality, attractive and safe pedestrian environment reflective of its status as a significant tourist destination within the region. The plan will aim to enhance walking routes and active and passive areas along the shoreline and also improve pedestrian connectivity along south terrace and pier road.

## Community Facilities

- 3.7.26 There are community facilities located throughout the town including a parish hall, hospital, garda station, fire station, library and church. Schull also has a post office, pharmacy, credit union and a mobile bank serving the town. The town has a good provision of services which reflects its role as a strong tourist centre serving a wide rural hinterland.
- 3.7.27 The town contains one secondary school (Schull Community College), a national school (Scoil Mhuire) and an English Language Training School. Schull Community College had an enrolment of 438 pupils for the 2015/2016 school year. Schull Planetarium is part of the local Community School and provides a unique educational resource. The secondary school is unique in offering sailing related courses as part of the curriculum. Scoil Mhuire is a co-educational Primary School with a current enrolment of 141 pupils. These pupils are drawn from a wide hinterland of Schull village ranging from Toormore in the west to Ballydehob in the east. The County Development Plan notes that the further expansion of primary school sites will be necessary based on the population growth projections. An area of land has been earmarked for educational community and marine purposes which is located to the south of the existing school.
- 3.7.28 The Mizen Primary Care Centre located zoned business lands close to the town centre, provides a very important community resource. The presence of the local Community hospital providing respite care is a particularly important community facility for the region and for local healthcare.
- 3.7.29 In general terms, Schull has a range of different smaller scale sporting and recreational facilities available to it owing particularly to its function as a tourist destination. It lacks any larger scale community sporting provision such as a GAA facility/sports hall. The Fastnet Marine and Outdoor Education Centre is located in Schull Harbour. The centre has dedicated facilities which offer a range of comprehensive sailing courses. Implementation of the objectives of the Marine Leisure Strategy for West Cork should be continued.
- 3.7.30 There are opportunities to expand and develop on the range of amenity and recreational areas available within the town including linking walking routes and active and passive areas along the shoreline. Cadogan's Strand forms a particularly attractive entrance to the town and can be an important amenity area for tourists and residents alike.

## Infrastructure

### Road Infrastructure and Public Transport

- 3.7.31 Schull is located on the through route of the R591 which connects to the N71 linking the town to Cork City and Bantry and the Mizen peninsula to Goleen and Mizen Head and as a result there are seasonal traffic congestion / parking issues within the town. This Plan supports the implementation of traffic management measures, revised parking and enforcement arrangements to address persistent traffic congestion during the tourist season. This Plan will continue to pursue the objective of reducing traffic from the town via the provision of a future relief road to the north of the town centre.
- 3.7.32 Schull is served with a daily bus service to Cork City, Clonakilty and Skibbereen. Access to the islands of Oilean Chleire and Long Island are available via ferry connections to the south of the town. It is particularly important that overnight commuter and tourist bus parking areas should be provided to cater for potential Cruise Liner and other tourist related traffic. During the lifetime of the plan the council will seek to identify appropriate sites for this purpose in conjunction with relevant authorities.



## Water and Wastewater Infrastructure

- 3.7.33 The provision of water and wastewater infrastructure is fundamental to ensure the delivery of growth within Schull. The town receives its drinking water supply from the Lough Skeagh Water Treatment Plant. Schull Water Supply is at limit during summer months during which time it is augmented by the Skibbereen Water Supply. The upgrading of the water supply to Schull (source, water treatment plant, and watermain network) is required in order to accommodate all of proposed development in Schull. The Irish Water scheme to upgrade the water supply to Schull involves the upgrading of the Skibbereen WS (Ballyhilty Water Treatment Plant) to supply Schull including new reservoir, pumping station and upgrading of watermain network and decommissioning of Skeagh WTP. This Scheme is targeted to begin construction in 2017. Wastewater from Schull is transferred to the Schull Wastewater Treatment Plant. Foul sewer capacity is available to cater for proposed development in Schull. The Wastewater Treatment Plant in Schull has adequate spare capacity available.

## Flooding

- 3.7.34 Parts of Schull have been identified as being at risk of flooding. These areas at risk follow the path of a watercourse which traverses the town west to east and is illustrated on the land-use zoning map. In particular the 'at risk' area affects much of the established town centre of Schull. Some local watercourses used for the disposal of surface water pass under buildings in the town centre which has potential to lead to some localised flooding.

## Waste Management

- 3.7.35 There is a Civic Amenity Site located at Derryconnell, Schull which accepts a wide range of goods to be recycled.

## Environment and Heritage

- 3.7.36 Schull is located directly adjoining the Roaringwater and Islands Special Area of Conservation (cSAC-0101) and proposed Natural Heritage Area of Roaringwater Bay and Islands (pNHA-0101). The Council recognises the importance of protecting the biodiversity value of this unique site. Schull is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive.
- 3.7.37 There are a number of designated scenic routes in or close to Schull. These include the S96, S97, S100, S101 and S102. The approach road from the west is a particularly attractive arrival point into Schull. There is one building (Holy Trinity Church & Wall) in the town entered in the Record of Protected Structures.

## General Objectives

3.7.38 The following general objectives shall apply to all development within the development boundary of Schull.

| Local Area Plan Objective<br>General Objectives for Schull |   |
|--|---|
| Objective No.  |   |
| SC-GO-01   | Plan for development to enable Schull to achieve its target population of 748.  |
| SC-GO-02   | In order to secure the sustainable population growth and supporting development proposed in SC-GO-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 Roaring Water Bay and Islands 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 harbour does not fall below legally required levels.                  |
| SC-GO-03   | Notwithstanding the scale of growth outlined in objective GO-01, in the absence of a public wastewater treatment plant, development shall be limited to individual or small groups of dwelling units served by individual treatment systems. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system. 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 Special Area of Conservation. |
| SC-GO-04   | Schull is adjacent to the Roaringwater Bay and Islands Special Area of Conservation. Development in this town will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Protection and enhancement of biodiversity resources will be encouraged.  |
| SC-GO-05   | Support and promote the town centre as the primary and most appropriate location for the expansion of retail development in the town of Schull.   |
| SC-GO-06   | Support the development of a Traffic and Transportation Study for Schull town to deal with parking and traffic issues in particular and improve accessibility for public transport, cyclists and pedestrians within the town.   |
| SC-GO-07   | Identify suitable sites within the town for the provision of community facilities (including an arts and craft centre) which have good pedestrian /cycling links to residential areas and are located close to / and adjoining the town centre.   |
| SC-GO-08   | Support the preparation and implementation of a Harbour Management Plan for the harbour area and to support the development of a community marina for the town.   |

## Specific Objectives

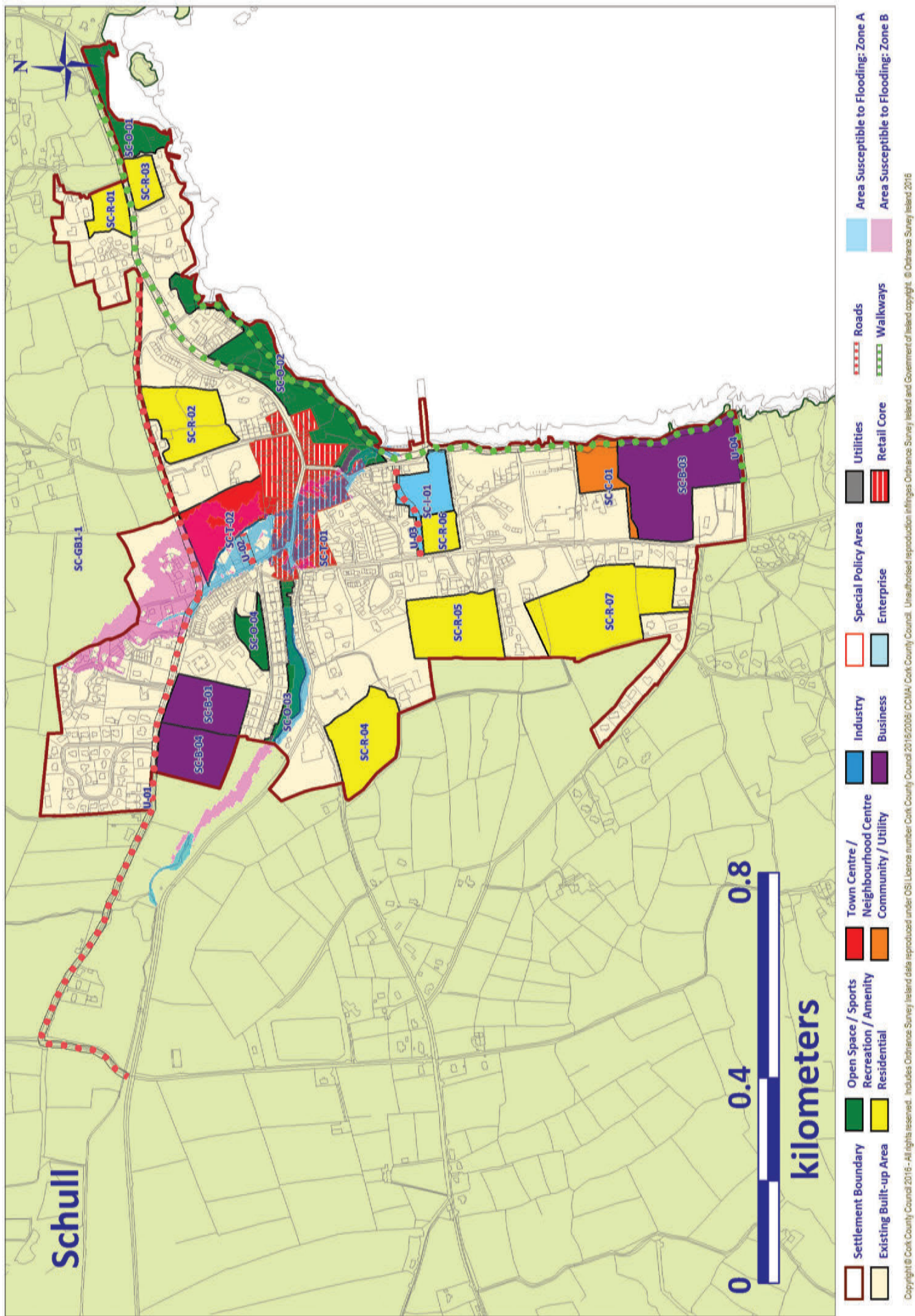
3.7.39 The specific zoning objectives for Schull are set out in the following table:

| Local Area Plan Objective<br>Specific Development Objectives for Schull |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| <b>Residential</b>  |   |                         |
| SC R-01   | Medium B Density Residential Development. Consideration may also be given to use of the site as a camper van park/camp site.  | 0.7                     |
| SC R-02   | Medium B Density Residential Development in-depth screen planting along northern and eastern boundaries.  | 1.8                     |
| SC R-03   | Medium B Density Residential Development. Single storey development or nursing home/sheltered housing. Consideration may also be given to use of the site as a camper van park/camp site.       | 0.6                     |
| SC R-04   | Medium B Density Residential Development including serviced sites in-depth screen planting along western and southern site boundaries.  | 1.9                     |
| SC R-05   | Medium B Density Residential Development.   | 2.1                     |
| SC R-06   | Medium B Density Residential Development. The design and type of occupancy of the development should ensure the avoidance of conflict with the adjoining proposed port related industrial uses. | 0.5                     |
| SC R-07   | Medium B Density Residential Development including serviced sites. Development to include in-depth screen planting along western site boundary.   | 3.6                     |
| <b>Industry</b>   |   |                         |
| SC I-01   | Industry. Port related, with provision for parking and local relief road.<br><br>*  | 1.0                     |

| Local Area Plan Objective<br>Specific Development Objectives for Schull |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Business</b>   |  |                         |
| SC B-01   | Business Development.  | 1.4                     |
| SC B-02   | Site with potential for Hotel/Leisure Centre and/or other Tourist related Infrastructural Development only. Any development proposals should respect the setting and make provision for the upgrading and protection of pedestrian walkway along the shoreline to the east of the site. Proposals should provide for the protection of the setting of the old church ruins and graveyard and provide an additional public amenity area to the south of the town. | 3.8                     |
| SC B-03   | Business Development with in-depth screen planting along western, southern and eastern boundaries.   | 1.4                     |
| <b>Town Centre</b>  |  |                         |
| SC T-01   | Town Centre. To facilitate mixed use development including retail and residential.<br>*  | 5.7                     |
| SC T-02   | Town Centre. Town centre expansion to include community facilities and the provision of adequate access and parking and incorporate the development of a portion of proposed northern relief road.<br>*  | 10.3                    |
| <b>Community</b>  |  |                         |
| SC C-01   | Educational, marine and leisure purposes.  | 0.9                     |
| <b>Utilities</b>  |  |                         |
| SC U-01   | Northern relief road.  |                         |
| SC U-02   | Local access road.   |                         |
| SC U-03   | Local relief road.   |                         |
| SC U-04   | Develop and maintain pedestrian walkway through open space and along shoreline and continued via footpath to Cadogan's Strand.   |                         |

| Local Area Plan Objective<br>Specific Development Objectives for Schull |   |                         |                   |
|---|---|-------------------------|-------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |                   |
| Objective No.   |   |                         | Approx. Area (Ha) |
| <b>Open Space, Sports, Recreation and Amenity</b>                       |   |                         |                   |
| SC O-01   | Open Space. Passive open space and public amenity area around Cadogan's Strand to include provision for car parking. Preserve and promote general openness, views of cove from road, and trees.   |                         | 1.0               |
| SC O-02   | Open Space. Providing informal recreation including playground, and incorporating coastal pathway. Consideration will be given to the further expansion of public recreational facilities in this area. Protect general openness, views of sea from road, and retain and provide trees, shrubs and general parkland quality.<br>* |                         | 3.15              |
| SC O-03   | Open Space. Passive open space along bank of stream and private gardens to protect the visual amenity of the locality. Protect from excessive development and retain/promote openness/encourage retention of tree cover.<br>*   |                         | 0.7               |
| SC O-04   | Open Space. Passive open space providing local visual amenity, and accommodating informal recreation and sport.<br>*  |                         | 0.5               |





# West Cork Municipal District

## 4 Key Villages

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## 4 Key Villages

### 4.1 Introduction

- 4.1.1 There are 10 Key Villages in the West Cork Municipal District as follows; Ballydehob, Baltimore, Courtmacsherry, Drimoleague, Durrus, Glengarriff, Leap, Rosscarbery, Timoleague and Union Hall.
- 4.1.2 It is a strategic aim of the Cork County Development Plan, 2014 to establish key villages as the primary focus for development in rural areas in the lower order settlement network and allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available. Supporting the retention and improvement of key social and community facilities, and inter urban public transport.
- 4.1.3 'Key Villages' often benefit from an existing level of infrastructure and service investment that, although less than the main towns, still offers a sound basis for future growth, particularly for those seeking to live or work in a more rural environment. 'Key Villages' also have significant hinterlands providing important services to a wider rural community.
- 4.1.4 Settlements designated as Key Villages will normally have the following facilities: A permanent resident population, primary school and / or secondary school, Church or other community facility, convenience shops, pubs and either comparison shops or other retail services, industrial or office based employment, post office/ bank / ATM / building society, Garda station, primary healthcare facilities (GP doctor / pharmacy), sports facility, mains sewerage, mains water, public transport, served by a regional road, traffic calming / management scheme / off street car parking, bring site/recycling facilities.
- 4.1.5 Key Villages are important locations for the provision of jobs and services in rural areas. The strategic aims for key villages are that they will be the primary focus for the development of surrounding rural areas and provide local services, by encouraging and facilitating population growth and by supporting the retention and improvement of key facilities, including social and physical infrastructure and public transport.
- 4.1.6 To allow key villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the waste water treatment plant as required.
- 4.1.7 There is scope for development within the Key Villages; however, it is important that each village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.
- 4.1.8 It is particularly important that development does not extend the existing pattern of linear development of the settlements. It is important that new facilities are encouraged to locate within the village cores and that where possible, existing community facilities are improved.
- 4.1.9 The settlements would benefit from a more compact form and from some regeneration of and re-use of existing properties within the village cores. In particular, further improvements to the village centres, with an enhanced streetscape, improved shopfronts and provision for improved street lighting, public footpaths and street furniture would be desirable. Further opportunities for streetscape improvements exist in the settlements, particularly within the village cores.

## Overall Scale of Development

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

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

| Name                      | Existing Number of Houses Q1 2015 (Geodirectory) | Growth 2005 to 2015 (Geodirectory) | Overall Scale of Development (No. of houses) | Normal Recommended Scale of any Individual scheme |
|---------------------------|--|------------------------------------|--|---|
| <b>Ballydehob</b>         | 189  | 9                                  | 39   | 12  |
| <b>Baltimore</b>          | 485  | 8                                  | 85   | 12  |
| <b>Courtmacsherry</b>     | 417  | 40                                 | 155  | 12  |
| <b>Drimoleague</b>        | 246  | 27                                 | 137  | 12  |
| <b>Durrus</b>             | 196  | 1                                  | 100  | 12  |
| <b>Glengarriff</b>        | 191  | 1                                  | 60   | 15  |
| <b>Leap</b>               | 149  | 0                                  | 55   | 12  |
| <b>Rosscarbery</b>        | 409  | 40                                 | 91   | 15  |
| <b>Timoleague</b>         | 167  | 3                                  | 73   | 12  |
| <b>Union Hall</b>         | 206  | -                                  | 80   | 12  |
| <b>Total Key Villages</b> |  |                                    | <b>875</b>                                   |   |



## General Objectives for Key Villages

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

| <p style="text-align: center;"><b>Local Area Plan Objective</b><br/><b>GO-01: General Objectives for Key Villages</b></p>   |
|---|
| <ul style="list-style-type: none"> <li>a) Within the development boundary of the key villages it is an objective to encourage housing development on the scale set out in Table 4.1 in the period 2015 – 2023.</li> <li>b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 4.1.</li> <li>c) In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.</li> <li>d) Notwithstanding the scale of growth outlined in Table 4.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.</li> <li>e) Where possible all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.</li> <li>f) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.</li> <li>g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and/or self build options.</li> <li>h) Village centre development, including business, local convenience retail, community facilities, and residential should be accommodated within the core of the village and should make adequate provision for off street parking.</li> <li>i) Development along the Main Street and within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape.</li> <li>j) Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.</li> <li>k) Roadside development within the village shall be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.</li> <li>l) Good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.</li> </ul> |

- m) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- n) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- o) Any proposal for development within the village core will need to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish.
- p) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.
- q) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages is also encouraged. Development will only be permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.



## 4.2 Ballydehob

### Vision and Context

- 4.2.1 The strategic aim for Ballydehob is to encourage the consolidation of this colourful village by preserving the unique architectural character and landscape setting of the settlement whilst promoting sympathetic development in tandem with the provision of services. This plan aims to support the expansion of community and tourism services and facilities and promote a vision for Ballydehob as a destination village while maintaining and restoring the environmental quality of the area through the provision of appropriate wastewater infrastructure.

### Local Context

- 4.2.2 Ballydehob is a charming and colourful coastal village on the south side of the Mizen peninsula and adjoining the main N71 between Skibbereen and Bantry. It is also located within 6km of the main town of Schull which is located to the west of the settlement and within 30km of Bantry and Skibbereen. The village presently has a very good range of facilities, including a variety of shops, arts and craft galleries, pubs and cafes, schools, two churches and a regular bus service. There is a modest amount of local employment generating activity.
- 4.2.3 The village has a very attractive setting and attractive streetscape. This has been recognised in the designation of a significant portion of the settlement as an Architectural Conservation Area which runs from the coastal area around the small harbour and railway viaduct up along the main street. This area represents much of the historic core of the village of Ballydehob. The area around the estuary in particular has a very attractive and picturesque setting.
- 4.2.4 The village is located within the West Cork Municipal District and within the West Strategic Planning Area.

## Planning Considerations and Proposals

### Population and Housing

- 4.2.5 The table below shows that between 2005 and 2015 there were 49 dwelling units constructed within the boundary of the village, which equates to growth of approximately 26% for this period. The 2011 Census indicated that Ballydehob had a population of 271, an increase of approximately 13% since the previous census in 2006.

| Table 4.2 Number of Houses in Ballydehob during the period 2005-2015 |                     |                     |                                   |
|--|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005  | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 140  | 184                 | 189                 | 49                                |

Source: Geo Directory

- 4.2.6 Recent development has primarily been in the form of small scale housing schemes. The topography and protruding surface rock outcrops make development particularly challenging.
- 4.2.7 Historically the grain of development was centered around the village core where a very attractive street layout emerged. Development has since occurred in locations more peripheral to the village core. While some development in the past decades has been less successful in respecting the established design reference of the village more recent development has been more sympathetic and the high design standard now established in the village should be maintained and promoted.

### Infrastructure

- 4.2.8 Located adjoining the N71 (national route) the village enjoys good access to Bantry and Skibbereen. There is daily public bus service available in the village to Schull, Cork, Skibbereen and Bantry. The Main Town of Schull, given its close proximity to the settlement, is readily accessible from Ballydehob. In general the provision of footpaths and lighting is adequate.
- 4.2.9 Traffic congestion is a problem, particularly during the peak tourist season. Provision of further off street parking is required. To the rear and north of Main Street, land uses, which include parking and garages, give rise to some amenity and traffic issues, and the full potential of these lands have not been realised. An objective is suggested which would facilitate appropriate re-development of this area.
- 4.2.10 Wastewater currently receives only primary treatment (septic tank) which has a design capacity of 700 and is currently overloaded. The provision of new wastewater treatment plant is required and upgrading of sewer network prior to any further development taking place in Ballydehob. Due to the presence of 'shellfish designated areas' in the bay it is likely that tertiary treatment will be required.
- 4.2.11 Parts of Ballydehob have been identified as being at risk of flooding. The areas at risk follow the path of the Rathruane River through the village and are illustrated on the land use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.

## Community Facilities

- 4.2.12 The village of Ballydehob has a range of recreational and tourist facilities associated with its attractive location and setting. Such a range would be considered the envy of many similarly sized settlements and contributes significantly to the attractiveness of the place. This includes amenity walks, playgrounds, public toilets, etc.
- 4.2.13 The GAA pitch is located on lands outside the village development boundary to the north east but in relatively close proximity. The village contains a community building and a church. It has a bring centre, post office and pier. There are two primary schools (Scoil Bhride and St. Matthias NS), a community bank and a small medical centre located within the village.
- 4.2.14 Ballydehob's attractive setting and range of community facilities and services make it an attractive location for development. In recent years, primarily due to infrastructural constraints, the village has not capitalised on this potential and in order to allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's wastewater infrastructure. Currently only preliminary treatment (septic tank) of wastewater exists within the village. This issue will need to be addressed in order to further enhance aquaculture activity in the immediate area.

## Employment and Economic Activity

- 4.2.15 Much of the employment in the village is associated primarily with the service industry in the form of visitor accommodation, restaurants, pubs and retailing. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination. Ballydehob needs a focal point and in this regard there may be scope to develop a new village square which would combine an open space, community and tourism function. The village would also benefit from improvements to the waterfront area which would further enhance the tourism potential of Ballydehob.
- 4.2.16 The range of employment associated with tourism can be further expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed. Outside of the village itself there is local employment in agriculture due to the extensive rural hinterland.
- 4.2.17 The village would further benefit from specific measures to support the local craft and food industries, including the provision of a designated arts and crafts trail and the development of a 'village garden' with allotments on a suitable under-utilised site.
- 4.2.18 Small and medium scale tourism development, including the provision of managed rental holiday accommodation, is positively encouraged in the village, provided it is compatible with the scenic qualities of the locality. There may be opportunities to provide further tourist accommodation within the town.

## Environment and Heritage

- 4.2.19 Ballydehob Bay, which abuts the town, is within the Roaringwater Bay and Islands candidate Special Area of Conservation (000101) and proposed Natural Heritage Area (000101). Roaringwater Bay and Islands is a site of exceptional conservation importance, supporting diverse marine and terrestrial habitats.
- 4.2.20 Ballydehob is located within the Clonakilty/Skibbereen Water Management Unit. The Rathruane and Bawnaknocknane Rivers merge and flow through Ballydehob into the Bay and are currently of 'good' river quality status, according to the South Western River Basin District (SWRBD) plan. At present wastewater in Ballydehob discharges into Roaringwater Bay which according to the SWRBD Plan is part of a protected area - 'Designated Shellfish Area' and is a Natura 2000 site (SAC). According to the SWRBD Plan, the overall status of these 'Transitional and Coastal Waters' is 'moderate'. The existing wastewater treatment facilities in Ballydehob will need to be improved and upgraded which will contribute to the improvement of water quality to good status by 2021.
- 4.2.21 The railway viaduct in Ballydehob (RPS no. 00776) which is included in the Record of Protected Structures is an important tourism attraction in the village. Within the Ballydehob Architectural Conservation Area (see the Cork County Development Plan 2014) development should conserve and enhance the architectural character and streetscape of the area, and high standards of design will be required.
- 4.2.22 Ballydehob is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are three designated Scenic Routes which traverse the settlement (S90, S95, S97).
- 4.2.23 Whilst it is recognised that there is scope for development within Ballydehob, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary location for development is therefore the sympathetic consolidation of sites within the development boundary.

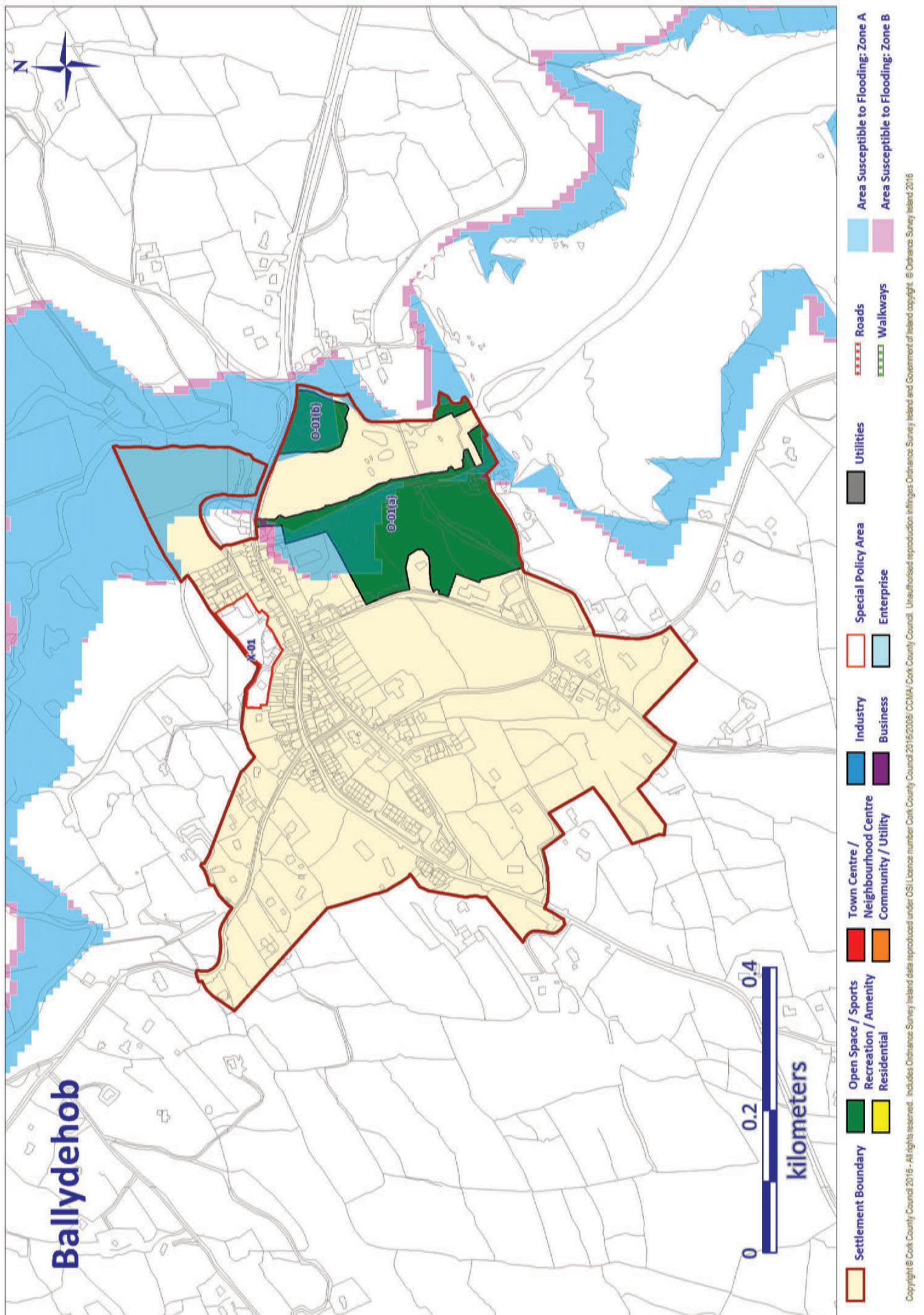
## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballydehob |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 39 additional dwelling units during the plan period.  |
| DB-02   | The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme. |
| DB-03   | Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.   |
| DB-04   | Identify a requirement for an accessible off street car parking solution within walking distance of the village centre.  |
| DB-05   | Maintain the existing community facilities and where possible expand the range of sports facilities available in the village.  |
| DB-06   | Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.  |
| DB-07   | Support the development in a sustainable manner of cycleways and pedestrian walkways as tourist trails.  |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ballydehob |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| <b>Open Space, Sports, Recreation and Amenity</b>                           |   |                         |
| O-01  | Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. *  | 4.6                     |
| <b>Special Policy Area</b>  |   |                         |
| X-01  | Potential redevelopment area with a range of potential uses including town car park. Use and design of any new development should have regard to the limited vehicular access to the area the residential amenity of occupiers of properties on the road frontage, and the desirability of enhancing the physical fabric of the locality. | 0.6                     |





## 4.3 Baltimore

### Vision and Context

- 4.3.1 The strategic aims for Baltimore are to encourage the consolidation of the village within its rural setting, preserve the unique architectural character and coastal landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of community facilities.

### Local Context

- 4.3.2 Baltimore village is located approximately 10km south-west of Skibbereen. The village is located within the West Cork Municipal District and within the West Strategic Planning Area. The village is situated on the eastern shore of the peninsula that is opposite the islands of Sherkin and Ringarogy. Having a sheltered harbour, the village is a well known sailing centre and there is a pier with a variety of nautical activities; namely sailing, ferry service to the islands, boat trips for dolphin and whale watching, fishing, diving centre, boatyards and pleasure craft. The village is the service centre for a large hinterland stretching from Skibbereen to Castletownshend and includes the two main inhabited islands of Oileán Chléire and Sherkin. However, the main activity of the village is as a tourist resort.

## Planning Considerations and Proposals

### Population and Housing

- 4.3.3 The 2011 Census recorded a population of 347 persons in Baltimore, a decrease of approximately 8% since the census of 2006. The table below shows that between 2005 and 2015 there were 120 dwelling units constructed within the boundary of the village.

| Table 4.3 Number of Houses in Baltimore during the period 2005-2015 |                     |                     |                                   |
|---|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005   | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 365   | 461                 | 485                 | 120                               |

Source: Geo Directory

- 4.3.4 The attractive coastal setting and tourism function of the village has made it a popular location for new development. Table 4.3 indicates that there has been a significant growth in the number of dwelling units constructed within the settlement since 2005. The majority of this growth has consisted of holiday home developments to the east of the village core. There has also been some residential development on unzoned lands to the west of the Hotel, in the form of a several large detached dwellings just off the main street.
- 4.3.5 There are a high proportion of holiday homes, located in both the village centre and the outlying hillsides. In winter many of these holiday homes are vacant and the local population reduces significantly. This figure can increase by up to 5 times during the summer months.
- 4.3.6 Baltimore's attractive coastal setting, tourism function and quality of life factors make it an attractive location for development. In the past, there has been significant housing construction including holiday homes as a result of tax incentive schemes. Any new housing should be more orientated to local permanent housing.

## Infrastructure

- 4.3.7 There is spare capacity in the water supply and wastewater treatment plant to cater for future growth in the village.
- 4.3.8 Parts of Baltimore have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north of the village and are illustrated on the land use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.3.9 The relief road which transverses a residential area to the west of the O-01 site has recently been closed off which has had an impact on traffic circulation within the village. The car park within the village adjoining the pier has recently been extended. The provision of additional off-street parking, especially for the summer time, is also desirable.
- 4.3.10 There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by a weekly public transport (bus) service.

## Community Facilities

- 4.3.11 The recreation facilities within the village are predominantly marine leisure related including, sailing clubs and diving centres. There is a playground within the settlement and the nearest GAA pitch is located outside the village in Rathmore. The range of community facilities provided in the settlement are not considered to be adequate for the future development of the village, especially since the primary school is located approx 2-3km outside the village in Rathmore and there is no secondary school in the settlement.
- 4.3.12 New residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development. In addition, sufficient land has been zoned for open space and amenity to allow for the implementation of additional community facilities. This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.
- 4.3.13 Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2008' Baltimore is designated as a Primary Hub. Cork County Council has recently developed the 'Ilen River Blue Way' which is a water activity trail from Skibbereen to Baltimore.

## Employment and Economic Activity

- 4.3.14 The town is heavily reliant on tourism, especially marine leisure, both of which are identified as in need of strengthening. The main types of employment in the village are provided in the services, tourism and fishing industries. There are a number of marine related industries in the village in addition to the ferry service which operated to both inhabited Islands (Oileán Chléire and Sherkin). The new Harbour Facilities Building adjacent to the Pier in Baltimore includes a Harbour Masters office, private office space, toilets as well as the public waiting area for bus and ferry users.
- 4.3.15 The hotel and holiday home developments which are located within or close to the village core, provides a focal point for the increased tourism function in the village. Economic activity significantly increases during the summer months when there is an influx of seasonal visitors to the

area. Other services / facilities in the village include a church, garda station, a community hall, tennis courts, several pubs and guesthouses, hostel, restaurants / cafés, shops, public toilets and other consumer services. In the rural hinterland most of the local employment is concentrated in agriculture.

- 4.3.16 Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.
- 4.3.17 There are many opportunity sites for redevelopment along the coastline and at the pier. There is a distinct lack of adequate social services in the town.
- 4.3.18 A certain portion of land to the south of the village and west of Rolf Cottages has been included in the development boundary. Any new development in this area will have to have regard to the highly sensitive and prominent nature of the landscape, with restricted road access and inadequate infrastructure services.
- 4.3.19 There is a lot of pressure on the existing port to manage all the different activities that operate from it, especially during the summer months. As a focal point of the town and the only port facilities, the various activities operating from the port are in conflict not only in terms of space but in terms of function (pleasure/tourism verses commercial/enterprise). It is important to maintain the port as a working port with its commercial activities as a central focal point of the town. There is a need to separate the commercial and water based tourist functions. There is a need to finalise the proposals for the development of the harbour so that the uses are sufficiently segregated to allow for effective growth of each within the balanced development of the town and its quaysides.
- 4.3.20 The commercial enterprises include the daily passenger ferry services between the mainland and the islands (Oileán Chléire, Sherkin and others) and the bulk goods and car ferry to the islands. Key enterprises normally operating out of the port include the commercial fishing boats and their maintenance and repair. Summer based activities include the sailing school and the floating marina for sailing boats and leisure craft. The diving school operates all year from premises within the commercial area. The harbour also contains a number of other shops, a playground and a new parking area.
- 4.3.21 A slipway to the east of the north pier provides facilities for smaller boats and Roll on – Roll off ferries which will ultimately reduce congestion at the existing slipway in the harbour.
- 4.3.22 The land from Bull Point along the coastline of the Church Strand bay was previously part of a scenic landscape designation because of its location, setting and broken flat landscape. Previous development plans suggested that the land be zoned for agriculture, tourism with an option for hotel and marina. It was considered important that the land be used for employment intensive tourist activity. The land is well sheltered from the main bay and is well located in terms of services and the new access road to the R595. The topography is quite uneven and there is a general slope from east to west.
- 4.3.23 There have been planning permissions granted for the development of the marina and associated on-shore service buildings (restaurant and changing facilities) in the past, but there are currently no live permissions on this site. Development has commenced on this site, with the erection of a steel frame structure, which constitutes an eyesore in this scenic area. This issue should be addressed to protect the scenic and visual amenities of the area. This plan has taken the opportunity to provide a more practical zoning (mixed tourism development) to this area to allow for mixed development proposals to be implemented in this particularly sensitive landscape setting. It is important that the development is both sensitive to the scenic qualities of the site and is in keeping with the requirement of the market for Baltimore.



- 4.3.24 Some of the development areas within the settlement have been designated as Special Policy Areas to highlight the significance and strategic importance of these sites and to indicate the need and requirement for mixed land uses and more in-depth action area plans for the development of these sites. In particular, the harbour quays and surrounding lands are an 'opportunity site' for development of the different piers as well as on-shore service areas and associated development. Provision has been made for marine related industry in Baltimore to support the fishing, boating and tourist industry in the X-01 site. The existing boatyards should be retained and renovated.

## Environment and Heritage

- 4.3.25 Baltimore is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also four designated scenic routes, the S88, the S87, S86 and S85, which run through or are in close proximity to the village.
- 4.3.26 Baltimore Harbour, including Roaringwater Bay & Islands to the west of the village is designated as a candidate Special Area of Conservation (SAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101). Sheep's Head to Toe Head to the south of Baltimore is also designated as a Special Protection Area (SPA site code 4156).
- 4.3.27 The village has an attractive streetscape, containing a number of fine individual buildings. There are three buildings or other structures within the village entered in the Record of Protected Structures including the ruins of Dunashed Castle (RPS no. 00809), Baltimore Church of Ireland (RPS no. 01250) and the Former Baltimore Fishery School (RPS no. 01468).
- 4.3.28 It is important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.
- 4.3.29 Given the coastal location of the village overlooking Baltimore Bay, it is important that any future development maintains the integrity of the surrounding landscape. There is scope for development within Baltimore; however, it is important that the village's rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised.
- 4.3.30 The land between the pitch and putt sports ground, the cemetery and Church Strand is relatively flat and should be preserved as an open space to protect the visual amenity of the village. The land surrounding the Bull Point peninsula should be preserved as open space to retain the visual amenity of the area and allow for the development of a scenic walk and sitting areas. The land to the extreme east of the town on Fishery Point should also be preserved as open space to protect the visual amenity of the area.
- 4.3.31 The Bull Point to Church Strand promenade walk should be developed in conjunction with the development of the area zoned for mixed tourist development.
- 4.3.32 The wastewater treatment plant discharges at present to Baltimore Harbour / Ilan Estuary which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site (SAC). According to the SWRBD Plan, the overall water quality status of the Ilan Estuary 'Transitional and Coastal Waters' is 'Good'. The new wastewater treatment facilities in Baltimore will contribute to the improvement of water quality to 'good' status by 2021.

## Development Boundary Objectives

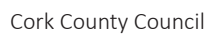
| Local Area Plan Objective<br>Development Boundary Objectives for Baltimore |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 85 additional dwelling units for full time occupancy during the plan period.  |
| DB-02  | Protect and enhance the attractive coastal setting and landscape character of the village.   |
| DB-03  | Baltimore is situated on the eastern side of the Roaringwater Bay and Islands Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. |
| DB-04  | Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.  |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Baltimore |   |                         |
|--|---|-------------------------|
| * Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx. Area (Ha)       |
| <b>Open Space, Sports, Recreation and Amenity</b>                          |   |                         |
| O-01   | Open Space preserved for visual amenity, pitch and putt and a scenic walk.<br>*                               | 9.1                     |
| O-02   | Open Space preserved for visual amenity with a waterside scenic walk and sitting area around Bull Point.<br>* | 1.7                     |
| O-03   | Open space preserved for visual amenity including a waterside promenade walk.<br>*                            | 6.2                     |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Residential Access Road.  | -                       |
| U-02   | Promenade walk from Bull Point to holiday village.  | -                       |
| U-03   | Scenic walk through the upper reaches of Baltimore.   | -                       |
| U-04   | Relief Road.  | -                       |



| Local Area Plan Objective<br>Specific Development Objectives for Baltimore |   |                         |
|--|---|-------------------------|
| * Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx.<br>Area (Ha)    |
| Special Policy Area  |   |                         |
| X-01   | Marine Related Activity including selected new piers, mixed commercial, marine related industry, community, tourism, and leisure activities, excluding any new residential. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation.<br>*  | 1.7                     |
| X-02   | Secure the co-ordinated development of this site for a variety of uses as part of an overall plan, making provision for mixed-use primarily tourism related marine, commercial and leisure employment and residential uses, community facilities, parking areas and waterside promenade walk. This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation.<br>*  | 2.7                     |
| X-03   | Sensitive lands on a distinctive promontory making a major contribution to the visual setting of Baltimore. It has the potential to enhance the employment, economic and community base of the village through:-<br>a) A marina and its associated land based facilities.<br>b) A comprehensive high quality tourism related development which has regard to the scenic and visual sensitivities of the location.<br>c) Provision of appropriate recreational facilities.<br>This zone is adjacent to the Roaringwater Bay and Islands Special Area of Conservation.<br>* | 5.0                     |



## 4.4 Courtmacsherry

### Vision and Context

- 4.4.1 The strategic aims for Courtmacsherry are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is to make provision for permanent housing occupancy.

### Local Context

- 4.4.2 Courtmacsherry village is attractively situated on the end of a wooded peninsula near the mouth of Courtmacsherry Bay, approximately 14 km east of Clonakilty and approx 4 km east of Timoleague. The settlement is located within the West Cork Municipal District and within the West Strategic Planning Area.
- 4.4.3 The village is located along a narrow strip of land adjacent to Courtmacsherry bay which is several kilometres in length. The village is perceived as a seasonal tourist centre, which has a major influx of tourists in the summer months, and with a prime function as a holiday centre and to a lesser extent a day trip centre from other Cork towns nearby. Timoleague and Courtmacsherry act in tandem providing different functions to the large rural hinterland that stretches to Bandon in the north and Clonakilty to the west.

## Planning Considerations and Proposals

### Population and Housing

- 4.4.4 The 2011 Census recorded a population of 520 persons in Courtmacsherry, an increase of approximately 113% since the census of 2006. The village is principally a tourist resort and there is a substantial increase in the summertime population. The table below shows that between 2005 and 2015 there were 254 dwelling units constructed within the boundary of the village.

| Table 4.4 Number of Houses in Courtmacsherry during the period 2005-2015 |                     |                     |                                   |
|--|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005  | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 163  | 413                 | 417                 | 254                               |

Source: Geo Directory

- 4.4.5 The attractive coastal setting, tourism function and amenities of the village has made it a popular location for new development. Table 4.4 indicates that there has been a significant growth in the number of dwelling units constructed within the settlement since 2005. On the western approach to the village, the Cois Cuain residential scheme which is a mixture of holiday / permanent homes has been completed, which is of modern design and generally sympathetic to the area. To the east of the village, a holiday cottage scheme has recently been development on the grounds of Courtmacsherry Hotel.
- 4.4.6 There has also been some recent residential development on elevated unzoned lands to the rear of the Hotel, including the 'Spruce Grove' development. There has also been residential development

on an elevated ridge 'Ramsey Hill' to the south-east of the village and on zoned lands on the southern approach to the village from Lislevane.

- 4.4.7 There has been a significant growth in rural houses along the roads to Broad Strand and between the villages of Timoleague and Courtmacsherry. This continued construction of rural houses outside the village boundary will erode the green belt between the two villages and the high value landscape area along the coastline. It is important to maintain the open countryside between the two villages of Timoleague and Courtmacsherry and along the road to Broad Strand.
- 4.4.8 Courtmacsherry's attractive coastal setting, tourism function and recreation / quality of life factors make it an attractive location for development. Since 2005, there has been significant housing construction including holiday homes as a result of tax incentive schemes. Several of these holiday developments have been converted to second homes and consequently are no longer available for holiday accommodation. Any new housing should be more orientated to local permanent housing.
- 4.4.9 Given the coastal location of the village overlooking Courtmacsherry Bay, it is important that any future development maintains the integrity of the surrounding landscape. There is scope for development within Courtmacsherry; however, it is important that the village's rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. There are further infill opportunities within the village and opportunities exist for the refurbishment of some derelict properties overlooking the sea.
- 4.4.10 Continued renewal of properties on the main street of the village would be desirable and a good standard of design for infill development and new buildings or replacement shop-fronts should be in keeping with the overall character of Courtmacsherry. Within the village core there are a number of vacant and unused buildings which should be brought into productive use.

## Infrastructure

- 4.4.11 In relation to wastewater treatment, there is limited capacity pending the provision of a wastewater treatment plant to serve the villages of Timoleague and Courtmacsherry and a sewer network. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2).
- 4.4.12 Parts of Courtmacsherry have been identified as being at risk of flooding. The areas at risk follow the path of the coastline to the north 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 as being at risk of flooding.
- 4.4.13 There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by a weekly public transport (bus) service.
- 4.4.14 To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to provide adequate wastewater treatment facilities.

## Community Facilities

- 4.4.15 Community facilities in the village include two churches, a community hall, a playground, a tennis court, a shop, several pubs, guesthouses and a recently opened community shop. There is no current primary school in the village. The nearest primary schools are located in Timoleague and Barryroe. One of the focal points in the middle of the built up area is the harbour pier which houses the local fishing fleet and seasonal pleasure and angling craft. Courtmacsherry Lifeboat service is located east of the pier.
- 4.4.16 There are a number of recreational clubs in the village that do not have any playing facilities. There is a need for a sports field which could be shared by different clubs and associations, and an additional children's playground. Courtmacsherry Soccer Club has a soccer pitch which is located to the south of the village. The area is well endowed with birdlife and there is an opportunity to designate the village as an Ecological Bird Recording Centre.
- 4.4.17 A recreational walk (Seven Heads) has been established from Timoleague in the west to Courtmacsherry (Old Railway Line) and then on along the peninsula through the substantial woodland and with outstanding sea views. The walk crosses Broad Strand, where there is a car park and continues to the Seven Heads where there is an access road to Courtmacsherry, providing a complete walk.
- 4.4.18 The Courtmacsherry area is also well known for recreational, fishing and boating activities and there is a need for the provision of additional marine related facilities to cater for these activities. Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2008', Courtmacsherry is designated as a 'Secondary Hub' with the objective of this strategy to support and assist the development of marine related tourist infrastructure and realise the potential of the existing coastal infrastructure and coastline. This local area plan supports the sustainable provision of viable marine related facilities in Courtmacsherry, where a need has been recognised, subject to the identification of a suitable site and normal proper planning and sustainable development considerations.
- 4.4.19 The existing community facilities are considered to be inadequate for the future development of the village. This plan will seek to maintain and enhance the existing community facilities and where possible expand the range of sports facilities available in the village. Therefore, after the implementation of the new wastewater treatment scheme, new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development. There will be a necessity to construct additional sports fields, a community hall and a children's playground. The local GAA complex in Barryroe, that also includes a tennis court, is a valuable asset to the community in Courtmacsherry. There is a distinct lack of social services in the village which will need to be addressed in order to reflect the social needs of the village and to sustain long term viability.

## Employment and Economic Activity

- 4.4.20 The main types of employment in the village are provided in the services, tourism and fishing industries. The hotel and recently developed holiday cottages located at the eastern end of the village provide a focal point for the increased tourism function in the village. Economic activity increases during the summer months when there is an influx of seasonal visitors to the area.
- 4.4.21 There is also a substantial mobile-home park and associated recreational facilities located to the east of the hotel. There is no defined village core or commercial node and no industrial activity in the village. In the rural hinterland most of the local employment is concentrated in agriculture.



Staunton's Foods Ltd which are a major local employer are based approximately 4km west of Courtmacsherry.

- 4.4.22 There is no land presently zoned for Business / Employment use in Courtmacsherry but local indigenous industry (pottery, crafts, fishing) should be encouraged.

## Environment and Heritage

- 4.4.23 Courtmacsherry is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S69 from Timoleague to Courtmacsherry, the S73 which extends from Timoleague to Clonakilty and the S67 which extends to the Old Head of Kinsale to the east.
- 4.4.24 Courtmacsherry Estuary to the east of the village is designated as a candidate Special Area of Conservation (SAC site code – 1230) and a proposed Natural Heritage Area (pNHA site code – 1230). Courtmacsherry Bay is also designated as a Special Protection Area (SPA site code 4219). The Council recognises and seeks to protect the biodiversity value of these natural heritage resources.
- 4.4.25 The settlement of Courtmacsherry has an attractive streetscape and also contains a number of fine individual buildings. The village also retains some older shop-fronts and is characterised by the attractive terraces on the main street which overlook Courtmacsherry Bay. The village also includes several buildings or other structures entered in the Record of Protected Structures including Carillon Lodge (RPS no. 1307) to the east of the village centre and Mahon Cistercian Monastery (RPS no. 00769) which is located outside the boundary of the village to the west.
- 4.4.26 The coastal promenade needs protection against further development. Some development has already taken place on the sea-ward side of the main access road (lifeguard station, quays, community hall and several boathouses). It is important that no further development takes place except for improvements to the amenity of the area and facilitating the easy flow of traffic (vehicles and pedestrian).
- 4.4.27 The walk from Timoleague to Courtmacsherry is a valued and much used resource. The continuation of the walk from Courtmacsherry to the Seven Heads walk at the eastern end of the village is a well developed resource, but is not well signposted and preserved. It will be important to protect the walk and enhance the walk signage.
- 4.4.28 The large demesne property at Kinraigue consists of a large derelict estate house and ancillary outbuildings on a very large strategically located landholding immediately south of the Esplanade Hotel (which has been renovated and converted into townhouse/apartments). Being within the development boundary and close to all amenities in the village, potential exists for the development of the old house and its ancillary buildings on the landholding at Kinraigue as an opportunity site, to accommodate an exclusive hotel complex including a leisure centre to serve the village and its hinterland. Any development would have to be subject to a detailed landscaped based design scheme. The site is not suitable for residential or stand alone holiday home development.
- 4.4.29 The ridge of woodland at the back of the existing development to the south of the main street and the woodland on the southern approach to the village needs to be maintained as open space that is preserved to protect the visual amenities of the village.
- 4.4.30 It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.

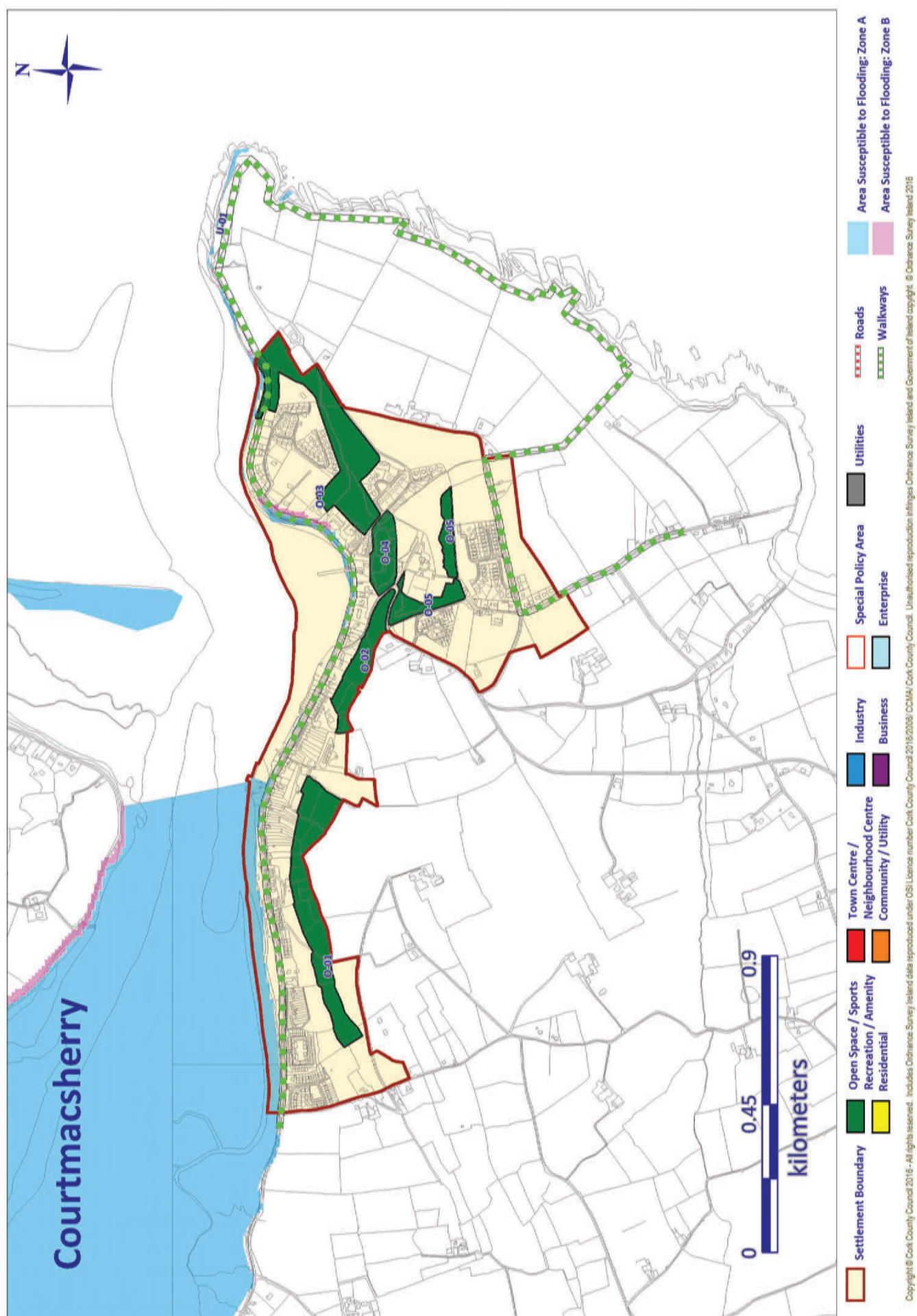
- 4.4.31 Wastewater discharges at present to the Courtmacsherry / Argideen Estuary which according to the South Western River Basin District (SWRBD) plan is a Natura 2000 site (SAC and SPA) and designated bathing area and is a protected area. According to the SWRBD Plan, the overall status of the Argideen Estuary 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Courtmacsherry / Timoleague will need to be completed, which will contribute to the improvement of water quality to 'good' status by 2021.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Courtmacsherry |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 155 additional dwelling units for full time occupancy during the plan period.  |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the village.  |
| DB-03   | Courtmacsherry is situated adjacent to the Courtmacsherry Estuary Special Area of Conservation (Site Code 1230), to the Courtmacsherry Bay Special Protection Area (Site Code 4219) and is also close to the Seven Heads Special Protection Area (Site Code 4191). Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. |
| DB-04   | Limited provision may be made for managed holiday home accommodation within the village where a need has been demonstrated, subject to normal proper planning and sustainable development considerations.   |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Courtmacsherry |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Open Space, Sports, Recreation and Amenity</b>                               |  |                         |
| O-01  | Open Space preserved for visual amenity.   | 5.4                     |
| O-02  | Open Space preserved for visual amenity.   | 2.3                     |
| O-03  | Open Space preserved for visual amenity.   | 6.3                     |
| O-04  | Open Space preserved for visual amenity and tree preservation.   | 1.7                     |
| O-05  | Open Space preserved for visual amenity and tree preservation.   | 2.1                     |
| <b>Utilities and Infrastructure</b>   |  |                         |
| U-01  | Improvements to the Seven Heads Walk.<br>Improvements to this walk or further development of new routes in this area should be designed to ensure compatibility with the protection of the Courtmacsherry Bay SPA and the Seven Heads SPA (Refer also to DB-03). |                         |



## 4.5 Drimoleague

### Vision and Context

- 4.5.1 The strategic aims for Drimoleague are to encourage the consolidation of the village within its rural setting, preserve the unique character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services and commercial opportunities within the village core.

### Local Context

- 4.5.2 Drimoleague village is located on the main Dunmanway to Skibbereen – Bantry Road (R 586) within the West Cork Municipal District and within the West Strategic Planning Area. The village is linear in structure, concentrated along the main roads to Dunmanway to the east, Bantry to the west and Skibbereen to the south. The structure of the village also follows the alignment of the old West Cork railway line. North of the main road and the stream, the land rises sharply and this defines the boundary of the northern extremity of the village. There are a number of large-scale one-off houses located on the northern ridge, which is a particularly scenic ridge.
- 4.5.3 The settlement is a service centre to the rural hinterland and has, in particular, a relatively high concentration of craft industries. The residents of Drimoleague consider themselves to be in the heart of West Cork. The Catholic Church which has undergone refurbishment is a landmark building within the village. The periphery around the key village of Drimoleague is defined to the north by the upland areas associated with the scenic route (S30) of the Dunmanway-Bantry Road and the headwaters of the Ilen River. The rural housing pattern is rather dispersed with very few points of concentration (clusters).
- 4.5.4 In the south, the Skibbereen Road (R593) splits the area into an eastern and western division. The south western division has the confluence of the River Ilen and River Ruagagh and the Bantry-Skibbereen Road (R594) which runs through the small village of Caheragh. The settlement pattern is similar to the north with a concentration of rural houses along the main roads and around the village nucleus of Caheragh. The south-eastern sector also has a linear dispersed settlement pattern with no real village centre.

## Planning Considerations and Proposals

### Population and Housing

- 4.5.5 The 2011 Census recorded a population of 468 persons in Drimoleague, an increase of approximately 7% since the census of 2006. Table 4.5 shows that between 2005 and 2015 there were 85 dwelling units constructed within the boundary of the village.

| Table 4.5 Number of Houses in Drimoleague during the period 2005-2015 |                     |                     |                                   |
|---|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005   | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 161   | 249                 | 246                 | 85                                |

Source: Geo Directory



- 4.5.6 There is a topographical constraint on the town's growth to the north of the village core and it is considered inappropriate that any development should be allowed on the foothills of the ridge. There is scope for development within Drimoleague; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. The primary location for development is the area east of the existing village core where the most recent residential development has occurred and the development site to the north of the village which is partially completed.
- 4.5.7 There is a need for renewal / improvements to the village centre which is suffering from dereliction and increased vacancy. To this end it will be important to encourage suitable development proposals, subject to normal proper planning and sustainable development considerations to bring vacant and unused buildings within this area into productive use. Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

## Infrastructure

- 4.5.8 There is no capacity at present pending an upgrade of the Wastewater Treatment Plant and Sewer Network to cater for a PE of 990. There is limited water capacity pending extension of the Skibbereen Regional Water Supply Scheme. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the wastewater treatment plant.
- 4.5.9 Parts of Drimoleague have been identified as being at risk of flooding. These areas at risk are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.5.10 The main street suffers from congestion as the main regional road from Dunmanway to Bantry passes through the village. Consequently, there are issues with the lack of adequate parking in the village centre, although the situation has improved since the movement of the Centra shop to a new site on the edge of the village core. There is a need to improve the junction between the Bantry and Skibbereen Road on the western side of the village and improve traffic safety in the village. Traffic calming measures on approaches to the village and the introduction of pedestrian crossings and footpaths, especially near the national school, should be provided. If an opportunity comes about during the lifetime of this plan for accessible off street car parking to be provided within walking distance of the village, then it should also be encouraged.
- 4.5.11 There is a recycling / bring centre and clothing bank facilities located within the village and the settlement is also accessible by public bus serving both Bantry and Cork.

## Community Facilities

- 4.5.12 The village has some well developed community and recreation facilities. The GAA pitch (which includes floodlighting), training pitch and clubhouse are located just south of the village core. There is a pitch and putt course located just outside the development boundary to the west of the village. There is a tennis court, basketball court and a children's playground, located adjoining the old railway station to the north of the main road.
- 4.5.13 There appears to be a lack of indoor recreational facilities in the village. The old parochial hall built in 1906 is located to the south of the village. There is a nursing home located outside the development boundary of the village to the north. Other community uses such as a community hall and childcare facilities should be provided in the village as required.
- 4.5.14 In terms of education, there are two local primary schools in the village which are located adjacent to each other to the north of the village. Drimoleague Junior National School is a mixed school with



an enrolment of 53 children in the 2015-2016 academic year. Drimoleague Senior National School is a mixed school with an enrolment of 56 children in the 2015-2016 academic year. At present there is no requirement for further accommodation to cater for incoming pupils. There is no secondary school within the settlement.

- 4.5.15 The Fairfield Nursing Home to the north of the village has potential for additional development of sheltered homes for the elderly. Any extension to the nursing home for that purpose would be generally supported, subject to normal proper planning and sustainable development considerations.
- 4.5.16 This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available in the village.

### Employment and Economic Activity

- 4.5.17 There is a broad range of services and employment uses within the village. The village has a number of essential services including a post office, public health clinic, pharmacy, Garda station, a number of convenience and comparison shops, retail services, tourist shop, café, pubs, guesthouse and petrol station and small scale craft industries. Other employment uses within the village include a garage and car sales outlet. The majority of the services are located along the main road.
- 4.5.18 The quality of retail services within the village has improved with the re-development of the 'Corn Mill' site to the west of the village core, which includes a modern Centra supermarket, café and associated car-parking. Outside of the village, there is local employment in agriculture in the extensive rural hinterland.
- 4.5.19 There is potential to develop the old train station for tourism related use, which will complement the adjoining recreational uses and create linkages with the village core. The River Ilan is a scenic attraction and there may be opportunities for scenic walks in addition to public walks through the village itself.
- 4.5.20 There is an identified need to provide for greater commercial opportunities to meet the needs of the local community. Within the village core there are a number of vacant and unused buildings which should be brought into productive use. Development proposals locating within the core of the village will be supported and facilitated where appropriate.
- 4.5.21 There are two parcels of land zoned for Business in Drimoleague which have been retained in view of the prevalence of the small craft industries in the village.

### Environment and Heritage

- 4.5.22 In relation to water quality, wastewater discharges at present to the Ruagagh River. According to the SWRBD Plan, the overall status of the Ruagagh River is 'good'. The wastewater treatment facilities in Drimoleague will need to be improved and upgraded, which will contribute to the protection of water quality to 'good' status by 2021.
- 4.5.23 The settlement of Drimoleague has an attractive streetscape and also contains a number of fine individual buildings. Drimoleague Catholic Church (RPS no. 00964) and St Matthew's Church of Ireland (RPS no. 00963) are both entered in the Record of Protected Structures.
- 4.5.24 It is important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.

## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Drimoleague |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 137 additional dwelling units during the plan period. |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Drimoleague |  |                         |
|--|--|-------------------------|
| * Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx.<br>Area (Ha)    |
| <b>Business</b>  |  |                         |
| B-01   | Small / medium scale business / development.   | 0.9                     |
| B-02   | Business development with only one entrance off the main road.   | 1.7                     |
| <b>Special Policy Area</b>   |  |                         |
| X-01   | Re-use of the former train station building for tourism purposes. Any development proposal should include a comprehensive conservation plan to include an assessment of all historical and architectural elements of the building. | 0.03                    |



## 4.6 Durrus

### Vision and Context

- 4.6.1 The strategic aim for Durrus is the continued expansion of its role by developing the settlement in a consolidated manner whilst respecting the pattern and character of development in the village. The plan seeks to further protect the most valuable heritage and landscape assets of the area, to promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the continued and necessary upgrading of appropriate infrastructure.

### Local Context

- 4.6.2 The key village of Durrus is located 10km from the town of Bantry and represents a gateway and service centre to the scenic Sheeps Head Peninsula and Mizen Peninsula along the R591 route. The village is located within the West Cork Municipal District and within the West Strategic Planning Area.
- 4.6.3 The settlement of Durrus has an impressive range of services for its size, with a variety of shops, pubs, and churches, primary schools, health centre and nursery and some industry. Being off the main national route (N71) the settlement has only a limited public transport service.
- 4.6.4 Growth in recent years in the settlement has been strong while the settlement has still managed to retain many elements of its original character. The footprint of the town has remained relatively compact despite the large development boundary and much of the more recent development has been clustered within 300-400 metres of the heart of the village.

## Planning Considerations and Proposals

### Population and Housing

- 4.6.5 The 2011 Census indicated that Durrus had a population of 334, an increase of 7% since the previous census. Table 4.6 shows that between 2005 and 2015 there were 75 dwelling units constructed within the boundary of the village.

**Table 4.6 Number of Houses in Durrus during the period 2005-2015**

| Dwelling Units 2005 | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
|---------------------|---------------------|---------------------|-----------------------------------|
| <b>121</b>          | <b>193</b>          | <b>196</b>          | <b>75</b>                         |

Source: Geo Directory

- 4.6.6 Recent development has primarily been in the form of small to medium sized housing schemes, many of these are holiday home schemes. The historic footprint of the settlement is based primarily around a small green, a crossroad and a traditional streetscape. The street has been enhanced and consolidated over recent years with some of the more recent schemes tying in with relative success to the existing streetscape. The area towards and beyond the Catholic Church contains more low density single site type development as does the higher road in the village.

- 4.6.7 While there are available sites within the present development boundary it is difficult to predict the future direction of growth of the village beyond the current plan period. The topography of the area does not lend itself easily to future development. It is therefore important that development is consolidated on available lands within the current boundary.
- 4.6.8 There is scope for development within the village; however, it is important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.
- Infrastructure

## Infrastructure

- 4.6.9 The existing wastewater treatment plant will need to be upgraded to cater for projected growth in Durrus. The present water supply can cater for a population equivalent (PE) of 500 and is served from a standalone scheme which provides water from Four Mile Water River. Future water supply for Durrus is dependent on the Bantry Regional Water Supply Scheme Phase 2 which includes the provision of network to hinterland around Bantry and parts of Mizen and Sheep's Head Peninsulas.
- 4.6.10 The village has no regular bus service. The road network in the area is in need of upgrading/resurfacing including footpath provision and traffic calming measures throughout the village. The back road running east-west direction needs resurfacing and provision of footpaths and public lighting. Footpaths should be continuously extended from the heart of the village down to the Catholic Church, the community field and beyond. Public lighting to St. James Church needs to be extended along this popular walking route in the village.
- 4.6.11 To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. The future capacity of infrastructure has the potential to limit the development potential of sites within the development boundary of the village.

## Community Facilities

- 4.6.12 The village of Durrus has a range of recreational and tourist facilities which could be expanded. The area around the community field is an important asset to the community. It also contains a pre-school, tennis courts, small park/playground and soccer pitch. Access for both pedestrians and vehicles however is extremely hazardous at this location around the existing bridge with junction upgrade and footpaths provision being extremely important to connect these important community facilities safely with the rest of the village. Support for expansion of community facilities in this area should be continued.
- 4.6.13 Long term there may be potential for further development of the estuarine area for boating and other community recreation but this would need to be developed in a manner sympathetic to the setting.
- 4.6.14 The village contains two churches, a number of pubs, shop and other services. The village contains two primary schools and a community childcare facility. The 2015/2016 school records demonstrate that Carraigboy NS had 85 pupils while SN Naomh Sheamuis had 23 pupils.



## Employment and Economic Activity

- 4.6.15 Much of the employment in the village is associated primarily with the service industry. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination and local service centre. The range of employment associated with tourism needs to be expanded.

## Environment and Heritage

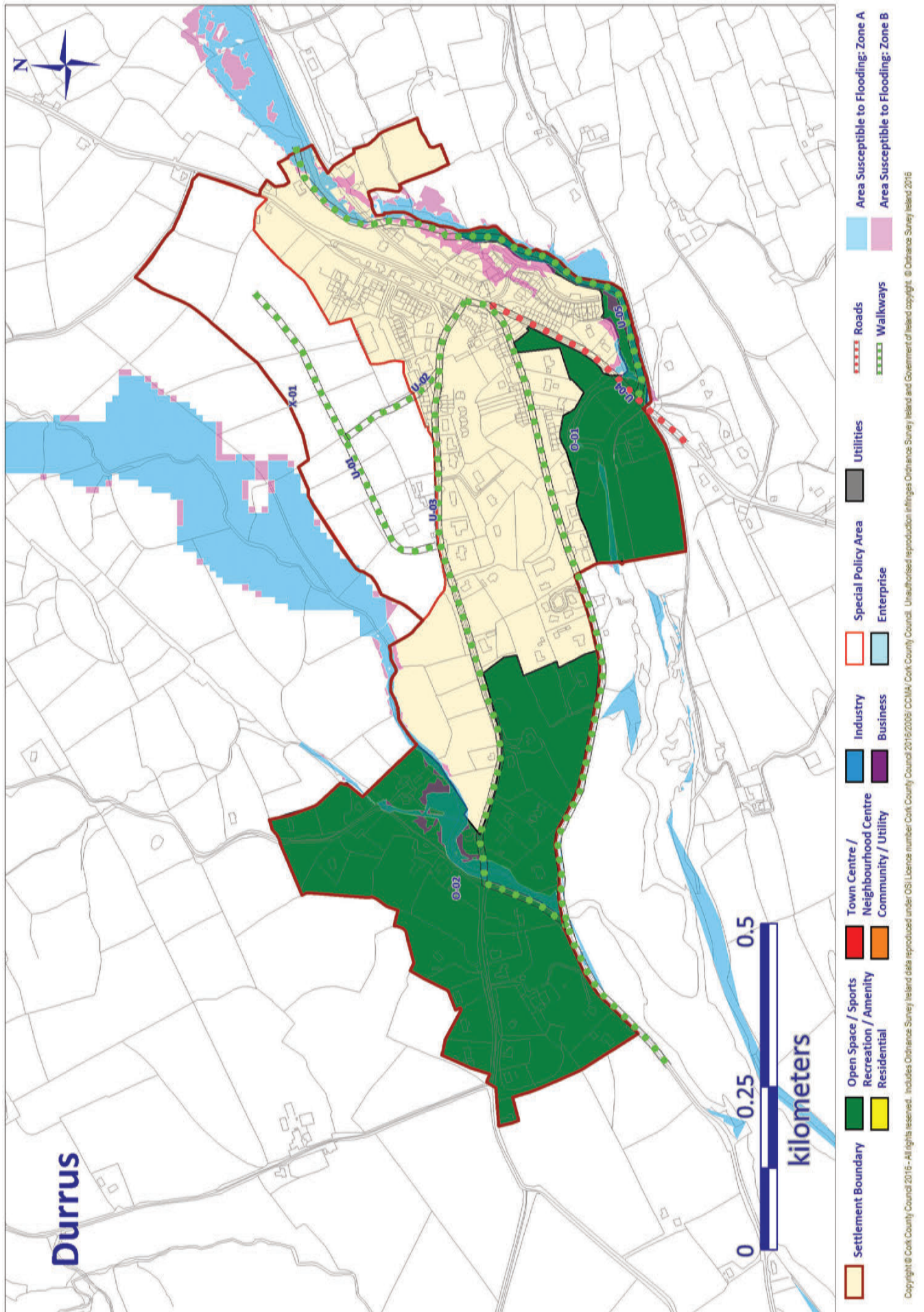
- 4.6.16 Durrus is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. Sensitivity must be exercised in relation to any proposals in this area as it represents an undoubted asset in terms of the setting of the village and contributes to its attractiveness as a place to live. There are two designated Scenic Routes S107 and S108 which traverse the village. It is important that any future development maintains the integrity of the surrounding landscape particularly as Durrus is a gateway to the attractive Sheeps Head Peninsula.
- 4.6.17 Parts of Durrus have been identified as being at risk of flooding. The areas at risk follow the path of the Four Mile River and Ahanegavanagh stream through the village and are illustrated on the land use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.6.18 Durrus is located within the Bantry Bay South/Dunmanus Water Management Unit. At present wastewater in Durrus discharges into the Four Mile River which flows into Dunmanus Bay Inner Harbour part of which is a protected area – ‘Shellfish Area’. The Four Mile Water River and Ahanegavanagh Rivers which flow through the village are currently of ‘good’ river quality status, according to the South Western River Basin District (SWRBD) plan. The river is a Drinking Water Protected Area.
- 4.6.19 At present, the wastewater treatment plant discharges to Dunmanus Bay. According to the SWRBD Plan, the overall status of these ‘Transitional and Coastal Waters’ is presently unassigned. The existing wastewater treatment facilities in Durrus will need to be improved and upgraded as population expands in order to ensure water quality is of good status by 2021.
- 4.6.20 Nearby Coolnalong Castle is included in the Record of Protected Structures (RPS no 00767). Durrus is also located in close proximity to Dunbeacon Shingle (Special Area of Conservation 002280).
- 4.6.21 As highlighted earlier improvements to the urban environment in particular providing safe footpaths for recreation and amenity along the existing road network are required. The area around the estuary has a very attractive and sensitive character and remains relatively unspoilt. Mature stands of trees and woodland characterise this tidal area around the Church of Ireland which is attractive and can be considered sensitive to development.

## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Durrus |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 100 additional dwelling units during the plan period.   |
| DB-02   | The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme. |
| DB-03   | Retail and office development should be accommodated within the core of the village and should make adequate provision for parking.  |
| DB-04   | Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.  |
| DB-05   | Identify a requirement for an accessible off street car parking solution within walking distance of the village.   |
| DB-06   | Maintain the existing community facilities and where possible expand the range of sports facilities available in the village particularly in the area around the Community Field.  |
| DB-07   | Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.  |
| DB-08   | Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.   |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Durrus |   |                         |
|---|---|-------------------------|
| * Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx.<br>Area (Ha)    |
| <b>Utilities and Infrastructure</b>                                     |   |                         |
| U-01  | New road (indicative route) providing access to housing development. Area should be protected from development which may prejudice the orderly layout and delivery of the road.   | -                       |
| U-02  | Path (pedestrian and cycle) to provide direct access between proposed housing development and village centre and facilities.  | -                       |
| U-03  | Develop a looped walk along the existing roads in the village (church road via St. James church and estuary along the upper road and around to the village centre). It is proposed that this road could also connect to the pier. It is also a longer term objective to develop public lighting along the identified route.                   | -                       |
| U-04  | Prioritise the upgrading and widening of roads within the village during the lifetime of the plan. In particular it is an objective to upgrade and make safe the access junction and bridge at the community field/playground.  | -                       |
| U-05  | Develop and maintain amenity walk.  | -                       |
| <b>Special Policy Area</b>  |   |                         |
| X-01  | Residential development, subject to availability of and connection to mains sewerage. Provision of through road linking to identified potential future development lands is required (U-01) and all reasonable endeavours should be made to provide a direct and convenient pedestrian link to the village core.                              | 11.4ha                  |
| <b>Open Space, Sports, Recreation and Amenity</b>                       |   |                         |
| 0-01  | Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. Objective includes the protection of the present community field facility, playground and community facilities. * | 5.1ha                   |
| 0-02  | Open Space to be protected for visual amenity and scenic qualities as part of the attractive coastal setting of the village. Limited development will be permitted where it can be sensitively integrated into the setting. *   | 17ha                    |





## 4.7 Glengarriff

### Vision and Context

- 4.7.1 The strategic aim for Glengarriff as a key village is to encourage and consolidate sympathetic development within this unique and sensitive landscape setting. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

### Local Context

- 4.7.2 The village is located within the West Cork Municipal District and within the West Strategic Planning Area. Glengarriff is scenically situated on the northern shore of Bantry Bay some 15km north west of Bantry town. It is a through route of the N71 national route and brings traffic from Kenmare and the Beara peninsula to Bantry and beyond. The village presents itself as a particularly attractive stop off point due to its ancient woods, lakes and subtropical gardens.
- 4.7.3 The settlement of Glengarriff is principally a location for tourist related development, with a mix of hotels, tourist shops, pubs, restaurants, gardens, etc and a pier serving tourist ferries and fishing boats. It is the principal point for embarking on small ferries providing access to Garnish Island which is a significant tourist attraction to the area. It also acts as a small centre providing convenience shopping, employment and other services to the residents of the rural hinterland. The relative accessibility (compared to the peninsulas), scenic but gentle landscape and position on the national route all contribute to its popularity as a location for holiday, second and retirement homes. Its attractive setting means the entire village and much of its surroundings are included within the High Value Landscape Area and there are three designated Scenic Routes in the vicinity.
- 4.7.4 The character and appearance of the core of the village is somewhat disparate. The traditional buildings are built to the street frontage, as are some more recent commercial and other developments. Recent houses (and some recent commercial developments) though, tend to be placed back on their plots, giving a rather suburban character and weakening the definition of the village core. It is proposed that new development should be built up to the traditional building line unless there are over-riding reasons to do otherwise.
- 4.7.5 The visual weakness of the village core is exacerbated by the great width of part of the road. This does allow a good amount of parking space (though this is only fully used for part of the year) but it has a dominating and negative impact on the visual quality of the village, contributes to the excessive speed of many passing vehicles, and makes it more difficult for pedestrians to cross the road. These issues could be addressed by 'build-outs' at intervals. These could be planted with trees and shrubs, or incorporate pedestrian crossings.
- 4.7.6 At a yet finer grain, some of the buildings are somewhat poorly maintained or presented, and some of the signage is rather unsympathetic in size and character. The Council has little power over the former, but some signage does require permission and therefore controls can be used. Development sprawls for a considerable distance from the heart of the settlement, especially in the direction of Bantry, and some development over the years has been rather suburban in character. Together, these risk reducing the long term appeal of the settlement and locality.



## Planning Considerations and Proposals

### Population and Housing

- 4.7.7 Estimates from the An Post Geodirectory Data measuring postal addresses and occupied houses shows in the table below that between 2005 and 2015 there were 87 dwelling units constructed within the boundary of the village, which equates to growth of approximately 83% for this period. The majority of this growth took place between 2005 and 2010.

| Table 4.7 Number of Houses in Glengarriff during the period 2005-2015 |                     |                     |                                   |
|---|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005   | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| <b>104</b>  | <b>177</b>          | <b>191</b>          | <b>87</b>                         |

Source: Geo Directory

- 4.7.8 Infrastructural deficiencies, topographical constraints and the sensitive nature of the setting of the village have undoubtedly been contributing factors in limiting recent development. Of particular concern has been the amount of recent development (last 10 years) occurring outside the development boundary much of which has occurred in a rather haphazard manner.
- 4.7.9 There are several infill sites along the main street and it is important that these sites are developed as a priority in redressing the balance of the village which continues to sprawl outwards. It is important however that any proposals in this location would be of a high standard of design and respect the character and pattern of this attractive village centre location. New or replacement shop-fronts should be in keeping with the overall character of the village.
- 4.7.10 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 an alternative to those who would otherwise consider housing in the open countryside.

### Infrastructure

- 4.7.11 The village which is located on the N71 (national route) enjoys good access to Bantry and Kenmare. There is daily bus public transport available in the village to both Cork and Killarney and further along the peninsula along the R572 (Regional Road). In recent years, local roads accessing the village have come under increasing pressure due to the expansion of development in the hinterland and widening or upgrading of these roads will continue to be issues into the future. Those roads located both within and adjoining the development boundary should be given priority in this regard.
- 4.7.12 New paving to footpaths in the village has increased the width to accommodate external seating. Pinch points and build outs at intervals could address traffic calming and further establish pedestrian priority in the settlement.
- 4.7.13 In terms of wastewater treatment in Glengarriff the system currently only provides primary treatment. Due to the presence of shellfish designated areas in the bay it is likely that tertiary treatment will be required. The upgrading of existing wastewater treatment facilities is critical to the future development potential of Glengarriff. In terms of water, there is currently only limited scope for expansion because of restrictions in the water supply. The upgrading of Glengarriff water supply is required prior to any further development taking place.

- 4.7.14 To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. Restrictions in relation to availability of infrastructure are limiting the development potential of sites within the development boundary of the village.
- 4.7.15 Parts of Glengarriff have been identified as being at risk of flooding. The areas at risk follow the path of the Glengarriff River and other tributaries which drain into Glengarriff Harbour and are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.

## Community Facilities

- 4.7.16 The village contains a community building, 3 hotels, church and cemeteries. There may be a need to provide for expansion of the cemetery and the local authority will work with the church authorities to identify lands and facilitate an expansion should this be required during the lifetime of the current plan. The village has a range of recreational and tourist facilities associated with its attractive location. This contributes significantly to the town and includes walks, playground, public toilets, etc. The village contains one primary school and a small medical centre. The 2015/2016 school records show that SN Fhiachna has 51 pupils.

## Employment and Economic Activity

- 4.7.17 Much of the employment in the village is associated primarily with the service industry in the form of visitor accommodation, restaurants and retailing. It is likely that this trend will continue into the future given the attractions of the location as a visitor destination. The range of employment associated with tourism needs to be expanded while recognising that the traditional forms of employment such as fishing also need to be nurtured and developed.
- 4.7.18 Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2008' Glengarriff is designated as a Secondary Hub which requires appropriate planning for marine related infrastructure and the provision of a Harbour Management Plan for the busy tourism season.
- 4.7.19 The challenge is to further develop the role of Glengarriff as a tourist centre without compromising the scenic qualities which give it its character and attract visitors and investment. An objective encouraging the development of a strong streetscape is also proposed. Glengarriff is heavily reliant on tourism and it is considered that the encouragement of marine related development in the village would enhance its tourist potential whilst simultaneously providing a broader employment and economic base for the settlement and its surrounding area. The expansion of community / tourist related facilities are encouraged within this key village.
- 4.7.20 It is important that the settlement policy aims to consolidate development within the present boundary. The rationale for this is to contain the problem of increasing sprawl of the village outwards. It is recognised that there is little capacity to develop the village to the south (coastal) or to the north in the visually and ecologically sensitive uplands which contribute significantly to the attractive setting of the area but there remain opportunities for infill including greenfield sites within the current boundary. The extensive nature of permanent and holiday residential development also generates unnecessary traffic and demand for parking in the village core, and the distance from the core of some commercial development dissipates, to some extent, the commercial potential of Glengarriff. Further built development along the N71 between Barony Bridge, Glengarriff and Snave Bridge, Ballylickey should be avoided.
- 4.7.21 There is potential in the core of the village for intensification of both commercial related and residential uses to maximise and further capitalise on the tourist potential of the area.

## Environment and Heritage

- 4.7.22 Much of the area around the village forms the Glengarriff Harbour and Woodland Candidate Special Area of Conservation. This is important because it is the only sizeable area of old Oak woodland remaining in West Cork and is considered second only to Killarney as an example of Oceanic Sessile Oak/Holly woodlands. Furthermore, the site supports populations of four animal species listed on Annex II of the Habitats Directive - Common Seal (the largest colony in the south-west of Ireland), Lesser Horseshoe Bat, Freshwater Pearl Mussel and Kerry Slug. It contains a rich variety of flora and fauna, including rare plants and fungi.
- 4.7.23 Glengarriff is located within the Sheen Glengarriff Water Management Unit. At present, the municipal septic tank discharges into the Bay, a protected area, which is a 'Designated Shellfish Area' and the Glengarriff Harbour and Woodland (SAC). According to the South Western River Basin District (SWRBD) Plan the overall status of these 'Transitional and Coastal Waters' is 'high'. Three rivers flow both within and adjoining the development boundary and discharge to Glengarriff Harbour. The current status of both Glengarriff and Reenmeen rivers is described as 'high' while the overall status of the Dromgarra River is described as 'good'. The overall strategy outlined in the SWRBD Plan is to protect the status of these. The existing wastewater treatment facilities in Glengarriff will need to be improved and upgraded which will contribute to the protection of water quality status.
- 4.7.24 The village is located in an area of the County which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S111 from Bantry to Glengarriff, the S112 from Glengarriff to Kenmare and the S113 from Glengarriff to Castletownbere.
- 4.7.25 The woodlands around Poulgorm and access point to Garnish Island are an area in which development should be strictly limited while the land immediately north of the village development boundary contributes significantly to the scenic and visual amenity of the village. Any development in this area needs to be extremely sensitive to the setting.
- 4.7.26 The entrance to Glengarriff Woods Nature Reserve is located approximately 1km from Glengarriff village, Co. Cork, on the Kenmare Road (N17) and outside the village boundary. There are a number of very attractive local walks/hikes and a picnic area within the reserve. Considering the national significance of the SAC and the attraction of the native woodlands a walking route should be developed linking this to the village.

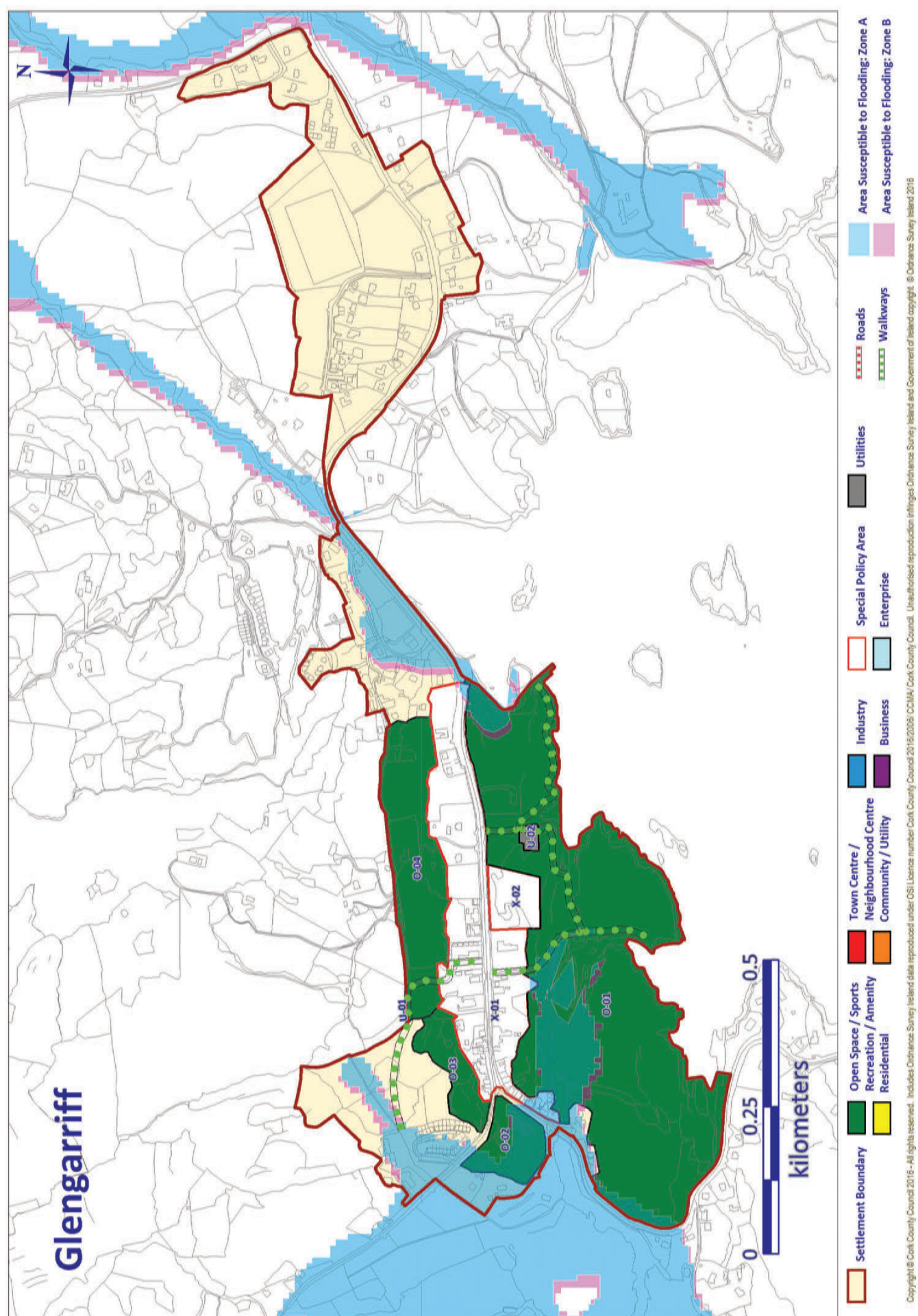
## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Glengarriff |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period.  |
| DB-02  | The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the main street are considered to be an important part of any proposed scheme.   |
| DB-03  | Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.   |
| DB-04  | Resist further development along the N71 between Barony Bridge, Glengarriff and Snave Bridge, Ballylickey in order to encourage the consolidation of the settlement and protect the setting of the area.   |
| DB-05  | Maintain the existing community facilities and where possible expand the range of sports facilities available in the village. Identify a suitable location for the expansion of the cemetery during the lifetime of the plan.  |
| DB-06  | Protect the sensitive setting of the village and the key characteristics and landscape features which make Glengarriff an attractive place. In particular, these areas include the coastal woodlands and gateway to Garnish Island and sensitive uplands including the ancient oak woodlands of Glengarriff  |
| DB-07  | Prioritise the upgrading and widening of roads within the village on the basis of need during the lifetime of the plan.  |
| DB-08  | Develop a pedestrian/cycle route along the N71 to Bantry.  |
| DB-09  | Improve and extend footpaths generally within the village, particularly to the GAA grounds. Develop a pedestrian/cycle route to link with the Glengarriff Woods Nature Reserve and other amenities in this area (located 1km to the east of the village settlement)  |
| DB-10  | Upgrade, where feasible, existing tourist infrastructure including the provision of public toilets at key tourist access points.   |
| DB-11  | Glengarriff is situated immediately adjacent to and overlapping with the Glengarriff Harbour and Woodlands Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Development within SAC lands within the village boundary is generally discouraged. |
| DB-12  | Support the sustainable provision of marine related tourism and leisure uses.  |
| DB-13  | Support provision of car parking and amenity/community facilities close to the pier area. (Subject to the provisions of DB 11)   |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Glengarriff |   |                         |
|--|---|-------------------------|
| * Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx.<br>Area (Ha)    |
| <b>Open Space, Sports, Recreation and Amenity</b>                            |   |                         |
| 0-01   | Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. This area lies within the Glengarriff Harbour and Woodlands SAC and is not suitable for development. *   | 18.6                    |
| 0-02   | Open Space to be protected for visual amenity and scenic qualities and contributing to the setting of the village. *  | 1.2                     |
| 0-03   | Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village.  | 1.1                     |
| 0-04   | Open Space to be protected for visual amenity and scenic qualities and contribution to the setting of the village. Zoning includes provision for a maximum of 3 sensitively designed houses subject to a detailed landscaping scheme which seeks to retain and augment existing tree and vegetation cover and provide for adequate site access.   | 3.9                     |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Provision of a pedestrian link and amenity walk.  | -                       |
| U-02   | Wastewater Treatment Plant.   | -                       |
| <b>Special Policy Area</b>   |   |                         |
| X-01   | Within the village core area built development should usually abut the road frontage. Where development is, exceptionally, permitted set back from the road frontage, this should be set far enough back so that the road frontage line can be reinforced by dense tree planting or retention of existing trees, and/or substantial walls of quality design and materials across as much of the frontage as is practicable. Off street car parking, where provided, should usually be accommodated to the rear or side of buildings, and frontage parking avoided. Any further development of sites which already have their buildings set back from the road should incorporate frontage treatments along the lines indicated above. * | 6.6                     |
| X-02   | Lands to be reserved for specific community / amenity / tourist / heritage related use. Proposals should respect the sensitive setting of the village, contribute positively to the streetscape and seek to retain the natural setting to the rear of the site as much as possible.   | 0.9                     |





## 4.8 Leap

### Vision and Context

- 4.8.1 The strategic aims for Leap are to encourage the consolidation of the village within its rural setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

### Local Context

- 4.8.2 Leap is a long linear settlement, strategically located on the N71 between Clonakilty and Skibbereen at the road junction to the tourist town of Glandore and the fishing village of Union Hall, both less than 2km away on Glandore Bay. Part of the western portion of Leap has very good views of Glandore Bay. The village is located within the West Cork Municipal District and within the West Strategic Planning Area.

## Planning Considerations and Proposals

### Population and Housing

- 4.8.3 The 2011 Census recorded a population of 240 persons in Leap, a decrease of approximately 1% since the census of 2006. Table 4.8 shows that between 2005 and 2015 there were 55 dwelling units constructed within the boundary of the village, which equates to growth of approximately 63% for this period.

| Table 4.8 Number of Houses in Leap during the period 2005-2015 |                     |                     |                                   |
|--|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005  | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 121  | 146                 | 149                 | 28                                |

Source: Geo Directory

- 4.8.4 There has been some recent small-scale infill residential development, in addition to the upgrading of property within the village core. The topography on both sides of the main road through the village is elevated and particularly steep in parts. It is important that any future development maintains the integrity of the surrounding landscape, particularly to the north and south of the village, including the extensive areas of woodland which provide a landscape setting for the village.
- 4.8.5 The primary location for development is to the south of the main street, where there are further opportunities for small-scale infill developments. It is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised.
- 4.8.6 The development boundary for Leap defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development, primarily to the south of the main street. During the lifetime of this Plan, development will primarily focus on infill development within these areas.
- 4.8.7 Continued renewal of properties within the village would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the village.

## Infrastructure

- 4.8.8 There is no capacity to treat wastewater at present pending an upgrade to secondary treatment and expansion of the existing wastewater treatment plant to cater for a PE of 490. There is limited water capacity pending upgrade of the water treatment plant. There is also an issue with water quality within the settlement. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to improve and protect the supply of water and to upgrade the existing wastewater treatment plant.
- 4.8.9 Significant parts of Leap have been identified as being at risk of flooding. These areas at risk are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.8.10 The N71 national primary route passes through the village centre bringing a large proportion of 'through' traffic into the village.
- 4.8.11 There are public footpaths and public lighting within the village; however, footpath improvements and traffic calming measures are required. The village is served by a public bus service, serving Skibbereen, Clonakilty and Cork City. There is a recycling / bring centre and clothing bank located within the village.

## Community Facilities

- 4.8.12 The village has a GAA sports field and clubhouse located outside the boundary of the village on the northern road to Drinagh. There is also a children's playground and parochial hall located within the village. In addition, there are numerous walkways used for recreational purposes including the scenic walk along the banks of Glandore Bay.
- 4.8.13 In terms of education, the local mixed primary school in Leap had an enrolment of 38 children in the 2015/2016 academic year. At present there is no requirement for further accommodation to cater for incoming pupils.
- 4.8.14 Myross Retreat centre operated by the Sacred Heart Missionaries is located to the west of the village off the N71.
- 4.8.15 This plan will seek to maintain the existing community facilities and where possible expand the range of sports and amenity facilities available within walking distance of the village. It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.

## Employment and Economic Activity

- 4.8.16 The main types of employment provided within the village are primarily service based. There is a range of services available within the village including shops, post office, petrol station, pottery shop, public health clinic, furniture and carpet centre, art gallery, several pubs and a café. In the rural hinterland most of the local employment is concentrated in agriculture and the fisheries industry which is based in Union Hall.
- 4.8.17 There is no business land zoned in this local area plan, however, there may be scope for the location of an employment zone within the development boundary at the eastern end of the village on the south side of the main road.

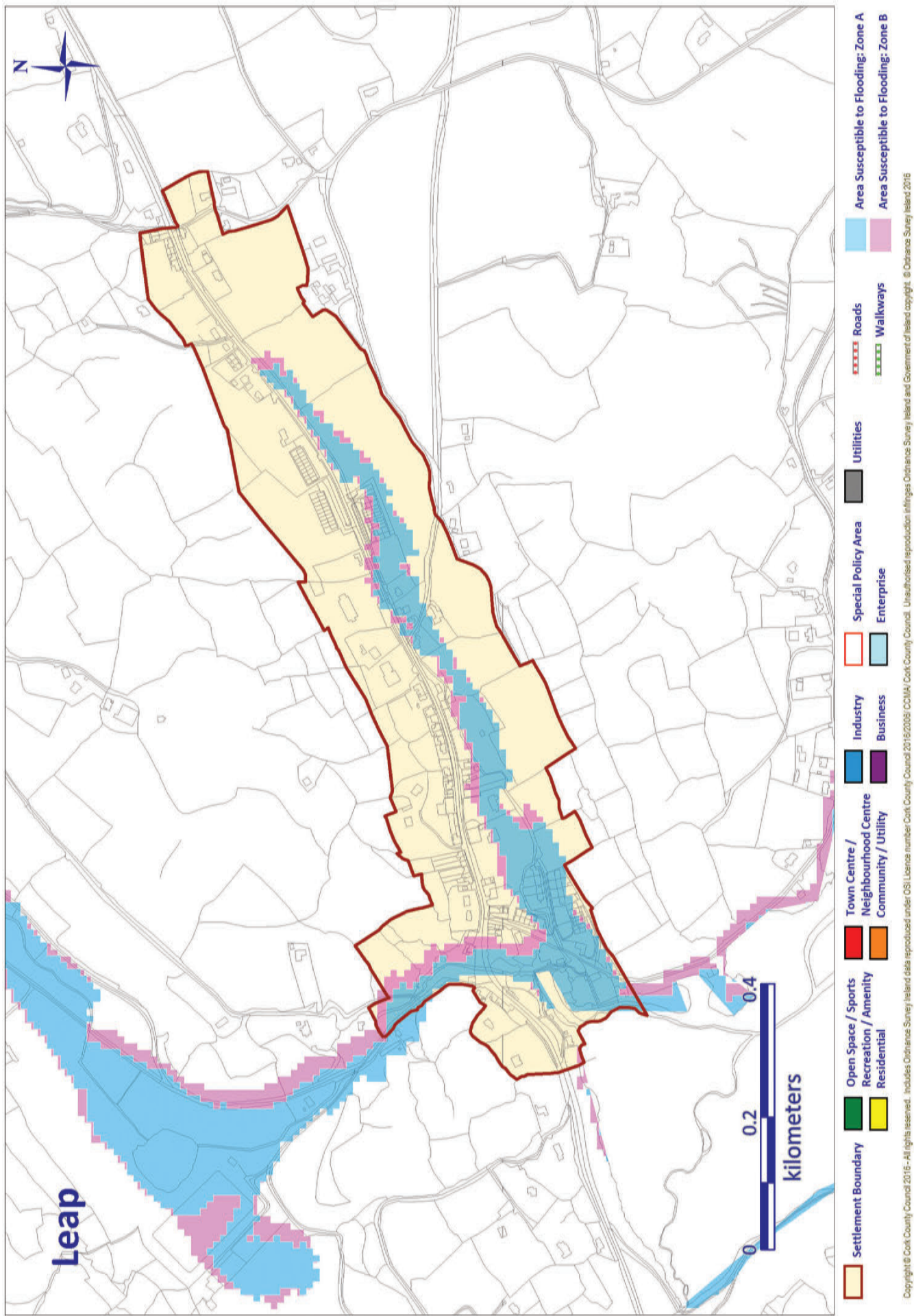
## Environment and Heritage

- 4.8.18 In relation to water quality, according to the South Western River Basin District (SWRBD) wastewater discharges at present to Glandore Harbour. The overall status of the Glandore Harbour 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Leap will need to be improved and upgraded, which will contribute to the improvement of water quality to 'good' status by 2021.
- 4.8.19 Leap is located in an area of the County which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also two designated scenic routes, the S81 from Leap to Rosscarberry and the S82 from Leap to Skibbereen. Myross Wood to the south-west of the village is designated as a candidate Special Area of Conservation (SAC site code – 1070) and a proposed Natural Heritage Area (pNHA site code – 1070).

## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Leap |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 55 additional dwelling units during the plan period. |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the village.                              |







## 4.9 Rosscarbery

### Vision and Context

- 4.9.1 The strategic aims for Rosscarbery are to preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of wastewater treatment facilities.

### Local Context

- 4.9.2 Rosscarbery village is located on the N71 between Clonakilty and Skibbereen within the Skibbereen Electoral Area. The village is located within the West Cork Municipal District and within the West Strategic Planning Area.
- 4.9.3 The key village of Rosscarbery is located on Rosscarbery Bay, very close to the Blue Flag beach of Ownahinchy and the Warren beach. The village core is located at an elevated point overlooking the bay and is characterised by its traditional streetscape. The village has been developed around the north-western part of the bay, but more recently residential development has grown into the land surrounding the bay on the eastern side and the small village of Newtown, located to the west of the N71. Topographically, the village is contained in the lower land surrounded by hills overlooking the bay. The bay has been bridged by the national road and the bridge has created a permanent sea water bay that is extremely attractive with the backdrop of the hills to the north.

## Planning Considerations and Proposals

### Population and Housing

- 4.9.4 The 2011 Census recorded a population of 534 persons in Rosscarbery, an increase of approximately 5% since the census of 2006. The table below shows that between 2005 and 2015 there were 122 dwelling units constructed within the boundary of the village. The village has an important tourist role and there are a number of holiday homes in the village centre.

**Table 4.9 Number of Houses in Rosscarbery during the period 2005-2015**

| Dwelling Units 2005 | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
|---------------------|---------------------|---------------------|-----------------------------------|
| 287                 | 408                 | 409                 | 122                               |

Source: Geo Directory

- 4.9.5 Rosscarbery has an attractive setting and range of community facilities, services and amenities which makes it a popular location for development. Given the location of the village at the mouth of the Rosscarbery Bay, it is important that any future development maintains the integrity of the surrounding landscape, particularly the areas that are designated high value landscape. In recent years some of the shop fronts have been both repaired and renovated, including some new builds which are in keeping with the character of the main village frontage.
- 4.9.6 To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's waste water infrastructure and to improve and protect the supply of water.

- 4.9.7 There is scope for development within Rosscarbery; however, it is important that the village's character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised.
- 4.9.8 The eastern portion of the village along the shores of the dam is fully developed with low density dwellings with individual access onto the feeder road. The north western edge of the village is constrained by the steep hillside and this land should protect the village in its rural scenic setting. The western boundary of the village is very constrained by steep terrain along the national road to Skibbereen. Equally, very little new development should be encouraged in this area because of topographical constraints. The south western boundary of the village which has a mixture of hilly terrain and valleys is also covered by the high value landscape and open space designations. The elevated lands to the North-East at Curraheen adjoining the development boundary should be retained as open space.

## Infrastructure

- 4.9.9 There is limited capacity to treat wastewater pending the provision of a new Wastewater Treatment Plant to cater for projected growth. The water supply is provided from the Clonakilly Regional Water Supply Scheme, which is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme, Phase 2.
- 4.9.10 Parts of Rosscarbery have been identified as being at risk of flooding. The areas at risk follow the path of the Estuary and watercourses in the village and are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.9.11 The road network through the town is considered to be good although there is a potential traffic problem at the crossing point between the town and Newtown across the main road (N71). There are public footpaths and public lighting within the village. There is a recycling / bring centre located within the village and the settlement is also accessible by public transport (bus).

## Community Facilities

- 4.9.12 In terms of education, there are two local primary schools within the village. Ardagh Boys National School had an enrolment of 61 children and St Mary's Primary School had an enrolment of 110 children in the academic year 2015-2016. Mount Saint Michael (Convent) which is a co-educational voluntary secondary school (founded in 1894 by the Mercy Order) located at an elevated point to the north-east of the village overlooking Rosscarbery Bay had an enrolment of 384 pupils in 2015-2016. There are two Churches, (St Fachtna's Church of Ireland Cathedral and St Fachtna's Catholic Church) located within the village. There are also childcare facilities located within the village.
- 4.9.13 There are communal tennis courts, a basketball court and a playground located on the west side of the bay adjacent to a boathouse, which is used for leisure boating in the summer months. The educational and sports complex in the north of the settlement, comprising the Catholic Church, primary schools, a community hall, a secondary school and GAA playing pitch, is an important complex of community activities and it is important to improve access to these. There is a second GAA pitch located to the west of Newtown and there is also an amenity area located just off the road crossing of the N71 near Newtown. There is also a pitch and putt course and driving range located within the village. There are two GAA sports fields; one in the north around the school complexes and the other near the Newtown residential development which should both be preserved as open space.

- 4.9.14 The beach area is also a recreational area with tennis courts, a pitch and putt course and club house on one side of the bay and a pier for boating/fishing on the other side of the bay. An important walk between the beach at Rosscarbery and Ownahinchy has also been developed. Ownahinchy is a tourist resort close to Rosscarbery and these two settlements are linked both from the point of view of infrastructure and tourism. Both areas are heavily used for bathing and water sports using the two Blue Flag beaches of Ownahinchy and Warren. There are well developed recreational activities (walkways, picnic areas) along the foreshore of the dam. The existing community facilities are considered adequate for the future development of the village.

## Employment and Economic Activity

- 4.9.15 The village functions as a service centre with a wide range of local shops including a supermarket, hair salon, post office, Garda station, doctors surgeries, pharmacy, churches, pubs, restaurants, cafés, garage and schools. The streetscape of the village is particularly noteworthy in the Square, which is designated as a “Historic Village”. The village centre is also designated as an Architectural Conservation Area in the Cork County Development Plan 2014.
- 4.9.16 The established Celtic Ross Hotel and Leisure Centre are located at the head of the bay at the bridge crossing on the N71, and have an important tourism function for the village and wider area. Outside of the village, there is local employment in agriculture in the extensive rural hinterland. There is no land zoned for business in the settlement because Rosscarbery is principally a tourist village with a coastal resort.

## Environment and Heritage

- 4.9.17 Rosscarbery is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also two designated scenic routes, the S81 which extends from Rosscarbery to the west and the S78, which runs through or in close proximity to the village. The land to the south of the village is elevated and needs to be preserved as open space to retain the visual amenity of the area.
- 4.9.18 Rosscarbery Estuary which adjoins the village is designated as a proposed Natural Heritage Area (pNHA site code – 001075). There is also Designated Bathing Waters to the south of the settlement in proximity to Ownahinchy.
- 4.9.19 In relation to water quality, according to the South Western River Basin District (SWRBD) Plan, wastewater discharges at present to Rosscarbery Harbour, which is a designated bathing area at the ‘Warren’ and a protected area. The wastewater treatment facilities in Rosscarbery / Ownahinchy will need to be improved and upgraded.
- 4.9.20 The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Areas (ACA) for Rosscarbery, designated in the 2014 County Development Plan. Rosscarbery is designated as a historic town in the RMP of County Cork and is also a walled town with upstanding portions of the town’s defences still surviving. There are several buildings or other structures within the village entered in the Record of Protected Structures including Rosscarbery Church of Ireland Cathedral (RPS no. 00790), Rosscarbery Parish Hall (RPS no. 01373), Court House (RPS 00789), Ardagh School (RPS no. 00791), St Fachtna’s Catholic Church (RPS no. 00792), Rosscarbery Convent Buildings (RPS no. 00793) and Millfield House (RPS no. 001265) which is located to the east of the village.

- 4.9.21 The land around the dam north of the causeway has a number of small picnic areas and leisure parks which need to be preserved. There is a need to improve the scenic walk around the dam, north of the causeway, linking the open space and picnic areas.

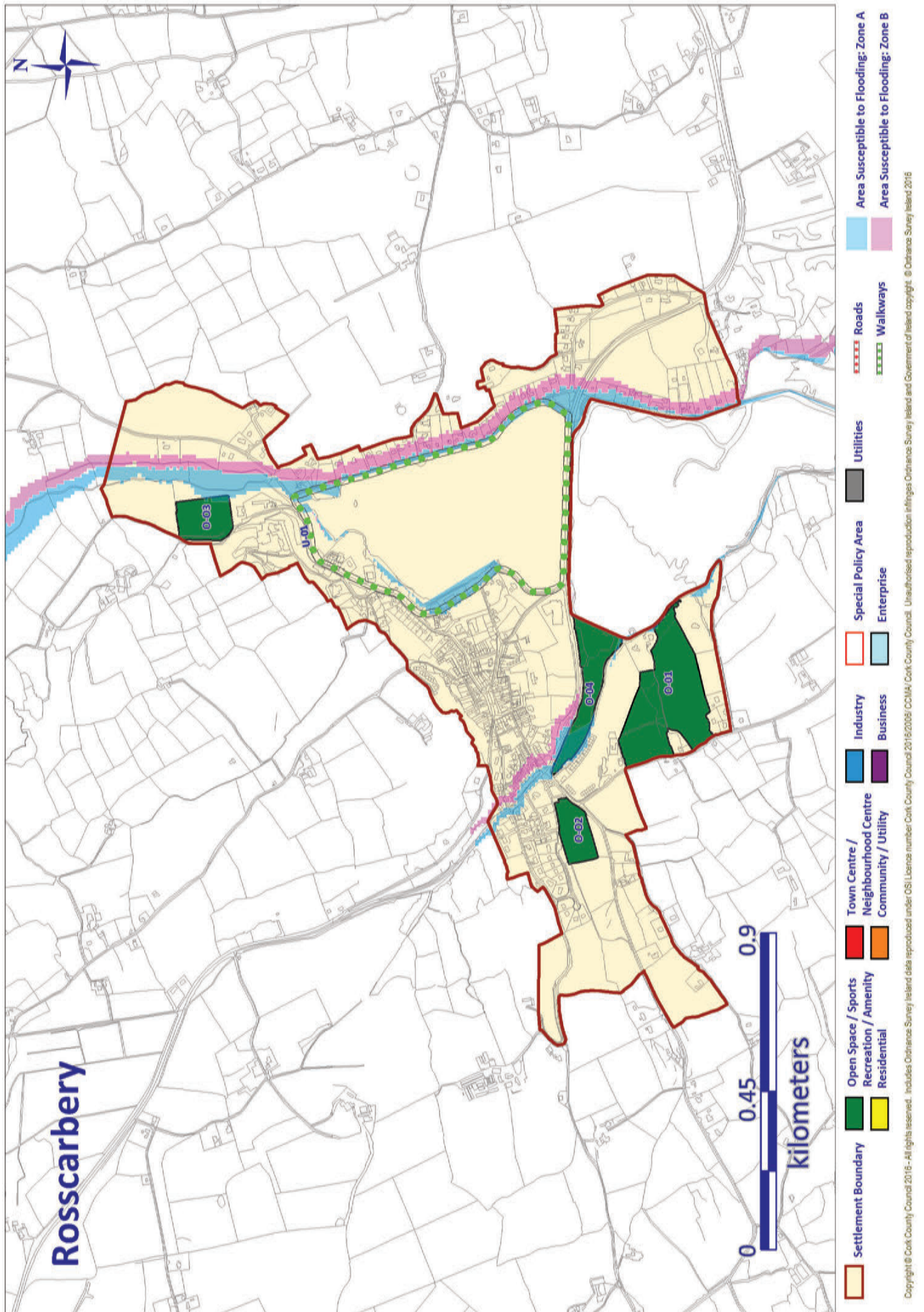
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Rosscarbery |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 91 additional dwelling units during the plan period. |
| DB-02  | It is an objective to protect and enhance the attractive coastal setting and landscape character of the village.        |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Rosscarbery |   |                         |
|--|---|-------------------------|
| * Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx.<br>Area (Ha)    |
| <b>Open Space, Sports, Recreation and Amenity</b>                            |   |                         |
| O-01   | Open Space preserved for visual amenity. *                        | 7.2                     |
| O-02   | Open Space preserved for sporting facilities.                     | 1.4                     |
| O-03   | Open Space preserved for sporting facilities. *                   | 1.7                     |
| O-04   | Open Space preserved for visual amenity and public recreation. *  | 2.7                     |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Upgrade the Scenic walkway around the bay, north of the causeway. | -                       |







## 4.10 Timoleague

### Vision and Context

- 4.10.1 The strategic aims for Timoleague are to encourage the consolidation of this village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

### Local Context

- 4.10.2 Timoleague village is located at the mouth of the Argideen River where it enters Courtmacsherry Bay, within the West Cork Municipal District. The village is located within the West Strategic Planning Area.
- 4.10.3 Timoleague is an old established village containing the ruins of Timoleague Abbey and Timoleague Castle, both of which are included in the Record of Protected Structures. It serves a hinterland that stretches to the north as far as Bandon (13km) and to the west as far as Clonakilty (10km) along the R600, which is a Scenic Route (S73). The village is the main service centre for the tourist village of Courtmacsherry (4km) and the two settlements are linked by the bay. Most of the development in the village is centred around a compact village centre, which has a fine church, main street with a mixture of residential and commercial activities (retail, pubs, doctors surgeries, pharmacy, post office, hostel, Garda station and petrol station).
- 4.10.4 Timoleague is an attractive village in a particularly scenic location at the head of the bay. The land surrounding the bay is heavily wooded and elevated. Both sides of the bay have road access (to the north – Bandon and to the south – Courtmacsherry). These roads form the basis of a scenic walk, the southern road being the starting point to the Seven Heads Walk, which goes through the village of Courtmacsherry and on to the scenic peninsula. There is a clear break in development between the two villages, although there are number of clusters of housing and farm dwellings and associated facilities.

## Planning Considerations and Proposals

### Population and Housing

- 4.10.5 The 2011 Census recorded a population of 373 persons in Timoleague, an increase of approximately 2% since the census of 2006. Table 4.10 shows that between 2005 and 2015 there were 22 dwelling units constructed within the boundary of the village.

| Table 4.10 Number of Houses in Timoleague during the period 2005-2015 |                     |                     |                                   |
|---|---------------------|---------------------|-----------------------------------|
| Dwelling Units 2005   | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
| 145   | 159                 | 167                 | 22                                |

Source: Geo Directory

4.10.6 Timoleague's attractive coastal setting and range of services make it an attractive location for development. To allow the village to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. There is scope for development within the village; however, it is important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised. There has been some recent infill residential development, in addition, to the upgrading of property within the village core. In recent years, some of the shop fronts have been both repaired and renovated, including some new builds which are in keeping with the character of the main village frontage and has utilised traditional design features.

## Infrastructure

- 4.10.7 There is a lack of adequate wastewater treatment works in Courtmacsherry bay for the combination of the three villages; Courtmacsherry, Timoleague and Kilbrittan. Collectively the villages discharge their untreated sewage into the bay, to the detriment of the natural amenities of the area. A wastewater treatment plant to serve the villages is proposed as part of the 'Courtmacsherry / Timoleague Sewerage Scheme'. Water is provided by the Clonakilty Regional Water Supply Scheme and is dependent on augmentation from the proposed Dunmanway Regional Water Supply Scheme (Phase 2).
- 4.10.8 Parts of Timoleague have been identified as being at risk of flooding. The areas at risk follow the Estuary and watercourses through the village and are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.
- 4.10.9 The roads to the village are narrow and can get very congested in the summer months, when parking becomes a problem.
- 4.10.10 There is also a need for a re-enforcement of the walkway around the town and the connection to the Seven Heads Walk through Courtmacsherry. The regional road between Timoleague and Bandon (R602) needs to be upgraded. There is a need for improvements to the car parking in the village.
- 4.10.11 There are public footpaths and public lighting within the village and public toilets on the main road in proximity to Timoleague Abbey which is a major tourist attraction for the village. There is a recycling / bring centre located within the village and the settlement is also accessible by public transport (bus).

## Community Facilities

- 4.10.12 The village has a GAA sports field located outside the boundary of the village on the Clonakilty Road. There is also a tennis court, squash court and children's playground located within Timoleague. In addition, there are numerous walkways used for recreational purposes including the linked walkway to Courtmacsherry along the old railway line.
- 4.10.13 In terms of education, the local mixed primary school in Timoleague had an enrolment of 158 children in the 2015 – 2016 academic year. There are also childcare facilities and a community centre located within the village.
- 4.10.14 This plan will seek to protect the existing community facilities and where possible expand the range of sports and amenity facilities available within walking distance of the village.

- 4.10.15 There is an amenity area on the Bandon approach to the settlement, which is located in close proximity to the tourist attraction of Timoleague Abbey. This area needs to be preserved as open space to retain the visual amenity of the area.
- 4.10.16 There is an area adjoining the school and community building which is proposed to be preserved as open space for a potential amenity area for the village.

## Employment and Economic Activity

- 4.10.17 The main type of employment provided within the village is primarily service based. There is a range of services available within the village including, medical, retail and other consumer facilities. Staunton's Foods Ltd which are a major local employer are based approximately 1km south of Timoleague. Barryroe Co-OP grain distribution store is located within the south-western boundary of the village. There is one site zoned for Business use in Timoleague to the south-east of the village which is suitable for agro-business development either as an extension to the current use or something similar to create employment. In the rural hinterland most of the local employment is concentrated in agriculture and the fisheries industry which is based in Courtmacsherry.
- 4.10.18 There is an identified need to provide for greater commercial opportunities to meet the needs of the local community within the village core. Development proposals locating within the village core will be supported and facilitated where appropriate.
- 4.10.19 Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the village with particular regard to its status as an Architectural Conservation Area. The protection of any structures in the Record of Protected Structures and within Natura designations will be most important.
- 4.10.20 It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.
- 4.10.21 In addition, should an opportunity arise during the lifetime of this plan for accessible off street car parking to be provided within walking distance of the village, then, this should be encouraged.

## Environment and Heritage

- 4.10.22 Timoleague is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also three designated scenic routes, the S69 from Timoleague to Courtmacsherry, the S73 which extends from Timoleague to Clonakilty and the S67 which extends to the Old Head of Kinsale to the east.
- 4.10.23 Courtmacsherry Estuary to the east of the village is designated as a candidate Special Area of Conservation (SAC site code – 1230) and a proposed Natural Heritage Area (pNHA site code – 1230). Courtmacsherry Bay is also designated as a Special Protection Area (SPA site code 4219).
- 4.10.24 The village has an attractive streetscape, containing a number of fine individual buildings, which are included in the Architectural Conservation Area (ACA) for Timoleague, designated in the 2014 County Development Plan. There are four buildings or other structures within the village entered in the Record of Protected Structures including the Franciscan Timoleague Abbey (RPS no. 00749), the Timoleague Castle (RPS no. 00750), St Mary's Church (RPS no. 00751) and The Church of the

Ascension (RPS no. 01375). Lettercollum House (RPS no. 01021) which is located approximately 1km west of the village is also included in the Record of Protected Structures.

- 4.10.25 Timoleague's attractive setting and range of community facilities and services and accessibility make it an attractive location for development. In recent years, however, primarily due to infrastructural constraints, it has not seen a large amount of development.
- 4.10.26 Given the location of the village at the mouth of the Courtmacsherry Estuary, it is important that any future development maintains the integrity of the surrounding landscape. There is scope for development within Timoleague; however, it is important that the village's rural character, architectural heritage and its other heritage and natural and coastal amenities are maintained, enhanced and not compromised. There are further infill opportunities adjoining the village core and opportunities exist for development in the area north of the existing village core.
- 4.10.27 Wastewater discharges at present to the Courtmacsherry / Argideen Estuary which supports two Natura 2000 sites and designated bathing area and is a protected area. According to the SWRBD Plan, the overall status of the Courtmacsherry / Argideen Estuary 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Courtmacsherry / Timoleague will need to be completed which will contribute to the improvement of water quality to 'good' status by 2021.

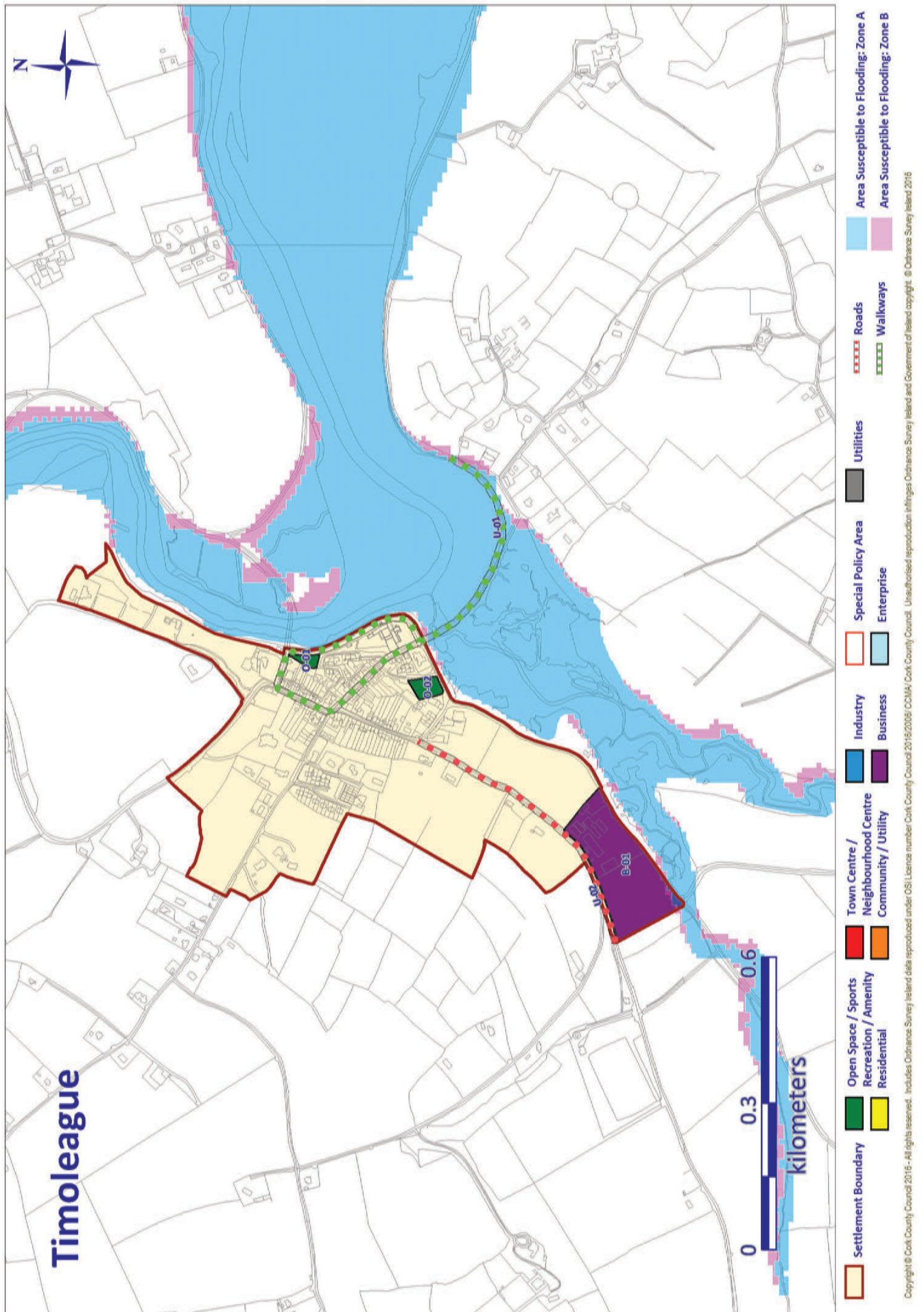
## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Timoleague |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 73 additional dwelling units during the plan period.  |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the village.   |
| DB-03   | Timoleague is situated adjacent to the Courtmacsherry Estuary Special Area of Conservation (Site Code 1230), to the Courtmacsherry Bay Special Protection Area (Site Code 4219), and is also close to the Seven Heads Special Protection Area (Site Code 4191). Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites. |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Timoleague |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Business</b>   |  |                         |
| B-01  | Small / Medium scale business development. This zone is adjacent to Courtmacsherry Estuary Special Area of Conservation and Special Protection Area. Development in this zone should be designed to ensure compatibility with the protection of the Courtmacsherry Estuary SAC and the Courtmacsherry Bay SPA (Refer also to DB-02).<br>*        | 3.2                     |
| <b>Open Space, Sports, Recreation and Amenity</b>                           |  |                         |
| O-01  | Open Space preserved for visual amenity.   | 0.1                     |
| O-02  | Open Space for public recreation.  | 0.23                    |
| <b>Utilities and Infrastructure</b>   |  |                         |
| U-01  | Walkway through Timoleague with a connection to the Seven Heads walk. Improvements to the Seven Heads Walk.<br><br>Improvements to this walk or further development of new routes in this area should be designed to ensure compatibility with the protection of the Courtmacsherry Bay SPA and the Seven Heads SPA. (Refer also to DB-02).<br>* | -                       |
| U-02  | Road improvement as main access road into Timoleague from Clonakilty.  | -                       |





## 4.11 Union Hall

### Vision and Context

4.11.1 The strategic aims for Union Hall are to encourage the consolidation of the village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services. One of the key considerations for the future development of the village is the provision of wastewater treatment facilities.

### Local Context

4.11.2 Union Hall is a coastal village located on the western shore of Glandore Bay in close proximity to the villages of Leap and Glandore. The village is located within the West Cork Municipal District and within the West Strategic Planning Area.

4.11.3 Union Hall is part of a cluster of three small villages that are within a 5 km radius of each other around the bay; namely Glandore, Leap and Union Hall, which although they have distinctive functions support and feed off each other.

4.11.4 The village has been developed around a road junction between the road to the Skibbereen Road (N71) in the west, the road to Glandore and Leap to the north and the road to Castletownshend to the south. All roads meet in the town centre which is close to the causeway with the bay waters of Glandore Bay, giving an attractive townscape. This attractive village setting has a number of commercial (retail, pubs, and post office) and residential uses.

## Planning Considerations and Proposals

### Population and Housing

4.11.5 Table 4.11 shows that between 2010 and 2015 there were only 2 dwelling units constructed within the boundary of the village.

**Table 4.11 Number of Houses in Union Hall during the period 2005-2015**

| Dwelling Units 2005 | Dwelling Units 2010 | Dwelling Units 2015 | Dwelling units Growth 2005 - 2015 |
|---------------------|---------------------|---------------------|-----------------------------------|
| 127                 | 204                 | 206                 | 2                                 |

Source: Geo Directory

4.11.6 Union Hall's attractive coastal setting and range of community facilities and services make it an attractive location for development. To allow the village develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure, to provide an upgrade of the wastewater treatment plant. There is scope for development within the village; however, it is important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised. There are some infill development and refurbishment opportunities within the village core.

4.11.7 The topographical constraints on the town's growth will determine the future growth pattern in the town. It will be important to provide the necessary balance between the need for housing expansion and the need to preserve the natural beauty of the coastline and immediate surrounds. The land to the north and immediately west of the village is under pressure for development, in particular the land along the main access road to Leap and Glandore. It is important to protect this sensitive area at the head of Glandore bay.

4.11.8 The land to the south of the village has a number of existing clusters of development at Clontaff and Carrigillihy Harbour and at Cooldurragh overlooking Lough Cluhir on both sides. There is a lot of holiday development around the southern resort of Squince Harbour. Rineen and Castletownshend harbour are only 3km from Union Hall and are also under pressure for holiday housing.

## Infrastructure

4.11.9 In relation to wastewater treatment, there is a need for an upgrade of the wastewater treatment plant to cater for a PE of 745 and to allow for a better quality of effluent discharge into the bay. There is limited water capacity pending upgrade of the water treatment plant in Leap, which supplies Union Hall.

4.11.10 Storm water drainage is generally acceptable but there have been some drainage problems in the past immediately west of the village centre between the two main roads out of the village.

4.11.11 Parts of Union Hall have been identified as being at risk of flooding. These areas at risk follow the coastline through the village and are illustrated on the land-use zoning map. Government Guidelines require, and it is an objective of this plan, that future development is avoided in areas indicated as being at risk of flooding.

4.11.12 There are public footpaths and public lighting within the village and public toilets adjoining the sports grounds. There is a recycling / bring centre located adjoining the sports ground. There is no public transport to this settlement.

## Community Facilities

4.11.13 The village has well developed sports fields (GAA), club house, tennis courts and children's playground on the western approach road from Castletownshend. Myross rowing school clubhouse is located on the quayside. There is a new lifeboat station which launches from a slipway adjacent to Keelberg Pier.

4.11.14 In terms of education, the local mixed primary school in Union Hall had an enrolment of 79 children in the 2015 – 2016 academic year. There are also childcare facilities within the village.

4.11.15 The community have requested a new Heritage Centre and Tourist Office in the village centre. They want to see the improvement of the coastline and waste collection on the beach at Carrigillihy. This plan proposes a scenic walkway from the causeway to Keelbeg, incorporating the marina development.

## Employment and Economic Activity

4.11.16 The main economic activity in the village revolves around the fishing industry and there are a number of fish processing centres and storage warehousing related to the industry, both in the village core and in Keelbeg to the east. Keelbeg pier has a slipway and jetty for the fishing trawlers as well as cold rooms for fish storage. There is good shelter behind the pier but some additional land will have to be reclaimed and land will be required for onshore facilities such as a club house, toilets, parking etc.

4.11.17 The 2011 Local Area Plan zoned a portion of land to the west of the village GAA sports field and opposite the church for business use. Outside of the village, there is local employment in agriculture due to the extensive rural hinterland. There is an identified need to provide for greater

commercial opportunities to meet the needs of the local community. Development proposals locating within the village core will be supported and facilitated where appropriate.

- 4.11.18 It is also important that the village's rural character, heritage and natural amenities are maintained, enhanced and not compromised.
- 4.11.19 Continued renewal of properties within the Village Core would be desirable and a high standard of design for infill development and new or replacement shop-fronts should be in keeping with the overall character of the main street.

## Environment and Heritage

- 4.11.20 Union Hall is located in an area of the county which is designated as a High Value Landscape (HVL) in the Cork County Development Plan 2014. Within these High Value Landscapes considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. There are also two designated scenic routes, the S83 and the S84 which extend from Union Hall to the south-west.
- 4.11.21 There is a strong control over development in terms of the high value landscape area around the hills overlooking the bay. The peninsula of Glandore Bay to the east of Keelbeg is well protected against development, well wooded and should remain undeveloped.
- 4.11.22 The settlement of Union Hall has an attractive streetscape and also contains a number of fine individual buildings. The Church (RPS no. 783) adjoining the village core is included in the Record of Protected Structures.
- 4.11.23 In relation to water quality, according to the South Western River Basin District (SWRBD), wastewater discharges at present to Glandore Harbour. The overall status of the Glandore Harbour 'Transitional and Coastal Waters' is 'moderate'. The wastewater treatment facilities in Union Hall will need to be completed, which will contribute to the improvement of water quality to good status by 2021.

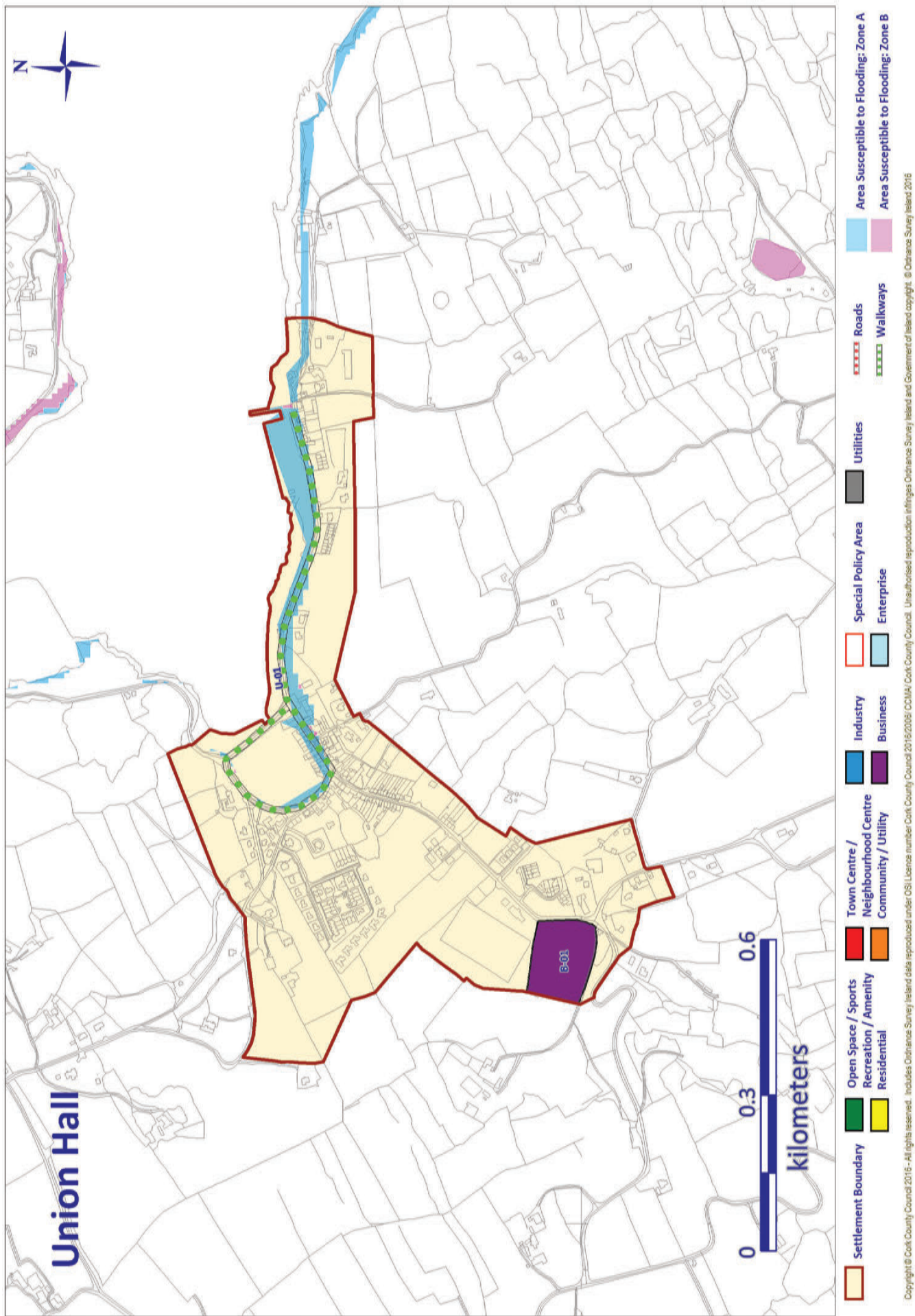
## Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Union Hall |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 80 additional dwelling units during the plan period.   |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the village.  |
| DB-03   | Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. One site to the south-west of the village is identified for employment uses.   |
| DB-04   | Protect the setting of the village, the coastline and its immediate surrounds, particularly the lands adjoining the harbour. Development along the Main Street and within the core of the village shall be designed to a high standard to preserve and enhance the architectural character of the area and should be of an appropriate scale, form and material finish. |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Union Hall |  |                         |
|---|--|-------------------------|
| * Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Business</b>   |  |                         |
| B-01  | Small / Medium scale business development  | 1.7                     |
| <b>Special Policy Area</b>  |  |                         |
| X-01  | Construct a marina development in association with the pier and on shore developments. |                         |
| <b>Utilities and Infrastructure</b>   |  |                         |
| U-01  | Upgrade the road and Scenic walkway around the causeway and to the Keelbeg pier.       | -                       |





# West Cork Municipal District

## 5 West Cork Island Communities

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## 5 West Cork Island Communities

### 5.1 Introduction

- 5.1.1 There are 7 West Cork Island Communities in the West Cork Municipal District as follows; Bere Island, Dursey Island, Heir Island, Long Island, Oileán Chléire, Sherkin Island and Whiddy Island.
- 5.1.2 The strategic aim of the Cork County Development Plan, 2014 for the West Cork Island Communities is to support island communities in their sustainable economic, social and cultural development, to preserve and enhance their unique cultural, linguistic, built and natural heritage and support viable socioeconomic island communities in order that the permanent population will be maintained and where possible further increased in a sustainable manner.
- 5.1.3 The Cork County Development Plan recognises that island communities have an unparalleled reputation for resourcefulness in surviving daunting physical and economic conditions and have retained, and even developed, their unique culture and identity. The islands are an important part of the culture, heritage, ecology, economic and tourism appeal of the County.
- 5.1.4 Settlements designated as West Cork Island Communities are an important element of the West Cork Region as a whole. Many of the West Cork Islands have similar ranges of services to those found in a key village. They are a distinctive element within the area and add to the overall amenities and attractiveness of the area for locals and visitors alike. Over the life of this Local Area Plan the West Cork Islands will be supported to ensure viable socio-economic island communities in order that the permanent population will be sustained and further increased.
- 5.1.5 Over the life of this Local Area Plan the West Cork Islands will be supported in their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support viable socio-economic island communities in order that the permanent population will be sustained and increased.
- 5.1.6 Oileán Chléire, Sherkin, Heir and Long Islands are located in the Roaringwater Bay area of West Cork, Long Island is separated from Schull by Croagh Bay and the other three islands are located closer to Baltimore. Whiddy, Bere and Dursey Islands are located in the Bantry Bay/Beara area; Dursey is separated narrowly from the tip of the Beara Peninsula by Dursey Sound, Whiddy lies close to Bantry and Bere Island is located near Castletownbere.
- 5.1.7 The West Cork Islands Integrated Development Strategy was prepared in order to address the physical, economic, social and cultural development of the 7 West Cork Islands and sets out a framework of objectives and actions for the next 10+ years, with a view to making the islands a better place in which to live, work, visit and do business.

The key strategic objectives for the West Cork Islands identified by the strategy are;

- “To protect and enhance the ‘islands’ valuable physical characteristics, landscapes and environments and to ensure that new development providing for improvements in the infrastructural, transport, economic, housing and recreational needs of residents and visitors occurs in a sustainable and integrated manner that is appropriate to the circumstances of the islands”
- “To maintain vibrant island economies, focusing on the skills and resources available on the islands and acknowledging the benefits of mixed activities in island settings”

- “To retain and support island populations, and ensure access to essential social and community facilities and services is available at an appropriate level”
  - “To improve appreciation of the cultural significance of the Islands including island traditions, architectural, archaeological, maritime, and military heritage whilst also expanding the awareness of the Arts and the Irish Language within each community”.
- 5.1.8 It is the policy of the Council to work with island communities and other agencies to encourage and facilitate the implementation of the West Cork Integrated Islands Strategy.
- 5.1.9 The Strategy provides an opportunity to develop actions that can improve the status of the Islands locally, nationally and internationally. West Cork is well-established as a region within Cork and Ireland as a whole and is relatively well-known in terms of international tourism and for food products nationally for example. There are opportunities for the islands to benefit from the existing strong profile of the area in which they are located.
- 5.1.10 The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However, guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.
- 5.1.11 The identification of a development boundary or the zoning of specific sites is not considered appropriate in an island context. It is not intended to specify the number of houses that is expected to be developed over the lifetime of the plan. The key consideration is the need to reverse population decline and increase the number of permanent residents living all year round on the island. However guidance is required on the appropriate forms of residential development which are acceptable on the island. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.
- 5.1.12 The development of second homes except where existing dwellings are restored or extended will be restricted. Consideration of small scale managed holiday home developments may be considered in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it. Given the aging population provision should be made for small scale sheltered housing developments located close to existing community facilities.
- 5.1.13 It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognize the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.
- 5.1.14 The design of all housing developments should be consistent with the Cork Rural Design Guide and respect the existing architectural style of the individual islands.
- 5.1.15 Individual housing development on the island will be subject to the policies and objectives as outlined in Chapter 4 of the Cork County Development Plan 2014.

## Un-inhabited West Cork Islands

- 5.1.16 There are a large number of un-inhabited islands in West Cork, with particular concentrations around the areas of the seven inhabited islands (e.g. in the Roaringwater Bay area). It is noted that the un-inhabited islands in the bays and harbours in which the inhabited islands of West Cork are of relevance to the development of a strategy for the inhabited islands. Examples include Garnish Island in Bantry Bay and the Three Calves in Roaringwater Bay. The un-inhabited islands should be seen as a natural advantage to West Cork as they represent a unique resource in terms of scenic amenity and the overall attractiveness of the setting of the inhabited islands.
- 5.1.17 It is desirable to avoid the privatisation of un-inhabited islands by development for individual holiday / second homes or complexes not open to the public, and to ensure continuing public access to islands and their beaches and the respecting of existing public rights of way.
- 5.1.18 Recognition should be given to the potential for tourism development on currently un-inhabited islands where this preserves public access and is in conjunction with facilities on the mainland or inhabited islands.



## Local Area Plan Objective

## GO-01: General Objectives for West Cork Island Communities

- a) Encourage the provision of houses on suitable sites for permanent all year round occupation subject to normal planning considerations. Preference will be given to refurbishment of existing buildings over greenfield sites.
- b) Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development. Development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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.
- c) Development proposals on the islands should be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources of the islands will be encouraged. Development on the islands will only be permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for natural heritage.
- d) Second home and individual holiday homes development shall be restricted except where existing dwellings or redundant buildings are restored or extended.
- e) Consideration of very small scale managed holiday home developments may be considered in or adjacent to existing development clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- f) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a site-specific flood risk assessment will be required as described in WS 6-2.
- g) Encourage the provision of small scale sheltered housing schemes for the elderly located adjacent to existing community facilities.
- h) Consider policy initiatives to encourage young families to live permanently on the Islands.
- i) Maintain existing levels of services on the island and facilitate increased medical, emergency and recreational facilities, expanding community facilities where appropriate.
- j) Encourage sustainable tourist related development based on the natural and cultural heritage of the islands.
- k) Encourage and support where appropriate the implementation of objectives and actions outlined in the West Cork Islands Integrated Development Strategy, 2010 as it relates to the West Cork Island Communities where these are compatible with the objectives and policies of the Draft West Cork Municipal District Local Area Plan, the Cork County Development Plan, the Regional Planning Guidelines and the Conservation Objectives of any Natura Sites.

## 5.2 Bere Island

### Vision and Context

- 5.2.1 The strategic aim for Bere Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.2.2 Bere Island is located at the mouth of Bantry Bay and is separated from the mainland by Berehaven Harbour to the North. The island is seven miles long by three miles wide; the direct translation of its Irish name being 'The Big Island'.
- 5.2.3 The closest town to the island and main service centre for the Beara peninsula is the main town of Castletownbere which is accessed by ferry boat. The island is predominantly rural in character however there are a few key areas on the island where development and services are clustered.
- 5.2.4 The island was an important military base and, though now reduced in scale and intensity, the military presence remains an important factor in the island's land use and economy. The military history of the island has also left a rich archaeological heritage of buildings and fortifications. An impressive variety of archaeological sites, dating from the Bronze Age through the Medieval to the 19th century, are found on Bere Island.
- 5.2.5 Historically the grain of development has occurred primarily around Rerrin village where many services are located. The Ballynakilla area also has a number of services. The pattern of development on the remainder of the island is more dispersed but development is primarily gathered to the more sheltered northern section of the island.

### Planning Considerations and Proposals

#### Population and Housing

- 5.2.6 The population of the island was approximately 216 persons in 2011, according to CSO figures. There are a significant number of holiday homes on the island, and the island population increases considerably during the summer months. The Department of Defence camp on the island caters for Reserve Defence Forces and army personnel in training which influences population and activity levels on the island. It is evident from previous Census data that the population of Bere Island has fluctuated during the past three decades, even through a sustained period of economic growth.

| Table 5.1 Bere Island Population Census Results |      |      |      |      |      |
|---|------|------|------|------|------|
| 1986  | 1991 | 1996 | 2002 | 2006 | 2011 |
| 230   | 216  | 212  | 207  | 187  | 216  |

- 5.2.7 A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is a particularly important issue.

- 5.2.8 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled. Existing residential development is dispersed across the lower parts of the islands, with concentrations in the villages of Rerrin and Ballynakilla. The military base (currently a training camp) is located mainly at the eastern end of the island.
- 5.2.9 The key issue for the island is the need to reverse long term population decline and stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities. The unique role played by enterprises such as the boat building and dry dock facility located on the Island is recognised while expansion and diversification of other employment in related areas should also be encouraged.
- 5.2.10 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it.
- 5.2.11 The remoteness of the islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where the natural population base is already fragile. Multiple housing developments should be located close to existing service clusters at Rerrin and Ballynakilla.
- 5.2.12 The development of second homes except where existing dwellings are restored or extended will be restricted. Consideration of small scale managed holiday home developments may be considered in or adjacent to existing housing clusters, where there is clear and identifiable economic and social benefits (that endures beyond the construction phase), and that is compatible with the capacity of the local community to accommodate it.
- 5.2.13 It is acknowledged that there is a need to provide sustainable housing for permanent occupation and to improve the availability of affordable housing on the islands and to recognise the differing circumstances between island and mainland housing needs. Preference will be given to the reuse/refurbishment of existing dwellings over new build. During the lifetime of the plan the Council will consider innovative housing policy issues which recognise the islands particular circumstances. This could involve utilising the potential of a voluntary housing association on the island.
- 5.2.14 Although there are holiday homes already on the island which are contributing to the economy of the area this plan support the improvement of the range and quality of accommodation on the island and in particular to the need to identify a location for a campsite. The development of the island needs to be promoted and it is important to balance the need for additional physical development and the need to preserve the sensitive environmental concerns.

## Infrastructure

- 5.2.15 The island is accessed via a ten minute ferry journey from Castletownbere to Derrycreeveen and a second ferry operates from the Pontoon, east of Castletownbere, to Rerrin pier. Both ferries can cater for vehicles. The island transport service should be examined in terms of any potential role in accommodating visitors to encourage more visitors to the island. However, it is important that the primary purpose of the rural transport bus remains as a service for the residents of the islands.

- 5.2.16 The services of the rural transport bus can also be expanded to allow mainland residents to access facilities and events on the island and facilitate different sectors of the island community as well as visitors to the island.
- 5.2.17 The dispersed nature of the island make the provision of public lighting difficult or inappropriate however there is public lighting in the Rerrin area and near the church at Ballynakilla. Footpaths in general are lacking on the island although given the low level of traffic generally in most cases they are unnecessary.
- 5.2.18 It is important to ensure that port access facilities on the island and the mainland are retained and improved. A key issue for the islanders is accessibility. The island needs to be accessible not only for those visiting the islands; but primarily for islanders themselves and those providing services to and from the island. There is already a great deal of connectivity between the island and the mainland town of Castletownbere. Castletownbere is a particularly busy harbour and the area near the ferry departure point would benefit from detailed examination in the form of a harbour management plan in conjunction with all relevant users and actors.
- 5.2.19 Rerrin has a water and wastewater mains supply and drainage system; however this is owned by the Department of Defence and has no capacity or treatment. In the long-term, improvements to the wastewater treatment system are required.
- 5.2.20 The Department of Defence has a private water supply (from a lake) for its premises, and this also supplies about 60 households around Rerrin. A small spring fed group water scheme supplies some properties towards the western end of the island, while the remainder are on individual wells or springs. There have been sporadic problems with the quality of the lake water, and the ground water is assessed to be very vulnerable to pollution because of the geology of the area.

## Community Facilities

- 5.2.21 The island contains numerous and varied community facilities particularly considering the relatively small size of the population. In comparative terms the range of facilities and employment available are at a similar level to those of a key village although the peripheral island location dictates that many of these facilities are more critical than on the mainland.
- 5.2.22 The community centre and the heritage centre provide a range of services, social functions and classes. There is a cafe/restaurant and recycling facility near the Derrycreeveen pier at the western end of the island. The 2015/2016 school records demonstrate that Mhichil Naofa primary school had 18 pupils. There is one small community health centre located on the island.
- 5.2.23 There are a number of signed walking routes. Part of the Beara Way covers much of the island. The island's potential as a walking destination should be promoted. There is also a signed cycle route around the island roads. Attracting cyclists to the island represents a more viable option for visitors using the ferries than transporting private cars across and allows much of the island to be explored on a day-trip. The potential for an off-road mountain bike trail could be investigated.
- 5.2.24 The retention and improvement of social and community facilities on the island needs to be highlighted. It is important that new facilities are encouraged to locate close to or adjoining existing community facilities.
- 5.2.25 Given the aging population provision should be made for small scale sheltered housing developments located close to existing community facilities.

## Employment and Economic Activity

- 5.2.26 The economy of the islands is largely based on agriculture, tourism, fishing/aquaculture, service industries, the boat yard and dry dock, education and a number of small businesses. These areas continue to offer viable employment options.
- 5.2.27 Under the 'Marine Leisure Infrastructure Strategy for the Western Division of Cork County 2007' Rerrin on Bere Island is designated as a Secondary Hub which requires appropriate planning for marine related infrastructure and the provision of a Harbour Management Plan for the busy tourism season.
- 5.2.28 In terms of tourism, the strongest opportunities on the island are in the areas of military history and other heritage features, marine leisure, walking and cycling. There are two beaches on the Island – Scart and Lonehort.
- 5.2.29 The key site of interest in terms of military history on the island is the Lonehort battery, where a number of buildings and guns survive. A deep moat surrounds the military fortification. Lonehort was built on behalf of the English army by the Royal Engineers and is currently owned by the Department of Defence. The sustainable redevelopment of this and other features as part of the tourist package should be promoted.
- 5.2.30 The Heritage Centre is an excellent example of a successful restoration of an attractive island building to provide a range of functions to the resident community and visitors alike. It is used as a meeting venue, exhibition centre, shop, café and accommodates evening classes. Existing Island community facilities should be used for a mixed range of activities to avoid the need for substantial new building projects on the island.
- 5.2.31 There is a need to build capacity and support the development of existing business infrastructure on the island. Therefore it is important that provision is made for incubator type business units. These units could accommodate micro-enterprise, green energy initiatives, food industry, agriculture and marine/fisheries related industries.

## Environment and Heritage

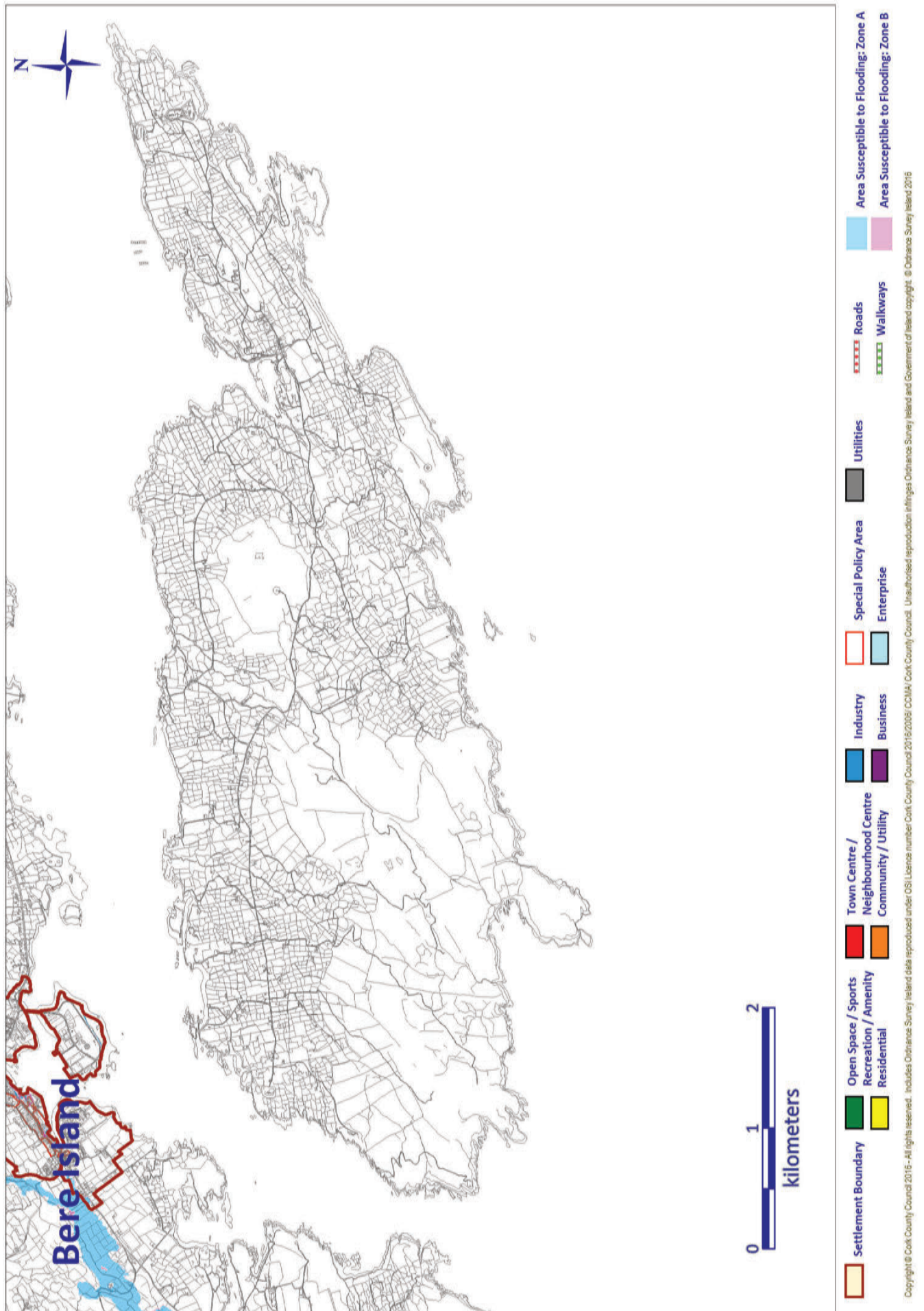
- 5.2.32 The island has a rich ecology, including rare plants. The southern coastline of the island is designated as part of the Beara Special Protection Area (SPA). The whole island is designated 'High Value Landscape' in the Cork County Development Plan 2014. Ballinakilla School, two Martello Towers, and the Lonehort Battery are included in the Record of Protected Structures.
- 5.2.33 The principles of the Bere Island Conservation Plan should remain in place as the Plan's provisions set a strong, locally-agreed framework for the future development of the island.
- 5.2.34 In terms of water quality Bere Island is located directly adjoining a protected area, which is a 'Designated Shellfish Area'. According to the South Western River Basin District (SWRBD) plan the overall status of these 'Transitional and Coastal Waters' is 'high'. The Beara Peninsula SPA is located along the Southern Coast of the Island.
- 5.2.35 Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Bere Island should conform with the requirements outlined in the objectives in GO-02 which will contribute to the improvement of water quality to 'good status' by 2021.
- 5.2.36 The island needs to build on its key heritage and cultural assets, while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island.



Lonehort fort has a significant role to play as an anchor for an enhanced military history product in conjunction with other built and natural heritage. Further promotion of the island as a walking/cycling destination can be developed while continually improving accessibility and public transport on the island. Further development of employment options including diversification must be considered as sustainable alternatives.

## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Bere Island |   |
|---|---|
| Objective No.   |   |
| GDO-01  | Development of multiple housing or employment uses should normally be located in or within a short walking distance of Rerrin and Ballynakilla.   |
| GDO-02  | Sustainable tourist related development based on the natural and cultural heritage of the island, particularly the military history, and contributing to a balanced economy for the island will be encouraged.  |
| GDO-03  | Support the development principles of the Bere Island Conservation Plan where these are compatible with the objectives and policies of the West Cork Municipal District Local Area Plan, the County Development Plan, the Regional Planning Guidelines and the Beara Peninsula Special Protection Area. |
| GDO-04  | The southern part of Bere Island is within the Beara Peninsula SPA. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site (Refer also to GO-01(c)).                                  |
| GDO-05  | Encourage the provision of small scale incubator business units subject to provision of adequate infrastructure, good quality design and landscaping of the site.   |
| GDO-06  | Promote the development of land and water based leisure activities.   |
| GDO-07  | Support the existing ship building and dry dock facilities on the island and to facilitate where possible the future expansion of this facility.  |
| GDO-08  | Support the sustainable development of infrastructure which supports fisheries or mariculture to the benefit of the local economy.  |
| GDO-09  | Support the preparation and implementation of pier and harbour management plans for the access points on the Island and on the adjoining mainland.  |
| GDO-10  | Encourage the implementation of a Waste Management Plan for the Island.   |
| GDO-11  | Implement small public realm improvement projects at the main development clusters.   |



## 5.3 Dursey Island

### Vision and Context

- 5.3.1 The strategic aim for Dursey Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.3.2 In the overall strategy of this Local Area Plan, Dursey Island is designated as a West Cork Island Community in the West Cork Municipal District Area. The strategic aims for West Cork Island Communities are to support their economic, social and cultural development, to preserve and enhance their unique cultural and linguistic heritage and support the provision of local services, by encouraging and facilitating population growth, by supporting the retention and improvement of key facilities, including social and physical infrastructure and transport links. It is important to make provision to accommodate new development at an appropriate scale, layout and design that reflects the character of each island.
- 5.3.3 Dursey Island, known locally as 'the Dursey' is located off the extreme west of the Beara Peninsula. The island is separated narrowly from the tip of the Beara Peninsula by Dursey Sound. Dursey Island is an unspoilt island with spectacular scenery and despite its proximity to the mainland is relatively remote given its location at the extreme south west of Ireland. Dursey has a rich heritage and traditionally was a strong island community with interesting cultural assets. Dursey Sound is also one of the "signature discovery points" along the Wild Atlantic Way.
- 5.3.4 The closest town to the island settlement is the main town of Castletownbere which is the main service centre for the Beara peninsula.
- 5.3.5 The island, which has a wild and open character, is separated from the mainland by a channel which is narrow but subject to strong tidal flows and rough water. A cable car provides access to the island.

## Planning Considerations and Proposals

### Population and Housing

- 5.3.6 The key issue is the need to stabilise and increase the permanent population on the island. The population of the island was recorded as 3 persons in the Census 2011. This figure can increase considerably during the summer months. The island has been continually threatened by permanent depopulation over the last few decades. To retain permanent residents on the island the level of basic services needs to be improved. The main tools to this are in promoting expansion of facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

| Table 5.2 Dursey Island Population Census Results |      |      |      |      |      |
|---|------|------|------|------|------|
| 1986  | 1991 | 1996 | 2002 | 2006 | 2011 |
| 20  | 20   | 9    | 6    | 4    | 3    |

- 5.3.7 The Island has three distinct clusters of development (Ballynacallagh, Kilmichael and Tilickafinna), with no settlement outside of these. This settlement pattern, in its particular topographical setting, is quite distinct among the West Cork Islands. There are a significant number of ruins and derelict houses in these three clusters and any future development should be directed towards renovation or sensitive replacement where necessary, of those structures, apart from exceptional circumstances where new build may be necessary to provide a particular facility. Recent development where it has occurred has primarily been in the form of single housing.
- 5.3.8 Given its remote location and low numbers of permanent residents, the island faces challenges in retaining substantial population or services in the foreseeable future. There is a danger of complete de-population over time.

## Infrastructure

- 5.3.9 The island is the only one of the West Cork Islands not to have a ferry route; the Dursey Sound being an extremely dangerous stretch of water and the island is instead accessed by Cable car. The cable car station on the mainland provides facilities such as a ticket office, informal parking area, toilets and a defibrillator. There is a need to provide public toilets facilities on the Island on a suitable site.
- 5.3.10 In terms of servicing, Dursey Island has a water treatment scheme (chlorination treatment) and a limited public main. This water service does not reach the settlement at the western end of the island however, and appropriate forms of water supply to that area should be investigated. Improvements are also necessary in the area of waste management and a suitable waste collection programme should be implemented. It is particularly important that this is enhanced during the summer months, when visitor numbers to the island increase significantly and accordingly levels of waste increase.

## Community Facilities

- 5.3.11 Dursey has an extremely limited and restricted level of social and community facilities. Such facilities need to be expanded and the needs of islanders met if the island is to retain a permanent population and expand this to a level that creates an environment to support further improvements over time. It is necessary to provide public facilities on the island to cater for visitors, particularly in poor weather and those who are not visiting for the purposes of undertaking a substantial walk. This plan has identified the need for the provision of a community building on the island which could provide a space for visitor facilities such as heritage interpretation and other information, shelter, refreshments as well as serving other functions for the island community.
- 5.3.12 Existing facilities for visitors to the island are limited to self-catering accommodation. The old Schoolhouse building has recently been renovated to provide tourism accommodation. Dursey is part of the Beara Way walking route, which is also signed as part of the National Looped Walk scheme. The walking route is easy to follow and takes in stunning scenery, including good views of the Bull, Cow and Calf islands from the western end of the island, the signal tower at the island's highest point and the island's three clusters. The promotion of Dursey as a walking destination should be actively continued as the viability of any future facilities is likely to depend heavily on attracting a reasonable number of such visitors to the island.
- 5.3.13 The provision of a public toilet on the island to serve the needs of visitors is a key piece of infrastructure required. The Council will support and encourage the provision of such a facility over the lifetime of the Plan.

## Employment and Economic Activity

- 5.3.14 Dursey Island is recognised in the County Development Plan 2014 as one of the principle tourist attractions for Cork. This role needs to be further expanded. In terms of employment, farming is currently the main activity for those living permanently on Dursey. Fields are concentrated on the southern side of the island, on the lower lying land. As regards fishing, a small level of activity is maintained however neither the pier on the island or mainland are suitable for providing sheltered berthage for vessels. The viability of fisheries here is questionable and future entrants are unlikely at the current time given the age profile of the island's residents.
- 5.3.15 The island has a particularly unique landscape and cultural quality which differs from the experience on some of the other West Cork Islands. Sensitivity must be exercised in the consideration of appropriate and sustainable forms of development and a balance must be sought between recognising the needs of occupants and visitors alike whilst respecting the character and sense of place of the island.
- 5.3.16 In the immediate future, it is considered more appropriate to maximise the island's tourism potential as a means of attracting residents, visitors and activity to the island. The Council has engaged in significant investment in a new cable car which should see extended opening hours and the further potential for expansion in the tourist product of the island. It is important in developing opportunities in tourism to ensure that visitor numbers to the island are not excessive and do not take from the sense of remoteness that is an attraction to the island itself. A visitor management plan should be developed to control numbers to an acceptable level given the sensitivity of the island.

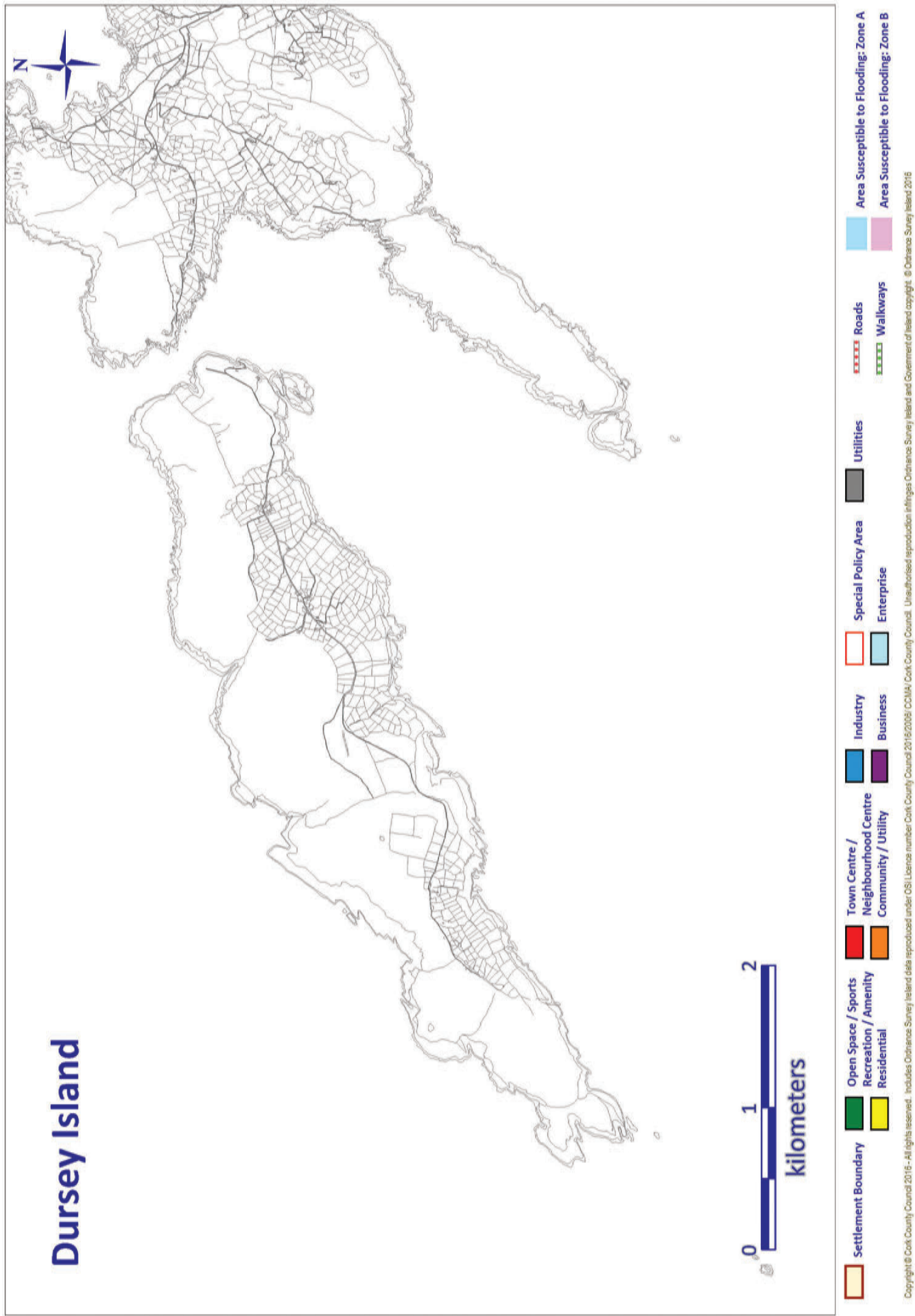
## Environment and Heritage

- 5.3.17 The island has a rich ecology. The island is designated as part of the Beara Special Protection Area (SPA) and a proposed Natural Heritage Area. It also adjoins the Kenmare Rive SAC (coastal). The whole island is designated as a High Value Landscape in the Cork County Development Plan, 2014. There are also significant archaeological remains on the island.
- 5.3.18 Within the South Western River Basin District (SWRBD) plan, the overall status of 'Transitional and Coastal Waters' in the South Western Atlantic Seaboard is 'unassigned'. Both the island itself and its coastal waters are the subject of Natura 2000 site designations (SAC and SPA). Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Dursey Island should conform with the requirements outlined in the objectives in GO-01(b) which will contribute to the improvement of water quality to 'good status' by 2021.
- 5.3.19 The island is also a suitable destination for bird watching, and whale and dolphin watching and information on the species and seasons should be made available locally.



## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Dursey Island |   |
|---|---|
| Objective No.   |   |
| GDO-01  | Retain a sustainable population base of the Island and build on the existing facilities and economic activities on the Island. Consideration will be given to specific residential proposals in the clusters around Ballynacallagh, Kilmichael and Tilikafinna where they can be suitably integrated with respect to the setting and context.   |
| GDO-02  | Conserve the landscape and cultural quality of Dursey while recognising the needs of its occupants and improving service provision to the island.   |
| GDO-03  | Support the development of sustainable tourism, capitalising on the upgrading of the cable car, including the development of coastal and looped walks, and other forms of indigenous employment uses on the island where they can be suitably integrated into the setting of the island in a manner that is compatible with the conservation designations on and around the Island.   |
| GDO-04  | Investigate the feasibility for improved visitor accommodation including an adventure hub through restoration of existing buildings.  |
| GDO-05  | This Island is surrounded by the Kenmare River Special Area of Conservation and parts of the Island are within the Beara Peninsula Special Protection Area. This plan will protect the favourable conservation status of these sites. Development proposals as set out above should not be located within the SPA. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites' (Refer also to GO-01 (c)). |
| GDO-06  | Support the provision of public toilets facilities on the Island on a suitable site.  |



## 5.4 Heir Island

### Vision and Context

- 5.4.1 The strategic aim for Heir Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.4.2 Heir Island is located in Roaringwater Bay, close to Sherkin Island. It is one of Carbery's Hundred Isles that lie scattered throughout the bay. The main towns of Skibbereen and Schull are the closest towns to Heir Island. Cunnamore pier on the mainland is located directly opposite the island with road access to Skibbereen while Schull is accessed by boat.
- 5.4.3 The island is beautifully located, surrounded by a panorama of Sherkin Island, Oileán Chléire, the Calf Islands, the East and West Skeams, and Mount Gabriel to the North. The island is easily walked and cycled and there are lots of safe sandy beaches ideal for sailing, windsurfing, swimming and diving. Heir is also home to many well known artists, who were drawn to the island because of its breathtaking landscape and peaceful atmosphere.

### Planning Considerations and Proposals

#### Population and Housing

- 5.4.4 The key issue is the need to stabilise and increase the permanent population on the island. The island has been continually threatened by depopulation over the last few decades due to its low population base. To retain permanent residents on the island, the level of basic services needs to be improved. The main tools to this are in promoting retention and expansion of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.
- 5.4.5 The population of the island was recorded as 29 persons in the Census 2011. This figure can increase significantly during the summer months.

| Table 5.3: Heir Island Population Census Results |      |      |      |      |      |
|--|------|------|------|------|------|
| 1986   | 1991 | 1996 | 2002 | 2006 | 2011 |
| 19   | 22   | 16   | 27   | 24   | 29   |

- 5.4.6 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island.
- 5.4.7 The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled. Recent development where it has occurred has primarily been in the form of single housing.
- 5.4.8 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase) and that is compatible with the capacity of the local community to

accommodate it. The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile.

## Infrastructure

- 5.4.9 The daily ferry access to Heir is from Cunnamore Point and there are opportunities to improve signage provision to this area. At the Cunnamore Pier departure point, there is a small car park and a plastic shelter. Road access to Cunnamore is particularly poor in the latter section before the pier. This area of road is extremely narrow and poorly aligned. Road improvement opportunities are limited and significant upgrades in the road here could interfere with the character of the area. Maintenance of the road in this area should therefore be prioritised. The island is served by mainland water supply but there is no wastewater infrastructure.

## Community Facilities

- 5.4.10 The island lacks community facilities and has limited services, the development of which is of major importance to ensure population stability. The proposed community centre will benefit the island and should allow a base for public and other services when visiting the island and should generally be used for a wide range of events and services. In the short-term however, enhanced provision of health services and development of emergency plans are required specifically. The island contains no church, school, shop or cemetery. The provision of further community facilities including a community centre could have a multi-faceted use to include facilities for those visiting the island and development of the arts. It was also identified during the consultation process for the Integrated Islands Strategy that there is presently no consecrated burial ground on the Island.
- 5.4.11 Existing facilities for visitors and locals to the island are somewhat limited. There are some beaches on the island including sandy beaches, which are safe for bathing. The provision of appropriately scaled public amenities at these beaches could attract additional day-trippers, which would provide increased support for island businesses. The island is an attractive location for walking, although access is restricted.
- 5.4.12 The sailing school on the island operates mainly on demand during the summer and is an asset in terms of attracting tourists and local groups. The island, along with the wider area, should be promoted as a sailing destination, building on the existing facilities. There are also opportunities for the island to branch into other water sports, such as kayaking. Additional activities on the island could encourage longer stays on the island. In terms of visitor accommodation, the sailing school has accommodation on site and there are holiday homes/self-catering facilities and B&B's around the island while the island has a growing arts and crafts sector.

## Employment and Economic Activity

- 5.4.13 In terms of economic development, there are opportunities in the areas of aquaculture, home based enterprise, arts and crafts, food, water sports, walking and bird watching. All such areas would build on the existing strengths of the island, which has developed a growing reputation in recent years. Aquaculture should be developed in a sustainable manner, noting the need to protect the Roaringwater Bay and islands SAC. Agriculture and fishing also continue to be practiced on the island. It should be noted that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.

- 5.4.14 There are a number of micro-enterprises and home-based enterprises developing on the island. Heir Island's 'Island Cottage' is a well-renowned restaurant and combined cookery school which has proved to be a successful attraction on the island.
- 5.4.15 Some of the unoccupied Congested Districts Board housing on the islands has potential for conversion into studio space for visiting artists, which would attract additional population, albeit of a transient nature onto the island and contribute to an island economy. There remain opportunities to interpret the historical impact of the Congested District Board and the role it had in sustaining the rural way of life at the time.
- 5.4.16 In terms of tourism there still remains ample potential for expansion and this will be encouraged through the local area plan. Further development of employment options and diversification must be considered as sustainable alternatives. The development of a signed walking route on the island should direct walkers to the key points of interest. The island's main advantage in terms of attracting walkers is its attractive scenery, including views of the nearby mainland coast and other islands in Roaringwater Bay. The islands of East and West Skeams have particular associations with Heir and there is potential to develop opportunities based on physical, visual and historical links with these uninhabited islands. The 'Reen' reed bed is noted as a good location for bird watching and providing information on the species visible in this area would be of benefit to visitors.

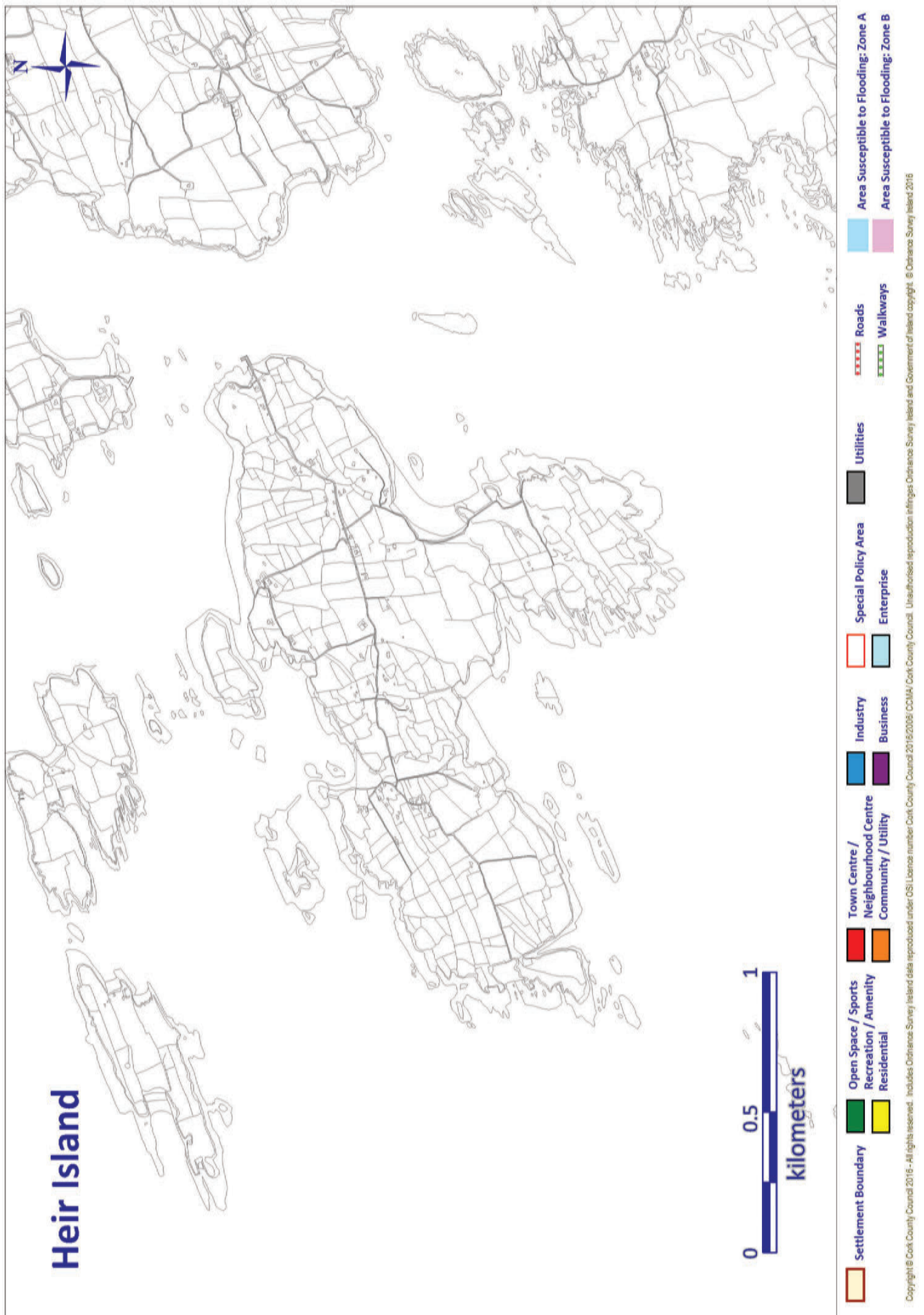
### Environment and Heritage

- 5.4.17 The island is designated as part of the Roaringwater Bay and Islands SAC (Special Area of Conservation) and a proposed Natural Heritage Area. The whole island is designated as a High Value Landscape in the Cork County Development Plan 2014.
- 5.4.18 In terms of Water Quality Heir Island is located within the Skibbereen Clonakilty Water Management Unit and is situated in Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site protected area. According to the SWRBD Plan the overall status of Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate.' Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Heir Island should conform with the requirements outlined in the objectives in GO-01(b) which will contribute to the improvement of water quality to 'good status' by 2021.
- 5.4.19 The island has a distinctive surviving architectural heritage which may warrant designation as an Architectural Conservation Area. It is important that this character and pattern be respected, particularly in such an open and exposed landscape, where assimilation of new development may be challenging.



## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Heir Island |  |
|---|--|
| Objective No.   |  |
| GDO-01  | Much of Heir island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site (Refer also to GO-01(c)). |
| GDO-02  | Conserve the landscape and cultural quality of Heir while recognising the needs of its occupants. All development should be carefully designed, sited and landscaped to retain the wild and open character of the island, and avoid harm to the environmental qualities of the locality.   |
| GDO-03  | Retain a sustainable population base on the island and build on the existing community facilities and economic activities on the island. It is a particular objective to investigate sites for the provision of a burial ground on the island during the lifetime of the plan.   |
| GDO-04  | Support the development of further infrastructure on the island including the provision of new shelter on the pier and improved directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.   |
| GDO-05  | Conduct an architectural survey of the island and to give consideration to the protection of various buildings or groups of buildings through the powers of the Planning and Development Act.  |
| GDO-06  | Support the preparation and implementation of a pier and harbour management plans for the access points on the island and on the adjoining mainland.   |



## 5.5 Long Island

### Vision and Context

- 5.5.1 The strategic aim for Long Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.5.2 Long Island is a small island located in Roaringwater Bay to the south-west of Schull and is separated from the mainland by the narrow Long Island Sound. The Island is appropriately named being 4.8km long and only 0.8 km wide at its widest point. It is generally low lying and is only thirty meters above sea level at its highest point. There is a surfaced road running through part of the island, and a rough road, overgrown in places, extends to the Beacon and the old copper mine in the east, and to the cliffs at the western end.
- 5.5.3 Back in the 1840's the island boasted over 300 inhabitants and the remains of this active past are clearly to be seen in the small cottages, abandoned stone ruins, stores and sheds. They are also to be seen in the intricate patterns of small fields and numerous overgrown side lanes which abound and which nature is slowly reclaiming. Today the island is a quiet and peaceful place, perfect for the more adventurous walker, and abundant with wildlife.
- 5.5.4 There are two main clusters of houses on the island. One is located around Midland Pier and one at Westerland. Much of the housing on the island was built by the Congested District Board and Long Island is known for having a concentration of this particular style of housing.
- 5.5.5 There are a significant number of derelict houses on the island, and these offer redevelopment potential. There is also scope for more tourism development such as identified day walks and short-term accommodation in the form of hostel or bed and breakfast.

## Planning Considerations and Proposals

### Population and Housing

- 5.5.6 The key issue is the need to stabilise and increase the permanent population on the island. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it.
- 5.5.7 The population of the island was recorded as 10 persons in the Census 2011. This figure can increase significantly during the summer months. The island has been continually threatened by permanent depopulation over the last few decades. To retain permanent residents on the island, the level of basic services needs to be improved. The main tools to this are in promoting retention and expansion of existing facilities and employment opportunities, encouraging appropriately scaled tourist facilities and economic diversification, and protecting the environmental qualities which attract tourists as well as having their own intrinsic merit.

**Table 5.4 Long Island Population Census Results**

| 1986 | 1991 | 1996 | 2002 | 2006 | 2011 |
|------|------|------|------|------|------|
| 18   | 11   | 9    | 12   | 5    | 10   |

- 5.5.8 Recent development where it has occurred has primarily been in the form of single housing. The majority of houses on the island have mains electricity, mains water supply, and some form of telephone service. There are however a significant number of disused houses on the island.
- 5.5.9 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island.
- 5.5.10 The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.
- 5.5.11 The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities.
- 5.5.12 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it.
- 5.5.13 The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile.

## Infrastructure

- 5.5.14 Long Island is accessed via a ten-minute ferry journey from Colla Pier, which is located less than five minutes drive south of Schull town centre. A full seven-day service is not available and measures to improve this service should be considered. There is no public transport on the island or from Colla Pier to Schull. There is a substantial car park at Colla Pier which has recently been resurfaced.
- 5.5.15 A small sign at both Colla Pier and Midlands Pier on the island displays summer and winter ferry timetables. The potential for rural transport to serve Colla pier from Schull should be investigated to improve access to the island for those without private transport.
- 5.5.16 No wastewater infrastructure exists on the island with limited water capacity which is piped for Schull.
- 5.5.17 There are two piers on Long Island; Midlands is used by small boats at all tides and by the ferry. The second island pier is located at Westerland and provides access to small boats but only at high tide in calm seas. Pier management plans would benefit the piers that serve Long Island. Such plans should deal with the provision of information and public facilities such as shelters.

## Community Facilities

- 5.5.18 There are no sports, educational, health, social or community facilities on the island. The island also lacks a proper postal service. The retention and expansion of the availability of services in Schull should be supported as the town can offer services to the island within a reasonably close distance. The island currently lacks a public building and a multi-purpose public building for meetings and events and provision of services and provision of amenities to visitors should be provided. An old school on the island may have potential for purchase and restoration for public use or one of the existing derelict dwellings may prove suitable.

## Employment and Economic Activity

- 5.5.19 The primary employment activity on the island is non-intensive beef farming and most animals on the island are owned by non-residents. It is noted that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.
- 5.5.20 There is significant scope to develop the concept of Long Island as being an asset to Schull town and the wider area. Liaison with mainland tourism, development and business groups should set an agenda for enhancing the profile of the island and attracting visitors.
- 5.5.21 There are currently no facilities to allow residents to make a living from tourism on the island. Given the proximity of the island to Schull, which in the summer months and occasionally at other times of the year is a very busy tourist town, particularly due to its strong water sports offer, it is considered that a small cafe could be viable on the island.
- 5.5.22 It is necessary to provide facilities on the island to cater for visitors, particularly in poor weather and those who are not visiting for the purposes of undertaking a substantial walk. The purchasing and restoration of the old island school to provide a public building on the island could provide a space for visitor facilities such as heritage interpretation and other information, shelter, public toilets, refreshments as well as serving other functions for the island community as discussed below.
- 5.5.23 The distinctive housing style should be respected by any development on the island, which would be best placed in or adjacent to the existing clusters. Some of the unoccupied Congested Districts Board housing on the islands has potential for conversion into studio space for visiting artists, which would attract additional population, albeit of a transient nature onto the island and contribute to an island economy. There remain opportunities to interpret the historical impact of the Congested District Board and the role it had in sustaining the rural way of life at the time.

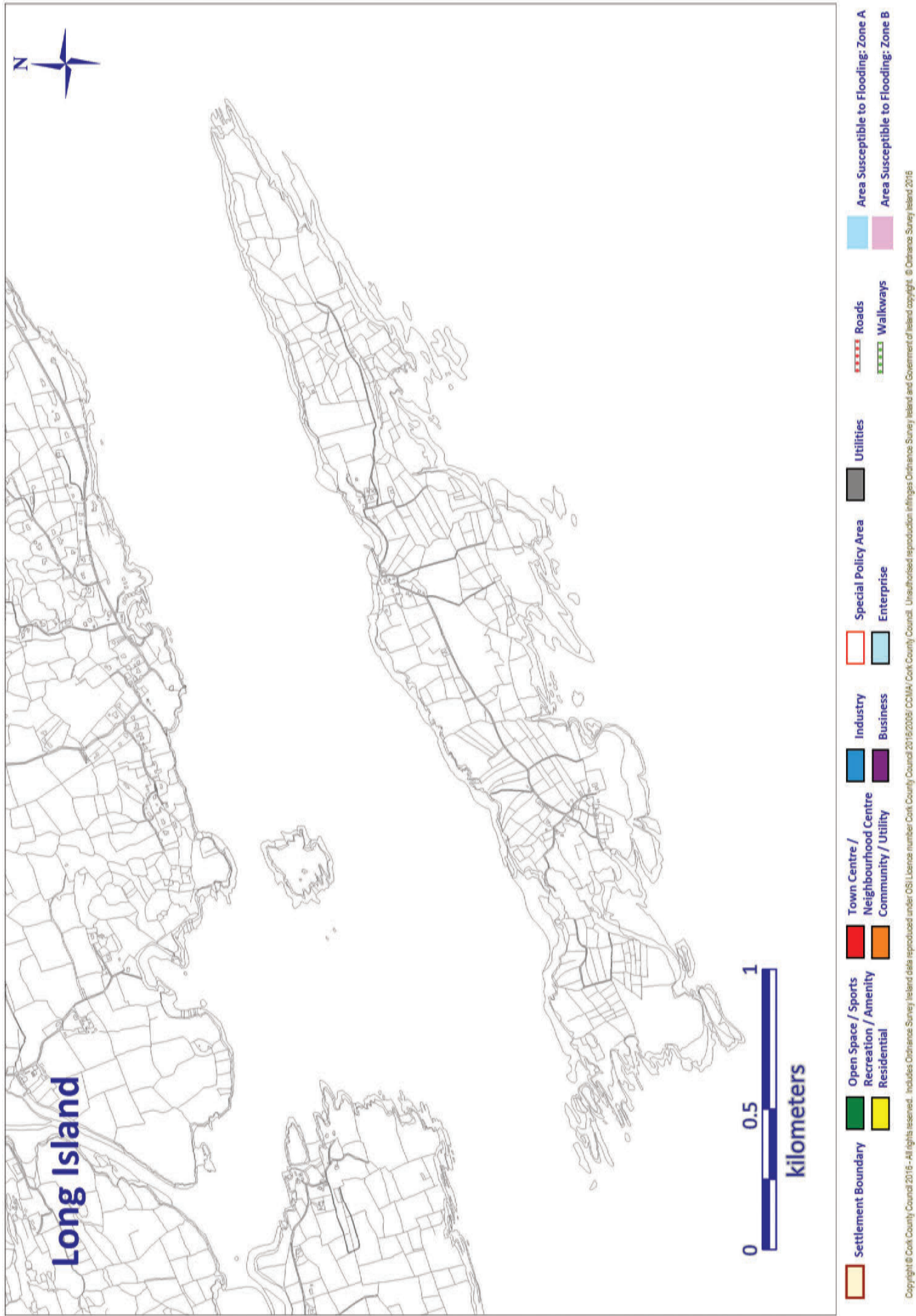
## Environment and Heritage

- 5.5.24 The island is designated as part of the Roaringwater Bay and Islands SAC (Special Area of Conservation). The whole island is designated as a High Value Landscape in the Cork County Development Plan, 2014.
- 5.5.25 While the island lacks protected or national monuments, which are generally plentiful on the West Cork Islands, there are particular points of interest about the island that should be interpreted as part of information and exhibition in a public building, for example the island's copper mines, the beacon and the story of the island's own postage stamps.
- 5.5.26 In terms of Water Quality, Long Island is located within the Skibbereen Clonakilty Water Management Unit and is situated within Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Natura 2000 site' and a protected area. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate.'
- 5.5.27 Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Long Island should conform with the requirements outlined in the objectives in GO-01(b) which will contribute to the improvement of water quality to 'good status' by 2021.
- 5.5.28 The island has a distinctive surviving architectural heritage which may warrant designation as an Architectural Conservation Area. It is important that this character and pattern be respected, particularly in such an open and exposed landscape, where assimilation of new development may be challenging.



## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Long Island |  |
|---|--|
| Objective No.   |  |
| GDO-01  | Long Island lies within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site (Refer also to GO-01(c)). |
| GDO-02  | Conserve the landscape and cultural quality of Long Island while recognising the needs of its occupants and improving service provision to the island. All development should be carefully designed, sited and landscaped to retain the character of the island, and avoid harm to the environmental qualities of the locality.                                |
| GDO-03  | Support the development of further infrastructure on the island including the provision of new shelter on the pier and improved directional signage for the ferry from the mainland and the expansion of public amenities at the key island beaches.   |
| GDO-04  | Conduct an architectural survey of the island and to give consideration to the protection of various buildings or groups of buildings through the powers of the Planning and Development Act.  |
| GDO-05  | Support the preparation and implementation of a pier and harbour management plans for the access points on the island and on the adjoining mainland.   |
| GDO-06  | Support the synergistic role of Schull and Long Island and to recognise that maintaining services in Schull is critical to the long term viability of the island. Enhancing the profile of the island in Schull and the wider area generally is important in this regard.  |



## 5.6 Oileán Chléire

### Vision and Context

- 5.6.1 The strategic aims for Oileán Chléire are to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural and linguistic heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.6.2 Oileán Chléire (also known Cape Clear and Clear Island) is Ireland's most southerly inhabited island and is located 14.5km from Baltimore and 12.8km from Schull. The Island is 4.8km long and 1.6km wide and has an area of approximately 6.2 sq km. It is located at the head of Roaringwater Bay and is part of the archipelago of islands including the inhabited islands of Sherkin, Heir and Long and various other un-inhabited islands.
- 5.6.3 Oileán Chléire is a Gaeltacht island; one of seven such islands off the Irish coast. Its character is derived from its particular Irish language culture and heritage as well as its rich, attractive environment. Oileán Chléire has a population of approximately 124 people. Development on the island is largely concentrated into two main clusters; one between South Harbour and North harbour where services such as pubs, shop and restaurants are located, and the other at the eastern end of the island near the church, heritage centre and fish farm. There are a number of services located at the Pier on Oileán Chléire including an information point and island map, library and the Raidió na Gaeltachta office. Other services on the island include the primary school, helipad, Comharchumann (Co-op) building with tourist information office, bird observatory, holiday home complex, hostels, camp site, picnic benches, fuel pump and a graveyard.
- 5.6.4 The settlement pattern on the island follows the main spine road from east to west in clusters. There is a cluster of houses and businesses around the north harbour and various other clusters mainly on the eastern portion of the island, and most of these clusters are located on the leeward (northern) side of the island.
- 5.6.5 The island has a variety of landscapes, panoramic views of the Atlantic and the flora and fauna of the island are unique. Bird watching is a prime motive for visiting the island. The island is frequently visited by day trippers using the ferry boats from Baltimore and Schull, both of which have regular trips throughout the summer months to the pier on the northern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.

## Planning Considerations and Proposals

### Population and Housing

- 5.6.6 The key issue is the need to stabilise and increase the permanent population on the island. In terms of population trends, the overall population living on Oileán Chléire declined slightly since 2002. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is particularly important issue.

**Table 5.5 Oileán Chléire Population Census Results**

| <b>1996</b> | <b>2002</b> | <b>2006</b> | <b>2011</b> |
|-------------|-------------|-------------|-------------|
| <b>145</b>  | <b>129</b>  | <b>125</b>  | <b>124</b>  |

- 5.6.7 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island.
- 5.6.8 The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.
- 5.6.9 The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and access to the Island and improve access to social, cultural and recreational facilities.
- 5.6.10 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it).
- 5.6.11 The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile.

## Infrastructure

- 5.6.12 The island is accessed via a 45-minute ferry ride from Baltimore; one ferry operates year-round, and additional summer ferries operate from Baltimore and Schull. There is a permanent crane on the ferry to take goods on and off the ferry at the piers. The island has its own rural transport bus service that meets people from the ferry as well as a helipad used for the emergency services.
- 5.6.13 There are four main piers at the island. The main access point is known as North Harbour (Trá Chiaráin), which is owned and maintained by the Department of Agriculture Food and the Marine. The harbor acts as a base for passenger ferries between the Island and Baltimore and Schull and also caters for some cargo ferries. Fishing vessels and leisure craft also use the harbor. Within North Harbour, there are three piers; the middle pier (generally used by ferries and yachts), the dock (which is used by fishing boats and ferry service mainly during winter) and the outer pier (the Bull's Nose), which is in a poor state of repair and vessels are no longer permitted to berth there. The poor state of repair of this pier is a significant issue for the island; its condition has a negative impact on both fishing and sailing vessels and on the delivery of RoRo services to the islands in certain weather conditions. There are plans to complete remedial works to the south western end of the Middle (Duffy's) Pier, which will comprise of pier widening and strengthening work to repair storm damage. The Department of Agriculture Food and the Marine also have proposals to build a 65 m long pontoon at the north harbour.
- 5.6.14 It is important to ensure that port access facilities on the island and the mainland are retained and improved. Access to the island would also benefit from improvements to the pier at Baltimore. Barges and RoRo traffic can access the island via Cuas an Duglais, which is maintained by Cork County Council. There are two other piers on the island – Foilcoagh and South Harbour. There is a

need for a deepwater slip at North Harbour to accommodate RoRo traffic and the feasibility of such a project should be investigated.

- 5.6.15 Oileán Chléire has a total of 10 km of mostly tarred roads with some steep sections east of the harbours. Provision of proper passing bays at regular intervals would greatly improve the efficiency of the road network. Significant road widening works were carried out in recent years to improve road access between the north and south harbours.
- 5.6.16 There is a Rural Bus Service consisting of a minibus which meets the ferry and brings people around the island and also includes a school service. The minibus has to be brought to the mainland for servicing and repair. There are no footpaths and limited public lighting on the Island. Additional footpaths and public lighting are required in particular around the north and south harbours to improve pedestrian safety.
- 5.6.17 There is a high speed Broadband service and mobile phone coverage is also available on the island. Electricity connection is from the mainland via an undersea cable and the island operates an independent diesel powered generator for use during power cuts.
- 5.6.18 There is no waste water treatment plant for the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located near the pier.
- 5.6.19 The need to provide a reliable all year round water supply is very important for the island. The provision of water supplies are not from the mainland but are supplied locally. There are 5/6 bored wells with the water pumped to tanks on high ground in the Island which require 30/40,000 gallons in 24 hours. There is a desalination plant in place which will be connected to the network; this will be used to supplement the existing water supply. The supplies are at capacity especially in the summer months. There is a need to provide an adequate drinking water supply all year round on the island. Therefore, there is a need to upgrade the public water supply on the island, with mains replacement the first priority in this regard.
- 5.6.20 Domestic waste is collected centrally in the harbour and removed by the islanders to meet the Cork County Council waste collection service in Baltimore and there are recycling facilities on the island. The need to improve waste recycling facilities on the island needs consideration. Waste reduction should be encouraged and there would be merit in providing a glass crusher and paper baler in line with the systems operated on Bere Island given the distance and cost of transporting waste to the mainland.

## Community Facilities

- 5.6.21 There is one primary school on the island located in the South Harbour which has 13 students and 2 teachers. The Island has a pre-school and after school facility and also a library service with free internet access for members. Students from the island attend secondary school on the mainland in Rosscarberry, Schull and Skibbereen. Oileán Chléire is home to two Irish colleges, which attract Irish language students to this Gaeltacht community. The presence of the colleges is a strong asset to the island, attracting long-stay visitors to the island for courses and is also of benefit in terms of facilities on the island, particularly spaces for sports and other events.
- 5.6.22 There are significant opportunities arising from the Irish language product on the island for tourism and educational enterprise. The island has an established reputation for its Irish language schools and this can be built on with a focus on encouraging language events on the island outside of the busy summer season. There are opportunities in this area outside of the 'summer language school' arena – for example, a tour operator on Sardinia, Italy provides walking tours of one of the towns



while teaching visitors basic Italian and a similar concept could apply to walking tours and other outdoor activities on Oileán Chléire.

- 5.6.23 Other opportunities to support the island include the potential for intensive adult education weekend courses, which would improve the viability of tutor provision from the mainland. The new Irish College has a football pitch in front of it and the hall in the college is used for badminton during the winter. There is a playground in the yard behind the pre-school. There is no public playground on the island. The doctor visits once a month and there is a permanent nurses clinic on the island run by HSE.
- 5.6.24 There is a heritage centre which includes a museum, exhibition area and archive dealing with island life and sea related issues.
- 5.6.25 This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available on the island. The retention and improvement of social and community facilities on the island needs to be highlighted. It is important that new facilities are encouraged to locate close to or adjoining existing community facilities. The Council will investigate in the possibility of providing permanent facilities for a social services centre, library and a public playground. Such a facility should be ideally located around the South or North Harbour.

## Employment and Economic Activity

- 5.6.26 Economic activity on the island includes beef farming, goat farming, organic farming, fishing and fish farming as well as computer-based services such as translation. Micro-enterprises and home-based businesses, particularly in the areas of language tuition and translation should be promoted and in the longer term, supporting facilities to allow progression to small businesses using shared facilities is recommended. It is noted that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example. The Cape Clear Fish farm which includes 1.2 acres of buildings grows abalone shell fish and also rag worms used as high quality fishing bait.
- 5.6.27 Comharchumann Chléire Teo is the local development group on the island and offers substantial community supports to the island. The Comharchumann has a remit that allows it to become involved in various community development projects including island rural transport and renewable energy. The island is also supported by Udarás na Gaeltachta. There are supports in place to maintain the island as a functioning Gaeltacht, such as that provided by the Department of Arts, Heritage, Regional, rural and Gaeltacht affairs and Udarás na Gaeltachta, e.g. the Ionad Seirbhísi Teanga.
- 5.6.28 There is a Bed & Breakfast guesthouse and a Hostel on the Island providing accommodation, a Bord Fáilte approved campsite, a good amount of self catering accommodation, tourist information/craft shop, shops, restaurant, public house and a goat farm on the island.
- 5.6.29 The island lacks a banking facility and the possibilities of providing an ATM should be investigated which would benefit residents and visitors given the island's distance from the mainland.
- 5.6.30 There is a need to build capacity and support the development of business infrastructure on the island. Therefore, it is important that provision is made for incubator type business units. These units could accommodate micro-enterprise and home working in the areas of translation and language tuition, green energy initiatives, food industry, agriculture and marine/fisheries related industries.
- 5.6.31 In order to build on the unique cultural assets of the island, it will be important to encourage the development and promotion of cultural tourism packages where tours and activities can be

combined with language tuition. Similar packages based on developing the bird watching potential of the island based on the existing Birds Observatory or sea angling and other marine related activities need consideration. This plan recognises the importance the further development of land and water based leisure activities to the future economic development of the island.

- 5.6.32 Planning permission has recently been granted for the provision of an integrated whiskey distillery and a visitor centre / shop which will further enhance the island's tourism potential.

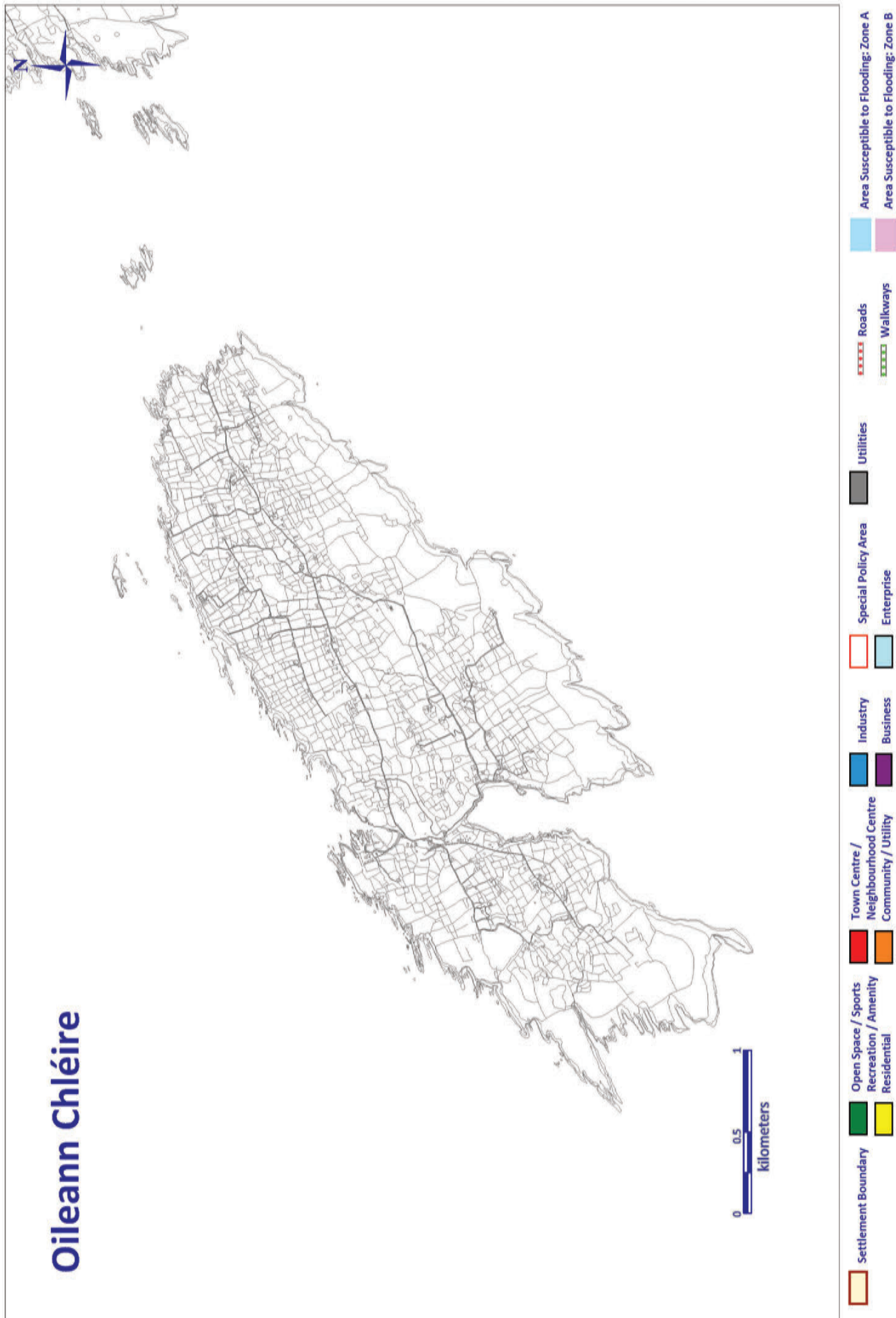
## Environment and Heritage

- 5.6.33 The Gaeltacht culture is a key attraction for visitors to the island, thus contributing much to the economy of the island and is also important on a social level. The continued support to the island in terms of its Gaeltacht role is necessary as the integrity of Gaeltacht areas comes under pressure despite resurgence in interest in the Irish language nationally in recent years.
- 5.6.34 To further protect the Gaeltacht nature of the island, a number of measures are proposed. The annual storytelling festival should be supported as this represents a popular and unique cultural event in the area. Oileán Chléire reaps most benefits from its cultural assets and for this reason a cultural action plan should be set out for the island to ensure this resource is protected and developed in an appropriate manner.
- 5.6.35 The island is located within the Roaringwater Bay and Islands candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101). The whole island is designated as a High Value Landscape in the Cork County Development Plan 2011. There are no designated scenic routes on the island. There is one structure on the island at the north harbour (Ballyeiragh) that is entered on the Record of Protected Structures in the County Development Plan 2009 (RPS No. 00851 Templekieran - in ruins). There is one Area of Geological Interest on the island at Foilcoagh Bay (Devonian marine fossils in continental succession).
- 5.6.36 In relation to Water quality, wastewater discharges at present to Roaringwater Bay which according to the South Western River Basin District (SWRBD) plan is a 'Natura 2000 site (SAC) and a protected area. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'moderate'. The treatment of wastewater in Oileán Chléire should conform with the requirements outlined in GO-01(b), which will contribute to the improvement of water quality to 'good status' by 2021.
- 5.6.37 The island needs to build on its key heritage and cultural assets while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island.

## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Oileán Chléire |  |
|--|--|
| Objective No.  |  |
| GDO-01   | Development of clustered housing or employment uses should normally be located in or within a short walking distance of the North and South Harbour.   |
| GDO-02   | Encourage the provision of a small scale sheltered housing scheme for the elderly located adjacent to existing community facilities.   |
| GDO-03   | Support and Promote sustainable economic development on Oileán Chléire.  |
| GDO-04   | Much of Oileán Chléire is situated within Roaring Water Bay and Islands Special Area of Conservation. This plan will protect the favourable conservation status of this site, and development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site (Refer also to GO-01(c)). |
| GDO-05   | Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. [Refer also to GO-01(c) and GDO-04].   |
| GDO-06   | Encourage the provision of additional facilities required to develop in an appropriate manner the islands cultural and ornithological assets. [Refer also to GO-01(c) and GDO-04].   |
| GDO-07   | Promote the development of land and water based leisure activities. [Refer also to GO-01(c) and GDO-04].   |
| GDO-08   | Review finding of study on Bull's Nose pier in relation to options for repair and liaise with other agencies on pier repair and improvements.  |
| GDO-09   | Upgrade the water supply network.  |
| GDO-10   | Investigate the feasibility of providing passing bays at appropriate locations on the islands road network.  |
| GDO-11   | Encourage the implementation of the Waste Management Plan for the island.  |
| GDO-12   | Implement small public realm improvement projects at the main development clusters.  |
| GDO-13   | Investigate the potential for the development of a deepwater slip at North Harbour. [Refer also to GO-01(c) and GDO-04].   |
| GDO-14   | Consider potential for a recycling facility on a suitable site.  |
| GDO-15   | Continue to invest in harbour infrastructure both on the island and at mainland access points at Baltimore and Schull. [Refer also to GO-01(c) and GDO-04].  |
| GDO-16   | Support provision of a suitable building/space to locate permanent facilities for an accessible social services centre, library services and playground in consultation with other agencies and representative organisations from the island community   |

# Oileann Chléire



## 5.7 Sherkin Island

### Vision and Context

- 5.7.1 The strategic aims for Sherkin Island are to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.7.2 Sherkin Island, the ancestral home of the O'Driscoll clan, is one of the most accessible islands in the country as it is located only 10 minutes ferry journey from Baltimore. It is also one of an archipelago of islands comprising the inhabited islands of Oileán Chléire, Heir and Long and numerous uninhabited islands at the head of Roaringwater Bay.
- 5.7.3 The island has a variety of landscapes, panoramic views of the Atlantic and some of the finest sandy beaches in the County. The flora and fauna of the island are unique and the fifteenth century Franciscan Abbey is a fine example of medieval monastic architecture. The island is frequently visited by day trippers using the ferry boat from Baltimore and Cunnamore, both of which have regular trips throughout the summer months to the pier on the eastern shoreline. However, the increase in development and tourist related activity must be balanced against the environmental sensitivity of the island.
- 5.7.4 The island has a temporary marina for yachts and pleasure craft, situated on the eastern coastline, north of the pier. Yacht and boat charters are available in the summer months. Activities based on the island include sailing, rib boat trips, sightseeing, island hopping, eco trips and boat charters.
- 5.7.5 The services and facilities on the island include a church, hotel, public house, summer takeaway/coffee shop and the community centre which includes the library and public toilets. The existence of a hotel and hostel on the island is an asset for Sherkin in terms of providing a choice of accommodation and providing other facilities. There are a number of guesthouses/B&Bs on the island and some self-catering accommodation.

### Planning Considerations and Proposals

#### Population and Housing

- 5.7.6 The key issue is the need to stabilise and increase the permanent population on the island. In terms of population trends, the overall population living on Sherkin Island has risen since 2006 which is important as a decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it.
- 5.7.7 There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is a particularly important issue.
- 5.7.8 The pattern of development on Sherkin is generally dispersed, however the island does have one cluster of housing called 'The Lane', which is located opposite the local authority social housing development in the centre of the Island.



**Table 5.6: Sherkin Island Population Census Results**

| <b>1996</b> | <b>2002</b> | <b>2006</b> | <b>2011</b> |
|-------------|-------------|-------------|-------------|
| <b>98</b>   | <b>129</b>  | <b>106</b>  | <b>114</b>  |

- 5.7.9 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.
- 5.7.10 The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and access to the Island and improve access to social, cultural and recreational facilities.
- 5.7.11 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it).
- 5.7.12 The remoteness of islands is an attraction to some holiday makers and there may be a future increase in investment in second homes. However, these can have a serious adverse effect on islands where natural population base is already fragile.

## Infrastructure

- 5.7.13 There are two piers on the island. Space is limited at the working pier in particular. Pier management plans should improve the use of these piers. The main ferry departure point for Sherkin is from Baltimore; approximately a ten minute trip. Significant infrastructural improvements are required at Baltimore pier (i.e. designated ferry shelter) to improve services to the Island.
- 5.7.14 The road system which is approximately 9km in length comprises old narrow roads that need continual maintenance. Sherkin benefits from an on-island rural transport bus service, which meets every ferry.
- 5.7.15 There is limited footpath and public lighting provision on the island. Additional footpaths and public lighting are required to improve pedestrian safety.
- 5.7.16 Electricity is supplied from the mainland and telecommunication is also available. There is broadband availability within the Island.
- 5.7.17 There is no waste water treatment plant or assimilative capacity within the island. Waste water is treated on an individual basis by septic tanks or waste treatment plants. There are public toilets located within the community centre.
- 5.7.18 The island's water supply is from the mainland through a submarine pipeline from Lissheen and there are adequate mains pipes in the roads. Water supply is dependent on an upgrade of the Baltimore system to include the existing reservoir. Network and local improvements are also required.
- 5.7.19 There are recycling facilities on the island near the community centre on Sherkin Island, which is due for upgraded facilities. Dry recyclables are collected occasionally and other refuse is sent to

mainland for landfill as a load is filled. A waste storage building is planned, which would reduce costs of transporting waste off the island.

- 5.7.20 It is vital for the islands future that port access facilities are properly maintained and improved. There is also a need to improve water supply infrastructure on the Island. The need to improve waste recycling facilities on the island needs consideration.

## Community Facilities

- 5.7.21 The primary school on the Island recently closed which highlights the importance of attracting young families to live on Sherkin. Island children of secondary school age attend schools in the nearby mainland towns, including Skibbereen. There is a church on the Island and library facilities are also available on Sherkin and on the pier in Baltimore. There are current proposals to replace the existing community hall with a new building. Community transport on Sherkin helps improve the accessibility of the community facilities on these islands, by providing transport to Sunday masses for example. A public health nurse visits the islands based on need.
- 5.7.22 The Level 8 Visual Arts Degree Honours Programme on Sherkin represents a unique example of successful outreach third level education. The course is accredited by the Dublin Institute of Technology (DIT) but is based on Sherkin Island. The course is a successful model for lifelong learning and access to education in rural areas. The course attracts high quality students and provides a welcome boost to the economy and vitality of Sherkin. As well as providing a visual arts degree course, the island has also developed a strong arts and crafts sector and together these assets offer a different economic and educational angle for Sherkin. There is also a strong craft sector on nearby Heir and a combined arts festival could be successful.
- 5.7.23 This plan will seek to maintain the existing community facilities and where possible expand the range of sports facilities available on the island.
- 5.7.24 Small-scale public realm improvements to include the provision of picnic-areas and designated viewing points should be encouraged at appropriate locations.
- 5.7.25 There is a need to ensure that existing community facilities are retained and that new facilities are provided where possible. The Council will support the provision of a multi-purpose community facility at an appropriate location subject to site suitability.

## Employment and Economic Activity

- 5.7.26 In terms of economic activity, there is some beef farming and fishing activities are dominated by shrimp, lobster and oyster catching. The lack of suitable marine infrastructure creates additional costs. Uncontrolled intensification of the fishing effort, particularly regarding shrimps is considered the main threat. The location within a Natura 2000 site and consequent implications may mean that certain practices or activities may be restricted or stopped on environmental grounds going forward.
- 5.7.27 The island is also home to the Sherkin Island Marine Research Station, which is not open to the public. Other economic activities on the island include production of arts and crafts for sale on the mainland and island.
- 5.7.28 It is noted that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.
- 5.7.29 There is a need to build capacity and support the development of business infrastructure on the island. Therefore, it is important that provision is made for incubator type business units. These

units could accommodate micro-enterprise and home working in the areas of green energy initiatives, food industry, agriculture and marine / fisheries related industries.

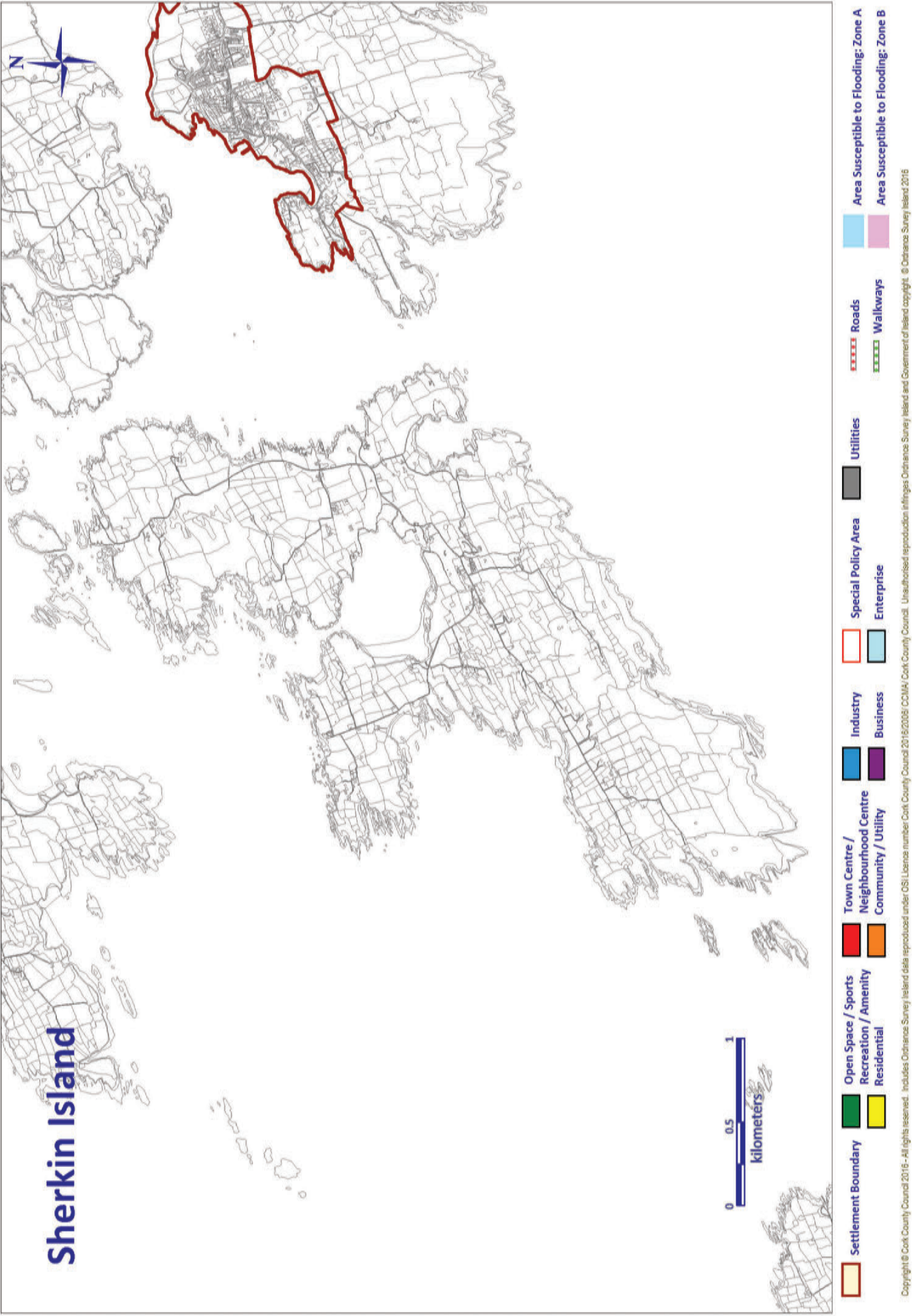
- 5.7.30 The further development of land and water based leisure activities will be an important element of the future economic development of the island. This local area plan will also support improvements to marine infrastructure on the Island.

## Environment and Heritage

- 5.7.31 The island is located within the Roaringwater Bay and Islands candidate Special Area of Conservation (cSAC site code – 0101) and a proposed Natural Heritage Area (pNHA site code – 0101). The whole island is designated as a High Value Landscape in the Cork County Development Plan 2014. There are no designated scenic routes on the island.
- 5.7.32 There are a number of attractive sandy beaches on the island, which are well signposted and offer good bathing, including Silver Strand, Cow Strand and Trá Bán. There are opportunities for sensitively designed public amenities and improved access to these beach areas.
- 5.7.33 The main sites of historical and cultural interest on Sherkin Island include the Old Friary just to the rear of the pier at the north of the Island and Sherkin Abbey and graveyard which is located to the east of the Island and has been substantially restored and renovated by the OPW over the last 20 years. The abbey has tourism potential as a visitor attraction. There are two structures on the island entered on the Record of Protected Structures in the County Development Plan 2014 (RPS No. 00806 - Sherkin Island Abbey and RPS no. 00808 Dunalong Castle).
- 5.7.34 The island has a wealth of opportunities for those interested in marine biology, birdlife and other flora and fauna. There are good views of other islands and the mainland from Sherkin, which make the island attractive to visitors including walkers. Sherkin enjoys some of the most attractive landscape of the islands on a micro-scale with scenic views opening up from limited points on the island as the roads wind around the islands bays and inlets. There are proposals in place for two looped walks around the island. Walking and bird watching tours are available.
- 5.7.35 In relation to water quality, wastewater discharges at present to Roaringwater Bay and Baltimore Harbour / Ilen Estuary which according to the South Western River Basin District (SWRBD) plan is a 'Designated Shellfish Area' and Natura 2000 site (SAC and SPA) and a protected area. According to the SWRBD Plan, the overall water quality status of the Ilen Estuary 'Transitional and Coastal Waters' is 'Good'. According to the SWRBD Plan, the overall status of the Roaringwater Bay 'Transitional and Coastal Waters' is 'Moderate'. The treatment of wastewater in Sherkin Island should conform with the requirements outlined in GO-01(b), which will contribute to the improvement of water quality to 'Good' status by 2021.
- 5.7.36 The Island needs to build on its key heritage and cultural assets to realise the undoubted tourism potential while ensuring that development proposals comply with the need to protect the sensitive environmental characteristics of the island.

## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Sherkin Island |  |
|--|--|
| Objective No.  |  |
| GDO-01   | Development of clustered housing or employment uses should normally be located in or within a short walking distance of the Harbour.   |
| GDO-02   | Much of Sherkin Island is situated within Roaring Water Bay and Islands Special Area of Conservation. Development on the island will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site [Refer also to GO-01(c)]. |
| GDO-03   | Support and Promote sustainable economic development on Sherkin Island.  |
| GDO-04   | Provision of small scale incubator business units on suitable sites subject to provision of adequate infrastructure, good quality design and landscaping of the site. [Refer also to GO-01(c) and GDO-02].   |
| GDO-05   | Further develop the marine leisure sector, particularly sailing, boat tours, diving and kayaking. [Refer also to GO-01(c) and GDO-02].   |
| GDO-06   | Promote the development of land and water based leisure activities.<br>[Refer also to GO-01(c) and GDO-02].  |
| GDO-07   | Support the retention of hotel and tourism accommodation facilities on the island.   |
| GDO-08   | Improve marine infrastructure on the island as appropriate to reduce costs for those involved in fishing and aquaculture.<br>[Refer also to GO-01(c) and GDO-02].  |
| GDO-09   | Further develop the arts as an economy on the island.  |
| GDO-10   | Upgrade and improve the water supply network.  |
| GDO-11   | Prepare pier management plans for island piers.  |
| GDO-12   | Implement small public realm improvement projects at the main development clusters.  |
| GDO-13   | Implement looped walking routes on the island.<br>[Refer also to GO-01(c) and GDO-02].   |
| GDO-14   | Investigate feasibility for all-weather marina with boat yard.   |
| GDO-15   | Improve Sherkin Bring Site, provide waste storage building and continue to investigate appropriate and innovative solutions to waste management on the island.   |
| GDO-16   | Provide public amenities near the beaches.<br>[Refer also to GO-01(c) and GDO-02].   |
| GDO-17   | Support provision of a multi-purpose community, art, health, indoor sports, crèche centre.   |
| GDO-18   | Support and expand the provision of educational facilities on the Island.  |





## 5.8 Whiddy Island

### Vision and Context

- 5.8.1 The strategic aim for Whiddy Island is to ensure that the island community can pursue their economic social and cultural development, preserve and enhance their unique cultural heritage and engage in viable socio-economic development in order that the permanent population will be sustained and further increased.
- 5.8.2 Whiddy Island is located in Bantry Bay, and lies close and is readily accessible to the main town of Bantry which is the main service centre for the electoral area. The island is predominantly rural in character however there are a few key features on the island with the most significant piece of infrastructure being the oil terminal development which resides alongside a small resident population. The oil terminal, occupying the western end of the island, is an important component of the local economy. The pier and public house located to the south east of the island form the primary location for marine/fisheries activities.
- 5.8.3 The island is approximately 3.5 miles long and 1.5 miles wide. The topography comprises gently-rolling glacial till, with relatively fertile soil. As late as 1880 it had a resident population of around 450, mainly engaged in fishing and small-scale farming. Historically the island shared the strategic significance of Bantry Bay's deepwater anchorage. It possesses a fortified battery built by the British authorities in Napoleonic times, following the French armada of 1796. The island was briefly used as a United States air base during World War 1.
- 5.8.4 Other points of interest on the island are the 15th century Reenavanny Castle, the remains of a WWI American Seaplane terminal, the former Whiddy Island National School, and an old church and graveyard.

### Planning Considerations and Proposals

#### Population and Housing

- 5.8.5 The key issue is the need to stabilise and increase the permanent population on the island. In terms of population trends, the overall population living on Whiddy Island has generally declined steadily in recent years. A decline in population has implications for the future sustainability of island life and for the economic activities and social and cultural characteristics that define it. There is evidence of an ageing population on the islands, which has implications for sustainable populations in future and for service providers, particularly those involved in supporting older people. These trends also point to a need to make the islands an attractive area for young adults and families to reside. Household sizes on the islands are generally low and in decline. The issue of a declining and ageing population on the West Cork Islands is particularly important issue.
- 5.8.6 The population of the island is approximately 20 persons. This increases in the summer months with the occupation of island holiday homes. Census data demonstrates that Whiddy Island has suffered from consistent population decline over the last three decades.

**Table 5.7: Whiddy Island Population Census Results**

| 1986 | 1991 | 1996 | 2002 | 2006 | 2011 |
|------|------|------|------|------|------|
| 41   | 34   | 34   | 29   | 22   | 20   |

- 5.8.7 During the last plan period most housing provision has taken the form of individual dwellings. The key issue is not the number of houses that are built on the island but the need to encourage growth in the permanent all year round population on the island. The growth of holiday home or second homes can have a serious adverse effect on the vibrancy and sustainability of island communities and needs to be carefully controlled.
- 5.8.8 Recent development where it has occurred has primarily been in the form of single housing. Historically the pattern of island settlement is generally dispersed apart from a cluster of houses near the Kilmore lakes.
- 5.8.9 The key issue for the island is the need to reverse long term population decline, stabilise and increase the permanent population. The key elements in achieving this are to provide access to affordable housing for permanent residency, expand the productive economy, improve infrastructure and improve access to social, cultural and recreational facilities.
- 5.8.10 The Council will support development that contributes to retention of the year round population on the island, has clear and identifiable economic and social benefits (that endures beyond the construction phase, and that is compatible with the capacity of the local community to accommodate it.

## Infrastructure

- 5.8.11 The island is linked to the mainland by a ferry with return trips several times a day. As with many of the islands, mainland signposting for the island, departure point and ferry information, requires improvement. Given that there are two ferry departure points for the island, the current situation may be confusing for visitors. The private oil terminal ferry and a car ferry also operated by the terminal run from the Abbey Slip further east along the coast from Bantry pier, where the public passenger ferry to the island operates from. Berthing facilities near the island pier could be improved and there are some repair works required. A pier management plan would assist in identifying issues to be addressed and securing implementation. There is no wastewater infrastructure and limited water supply.

## Community Facilities

- 5.8.12 There are no health or education facilities on the island, and limited social opportunities, with the public house being the only facility. Outside of the public house, the island lacks a public building to facilitate community events, meetings, service providers visiting the island or provide visitor facilities or information. There is an identified need to resolve this deficit and the provision of such a facility should be a key goal for this island.
- 5.8.13 Facilities on the island include a public house, which opens at weekends and in the summer and also provides food, and the adjacent tennis court and concrete crazy golf course, used during the summer. Whiddy is generally attractive to walkers and there are good views of Bantry Bay, Chapel Island and the Beara peninsula from the island, particularly from its higher points. The specific provision of a public building would facilitate space for the public and other service provision. The old school could be suitable premises subject to the availability of funding for restoration.

## Employment and Economic Activity

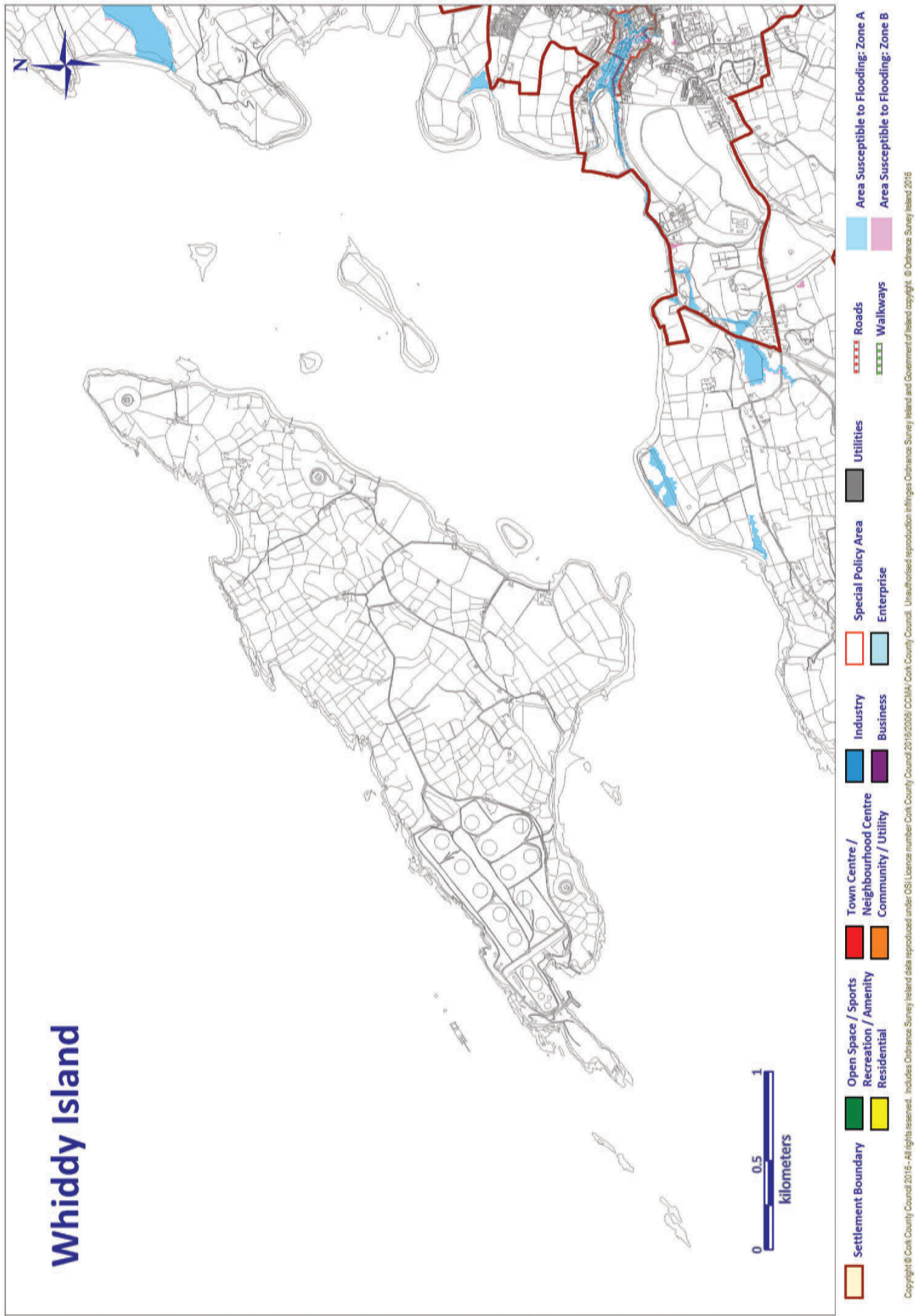
- 5.8.14 Sheep and beef farming are quite prevalent on this island, which has some reasonable quality land. In terms of fishing and aquaculture, the island has capacity to build on the strong reputation of Bantry Bay for seafood. However, careful management of additional lines in Bantry Bay is required as there is a considerable amount of activity in this area already. The seafood festival run with Bere Island can help to promote the local produce. It is noted that employment on the islands can tend to be mixed, with residents participating in different activities during relevant seasons for fishing, farming and tourism for example.
- 5.8.15 The Conoco Philips Bantry Bay Terminals oil storage facility is a dominating feature at the south of the island. This SEVESO facility limits the potential for development on the island. Outside of its physical presence, it contributes to the specific character of Whiddy as it has served as a major employer for the Bantry area for a considerable number of years. The Health and Safety Authority should be consulted in relation to consultation distances for proposed developments in this area. The presence of the terminal on the island generates the existence of private facilities such as the car ferry, firefighting equipment etc. Some of these facilities are available for use by the public but there is scope to increase interaction between the terminal and the island community. The presence of the terminal places more pressure on the island road network than is the case on other islands and specific attention to road maintenance on Whiddy is needed. There are also holiday homes for rent on the island which provide some source of income to the area.
- 5.8.16 The islands heritage features are points of interest. A looped route is to be developed and this will attract additional walkers to the island. Bantry has been identified as a cycle hub by Fáilte Ireland and there may be potential to offer a short cycle route on Whiddy as part of the development of the hub. Bicycle hire on the island would facilitate visitors to explore the island. Small-scale marine leisure facilities may also serve as an attractive activity on the island.
- 5.8.17 The Bantry Blueway Trail offers a variety of looped water trails around Bantry Harbour. The network includes launch points, seven stop-offs, camping locations, and several points of interest starting at Abbey Slipway, and taking in Whiddy Island before moving across to Reenbeg Point and back via Railway Pier.
- 5.8.18 Along with Bere, Whiddy Island has a strong military history, containing three gun batteries. There are opportunities for the military heritage theme on Whiddy to be developed in conjunction with proposed projects on Bere and elsewhere in Cork. Providing access to one of the batteries on the island in the long-term could open up opportunities for Whiddy in terms of employment and spin-off services. Generally, there is a need to examine historical sites on Whiddy with a view to improving safety and access.

## Environment and Heritage

- 5.8.19 A small southern part of the island, Cusroe, is proposed as a Natural Heritage Area (NHA). Two sets of artillery fortifications and Reenavanny Castle are included in the Record of Protected Structures. The whole island is designated as a High Value Landscape in the Cork County Development Plan 2014. There are no designated scenic routes on the island.
- 5.8.20 In terms of Water Quality Whiddy Island is located directly adjoining a protected bay area, which is a 'Designated Shellfish Area'. According to the South Western River Basin District (SWRBD) plan the overall status of these 'Transitional and Coastal Waters' is 'high'. Overall Groundwater Status in the area is described as 'good' with an overall objective to 'protect'. The treatment of wastewater in Whiddy Island should conform with the requirements outlined in the objectives in GO-01(b) which will contribute to the improvement of water quality to 'good status' by 2021.

## General Development Objectives

| Local Area Plan Objective<br>General Development Objectives for Whiddy Island |   |
|---|---|
| Objective No.   |   |
| GDO-01  | Support the development of further infrastructure on the island including the provision of improved information signage at the ferry departure points, car parking and the expansion of other public amenities. |
| GDO-02  | Support the preparation and implementation of a pier and harbour management plan for the access points on the island and on the adjoining mainland.   |





# West Cork Municipal District

## 6 Villages, Village Nuclei and Other Locations

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| Butlerstown             | 266             | Johnstown                  | 327             |
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| Castletownkenneigh      | 270             | Lislevane                  | 331             |
| Castletownshend         | 272             | Lowertown                  | 333             |
| Clogagh                 | 274             | Lyre                       | 335             |
| Crookhaven              | 276             | Pearson's Bridge           | 337             |
| Drinagh                 | 278             | Rathmore                   | 339             |
| Eyeries                 | 280             | Rossmackowen/ Waterfall    | 341             |
| Glandore                | 282             | Togher                     | 343             |
| Goleen                  | 284             | Toormore                   | 345             |
| Kealkill                | 287             | Urhan                      | 347             |
| Kilcrohane              | 289             | 6.3 <b>Other Locations</b> | 349             |
| Kilmichael              | 291             | Ardnageehy Beg             | 350             |
| Lissavard               | 293             | Ballinglanna               | 352             |
| Rathbarry (Castlefreke) | 295             | Barleycove                 | 354             |
| Reenascreena            | 297             | Darkwood                   | 356             |
| Ring                    | 299             | Inchydoney                 | 358             |
| Rossmore                | 301             | Lisbealad                  | 362             |
| Shannonvale             | 303             | Ownahinchy                 | 364             |
| Teerelton               | 305             | Poundlick                  | 368             |
|                         |                 | Tragumna                   | 370             |

## 6 Villages, Village Nuclei and Other Locations

### 6.1 Villages

#### Introduction

- 6.1.1 There are 28 villages in the West Cork Municipal District as follows; Ahakista, Allihies, Ardfield, Ardgroom, Ballinascarthy, Ballingurteen, Ballylickey, Ballynacarriga, Butlerstown, Cappeen, Castletownkenneigh, Castletownshend, Clogagh, Crookhaven, Drinagh, Eyeries, Glandore, Goleen, Kealkill, Kilcrohane, Kilmichael, Lissavard, Rathbarry (Castlefreke), Reenascreena, Ring, Rossmore, Shannonvale, Teerelton.
- 6.1.2 It is a strategic aim of the Cork County Development Plan, 2014 to encourage and facilitate development at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available and support the retention and improvement of key social and community facilities within villages, including the improved provision of inter-urban public transport.
- 6.1.3 Villages are settlements that provide a range of services to a local area but the range of services are not as broad as those provided by the Key Villages.
- 6.1.4 In some municipal districts where a large part of the rural area was not already served by a key village or rural service centre, it was considered appropriate to designate a less well developed settlement to this category so that, over the life time of the plan, it will act as a focus for new investment and lead to an improvement in the service levels available.
- 6.1.5 Settlements designated as Villages will normally have the following facilities: A permanent resident population, Church or other community facility, convenience shop / pub / petrol filling station / post office, mains water / group scheme, primary school, public transport (Metropolitan area), employment opportunities, sports facility.
- 6.1.6 To allow the villages to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 6.1.7 There is scope for development within the villages; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.
- 6.1.8 There may be opportunities for some small scale development in the village centres. It is important that any proposed development would be in keeping with the established character of the villages.

## Overall Scale of Development

- 6.1.9 It is an aim to ensure that the scale of new residential development in the villages will be in proportion to the pattern and grain of existing development. The future expansion of the villages will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 6.1.10 The development boundaries of the villages as defined in the 2011 Local Area Plans contained significant areas of land, the majority of which remains undeveloped at the start of 2015.
- 6.1.11 It is considered reasonable to ensure good development opportunities continue to be available within the villages. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 6.1.12 The overall scale of development envisaged in this Plan for each Village and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 6.1.
- 6.1.13 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements, development potential will be limited to a small number of individual dwellings supported by individual waste water treatment systems.
- 6.1.14 If a proposal for a local employment opportunity at a scale appropriate to the particular village is forthcoming, either through the refurbishment of an existing building or the provision of a new building, then this should be given consideration within the current development boundary of the village. Buildings whose format and layout encourages the sharing of services (for example administrative services) are also to be encouraged.
- 6.1.15 If during the lifetime of the plan funding becomes available for community facilities for the villages, then provision should be made on a site which provides safe convenient access within the village's current development boundary. Some local improvements to public footpaths and lighting are also desirable.

Table 6.1. Scale of Development in West Cork Municipal District Villages

| Villages                | Existing Number of Houses Q1 2015 (Geodirectory) | Growth 2005 to 2015 (Geodirectory) | Overall Scale of Development (No. of houses) | Normal Recommended Scale of any Individual scheme. |
|-------------------------|--|------------------------------------|--|--|
| Ahakista                | 52   | 17                                 | 15   | 10   |
| Allihies                | 94   | 52                                 | 35   | 7  |
| Ardfield                | 55   | 9                                  | 25   | 9  |
| Ardgroom                | 60   | 33                                 | 29   | 5  |
| Ballinascarthy          | 53   | 35                                 | 60   | 10   |
| Ballingurteen           | 20   | 3                                  | 30   | 5  |
| Ballylickey             | 37   | 16                                 | 23   | 3  |
| Ballynacarriga*         | -  | -                                  | 11   | 1  |
| Butlerstown             | 31   | 4                                  | 15   | 5  |
| Cappeen                 | 16   | 10                                 | 10   | 2  |
| Castletownkenneigh      | 15   | 1                                  | 5  | 1  |
| Castletownshend         | 162  | 58                                 | 70   | 15   |
| Clogagh                 | 10   | 6                                  | 7  | 1  |
| Crookhaven              | 104  | 47                                 | 40   | 6  |
| Drinagh                 | 52   | 5                                  | 20   | 7  |
| Eyeries                 | 77   | 32                                 | 25   | 5  |
| Glandore                | 114  | 21                                 | 50   | 12   |
| Goleen                  | 120  | 51                                 | 40   | 10   |
| Kealkill                | 103  | 51                                 | 60   | 12   |
| Kilcrohane              | 94   | 69                                 | 40   | 6  |
| Kilmichael              |  |                                    | 3  | 1  |
| Lissavard*              | 39   | 3                                  | 15   | 5  |
| Rathbarry (Castlefreke) | 24   | 7                                  | 10   | 1  |
| Reenascreena            | 10   | 2                                  | 5  | 1  |
| Ring                    | 21   | 6                                  | 10   | 4  |
| Rossmore                | 19   | 10                                 | 14   | 3  |
| Shannonvale             | 79   | 38                                 | 40   | 12   |
| Teerelton               | 22   | 18                                 | 16   | 3  |
| <b>Total Villages</b>   | 1,483*   | -                                  | 723  | -  |

## General Objectives for Villages

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

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

- a) Within the development boundary of the villages it is an objective to encourage housing development on the scale set out in Table 6.1 in the period 2015 – 2023.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village and will not normally exceed the provision of the number of units set out in Table 6.1.
- c) Notwithstanding the scale of growth outlined in Table 6.1, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- d) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the villages, village nuclei and other places identified in this section is also encouraged. Development will only permitted where it is shown that is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.
- e) Where possible, all development should be connected to the public water supply, the public waste water treatment system and make adequate provisions for storm water storage and disposal.
- f) Development within the core of the villages shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of small terraced development / courtyard schemes.
- g) Residential development in other areas shall provide for small groups of houses, detached housing, serviced sites and or self build options.
- h) Retail and office development should be accommodated within the core of the village and should make adequate provision for off street parking.
- i) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- j) The development of lands closest to the village centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core/main street are considered to be an important part of any proposed scheme.



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

- k) Extend footpaths and public lighting to serve the whole of the village and where practicable, to provide for the under-grounding of utilities.
- l) Roadside development within the villages should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
- m) Encourage additional retail and community services within the village to coincide with the needs of any future growth.
- n) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2.

## Ahakista

- 6.1.18 The vision for Ahakista as a village is to encourage and consolidate small scale sympathetic development within this unique and sensitive landscape setting along the Sheeps Head Peninsula. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ahakista |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.   |
| DB-02   | The development boundary for Ahakista is adjacent to Sheeps Head to Toe Head Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. |
| DB-03   | Restrict development to the seaward side of the coast road between Ahakista and Durrus.   |
| DB-04   | Protect the sensitive setting of the village and to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village and to seek the retention of existing landscape features of the area.                  |
| DB-05   | Development shall be designed to a high standard and reinforce the character of the area given the setting of the landscape. The Cork Rural Design Guide should be consulted in this regard.  |
| DB-06   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ahakista |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Open Space , Sports, Recreation and Amenity</b>                        |  |                         |
| O-01  | Retention and reinforcement of dense tree covering and parkland quality of the area. Built development will not normally be acceptable.                            | 3.5                     |
| O-02  | Retention and reinforcement of dense tree covering and parkland quality of the area. Built development will only be acceptable where it retains this quality.<br>* | 2.5                     |
| <b>Business</b>   |  |                         |
| B-01  | Business Development. Marine related development only. Visual impact to be minimised.<br>*   | 0.4                     |



## Allihies

- 6.1.19 The vision for Allihies is to encourage and consolidate sympathetic development in this colourful village within this unique and sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

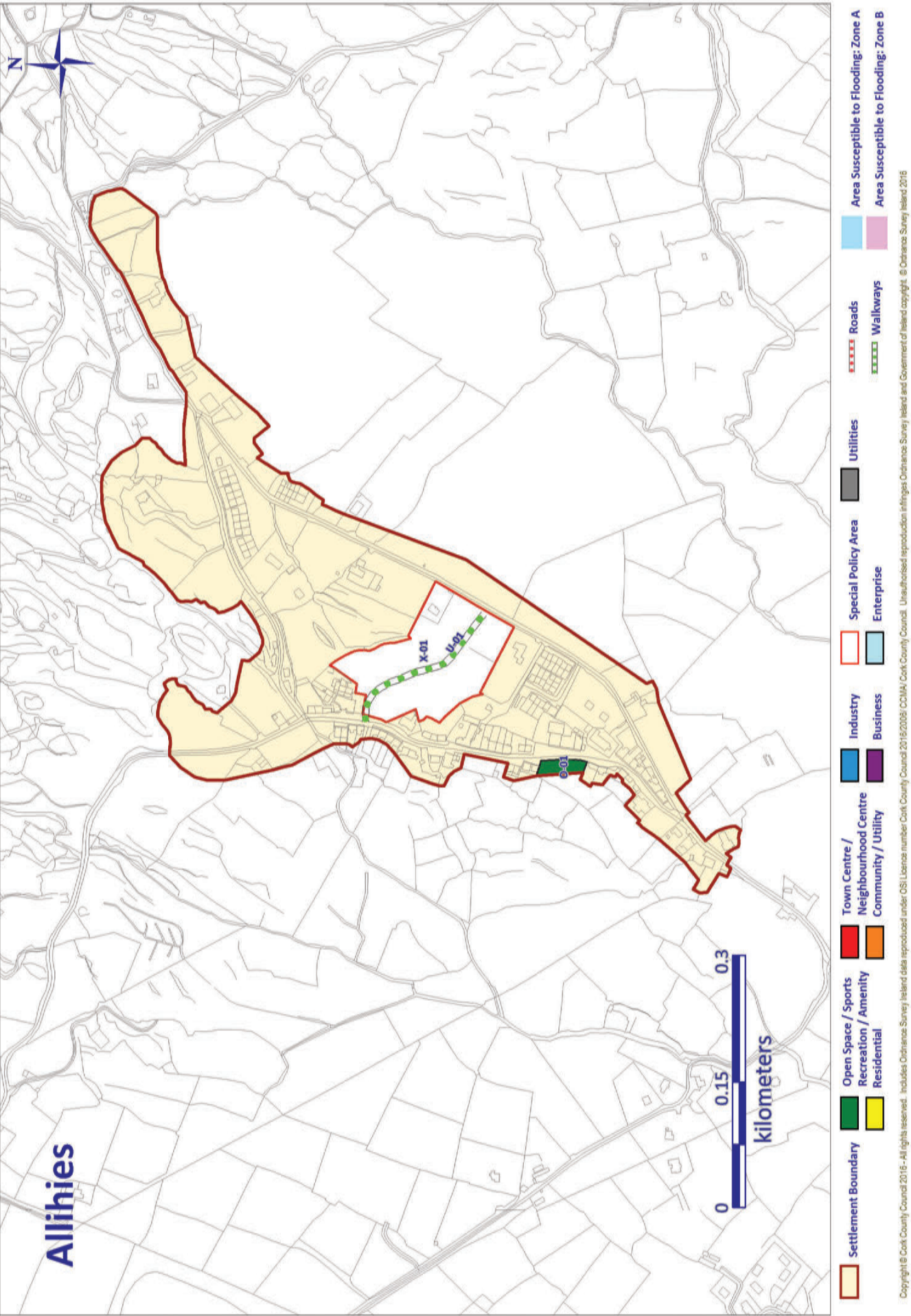
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Allihies |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 35 additional dwelling units during the plan period.   |
| DB-02   | Protect the sensitive setting of the village and encourage a high standard of design generally within the village which respects the character of the village and sense of place.   |
| DB-03   | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.  |
| DB-04   | Encourage the realignment of the R575 from the Bealbarniss Gap and the realignment and improvement to the local roads L4904 & L4905 as important village entrances.   |
| DB-05   | Support the provision of a safe pedestrian and cycle link between the village and Ballydonegan Beach during the lifetime of the plan.   |
| DB-06   | Support the development of tourism and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-07   | Identify a requirement for an accessible off street car parking solution within walking distance of the village.  |
| DB-08   | Maintain and expand the existing community facilities available in the village.   |
| DB-09   | This settlement is located adjacent to the Kenmare River Special Area of Conservation. 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.                              |
| DB-10   | 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 abstraction from Glenbeg Lough.  |
| DB-11   | Allihies is located in the Kenmare River Special Area of Conservation. Development will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. Protection and enhancement of biodiversity resources will be encouraged. |



## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Allihies |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Open Space , Sports, Recreation and Amenity</b>                        |  |                         |
| O-01  | Preserve the open nature of this site for its potential recreational value and spectacular views of the sea and surrounding landscape.   | 0.1                     |
| <b>Special Policy Area</b>  |  |                         |
| X-01  | Area for tourist related facilities (including accommodation for holiday lettings) and/or residences (permanent occupation or second homes), subject to provision of pedestrian and cycle route (U-01) through the site. | 1.9                     |
| <b>Utilities and Infrastructure</b>                                       |  |                         |
| U-01  | Indicative pedestrian and cycle route linking the two existing roads   | -                       |



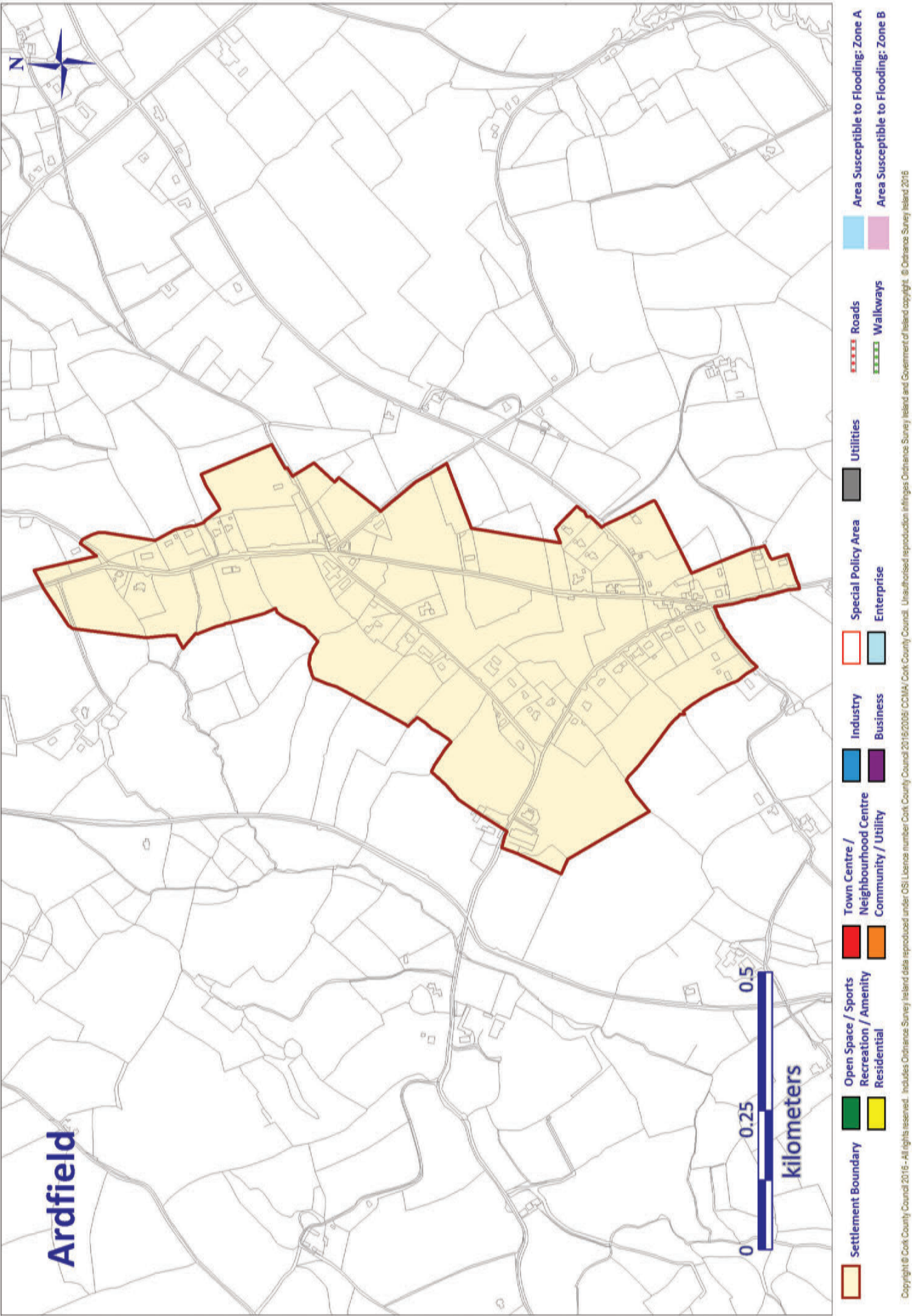
## Ardfield

- 6.1.20 The vision for Ardfield is to promote sympathetic development in tandem with the provision of infrastructure and services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ardfield |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 25 additional dwelling units during the plan period.  |
| DB-02   | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |
| DB-03   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.   |
| DB-04   | Protect the sensitive setting of the village and encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.   |





## Ardgroom

- 6.1.21 The vision for Ardgroom is to encourage and consolidate sympathetic development in this colourful village within its sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while capitalising on available infrastructure.

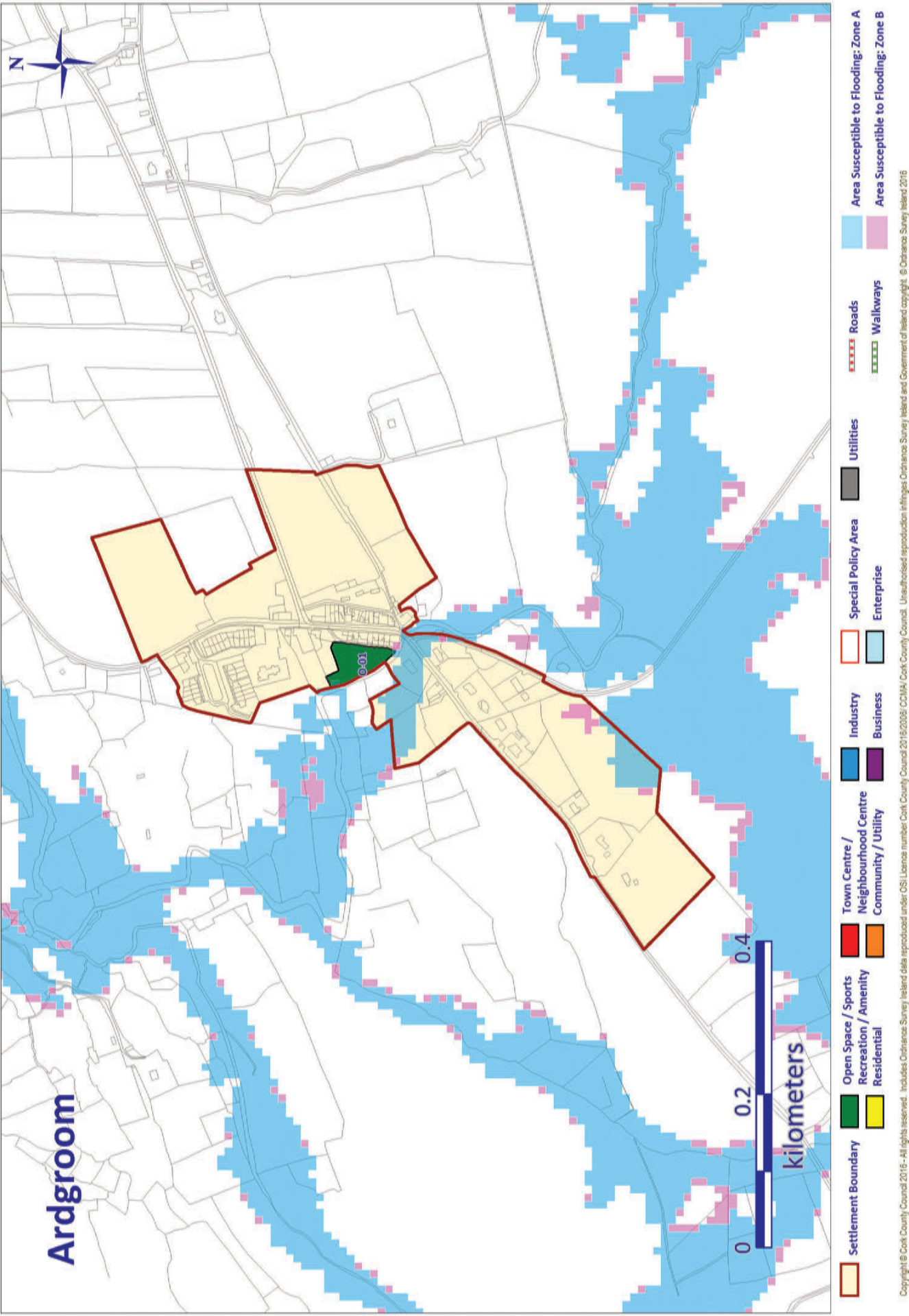
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ardgroom |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 29 additional dwelling units during the plan period.   |
| DB-02   | 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 abstraction from Glenbeg Lough.  |
| DB-03   | This settlement is located adjacent to the Kenmare River Special Area of Conservation and is surrounded by Glanmore Bog Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.  |
| DB-04   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. During the lifetime of the plan it is the intention of the Council to identify potential sites for community/recreational facilities.  |
| DB-05   | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.  |
| DB-06   | This settlement is located partially within the Glanmore Bog Special Area of Conservation and is adjacent to the Kenmare River Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.   |
| DB-07   | In order to secure the sustainable 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 Glanmore Bog 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 (SUDS) and sufficient storm water attenuation will be required for developments within this area. It is recommended that the wastewater outfall pipe be relocated downstream from the Freshwater Pearl Mussel population which occurs just downstream from Ardgroom. New development which requires a connection to the WWTP cannot be permitted in the village until this issue is resolved. |



## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ardgroom |   |                         |
|---|---|-------------------------|
| *Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.   |   |                         |
| Open Space , Sports, Recreation and Amenity                               |   |                         |
| O-01  | Open Space, providing visual amenity and informal public recreation. Retain and promote openness, seating, native trees and shrubs of local origin on lands adjoining river [Refer also to GO-01(d), DB-05 and DB-07] |                         |



## Ballinascarthy

6.1.22 The vision for Ballinascarthy is to promote sympathetic development in tandem with the provision of services together with preserving the character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballinascarthy |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period.  |
| DB-02   | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |



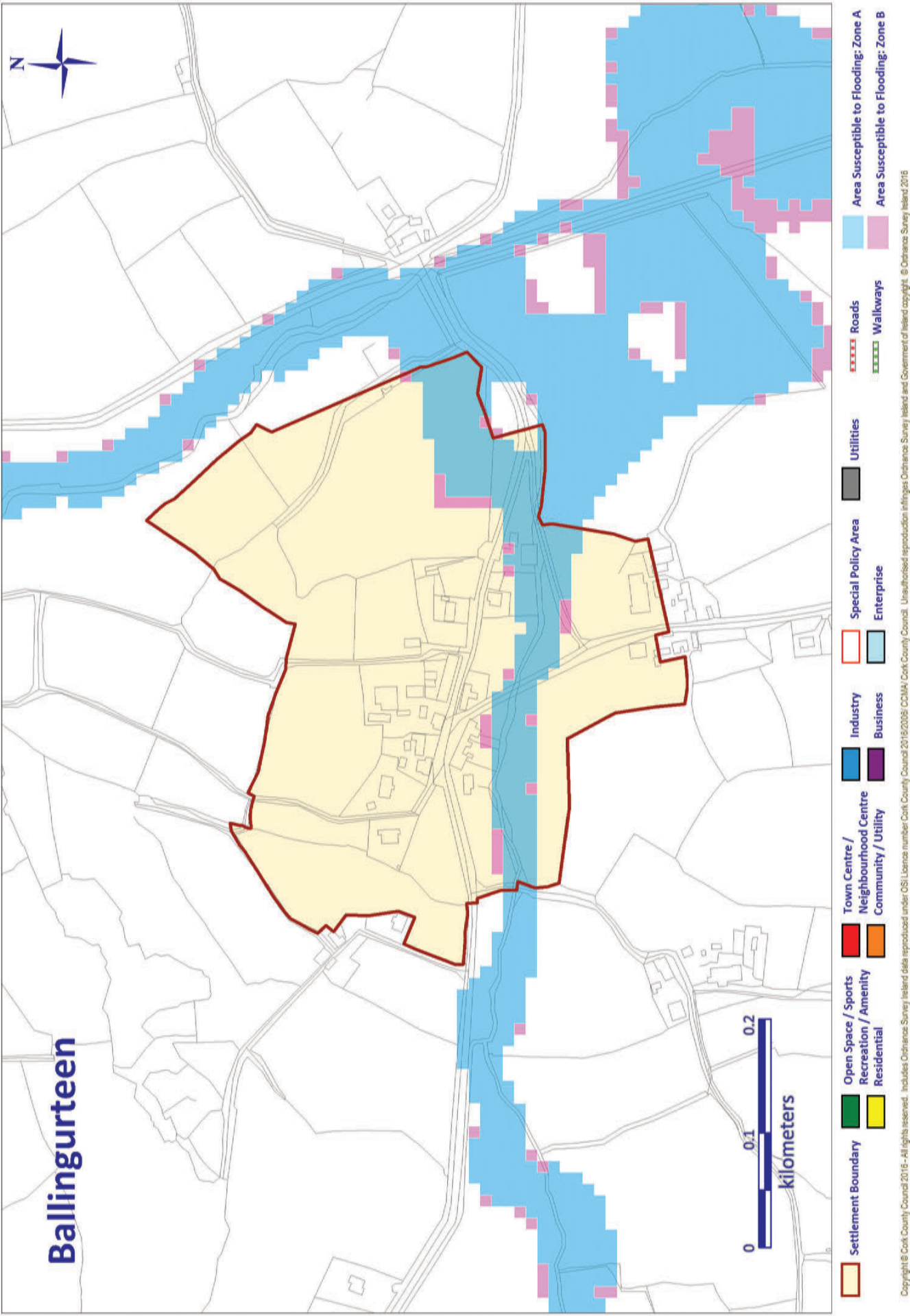
## Ballingurteen

- 6.1.23 The vision for Ballingurteen is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballingurteen |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 30 additional dwelling units during the plan period.  |
| DB-02  | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |





## Ballylickey

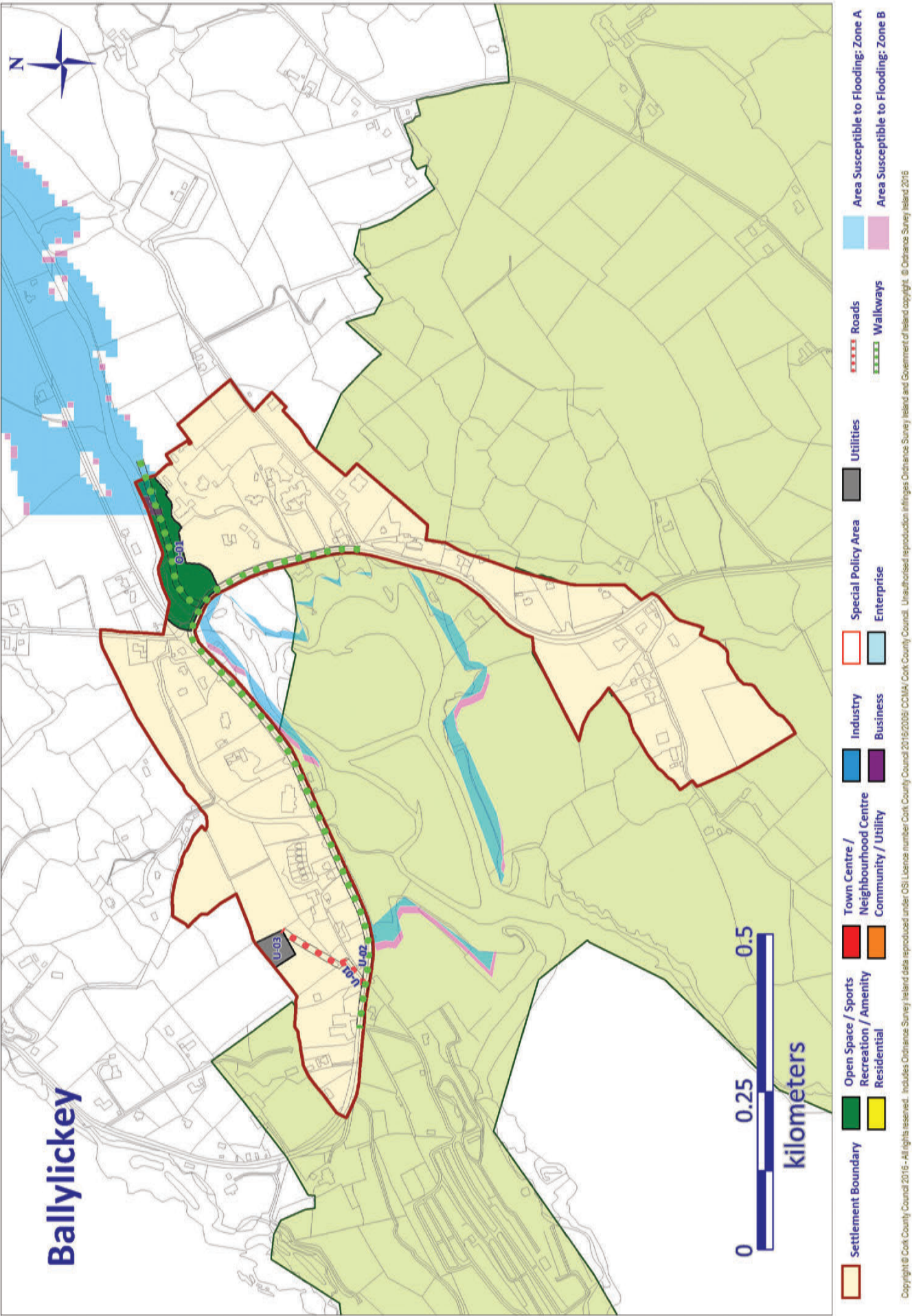
- 6.1.24 The vision for Ballylickey as a village is to encourage and consolidate sympathetic development within its unique and sensitive landscape setting. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballylickey |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 23 additional dwelling units during the plan period.   |
| DB-02  | Brownfield areas or derelict sites should be prioritised as the primary areas for the development of the village (in particular the derelict hotel site).                                     |
| DB-03  | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village           |
| DB-04  | Protect the sensitive setting of the village. Encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village. |
| DB-05  | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.  |
| DB-06  | Support the development of a dedicated Bantry to Glengarriff cycling route through this popular tourist area.   |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ballylickey |   |                         |
|--|---|-------------------------|
| *Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx. Area (Ha)       |
| <b>Open Space, Sports, Recreation and Amenity</b>                            |   |                         |
| O-01   | Open Space adjoining the river to be protected for visual amenity and scenic qualities while it is also an objective to include the provision of a riverside walking route. * | 0.2                     |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Service access to Waste Water treatment plant.  | -                       |
| U-02   | Prioritise the provision of and upgrading footpaths in particular footpaths linking the camping/caravan park to the Seaview Hotel and future riverside walking route.         | -                       |
| U-03   | Waste Water Treatment Plant.  | 0.2                     |





## Ballynacarriga

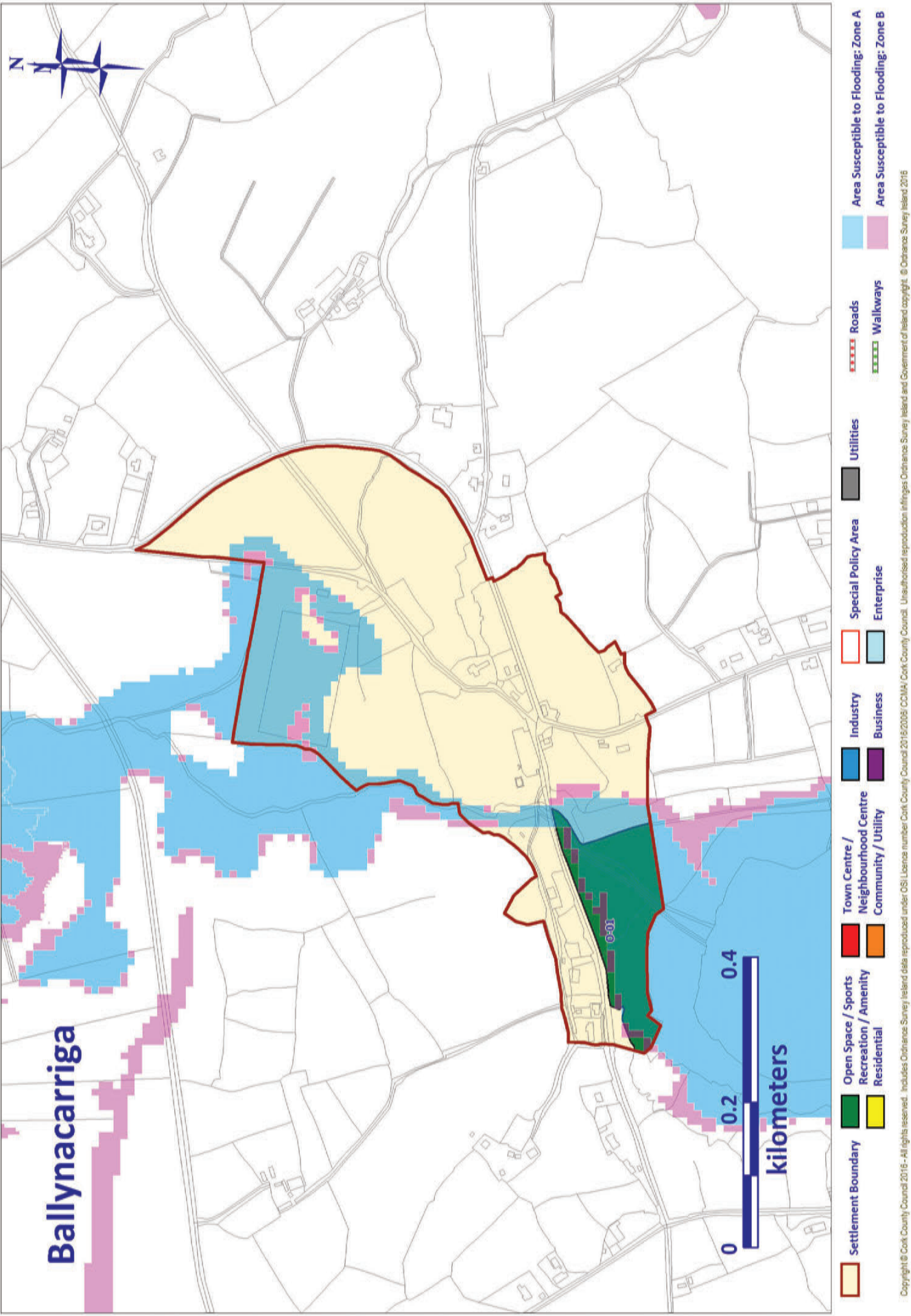
- 6.1.25 The vision for Ballynacarriga is to encourage sympathetic development within the village and restore a village core for local services together with preserving the unique historical character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballynacarriga |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 11 additional dwelling units during the plan period.  |
| DB-02   | Encourage development on suitable sites close to the village core and along the road to the school and between the roads to the GAA fields and transport depot in the east, behind the church. |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ballynacarriga |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Open Space , Sports, Recreation and Amenity</b>                              |  |                         |
| O-01  | Preserve the amenity areas of the Castle Demesne and the land surrounding the north of the Lough. It is also important to protect the wooded ridge to the south of the main cross roads from development.<br><br>* | 2.4                     |



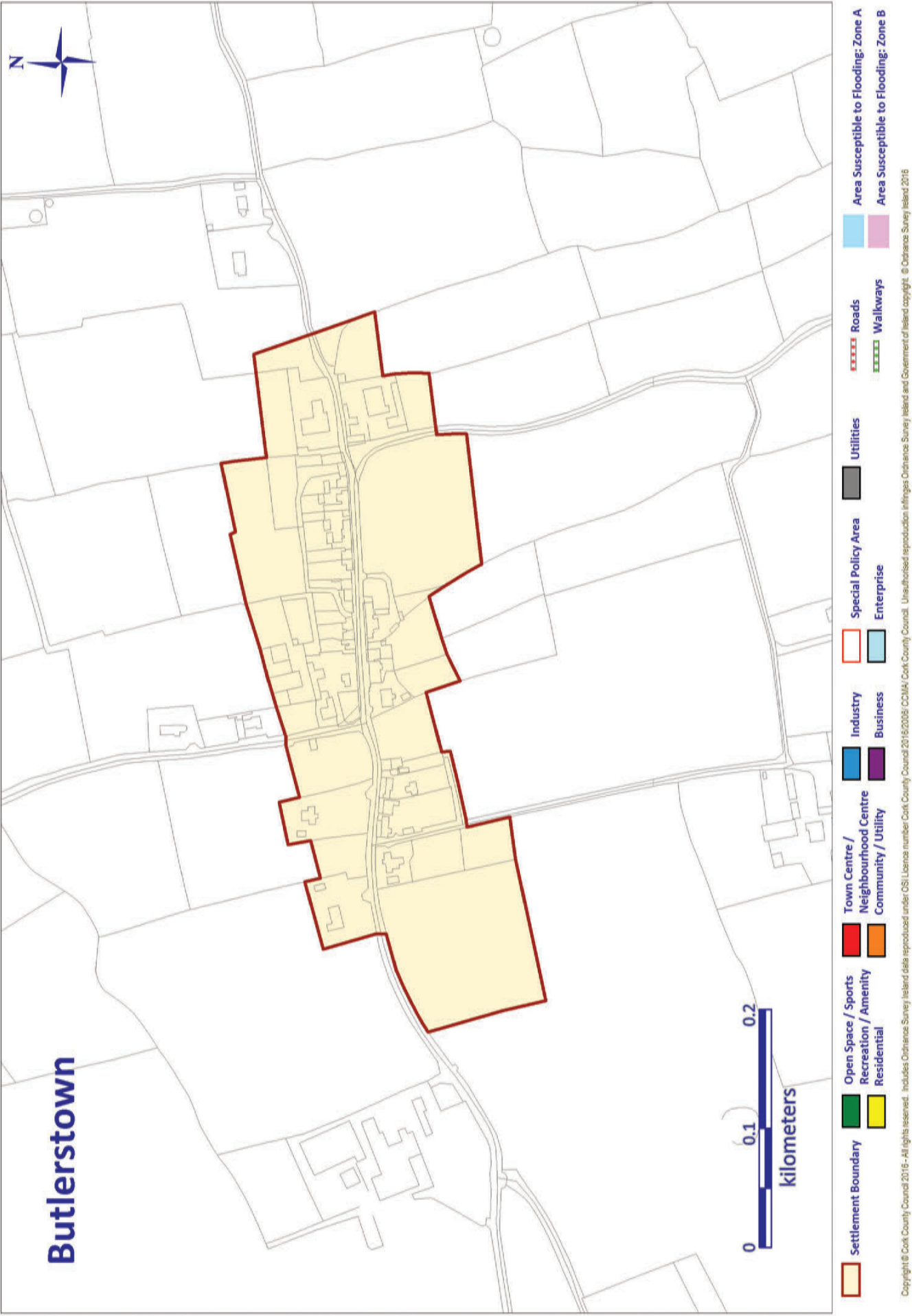


## Butlerstown

- 6.1.26 The vision for Butlerstown is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Butlerstown |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.  |
| DB-02  | Any further development on the vacant lands immediately south of the main road will be discouraged in order to protect the views of the village.   |
| DB-03  | Frontage development along the main street within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes. |

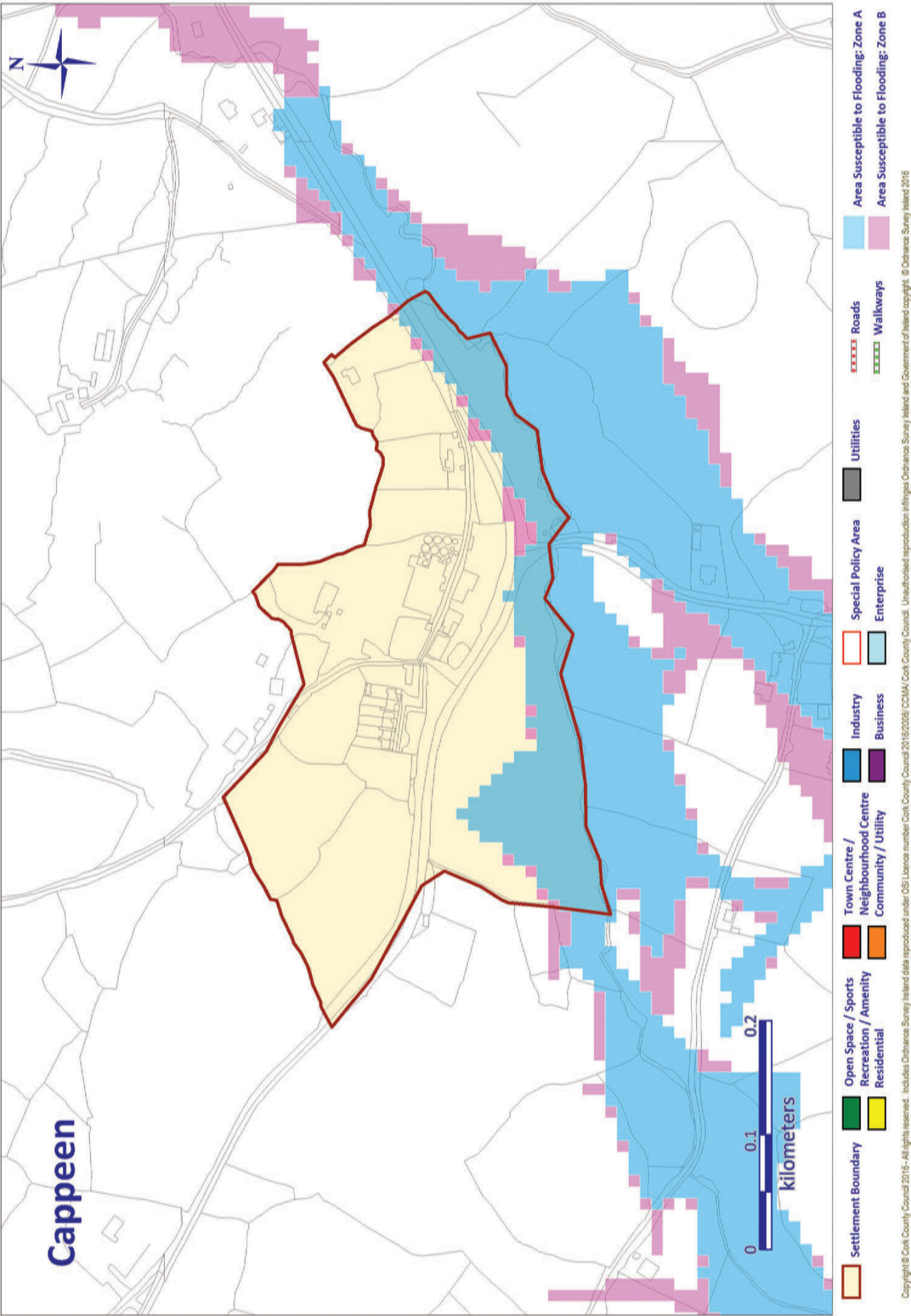


## Cappeen

6.1.27 The vision for Cappeen is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Cappeen |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.                         |
| DB-02  | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |



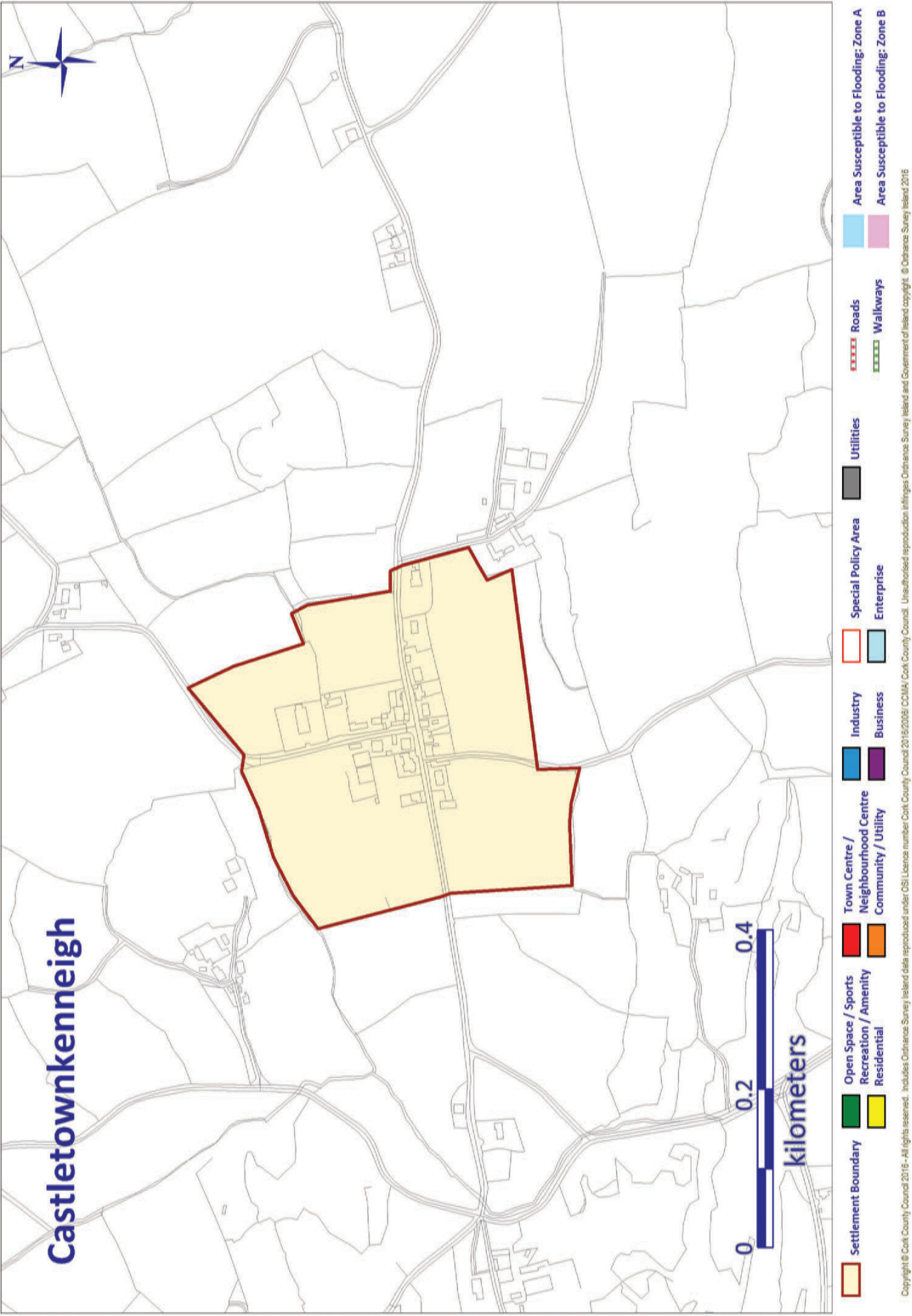
## Castletownkenneigh

6.1.28 The vision for Castletownkenneigh is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Castletownkenneigh |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.                          |
| DB-01   | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |





## Castletownshend

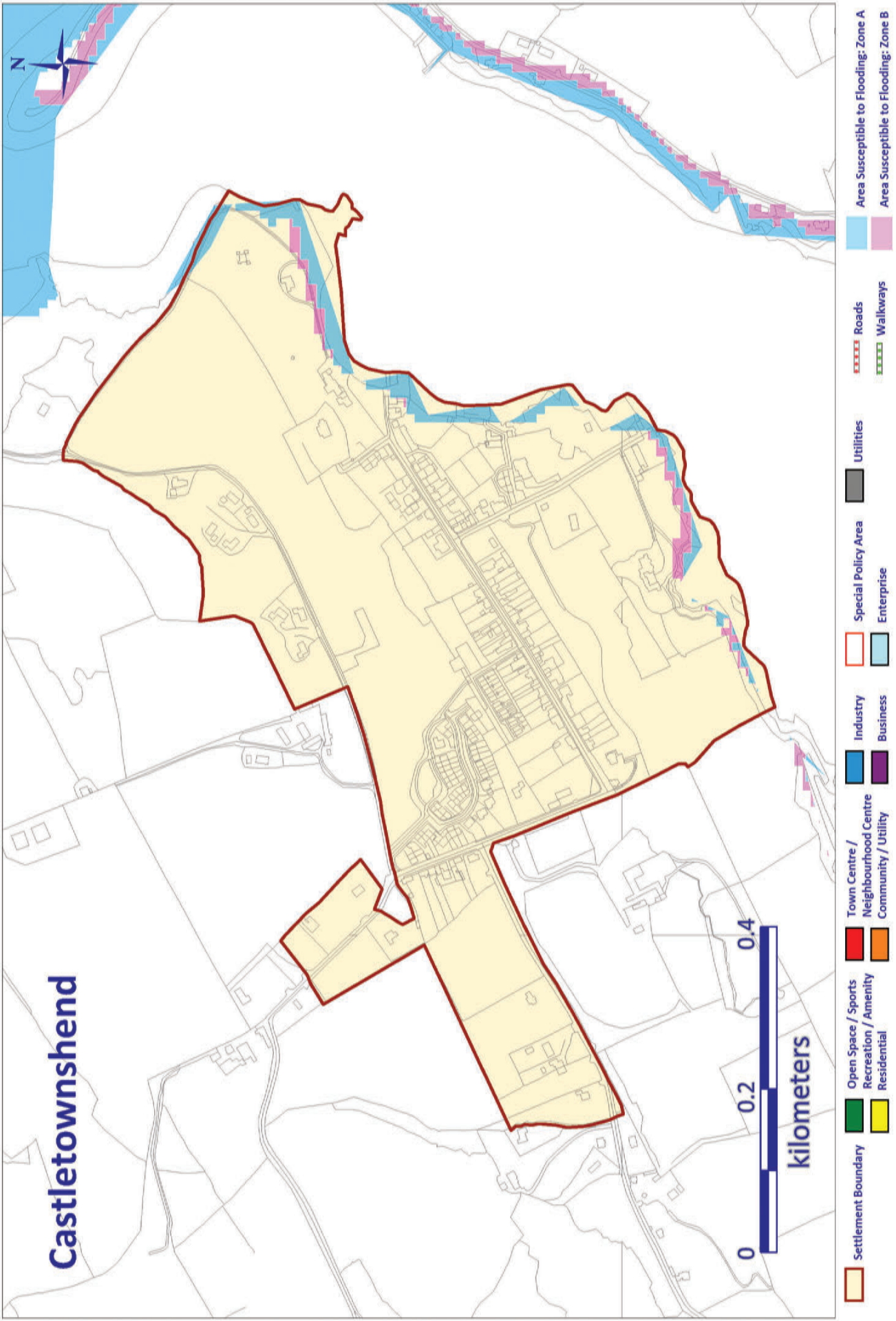
- 6.1.29 The strategic aim for Castletownshend is to encourage the consolidation of this village within its coastal setting, preserve the unique architectural character and landscape setting of the settlement and to promote sympathetic development in tandem with the provision of services.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Castletownshend |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 70 additional dwelling units during the plan period.  |
| DB-02  | Any proposal for development within the village core will need to preserve and enhance the architectural character and natural landscape features of the area and should be of an appropriate scale, form and material finish. Where appropriate development should be in the form of terraced development / courtyard schemes.                |
| DB-03  | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |
| DB-04  | Protect and enhance the attractive coastal setting and landscape character of the village.   |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Castletownshend |   |                         |
|--|---|-------------------------|
| *Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx. Area (Ha)       |
| <b>Open Space , Sports, Recreation and Amenity</b>                               |   |                         |
| O-01   | Protect the existing trees along the coastline and in particular, around the Church and Castle and through the Mall to the coastguard station slip. | -                       |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Provision of wastewater treatment plant.  |                         |



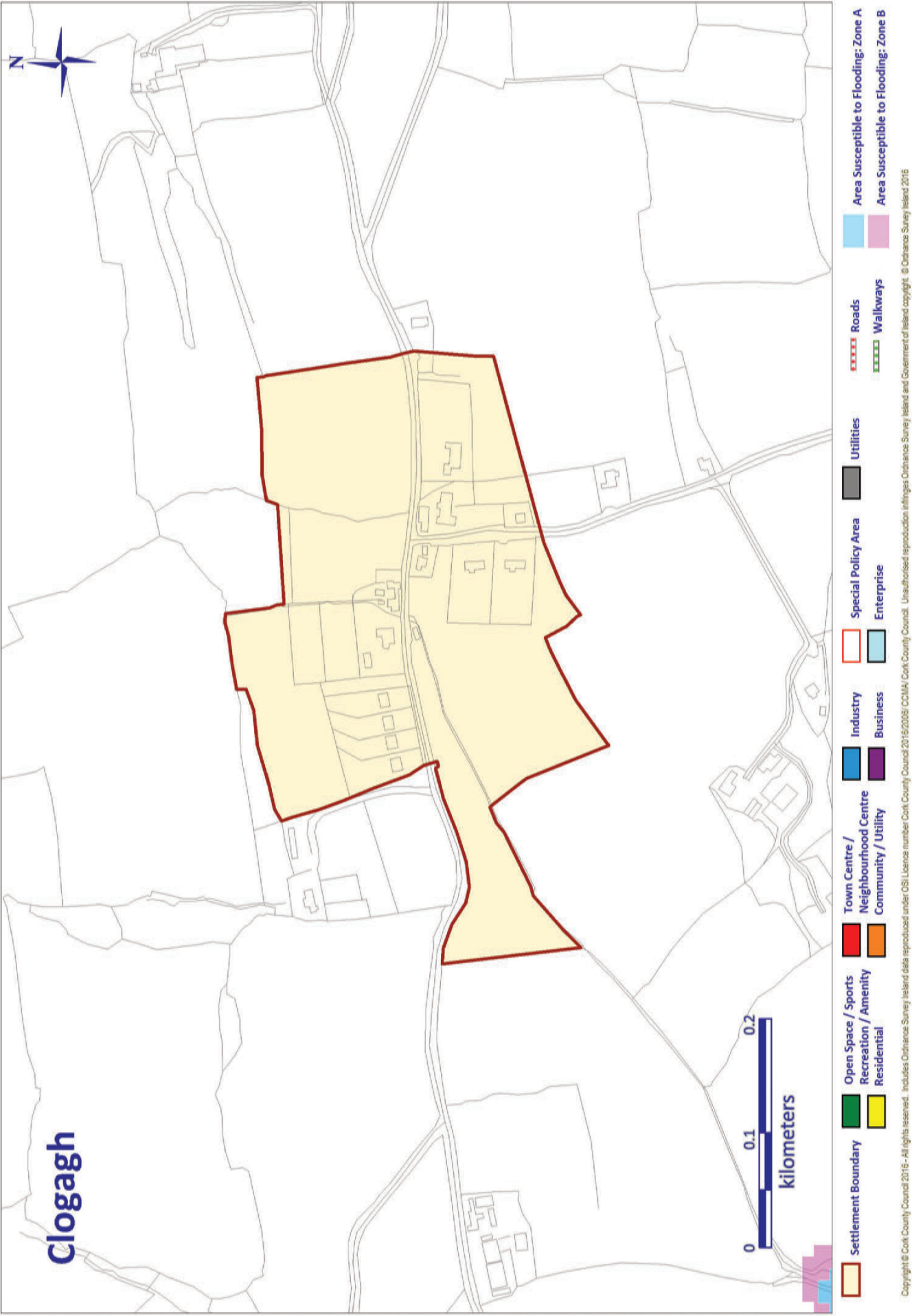
## Clogagh

6.1.30 The vision for Clogagh is to encourage development within the village and restore a village core for local services.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Clogagh |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 7 additional dwelling units during the plan period.   |
| DB-02  | It is important that any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.   |
| DB-03  | Uses which are important to the viability and vitality of the village, including the provision of a small convenience shop, should be located in close proximity to the crossroads in the centre of the village. If any further employment opportunities arise during the lifetime of the plan, these should be accommodated within the development boundary subject to normal proper planning and sustainable development considerations. |







## Crookhaven

- 6.1.31 The vision for Crookhaven is to retain the attractive character of the village by consolidating sympathetic development within the existing fabric of the settlement. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Crookhaven |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.   |
| DB-02   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-03   | Protect the sensitive setting of the village and encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.  |
| DB-04   | Identify and reserve a suitable site for a car park during the lifetime of the plan.  |
| DB-05   | The boundary of this settlement overlaps with the Sheeps Head Special Protection Area. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. |

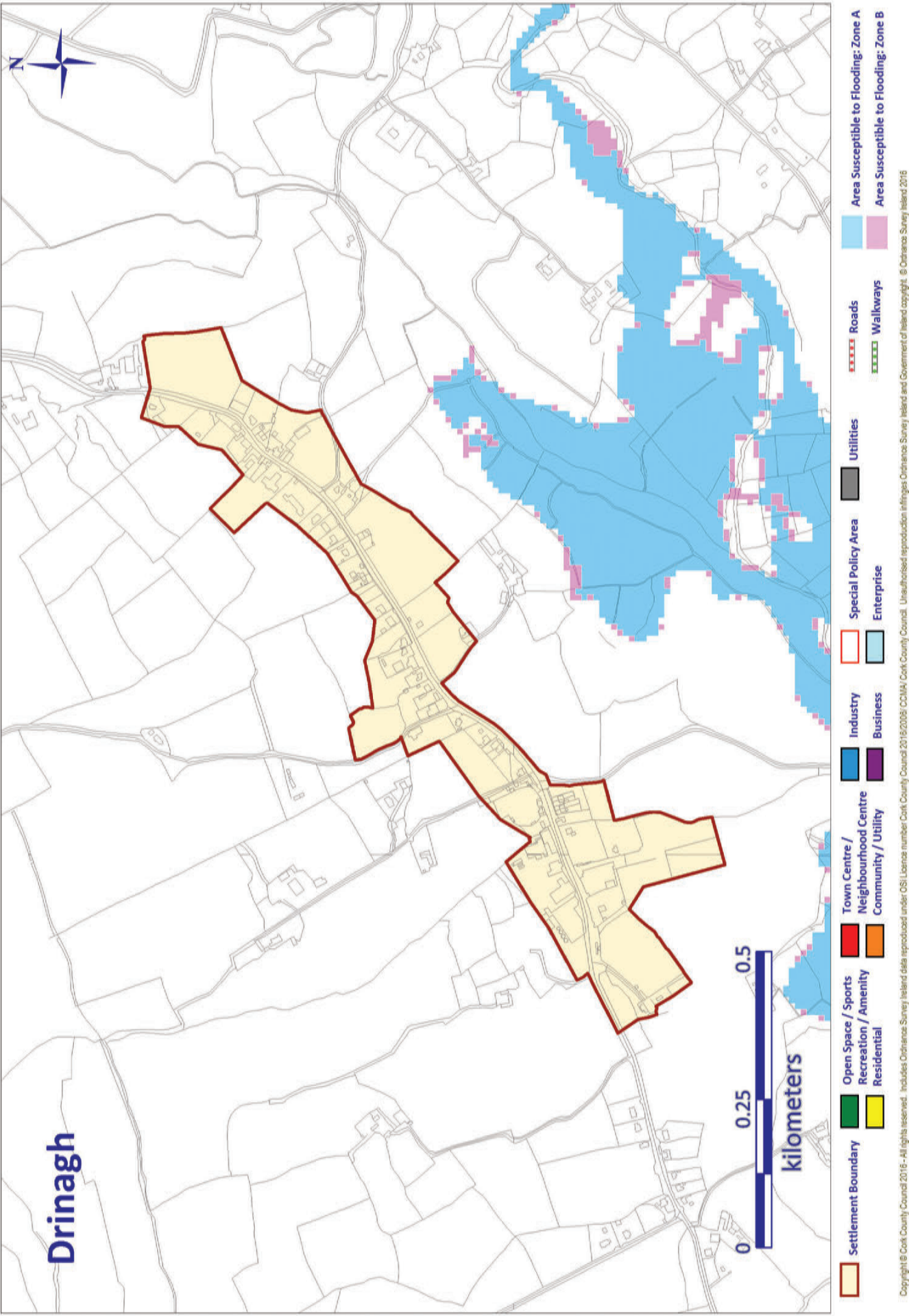


## Drinagh

- 6.1.32 The vision for Drinagh is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Drinagh |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 20 additional dwelling units during the plan period.  |
| DB-01  | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-02  | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |





## Eyeries

- 6.1.33 The vision for Eyeries is to encourage and consolidate sympathetic development in this colourful village within this unique and sensitive landscape setting. To promote the incremental expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

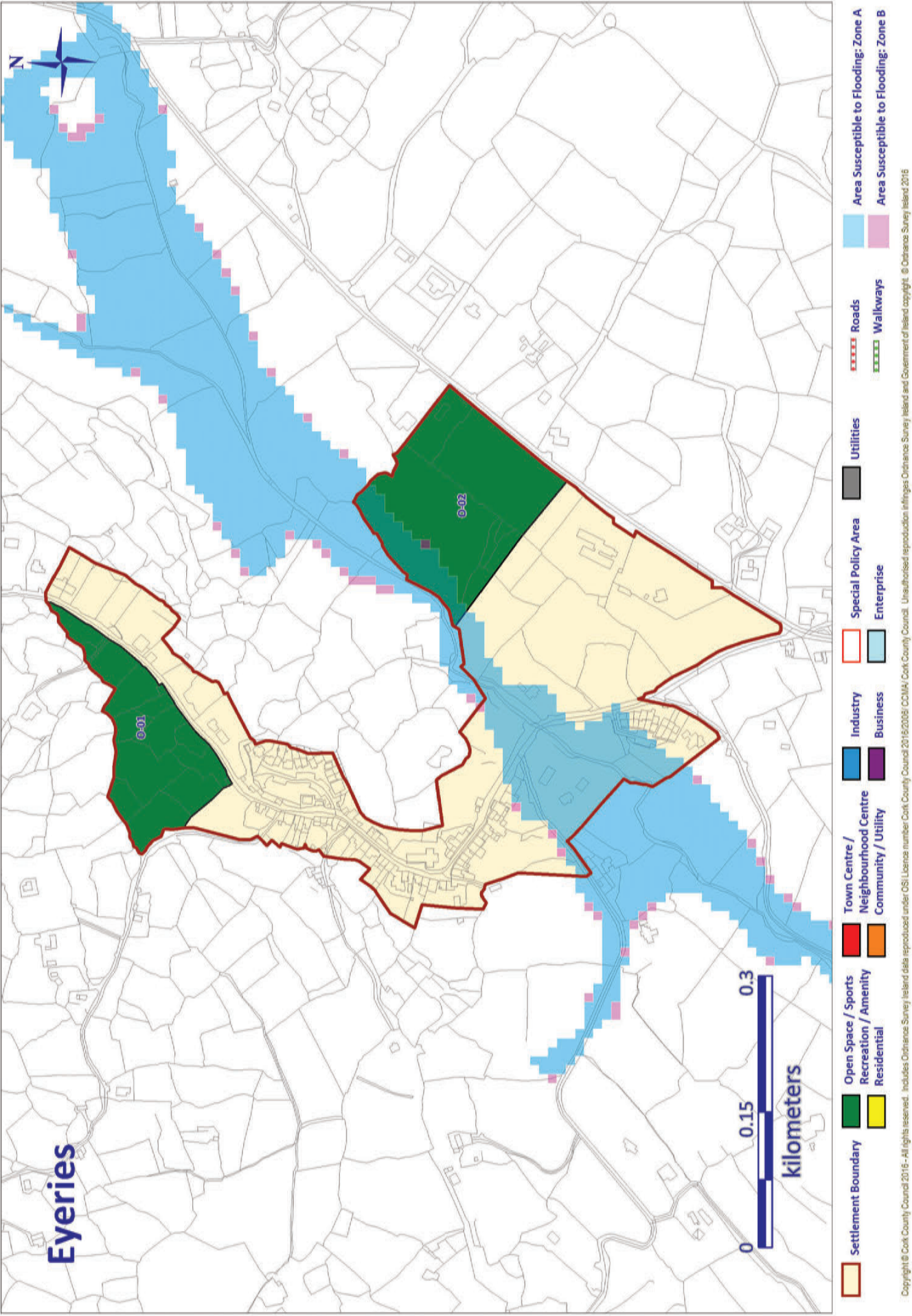
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Eyeries |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 25 additional dwelling units during the plan period.   |
| DB-02  | 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 abstraction from Glenbeg Lough. Sustainable Urban Drainage Systems (SUDS) and sufficient storm water attenuation will be required for developments within this area. |
| DB-03  | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-04  | Encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.   |
| DB-05  | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.  |
| DB-06  | Facilitate and support the development of car parking/public space to the rear of the church.   |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Eyeries |  |                         |
|--|--|-------------------------|
| *Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| <b>Open Space , Sports, Recreation and Amenity</b>                       |  |                         |
| O-01   | Open space to protect views to the west and seaward from the road, in the interests of visual amenity. | 1.9                     |
| O-02   | Reserve lands for open space/community facilities. *   | 3.1                     |





## Glandore

- 6.1.34 The vision for Glandore is to encourage development which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline.

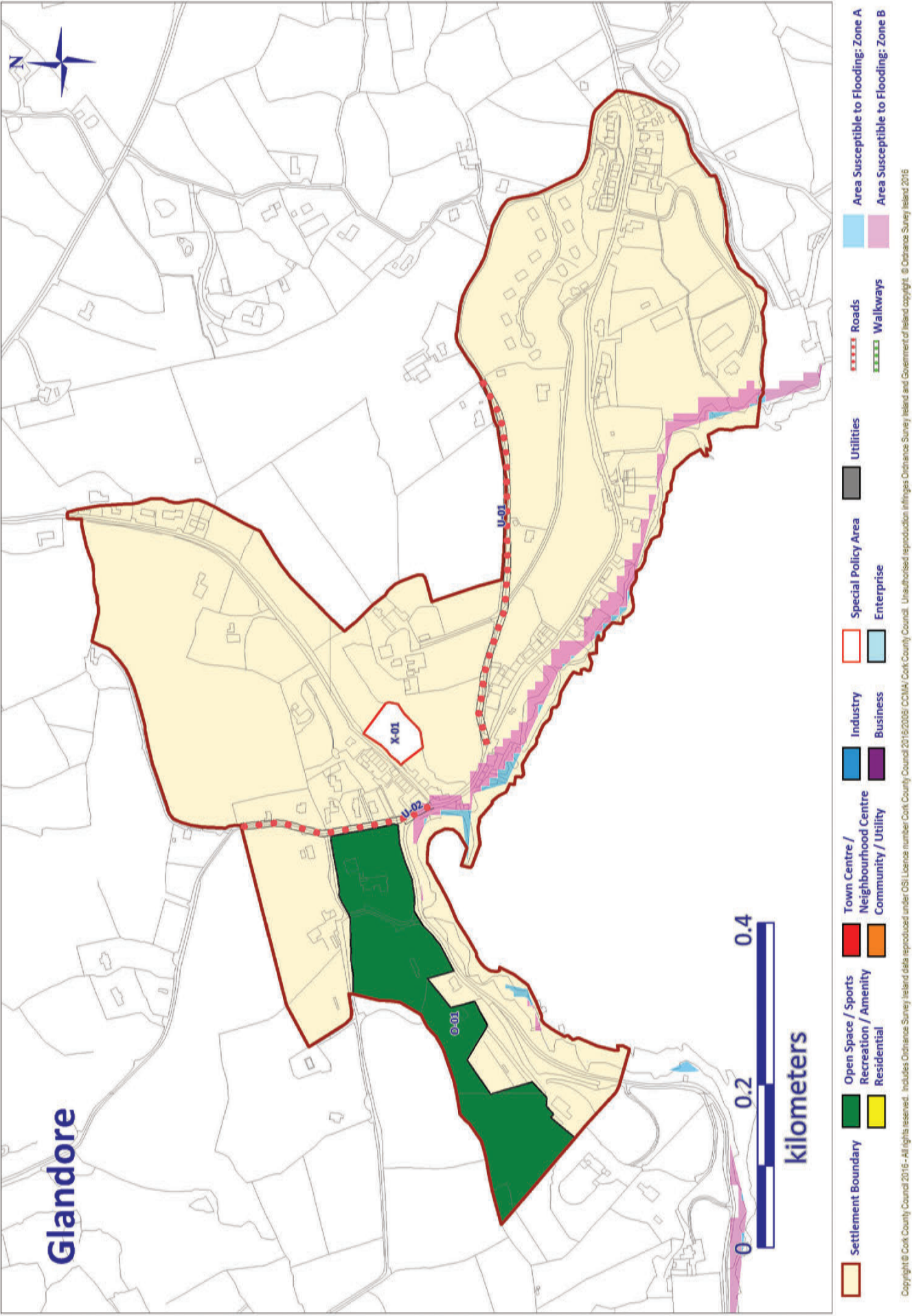
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Glandore |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 50 additional dwelling units during the plan period.  |
| DB-02   | Frontage development within the core of the village shall be designed to a high standard and reinforce the character of the existing streetscape. Where appropriate development should be in the form of terraced development / courtyard schemes.   |
| DB-03   | Protect and enhance the attractive coastal setting and landscape character of the village.   |
| DB-04   | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Glandore |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Open Space , Sports, Recreation and Amenity</b>                        |  |                         |
| O-01  | Protect woodland along the coastline to retain the scenic character of the area and in particular the area around the castle, church and Glandore House. | 3.8                     |
| <b>Utilities and Infrastructure</b>                                       |  |                         |
| U-01  | Upgrade the road to residential areas.   |                         |
| U-02  | Upgrade the road.  |                         |
| <b>Special Policy Area</b>  |  |                         |
| X-01  | Sailing Clubhouse and convenience retail outlet.   | 0.3                     |





## Goleen

- 6.1.35 The vision for Goleen is to encourage consolidation of the village within the development boundary and its landscape setting. To promote the appropriate expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

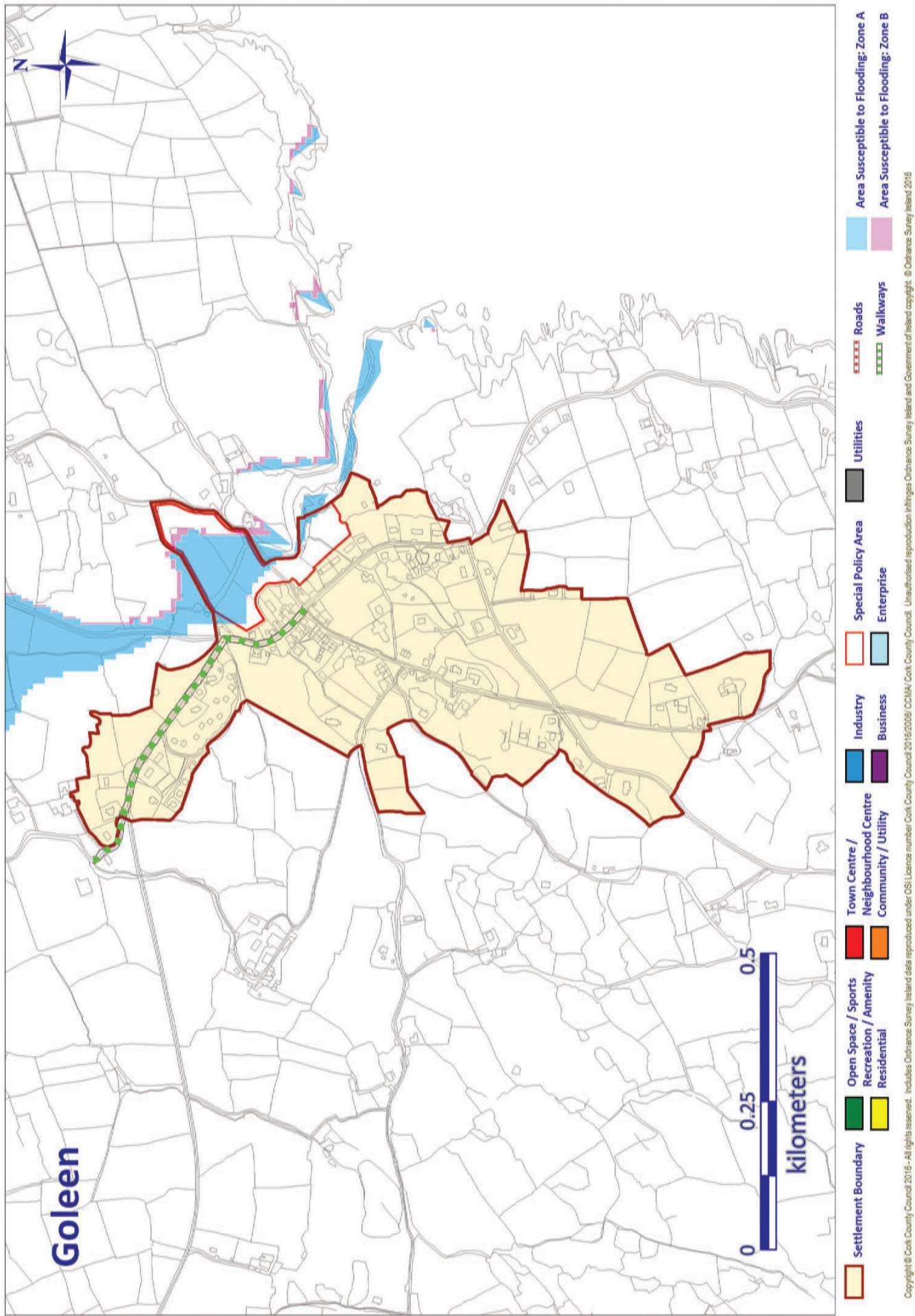
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Goleen |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.   |
| DB-02   | Encourage the redevelopment/refurbishment of existing housing stock and disused / derelict buildings  |
| DB-03   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-04   | Identify a requirement for an accessible off street car parking solution within walking distance of the village.  |
| DB-05   | Protect the sensitive setting of the village and to encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village and to seek the retention of existing landscape features of the area.  |
| DB-06   | Support the development of a series of way marked loop walks [Refer also to DB-07].   |
| DB-07   | During the lifetime of the plan it is the intention of the Council to identify potential sites for community/recreational facilities.   |
| DB-08   | This settlement is located partially within the Barley Cove to Ballyrisode Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.   |
| DB-09   | Notwithstanding the scale of growth envisaged, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality and on the Barley Cove to Ballyrisode Special Area of Conservation. |

**Specific Development Objectives**

| Local Area Plan Objective<br>Specific Development Objectives for Goleen |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| <b>Special Policy Area</b>  |  |                         |
| X-01  | Area to be maintained for its open amenity and character and contribution to the setting of the village. In general this area should be kept free from built development but limited development options may be given consideration where they contribute sensitively and add to the public enjoyment of the area. Some residential development may also be considered. Proposals must include appropriate drainage and flood prevention measures. [Refer also to DB-07].<br><br>* | 2.9                     |
| <b>Utilities and Infrastructure</b>                                     |  |                         |
| U-01  | Prioritise the provision of and upgrading of roadway and footpaths in particular those linking the community centre with the village centre.   |                         |





## Kealkill

- 6.1.36 The vision for Kealkill village is to encourage and consolidate development within the development boundary and around the existing nodes, to protect the attractive heritage of the settlement including Carriganass Castle and to promote the expansion of community and recreational facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

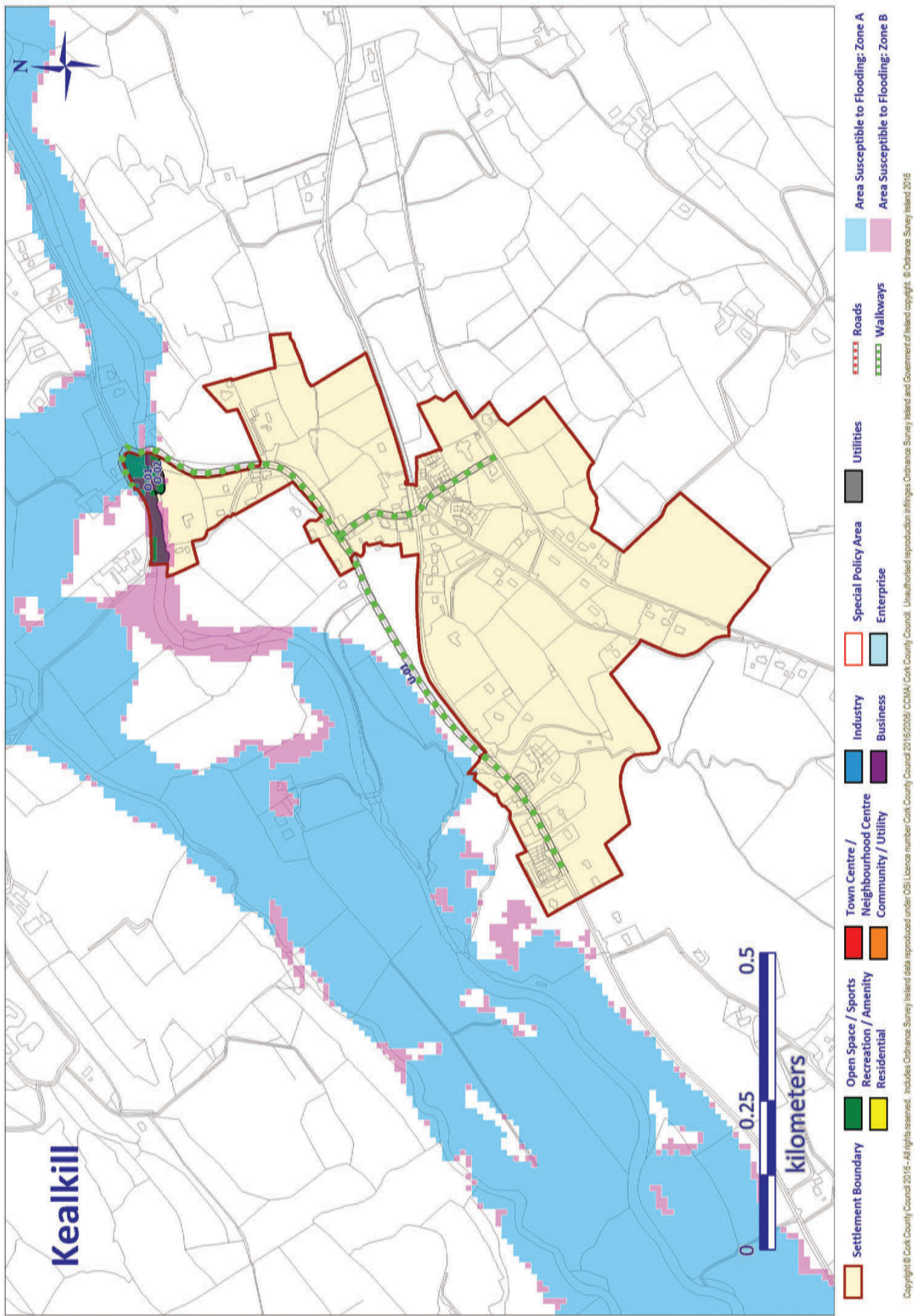
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Kealkill |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 60 additional dwelling units during the plan period.  |
| DB-02   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |
| DB-03   | Promote and sensitively develop local tourist and amenity attractions (castle, standing stones, walks, etc) to including the provision of interpretive signage and linkages.         |
| DB-04   | Protect the setting of lands adjoining the historic Carriganass Castle and to consider development sensitively in this location.   |
| DB-05   | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.   |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Kealkill |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Open Space , Sports, Recreation and Amenity</b>                        |  |                         |
| 0-01  | Castle, grounds and adjacent amenity/picnic area to be protected from development in order to maintain the integrity, visual amenity and setting of the castle. *  | 0.5                     |
| 0-02  | Riverbank area facing castle and picnic/amenity area to be protected from development, and tree planting encouraged, in the interests of visual amenity and to maintain and enhance the setting of the castle. * | 0.1                     |
| <b>Utilities and Infrastructure</b>                                       |  |                         |
| U-01  | Prioritise the provision of and upgrading footpaths in the village, in particular footpaths linking the two village nodes, the historic castle, church and school.   |                         |





## Kilcrohane

- 6.1.37 The vision for Kilcrohane as a village is to encourage and consolidate sympathetic development within this unique and sensitive landscape setting along the Sheeps Head Peninsula. To promote the expansion of community and tourist services and facilities while maintaining and restoring the environmental quality of the area through the provision of appropriate infrastructure.

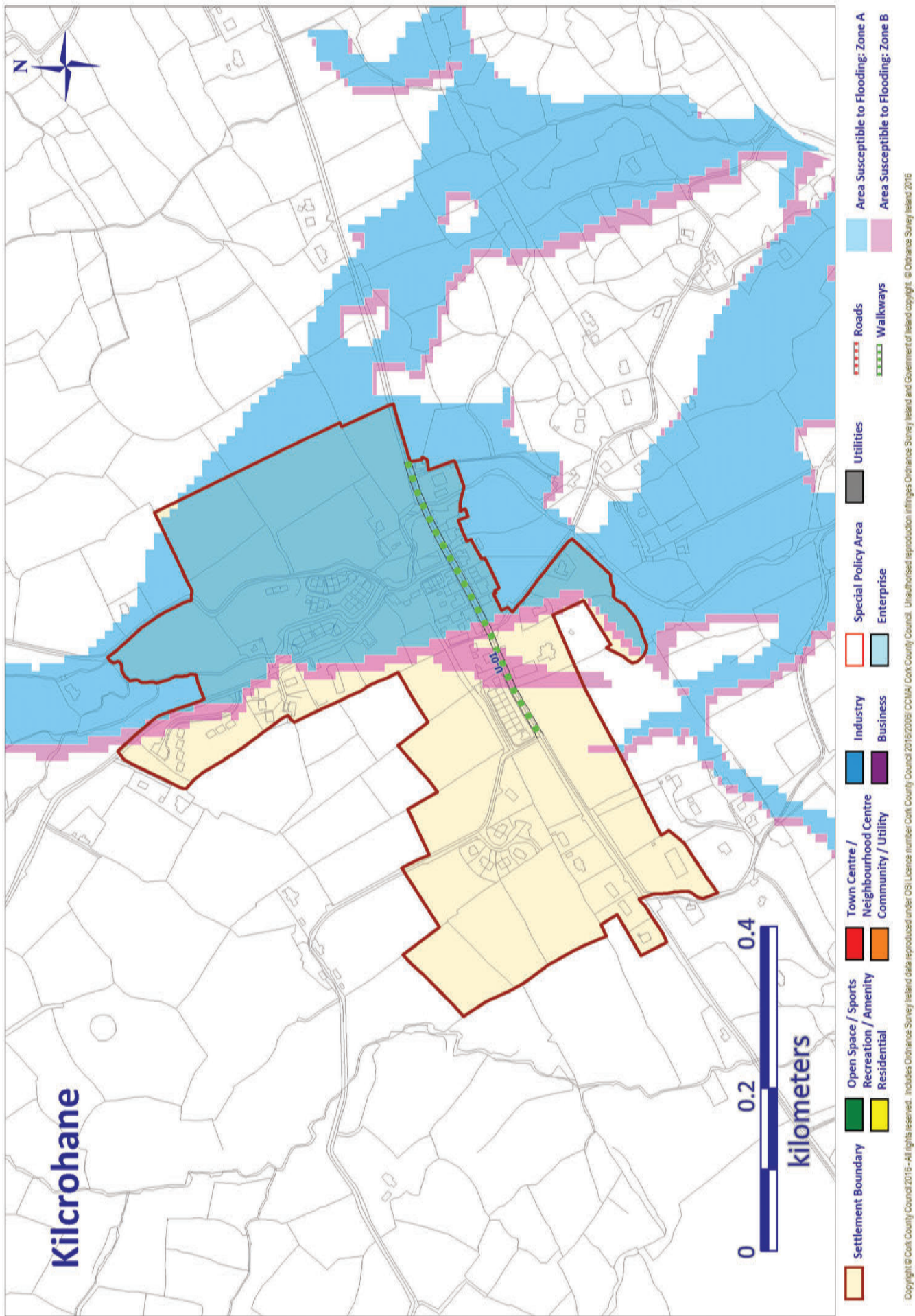
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Kilcrohane |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.   |
| DB-02   | Counteract sprawl and development should be encouraged outward from the nucleus of the settlement in a sequential and co-ordinated manner.  |
| DB-03   | Provide a sustainable housing mix within the town by the provision of additional social and affordable housing and housing for the elderly.   |
| DB-04   | Support the development of tourism/community and other forms of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.  |
| DB-05   | Develop a looped amenity walk along the shoreline from Kilcrohane Pier to Farranamanagh Lake and back toward the village. The walk shall be designed to ensure that it is compatible with the protection of the Farranamanagh Lough Special Area of Conservation. |
| DB-06   | Encourage a high standard of design generally within the settlement which respects the character of the area and sense of place of the village.   |
| DB-07   | Encourage the redevelopment/refurbishment of existing housing stock particularly vernacular dwellings.  |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Kilcrohane |   |                         |
|---|---|-------------------------|
| *Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx. Area (Ha)       |
| Utilities and Infrastructure  |   |                         |
| U-01  | Prioritise the provision and upgrading of footpaths in the village, particularly along the main street. |                         |





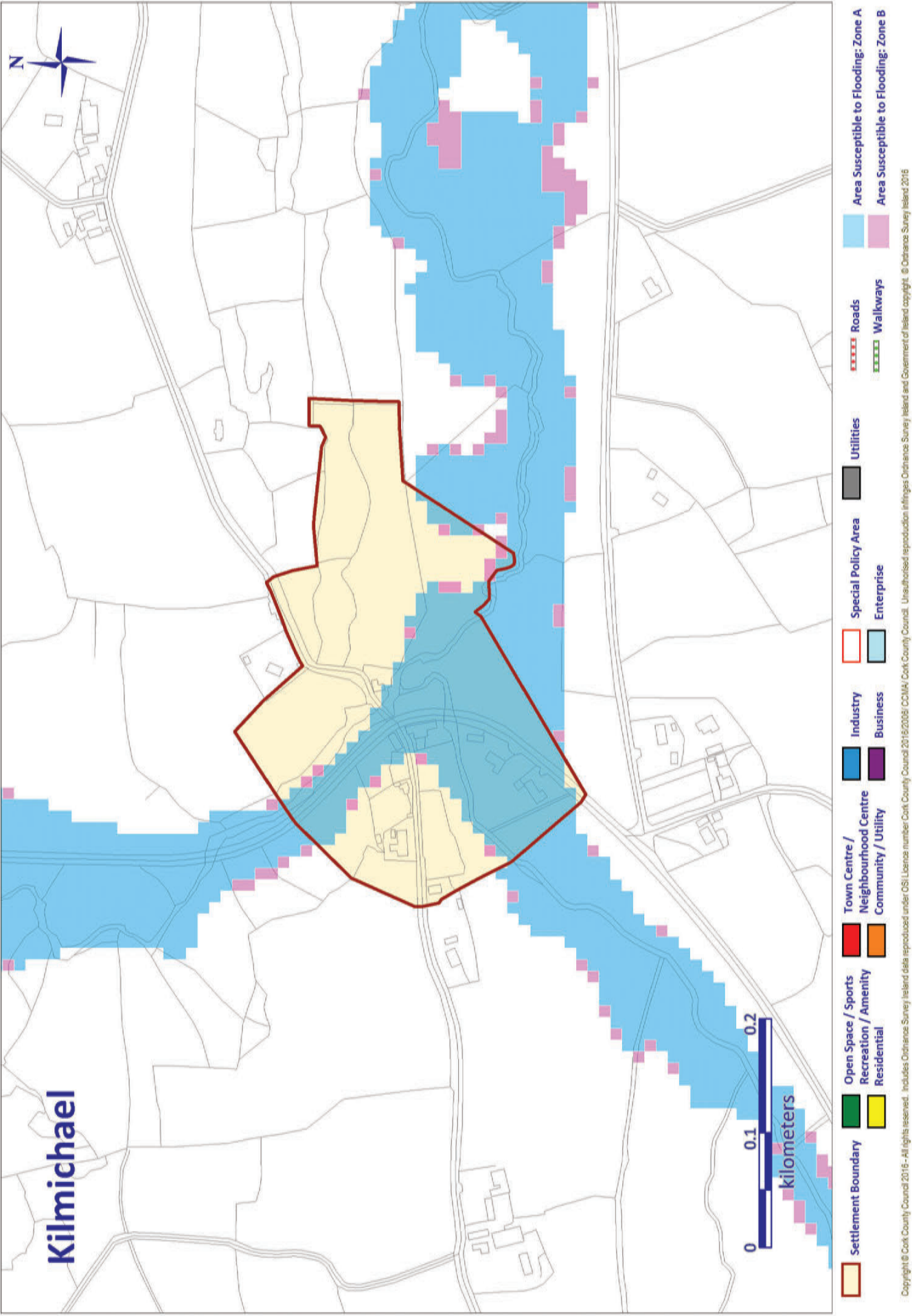


## Kilmichael

- 6.1.38 The vision for Kilmichael is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Kilmichael |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period.                          |
| DB-01   | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |



## Lissavard

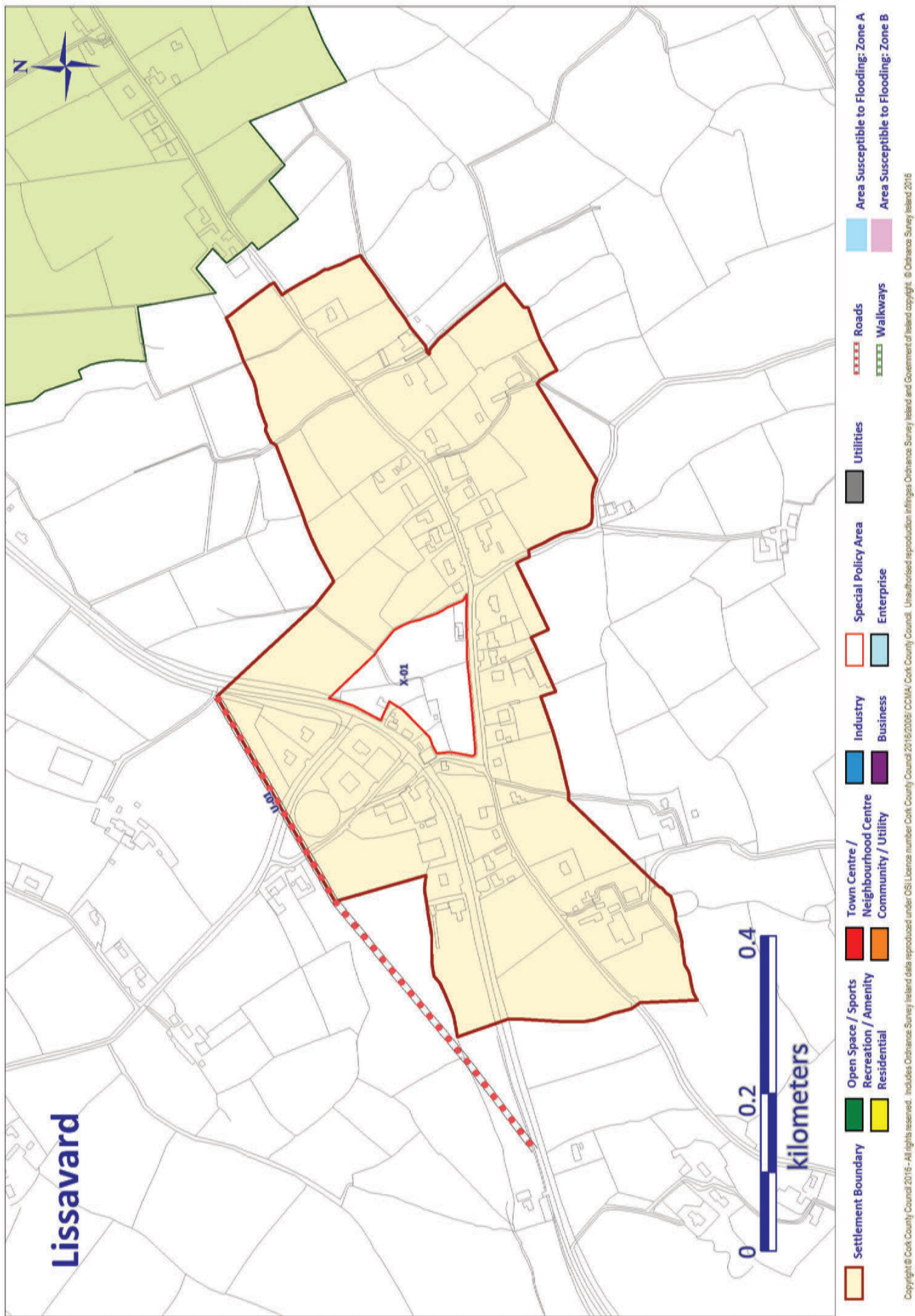
- 6.1.39 The vision for Lissavard is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Lissavard |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.  |
| DB-01  | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Other business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Lissavard |   |                         |
|--|---|-------------------------|
| *Flood Risk Objective applies  |   | ^ TIA and RSA Required. |
| Objective No.  |   | Approx.<br>Area (Ha)    |
| <b>Special Policy Area</b>   |   |                         |
| X-01   | Mixture of residential, small scale convenience and community facilities with no road access off the N71. | 1.9                     |
| <b>Utilities and Infrastructure</b>  |   |                         |
| U-01   | Indicative route for relief road to the north of the village centre                                       |                         |





## Rathbarry

- 6.1.40 The vision for Rathbarry is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

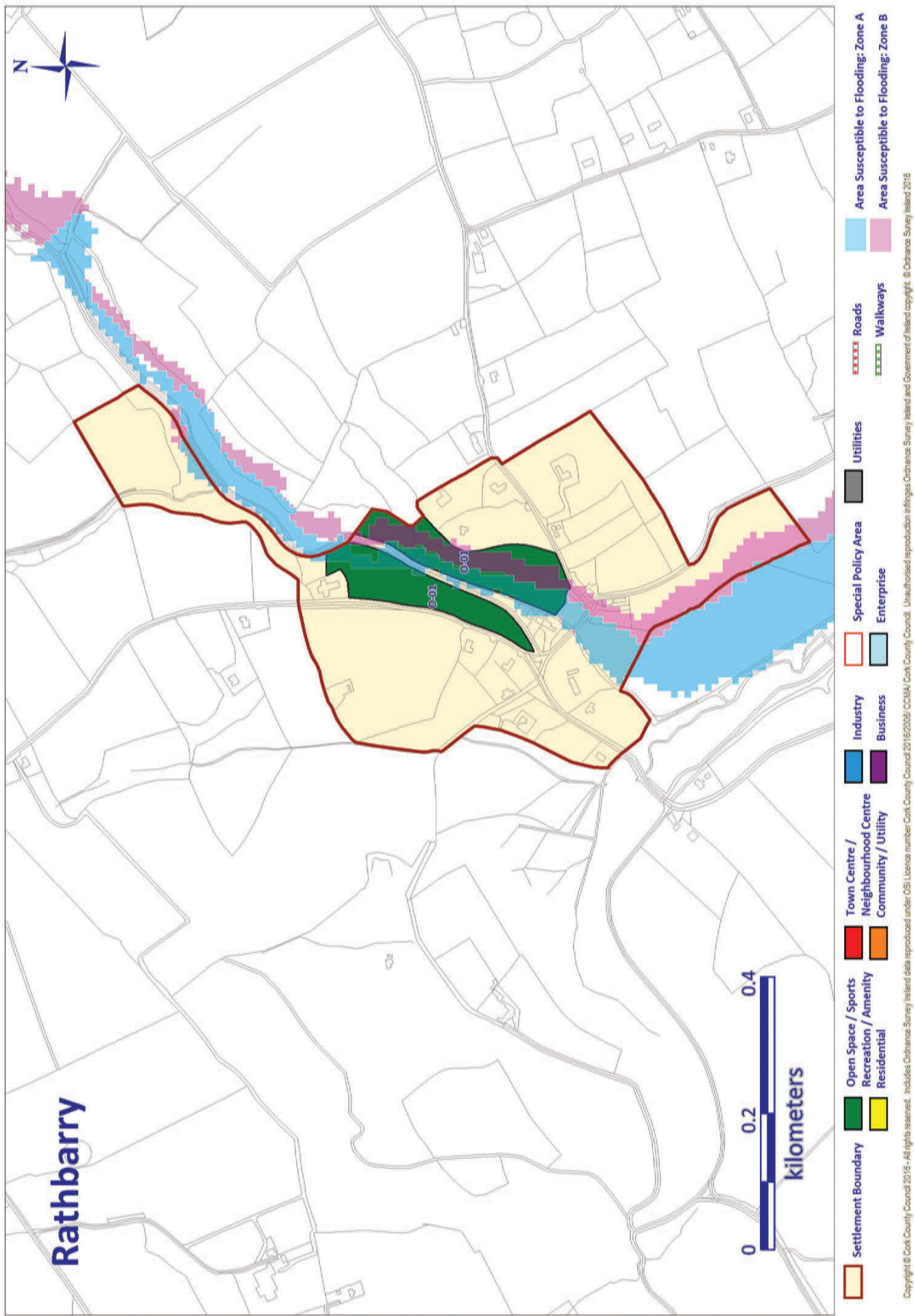
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Rathbarry |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.  |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. Development should avoid steeply sloping sites and be sensitively designed to have due consideration to the topography, landscape features and visual amenities of the area. In particular, any development should have due consideration to landscape and scenic route designations and the sensitive nature of this landscape.     |
| DB-03  | All residential development should consist of single dwellings on individual sites and should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 Kilkeran Lake. |
| DB-04  | Rathbarry is situated beside Kilkeran Lake and Castlefreke Dunes Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.  |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Rathbarry |  |                         |
|--|--|-------------------------|
| *Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| Open Space , Sports, Recreation and Amenity                                |  |                         |
| O-01   | Protection of existing woodlands between the two roads and to the east of the river for recreational use and preservation of this scenic setting within Rathbarry. * | 3.3                     |



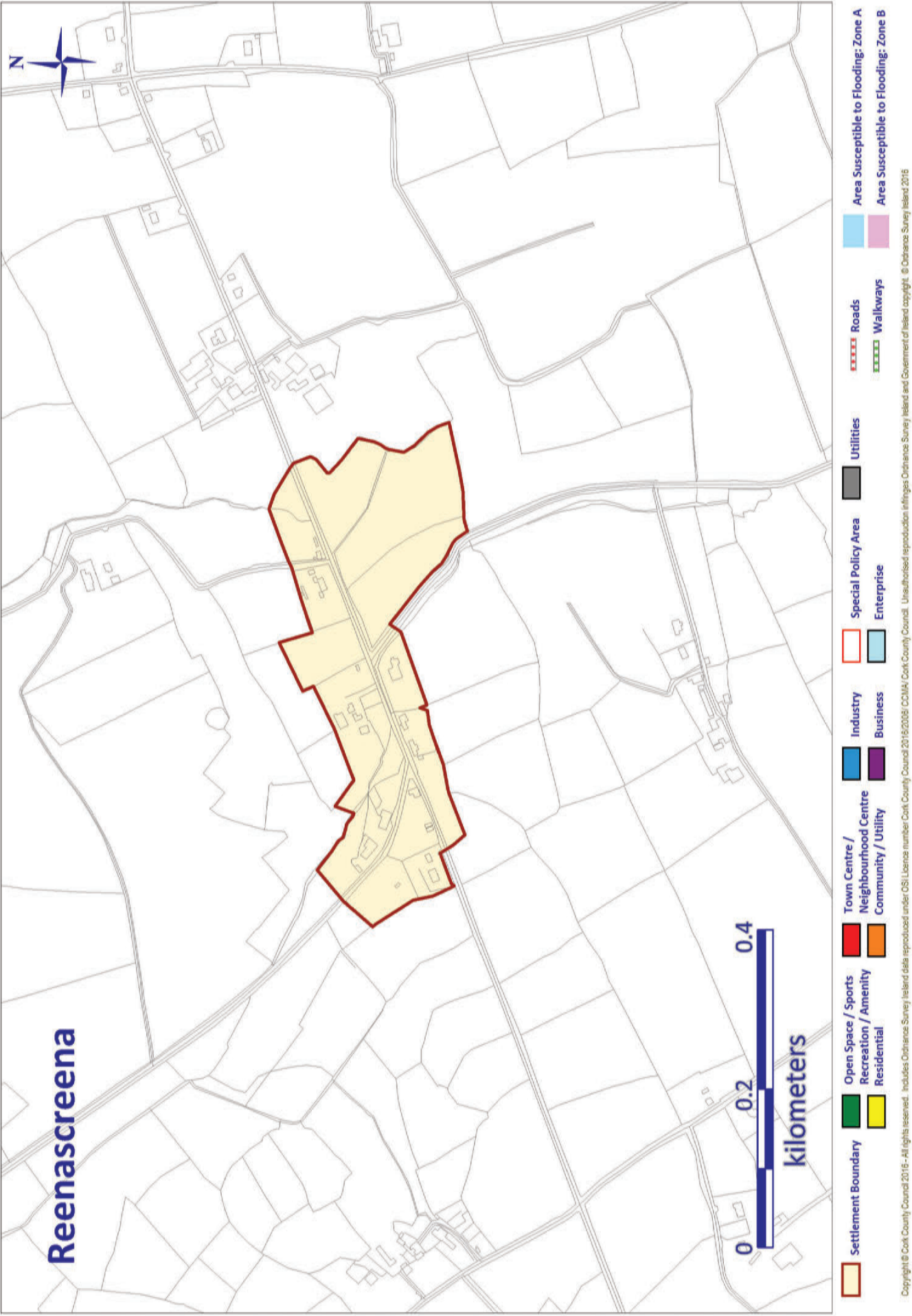


## Reenascreena

- 6.1.41 The vision for Reenascreena is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Reenascreena |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.                          |
| DB-02   | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |



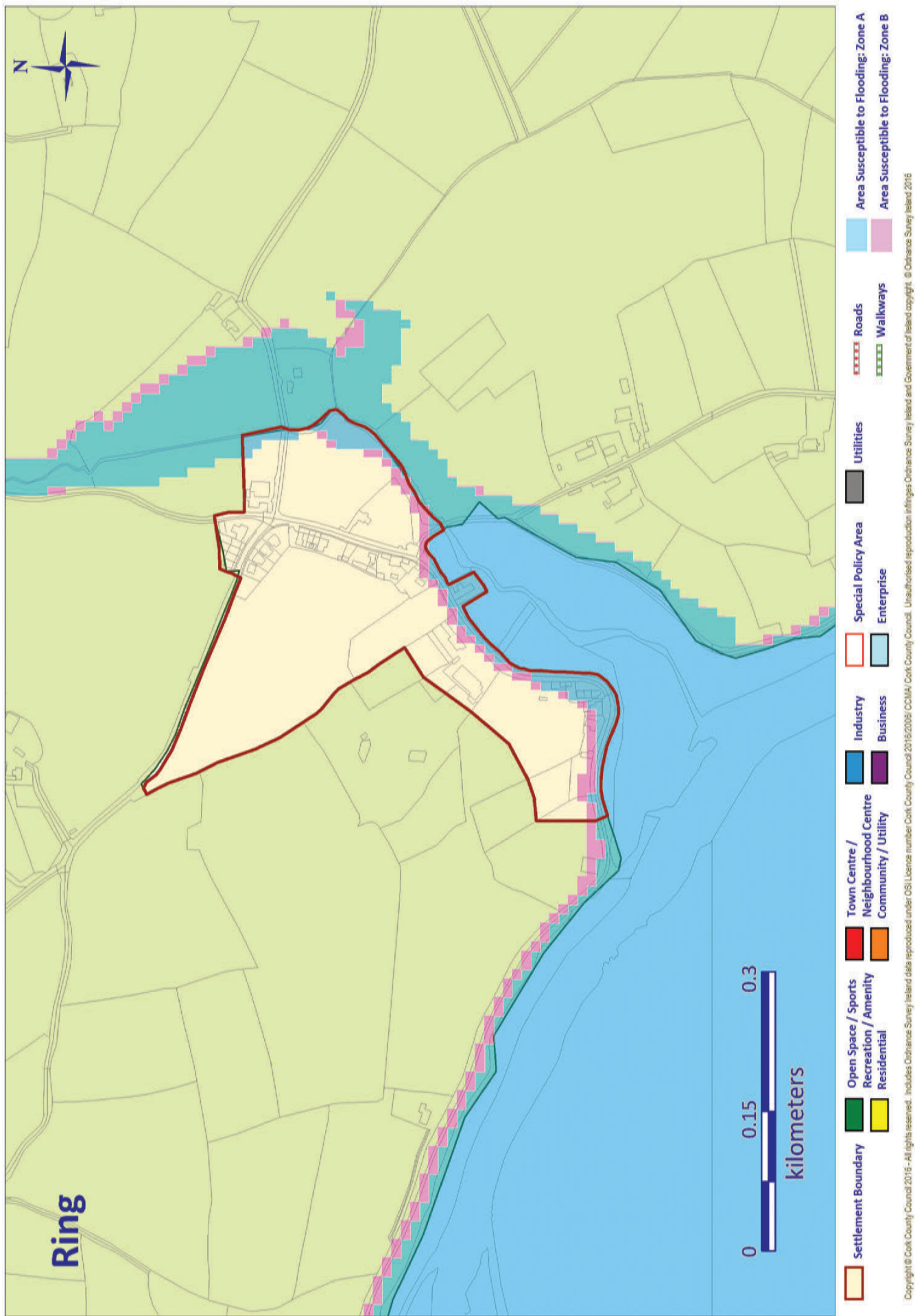
## Ring

6.1.42 The vision for Ring is to promote sympathetic development in tandem with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ring |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. Development should avoid steeply sloping sites and be sensitively designed to have due consideration to the topography and visual amenities of the area. In particular, any development should have due consideration to landscape and scenic route designations and the sensitive nature of this coastal landscape. |
| DB-03   | Protect and enhance the attractive coastal setting and landscape character of the village.   |
| DB-04   | Ring is situated adjacent to Clonakilty Bay Special Area of Conservation and Special Protection Area. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.   |





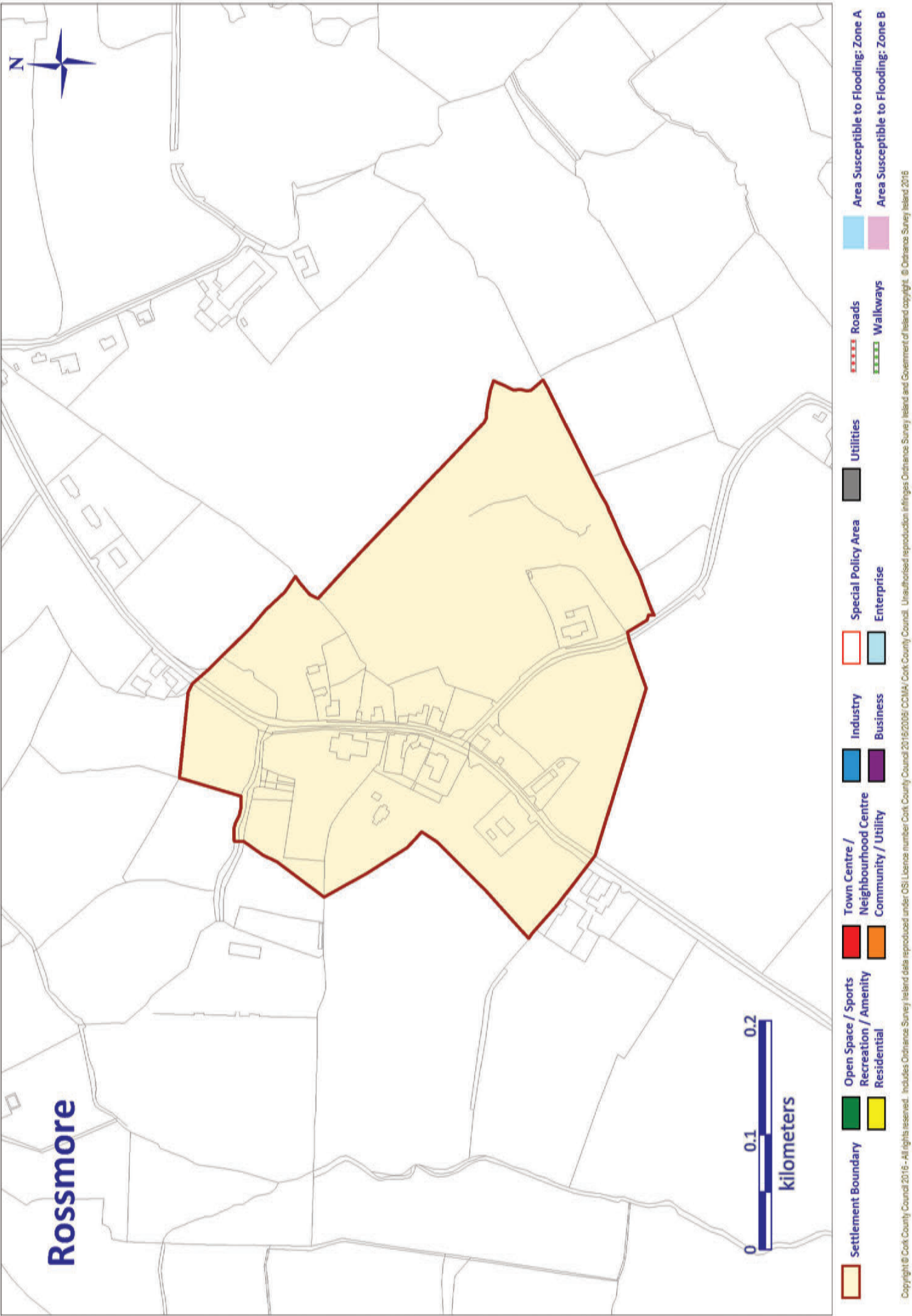


## Rossmore

- 6.1.43 The vision for Rossmore is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Rossmore |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 14 additional dwelling units during the plan period.  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village.  |
| DB-03   | Other uses which are important to the viability and vitality of the village, including small-scale convenience uses should be located within the core of the village. Business development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria. |



## Shannonvale

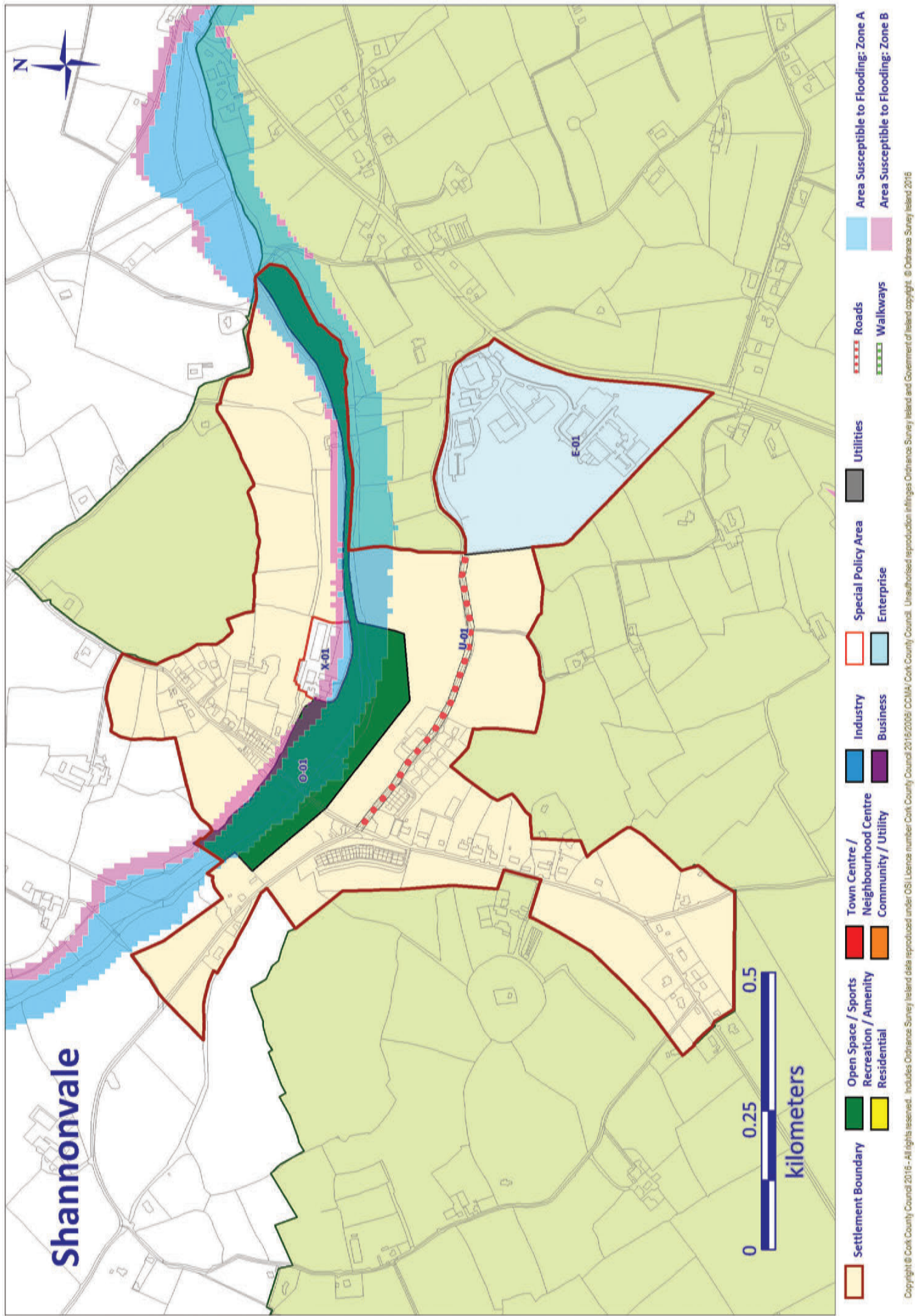
6.1.44 The vision for Shannonvale is to encourage development within the village, to promote sympathetic development in tandem with the provision of employment opportunities in the Clonakilty Technology Park together with preserving the character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Shannonvale |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 40 additional dwelling units during the plan period.                         |
| DB-02  | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Shannonvale |  |                         |
|--|--|-------------------------|
| *Flood Risk Objective applies  |  | ^ TIA and RSA Required. |
| Objective No.  |  | Approx. Area (Ha)       |
| <b>Open Space , Sports, Recreation and Amenity</b>                           |  |                         |
| O-01   | Protect the existing river and provide open space and recreational facilities. *   | 7.7                     |
| <b>Special Policy Areas</b>  |  |                         |
| X-01   | Proposed brownfield development (preservation of the Old Mill - tourism, shop and community use). *  | 1.1                     |
| <b>Enterprise</b>  |  |                         |
| E-01   | Technology Park expansion to accommodate Enterprise uses incorporating high quality building design and including comprehensive landscaping proposals for site boundaries. Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development. | 11.5                    |
| <b>Utilities and Infrastructure</b>  |  |                         |
| U-01   | Improve access between the village and the Technology park.  | -                       |
| U-02   | Support the development of a Cycleway and pedestrian access route between the Technology park and Clonakilty Town.   |                         |



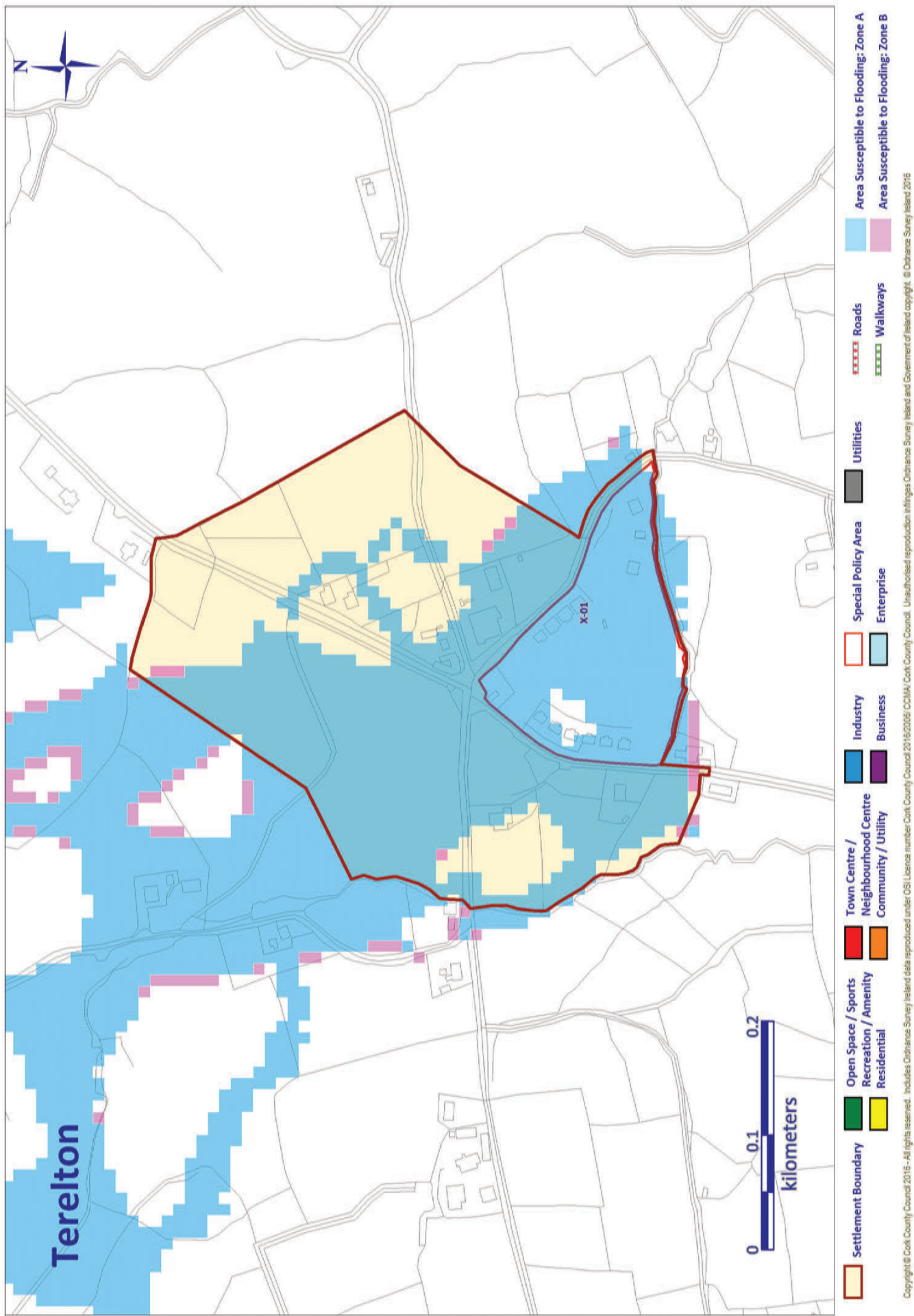
## Teerelton

- 6.1.45 The vision for Teerelton is to encourage development within the village, to promote sympathetic development in tandem with the provision of services together with preserving the unique character of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Teerelton |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 16 additional dwelling units during the plan period.                         |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village. |
| DB-03  | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village. |





## 6.2 Village Nuclei

### Introduction

- 6.2.1 There are 18 Village Nuclei in the West Cork Municipal District as follows; Adrigole, Caheragh, Church Cross, Connonagh, Coomhola, Drombeg, Dromore, Johnstown, Kilcoe, Lislevane, Lowertown, Lyre, Pearson's Bridge, Rathmore, Rossmackowen/ Waterfall, Togher, Toormore, Urhan.
- 6.2.2 It is a strategic aim of the Cork County Development Plan, 2014 to preserve the rural character of village nuclei and encourage small scale expansion at a scale, layout and design that reflects the character of each village, where water services and waste water infrastructure is available generally through low density individual housing, in tandem with the provision of services.
- 6.2.3 Village Nuclei are settlements where a limited range of services is provided supplying a very local need. Settlements designated as Village Nuclei will normally have the following facilities: A permanent resident population and one of the following: a convenience shop, pub, post office, primary school, church, other community facility.
- 6.2.4 The Local Area Plans support the enhancement of services listed above in the various settlements and the provision of additional services in appropriate locations.
- 6.2.5 To allow the village nuclei to develop in an orderly manner, it is particularly important that improvements are made to the village's infrastructure. It is intended that future growth will be largely organic in nature based on small scale developments.
- 6.2.6 There is scope for development within the village nuclei; however, it is important that the village's rural character, architectural heritage and its other heritage and natural amenities are maintained, enhanced and not compromised. It is also important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.

### Overall Scale of Development

- 6.2.7 It is an aim to ensure that the scale of new residential development in the village nuclei will be in proportion to the pattern and grain of existing development. The future expansion of such settlements will proceed on the basis of a number of well integrated sites within the villages, supported by the availability of employment opportunities in the locality and the continued provision of local services.
- 6.2.8 It is considered reasonable to ensure good development opportunities continue to be available within the village nuclei. The development boundaries closely reflect the existing pattern of development and it is therefore considered reasonable to retain it as defined in 2011, although it is clear that not all the land within the boundaries will be required for development over the lifetime of this plan.
- 6.2.9 The overall scale of development envisaged in this Plan for each Village Nuclei, and given the scale and development pattern of each village, guidance on the size of any individual scheme for new housing development is set out in Table 6.2.
- 6.2.10 This level of proposed development is based on the assumption that the required waste water infrastructure and water supply improvements identified will be delivered. If these projects are not delivered then given the waste water issues affecting some settlements,

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

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

**Table 6.2. Scale of Development in Village Nuclei for West Cork Municipal District**

| Village Nuclei              | Existing Number of Houses Q1 2015 (Geodirectory) | Growth 2005 to 2015 (Geodirectory) | Overall Scale of Development (No. of houses) | Normal Recommended Scale of any Individual scheme |
|-----------------------------|--|------------------------------------|--|---|
| Abbeystrowry                | 15   | -                                  | 6  | 1   |
| Adrigole                    | 34   | 3                                  | 15   | 2-3   |
| Caheragh                    | 27   | 16                                 | 15   | 4   |
| Church Cross                | 13   | 3                                  | 7  | 2-3   |
| Connonagh                   | 12   | 3                                  | 3  | 1   |
| Coomhola                    | 11   | -                                  | 13   | 2-3   |
| Drombeg                     | 8  | -                                  | 4  | 1   |
| Dromore                     | 24   | 10                                 | 12   | 2-3   |
| Johnstown                   | 16   | 1                                  | 5  | 1   |
| Kilcoe                      | 11   | 4                                  | 6  | 2-3   |
| Lislevane                   | 14   | 4                                  | 5  | 1   |
| Lowertown                   | 10   | 7                                  | 10   | 2-3   |
| Lyre*                       |  |                                    | 8  | 1   |
| Pearson's Bridge            | 30   | -                                  | 10   | 2-3   |
| Rathmore                    | 12   | 3                                  | 5  | 1   |
| Rossmackowen / Waterfall    | 13   | 11                                 | 10   | 2-3   |
| Togher                      | 17   | 8                                  | 10   | 3   |
| Toormore                    | 23   | 7                                  | 6  | 2-3   |
| Urhan                       | 6  | -                                  | 7  | 2-3   |
| <b>Total Village Nuclei</b> | 296*   | -                                  | 157  | -   |

## General Objectives for Village Nuclei

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

### Local Area Plan Objective GO-01 General Objectives for Village Nuclei

- a) Within the development boundary of the village nuclei it is an objective to encourage housing development on the scale set out in Table 6.2 in the period 2015 – 2023.
- b) The number of houses in any particular individual scheme should have regard to the scale and character of the existing village nuclei and will not normally exceed the provision of the number of units set out in Table 6.2.
- c) Notwithstanding the scale of growth outlined in Table 6.2, in the absence of a public wastewater treatment plant, only the development of individual dwelling units served by individual treatment systems will be considered, subject to normal proper planning and sustainable development considerations. Any new dwellings with individual wastewater treatment must make provision for connection to the public system in the future and have a sustainable properly maintained private water system, unless a public supply is available. Such proposals will be assessed in line with the appropriate EPA code of practice and will have regard to any cumulative impacts on water quality.
- d) Encourage new development to be designed to ensure that water resources and the natural environment are protected. Protection and enhancement of biodiversity resources within the receiving environment of the village nuclei is also encouraged. Development will only be permitted where it is shown that it is compatible with the protection of sites designated or proposed to be designated for the protection of natural heritage.
- e) Where possible, all development should be connected to the public water supply, the public wastewater treatment system and make adequate provisions for storm water storage and disposal.
- f) Development within village nuclei shall be designed to a high standard and reinforce the character of the existing settlement.
- g) Residential development shall provide for detached housing, serviced sites and or self build options and small groups of houses where appropriate.
- h) Retail and office development should be accommodated within the core of the village nuclei and should make adequate provision for off street parking.
- i) Other business / industrial development can be accommodated on suitable sites within the development boundary subject to normal proper planning and sustainable development criteria.
- j) The development of lands closest to the village nuclei centre is proposed in the first instance, and the development of good pedestrian and amenity links with the village core are considered to be an important part of any proposed scheme.
- k) Encourage the provision of public footpaths and public lighting to serve the whole of the village

Local Area Plan Objective  
GO-01 General Objectives for Village Nuclei

- nuclei and where practicable, to provide for the under-grounding of utilities.
- l) Roadside development within the village nuclei should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.
- m) Encourage additional retail and community services within the village nuclei to coincide with the needs of any future growth.
- n) All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2.

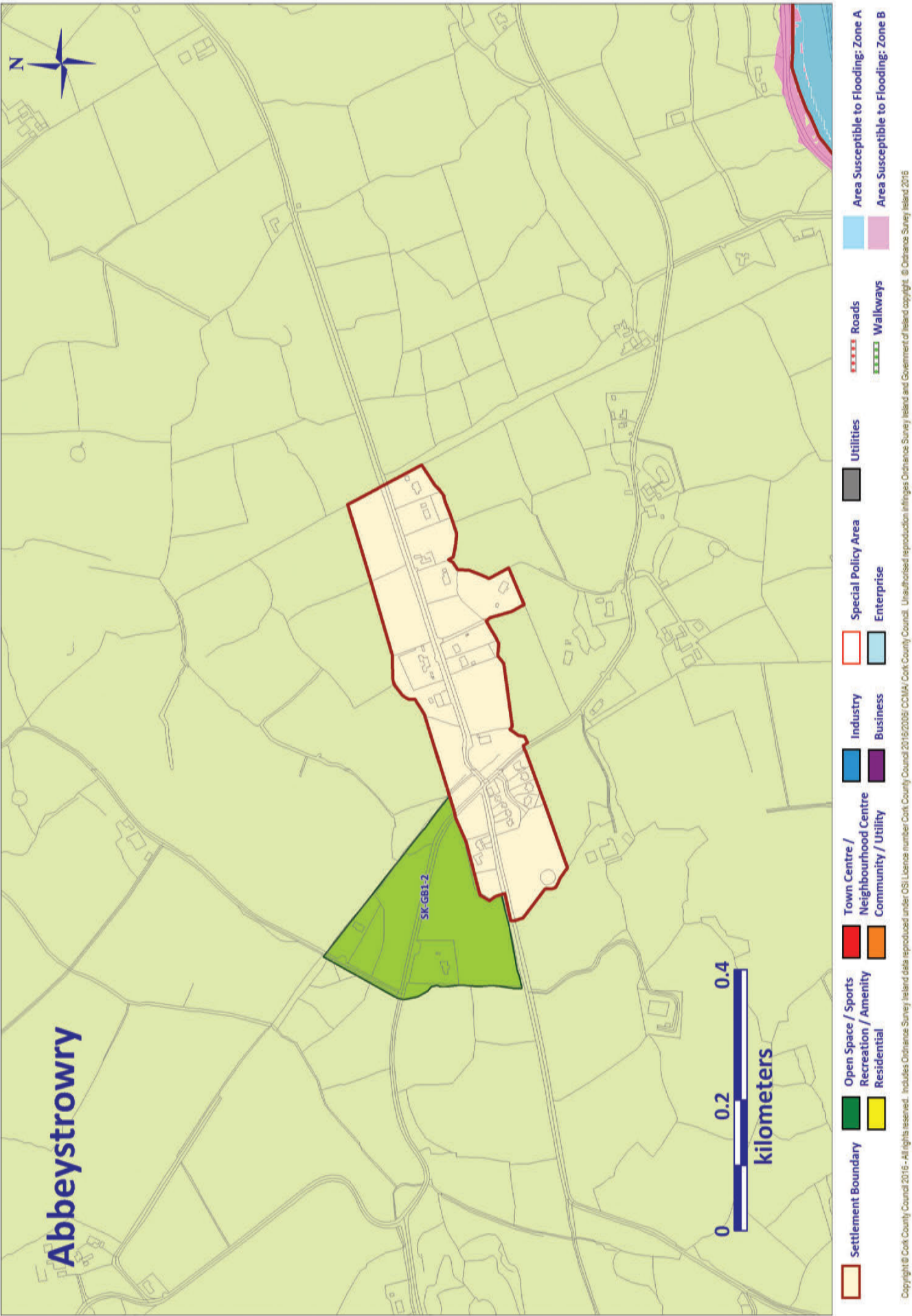


## Abbeystrowry

6.2.15 The vision for Abbeystrowry is to maintain its attractive rural setting, while allowing for some small scale individual dwellings.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Abbeystrowry |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 6 additional dwelling units during the plan period.  |
| DB-02   | Encourage the development of individual dwelling units subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by an individual wastewater treatment system and must make provision for connection to the public system in the future and shall also 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. |
| DB-03   | Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained.  |

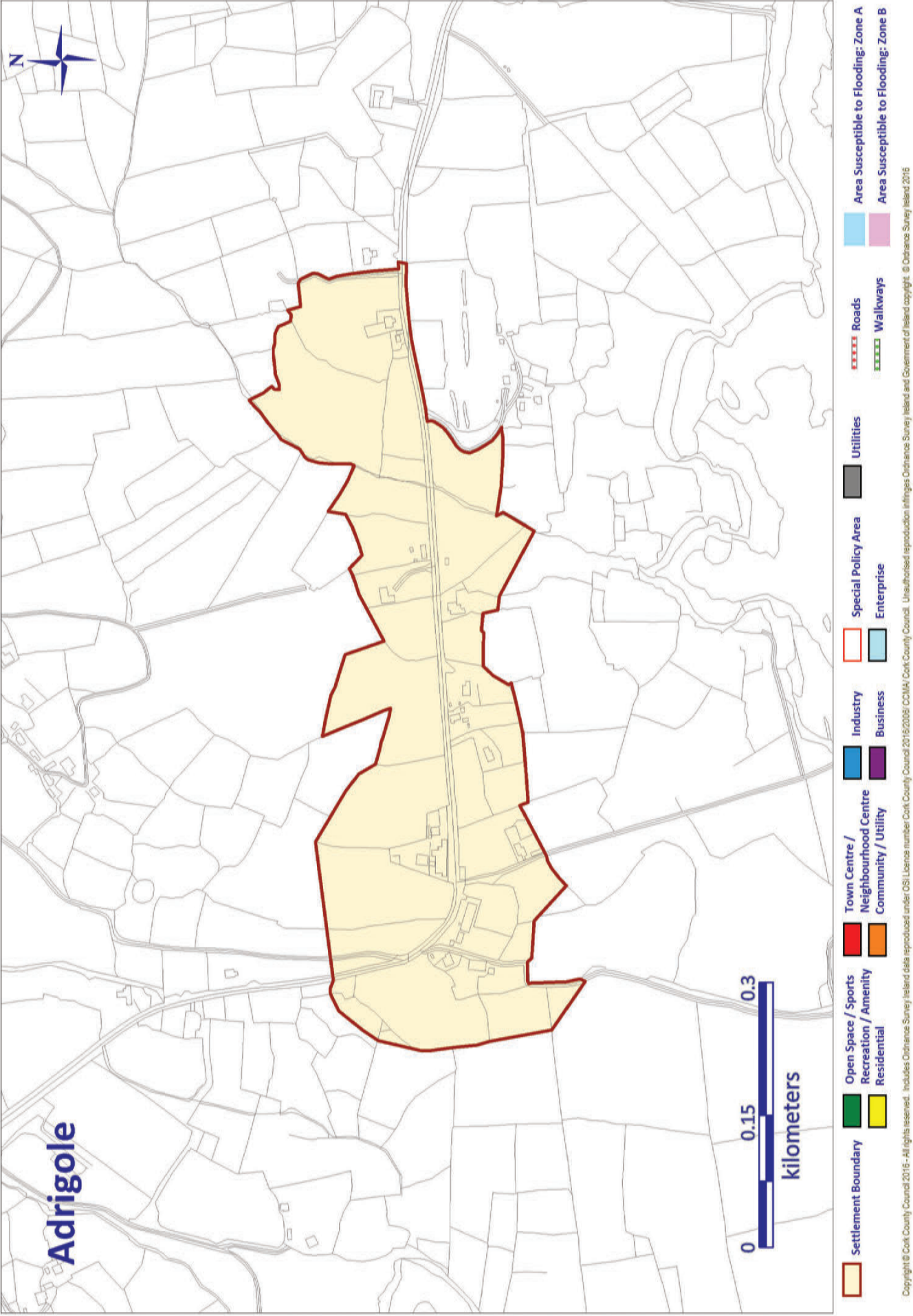


## Adrigole

- 6.2.16 The vision for Adrigole as a village nucleus is to develop the settlement as a location for small scale high quality tourism, accommodating the incremental expansion of small scale residential development while protecting the attractive setting, landscape character and environment of the area.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Adrigole |  |
|---|--|
| Objective No.   |  |
| DB-01   | Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.  |
| DB-02   | Encourage the development of appropriately scaled leisure and community infrastructure, including a visitor centre for tourists, which respects the character and setting of the area and surrounding environment. |
| DB-03   | Examine the feasibility for a looped walk along the shoreline from Trafrask to Adrigole Church.  |
| DB-04   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.  |



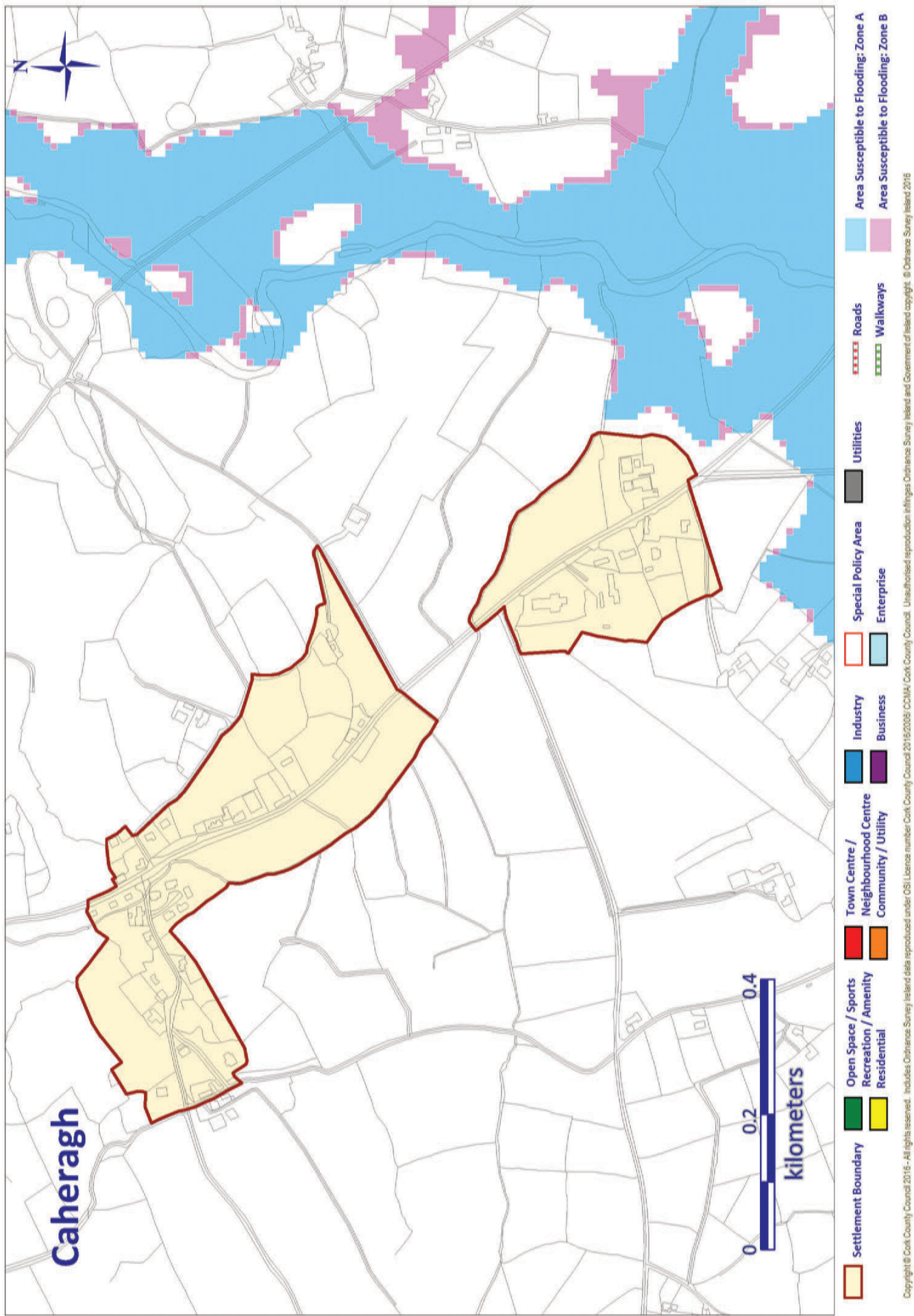
## Caheragh

6.2.17 The vision for Caheragh is to encourage development within the village nucleus and to recognise its function as a clustered rural settlement which provides local services.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Caheragh |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 15 additional dwelling units during the plan period.                                 |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



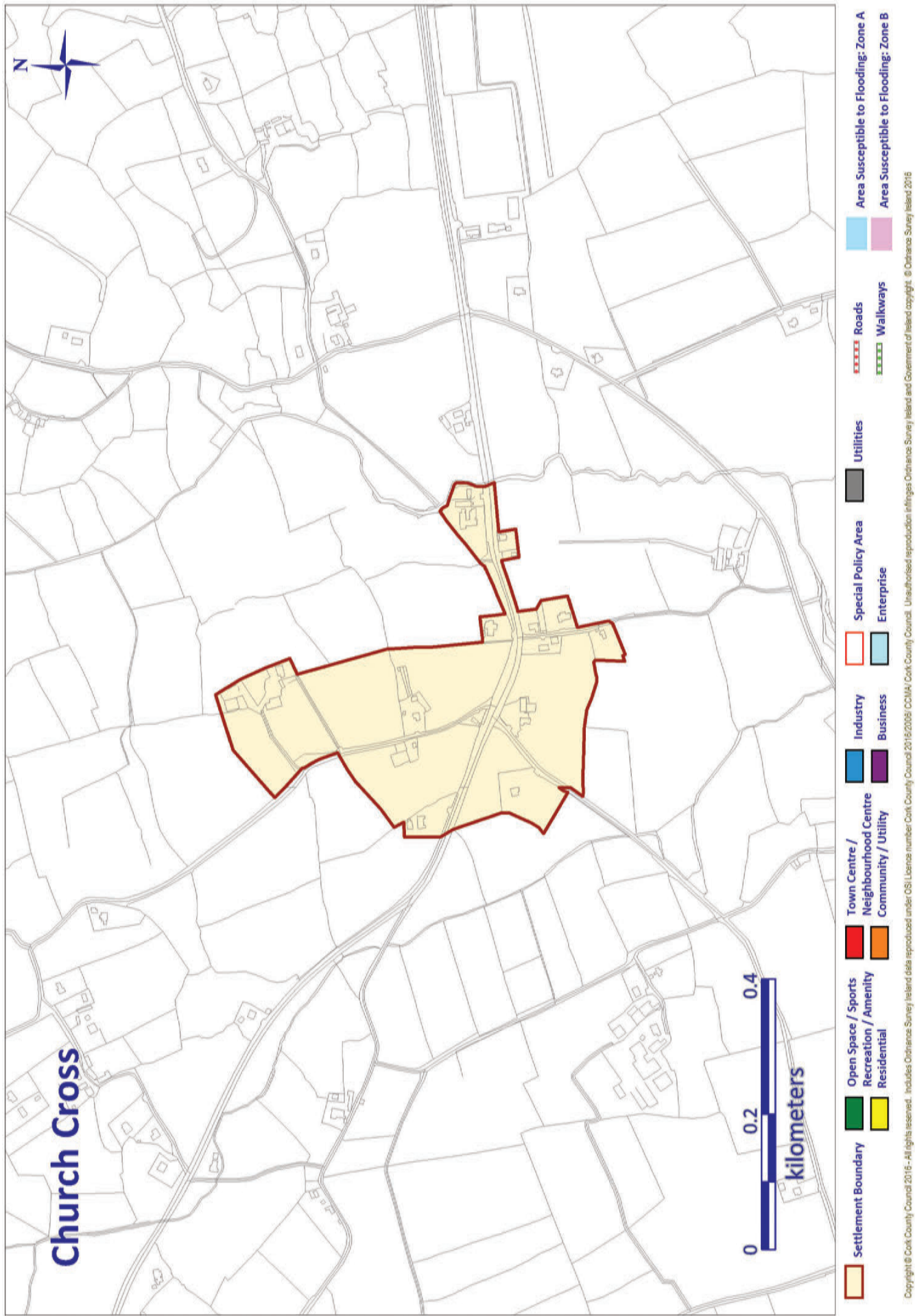


## Church Cross

6.2.18 The vision for Church Cross is to encourage development within the village nucleus development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Church Cross |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 7 additional dwelling units during the plan period.                                  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



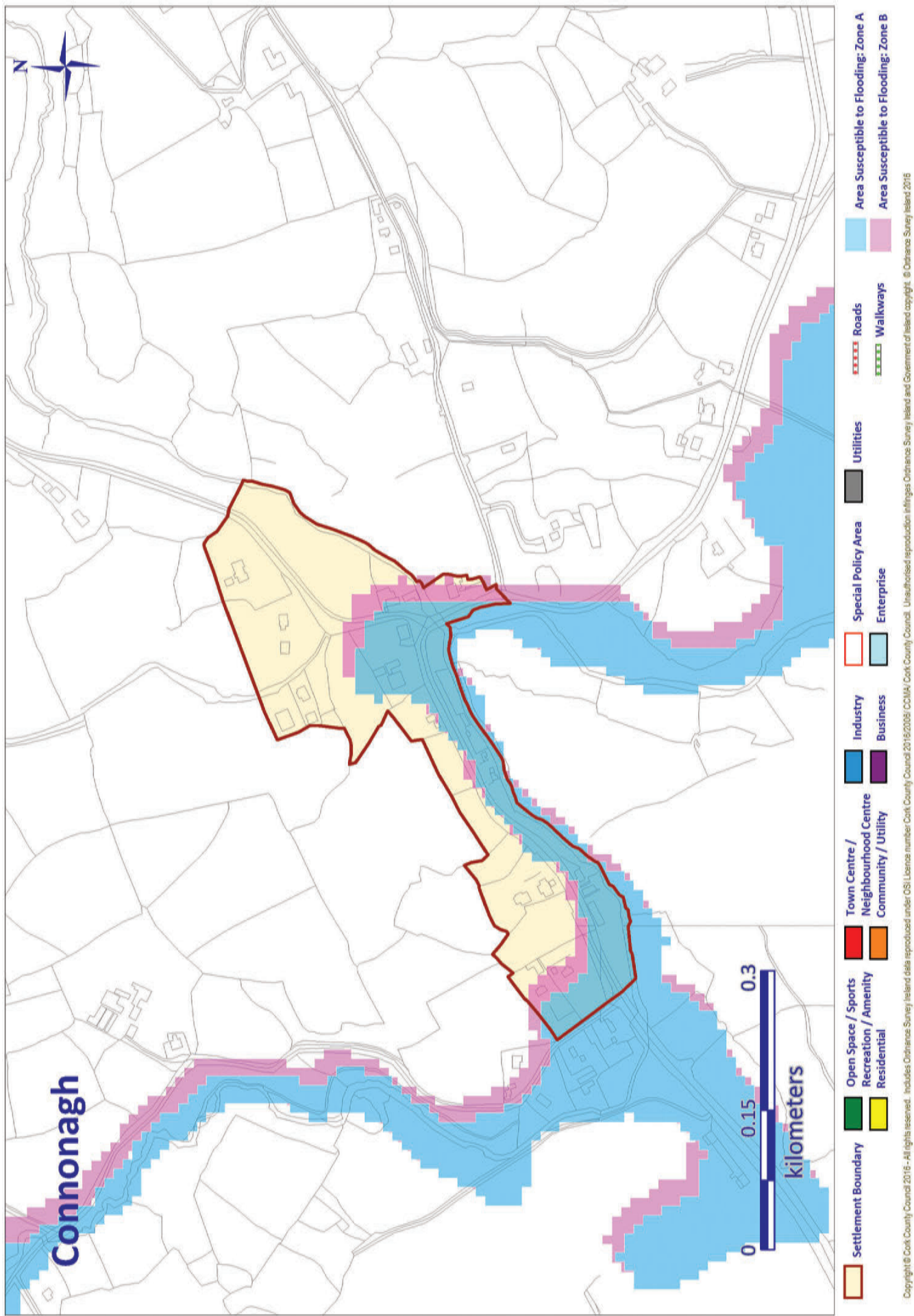
## Connonagh

6.2.19 The vision for Connonagh is to maintain its attractive rural setting, while allowing for some small scale individual dwellings.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Connonagh |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 3 additional dwelling units during the plan period.                                       |
| DB-02  | Development proposing a new access to the N71 should not be permitted, unless it can be demonstrated that the proposal does not constitute a Traffic Hazard. |
| DB-03  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.      |





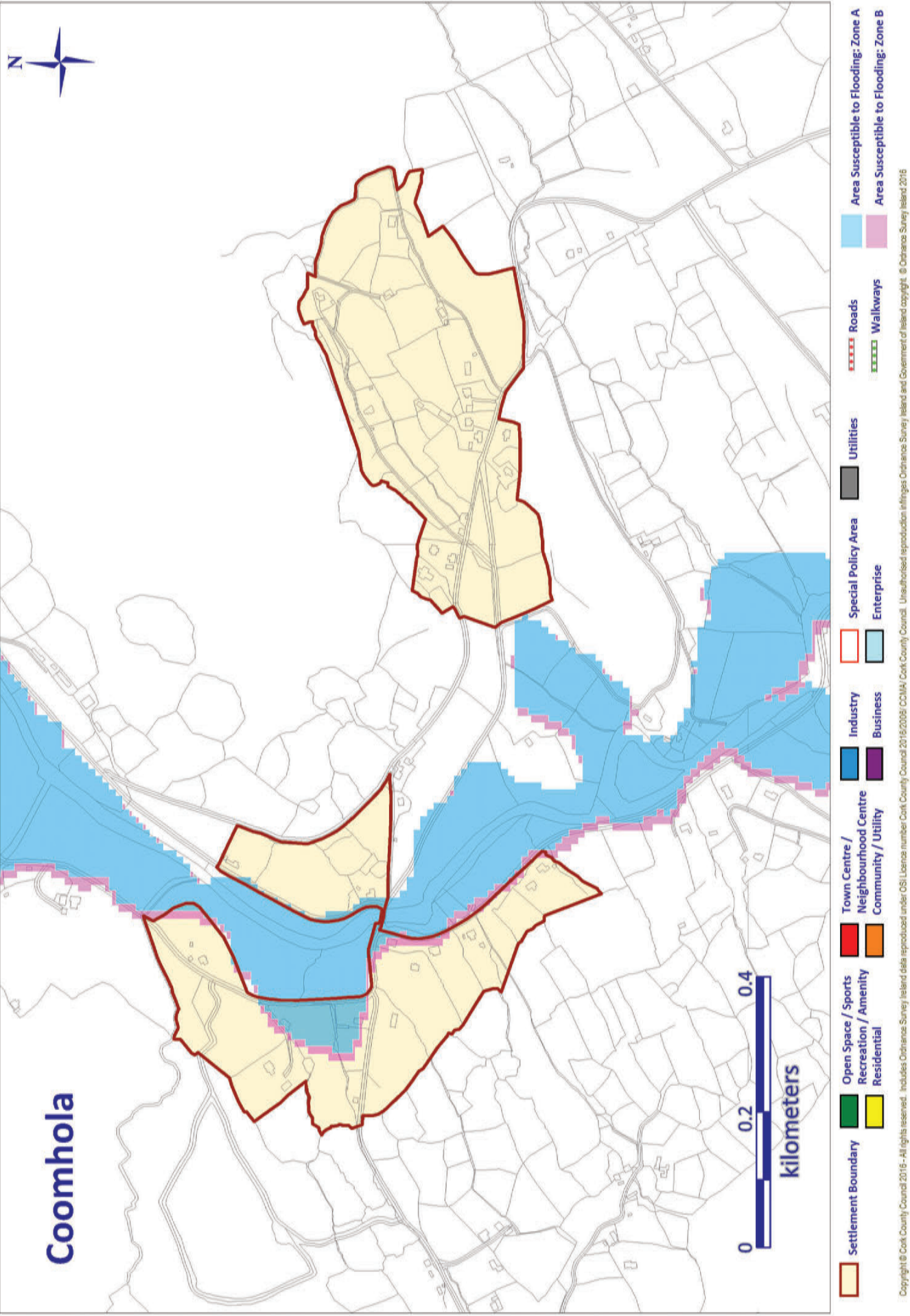


## Coomhola

6.2.20 The vision for Coomhola is to maintain its attractive rural setting, while allowing for some small scale individual dwellings.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Coomhola |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 13 additional dwelling units during the plan period.                                 |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |

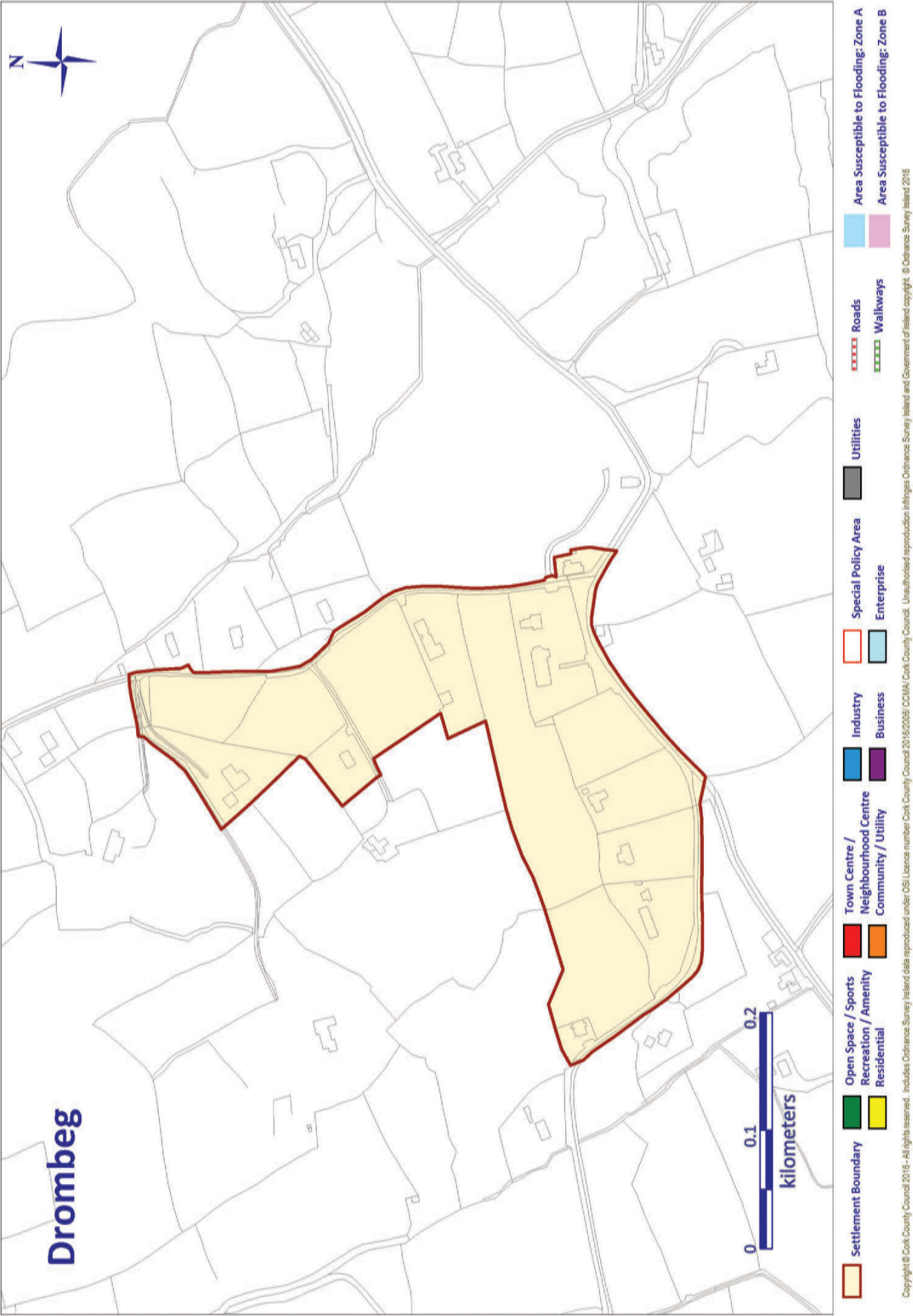


## Drombeg

- 6.2.21 The vision for Drombeg is to maintain its attractive rural setting, while allowing for some small scale individual dwellings.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Drombeg |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 4 additional dwelling units during the plan period.  |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. Development should have regard to any County Development Plan designations and in particular avoid steeply sloping sites, be sensitively designed to have due consideration to the visual amenities, topography and sensitive coastal landscape of this area. |



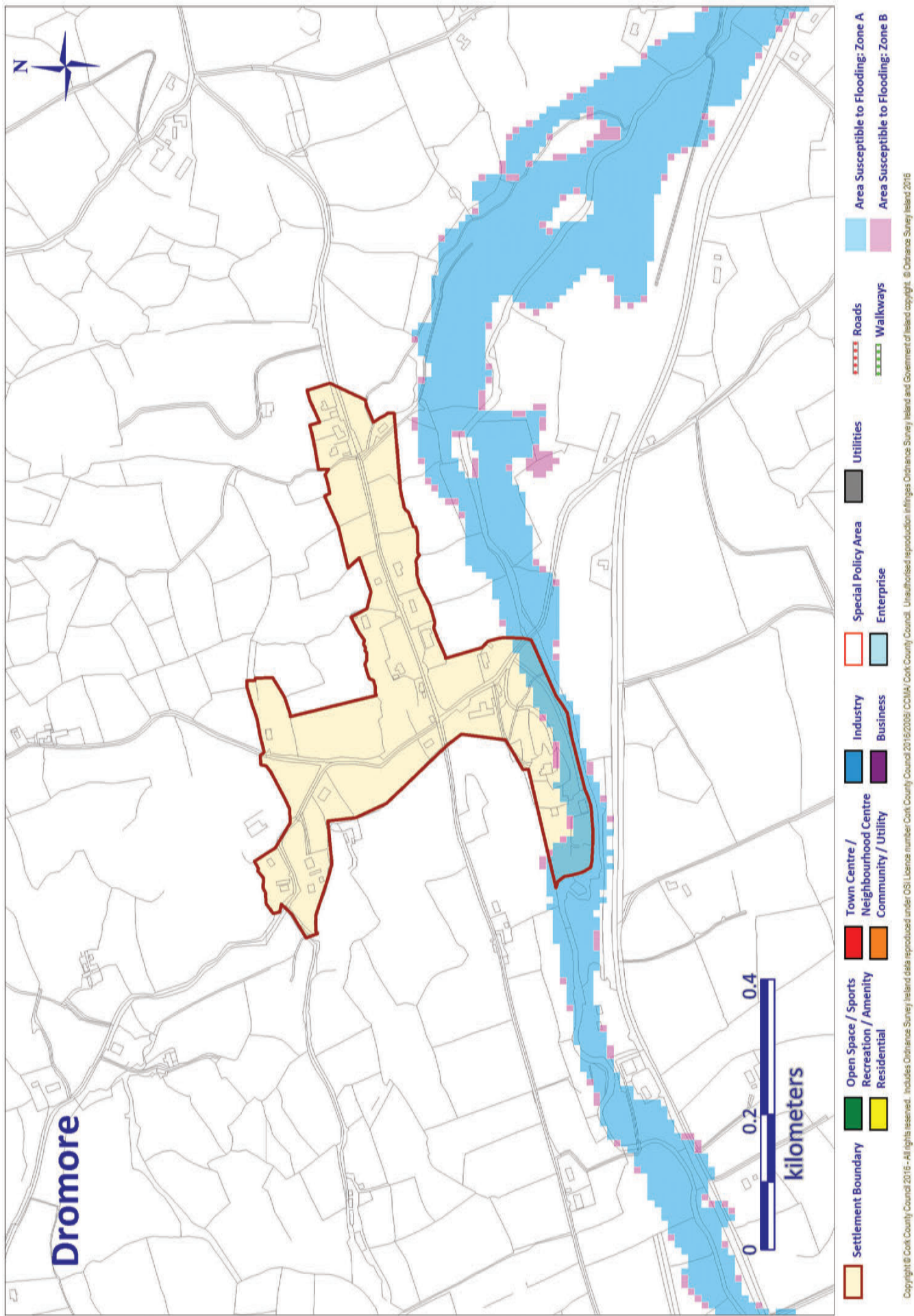
## Dromore

6.2.22 The vision for Dromore is to consolidate development within the fabric of the village nucleus development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Dromore |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 12 additional dwelling units during the plan period.                                 |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



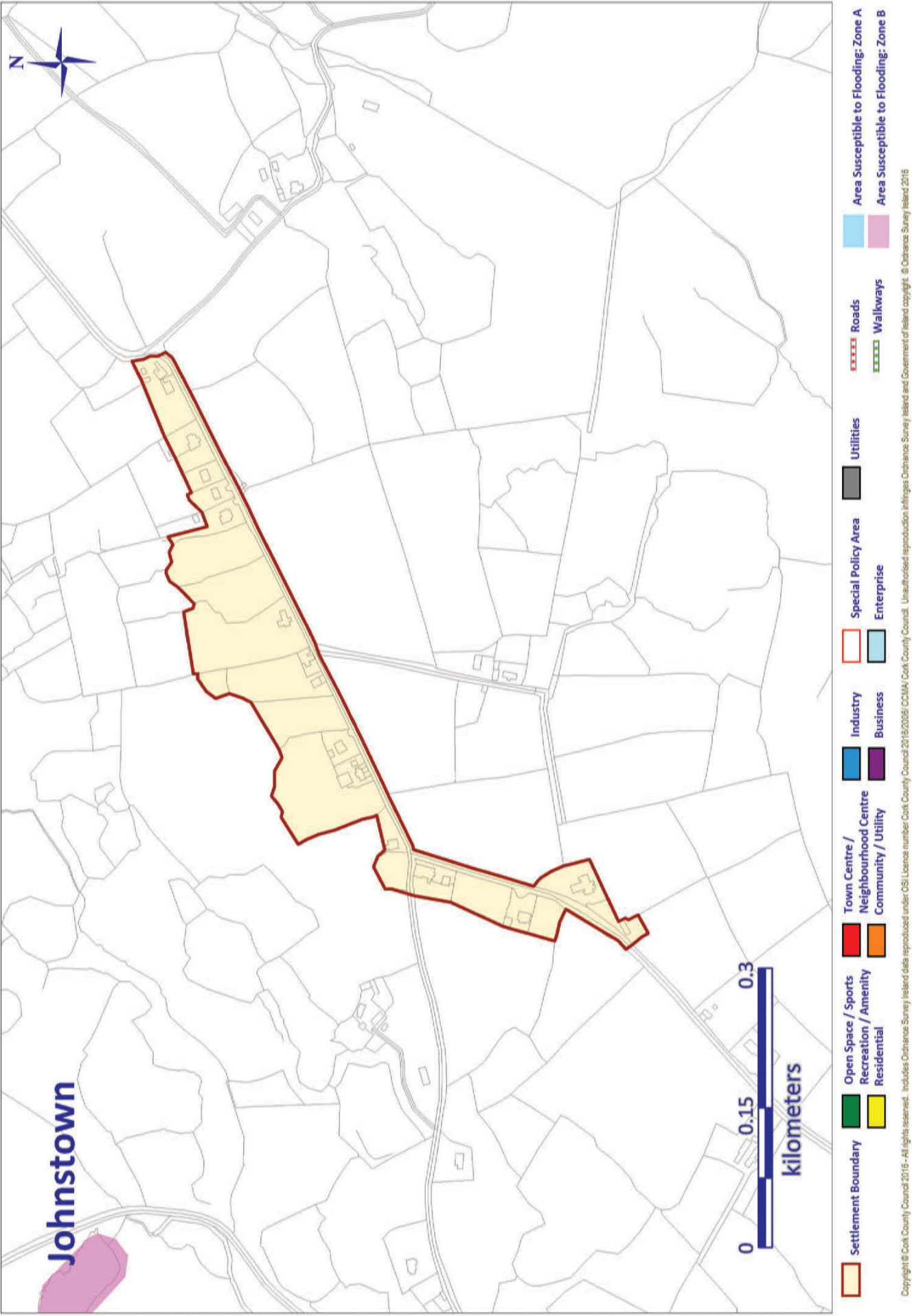


## Johnstown

- 6.2.23 The vision for Johnstown is to encourage development within the village and restore a village core for local services.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Johnstown |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.                                  |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |
| DB-03  | Support the development of indigenous employment uses within the village where they can be suitably integrated into the setting of the village.         |



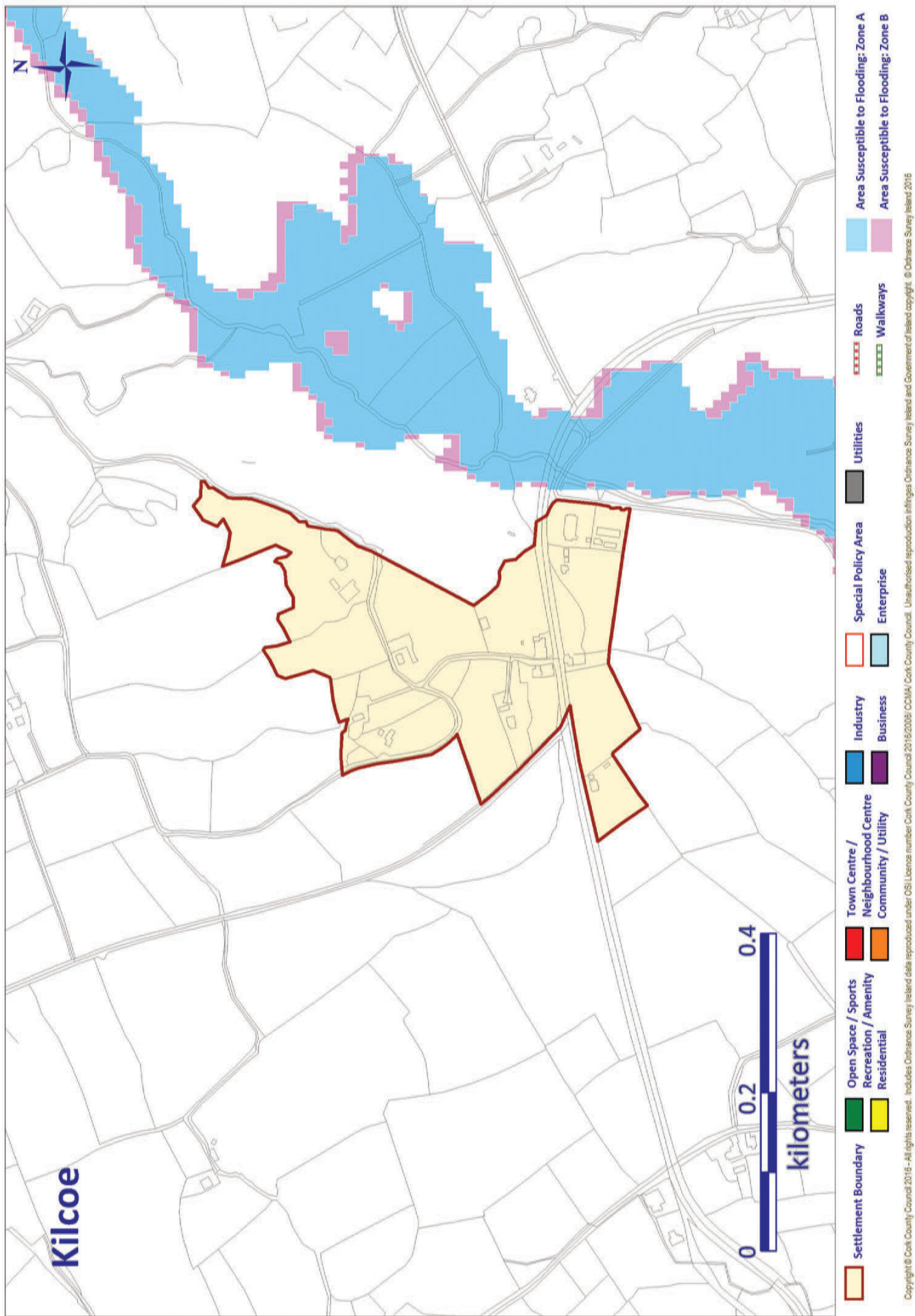
## Kilcoe

6.2.24 The vision for Kilcoe is to consolidate development within the village nucleus development boundary and to maintain facilities for the local community.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Kilcoe |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 6 additional dwelling units during the plan period.                                  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |





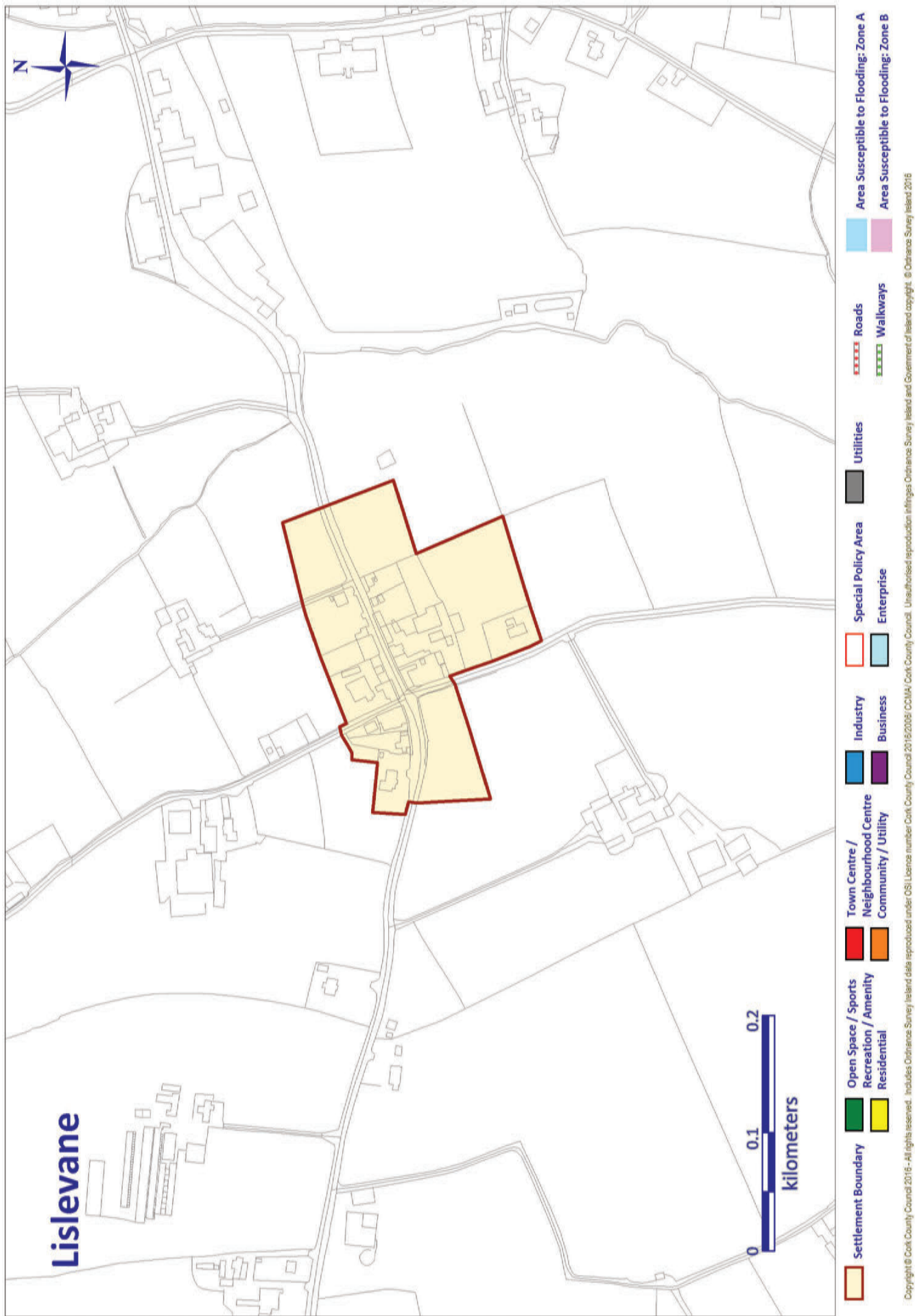


## Lislevane

- 6.2.25 The vision for Lislevane is to encourage development within the village nucleus and to protect the main approaches to the village from ribbon development.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Lislevane |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.                                  |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |

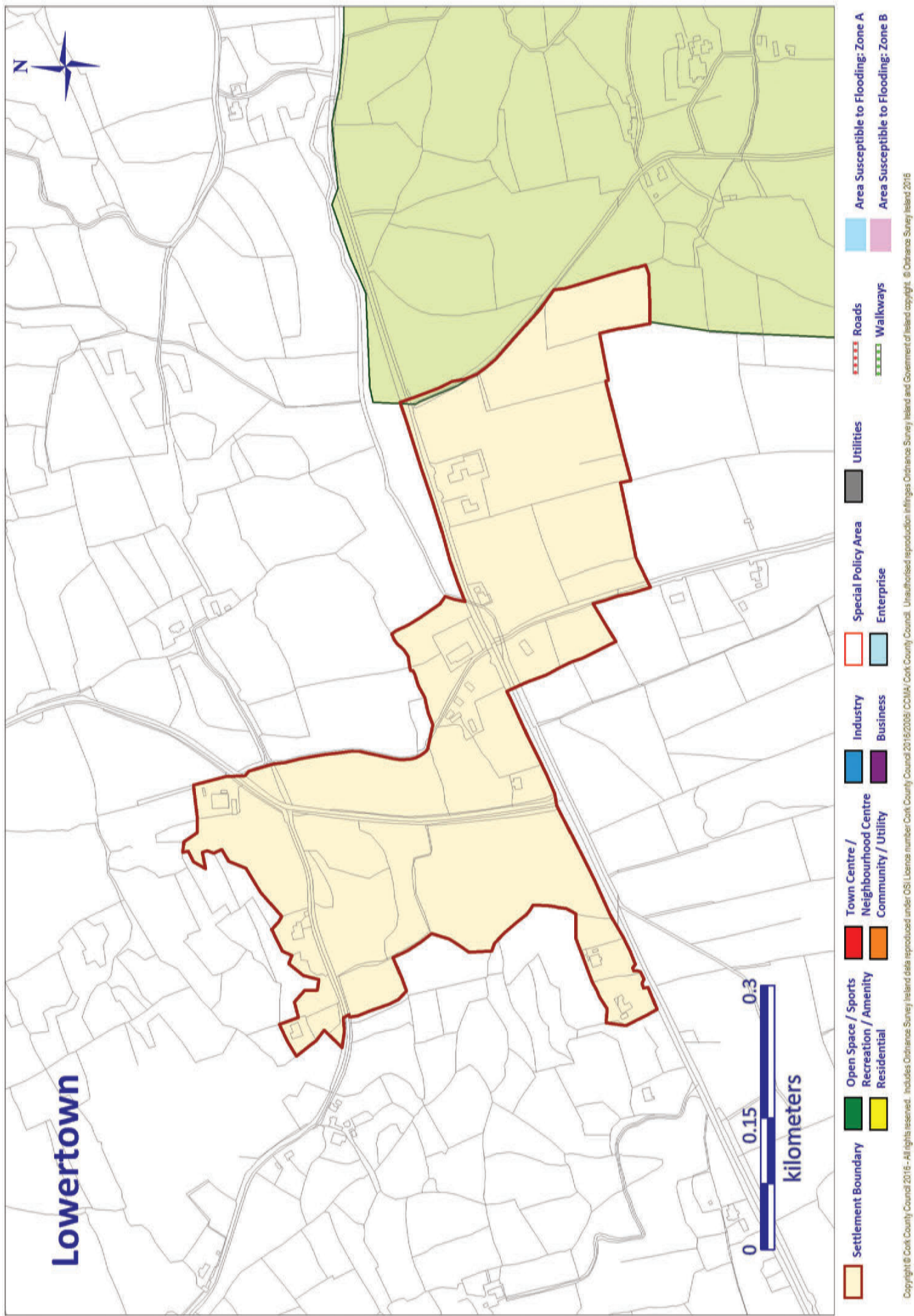


## Lowertown

- 6.2.26 The vision for Lowertown which is located close to the town of Schull, is to encourage sensitively sited rural housing development within the development boundary and to maintain and expand rural related enterprises.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Lowertown |  |
|--|--|
| Objective No.  |  |
| DB-01  | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.  |
| DB-02  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus.  |
| DB-03  | New access points onto the Regional Road R592 will generally be discouraged.   |
| DB-04  | Support the development of tourism/community and other forms of indigenous employment and service uses within the village where they can be suitably integrated into the setting of the village. |



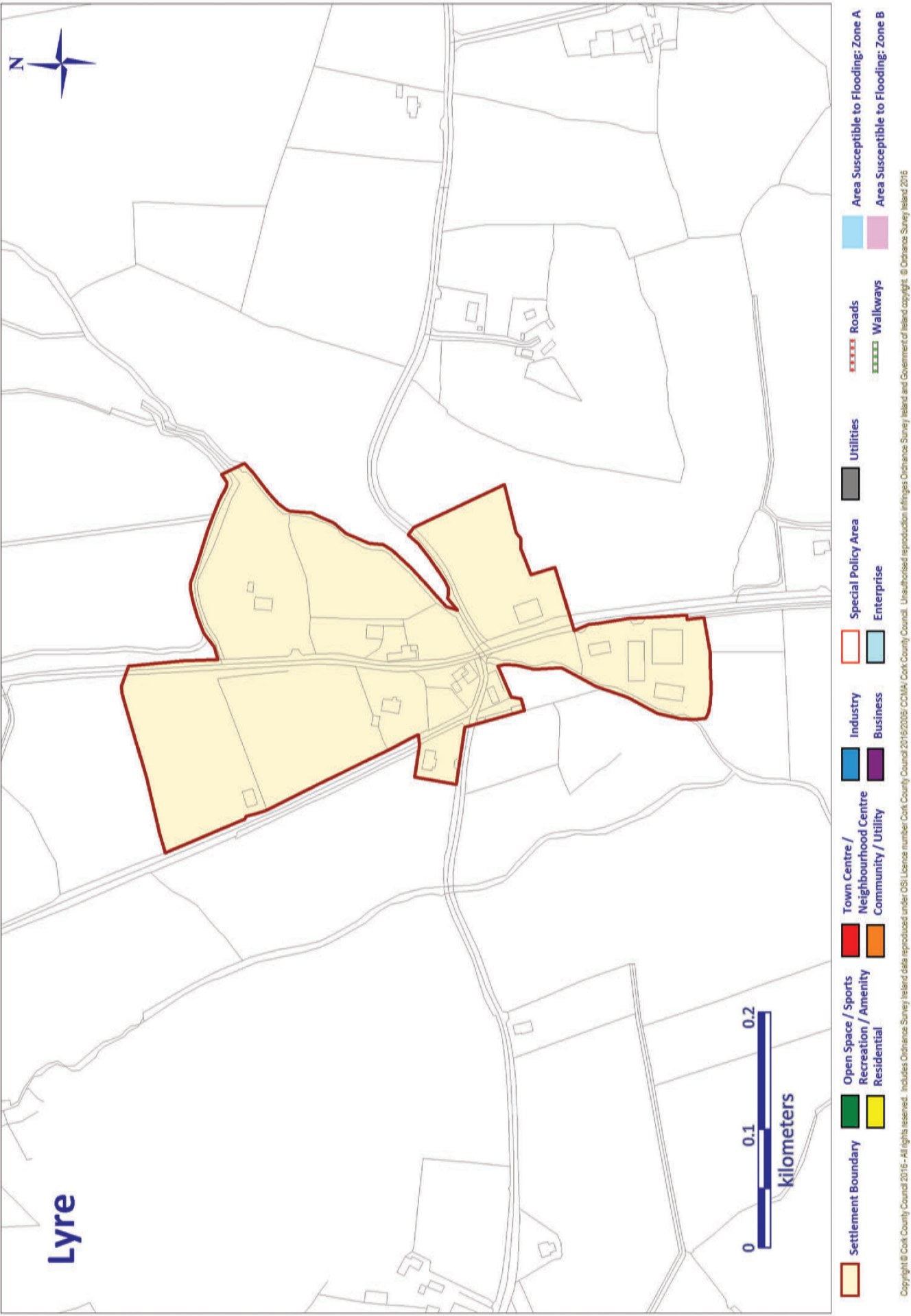
## Lyre

6.2.27 The vision for Lyre is to maintain its attractive rural setting, while allowing for some small scale individual dwellings.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Lyre |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 8 additional dwelling units during the plan period.                                  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



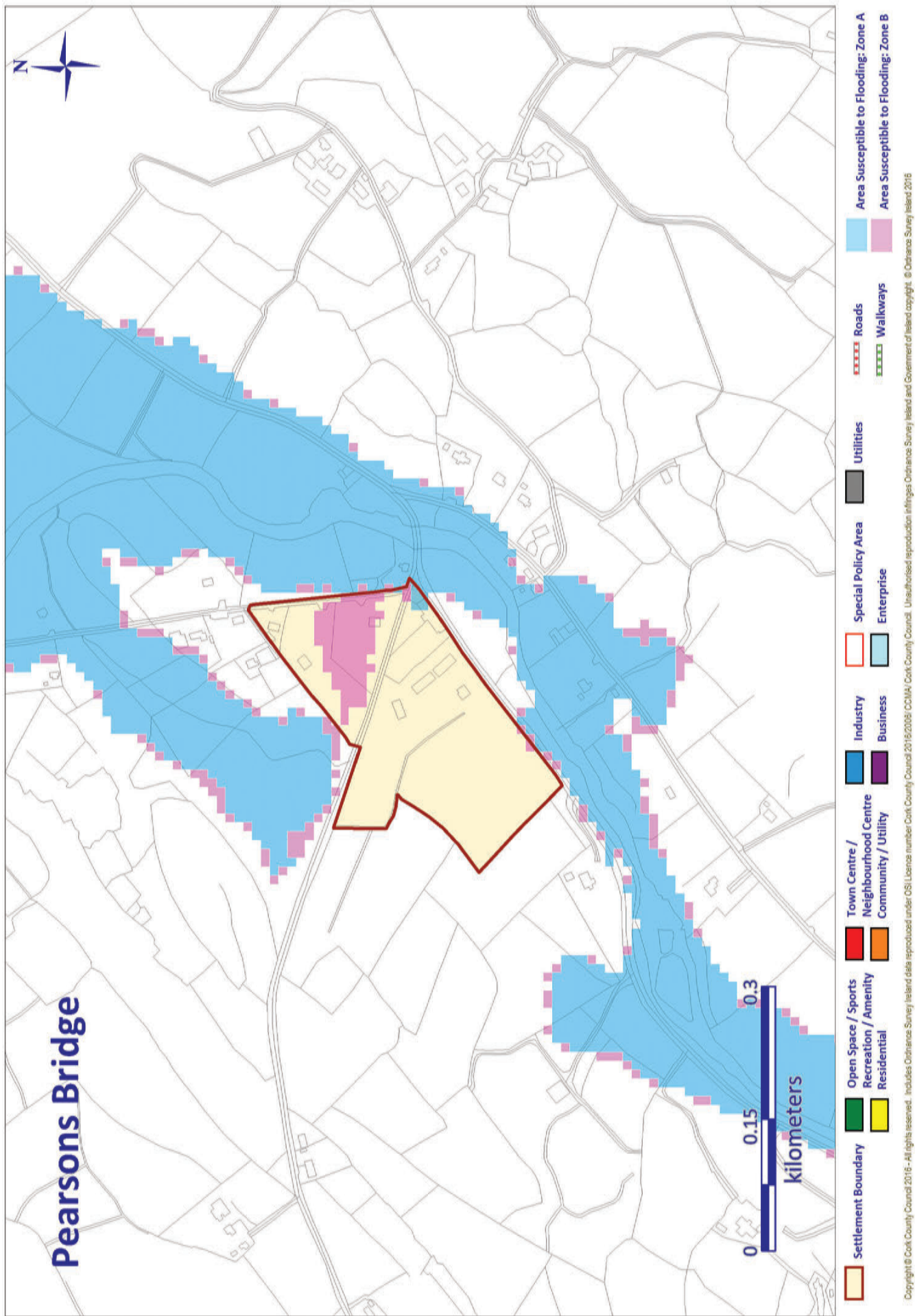


## Pearson's Bridge

6.2.28 The vision for Pearson's Bridge is to consolidate development within the fabric of the village nucleus development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Pearson's Bridge |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.                                 |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



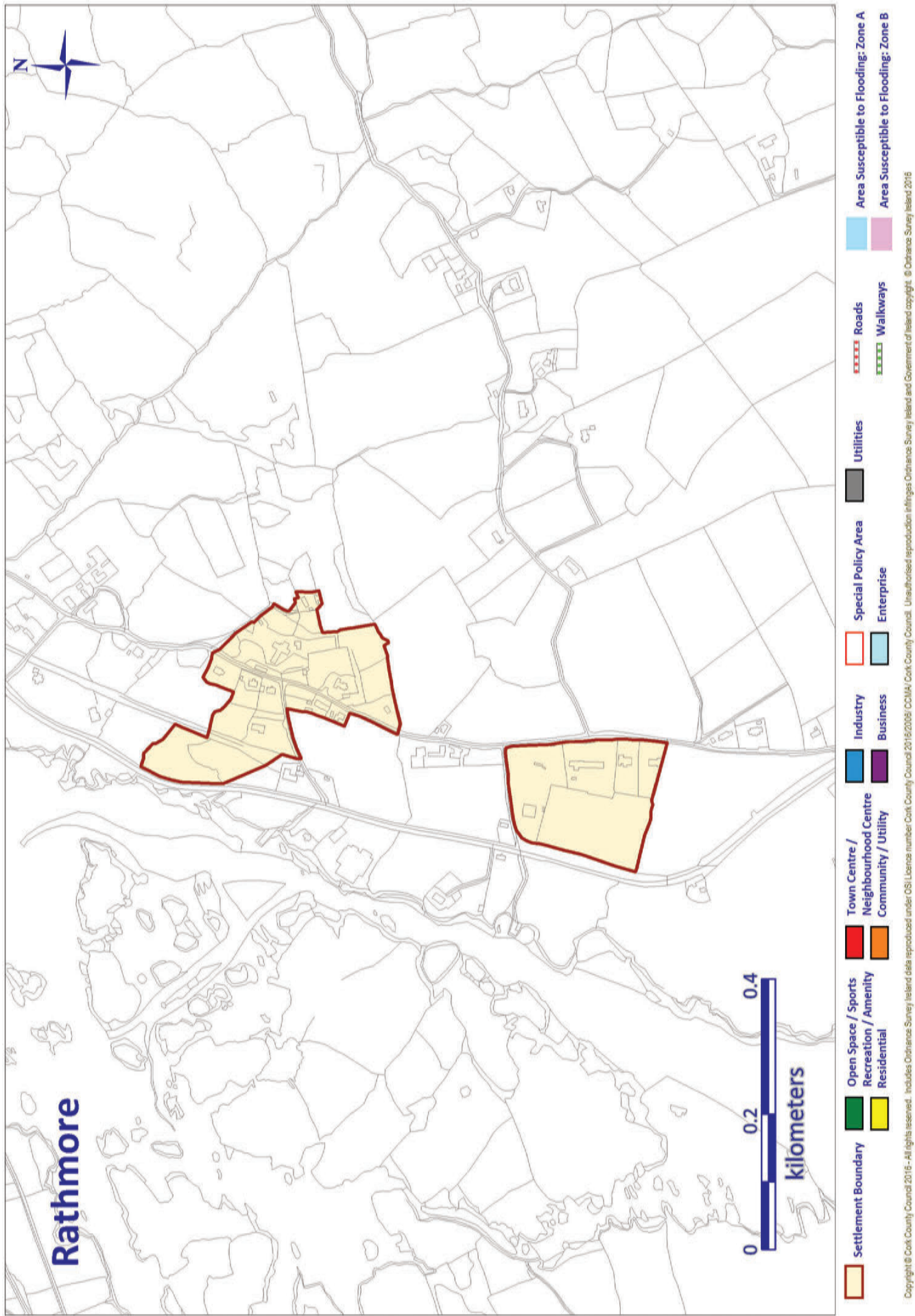
## Rathmore

- 6.2.29 The vision for Rathmore is to recognise its function as a settlement which provides important local services and community facilities.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Rathmore |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 5 additional dwelling units during the plan period.  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. Development should have regard to any County Development Plan designations and in particular avoid steeply sloping sites, be sensitively designed to have due consideration to the visual amenities, topography and sensitive coastal landscape of this area. |





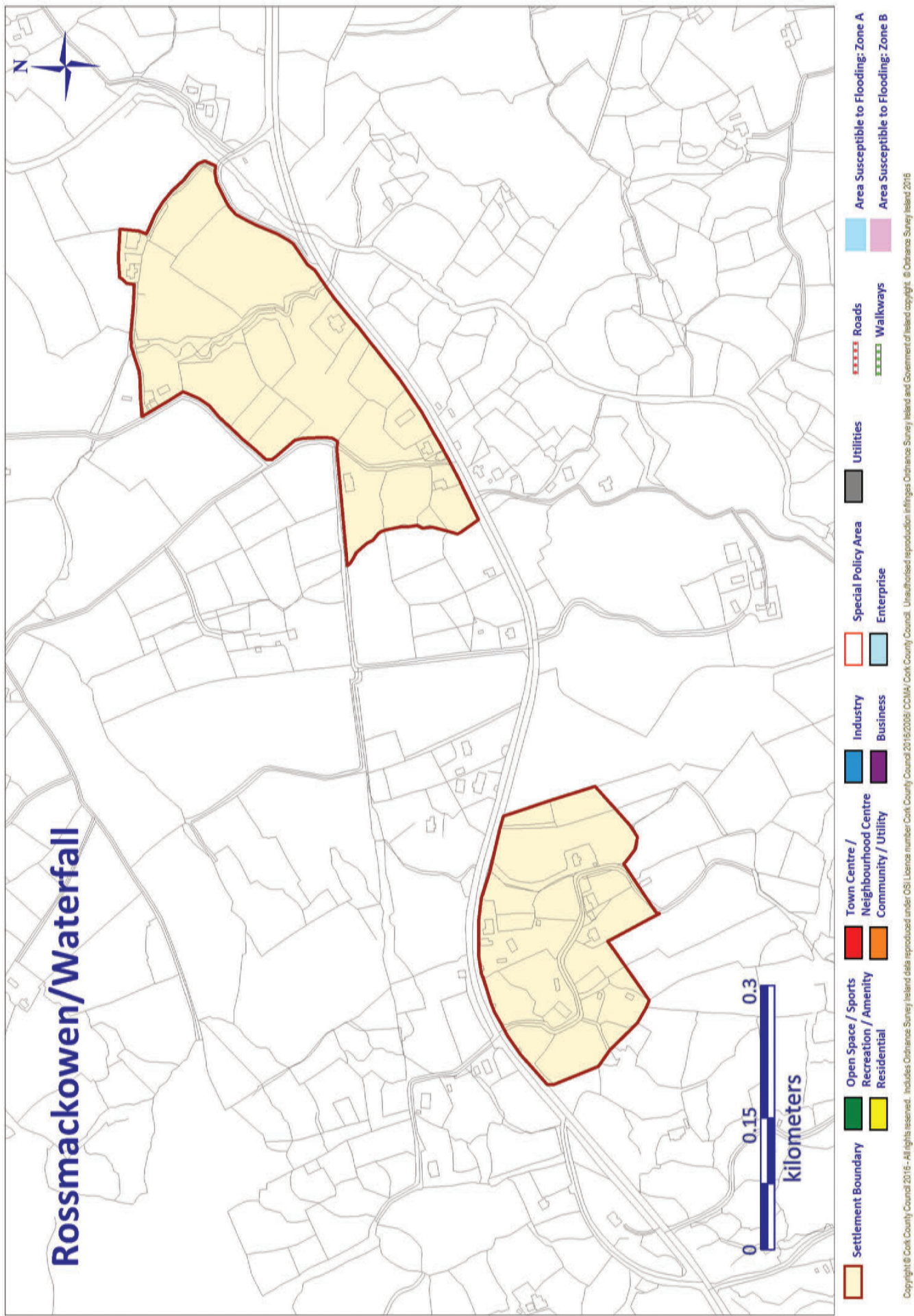


## Rossmackowen/Waterfall

6.2.30 The vision for Rossmackowen / Waterfall is to encourage development within the village development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Rossmackowen / Waterfall |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.                                 |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |

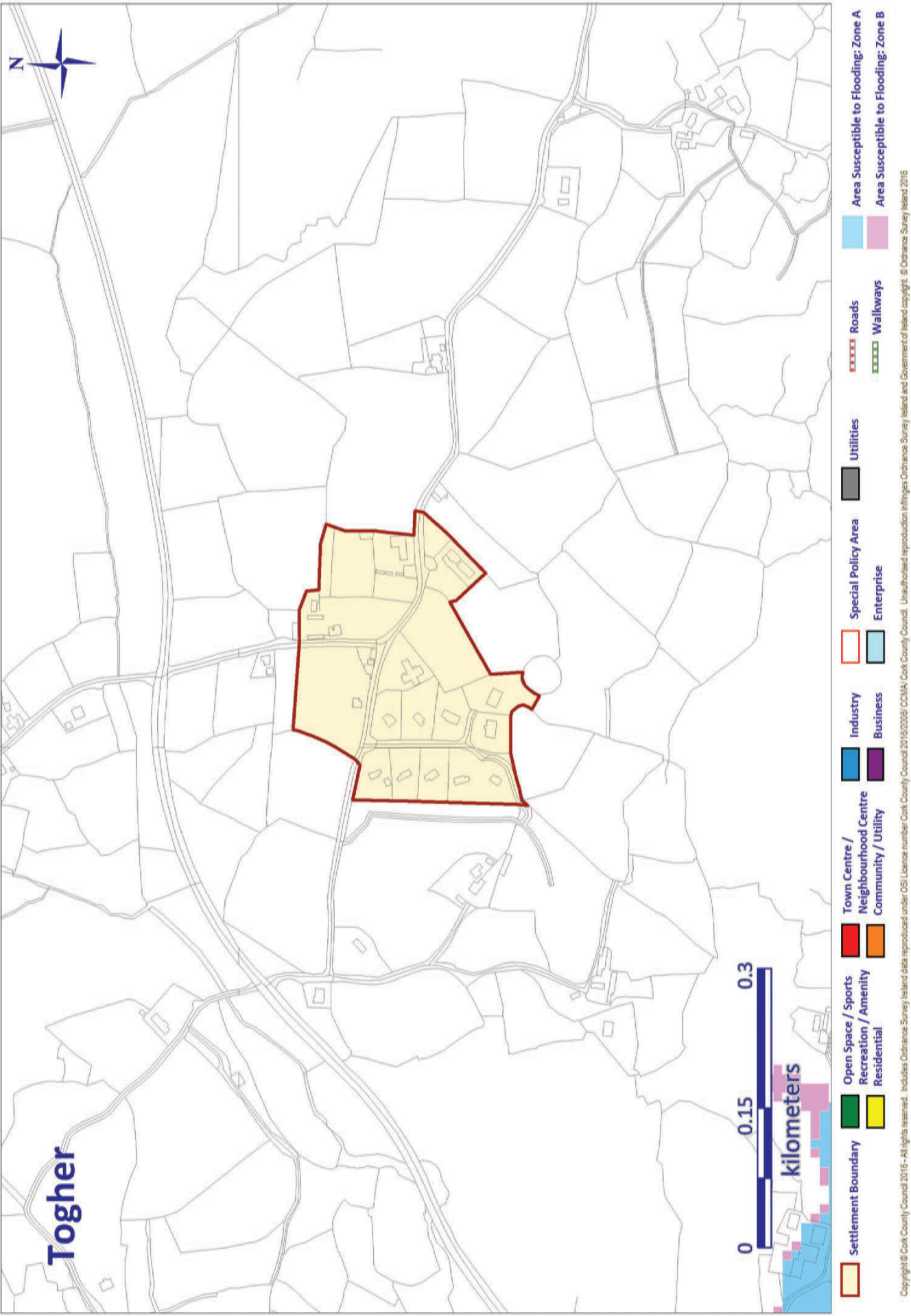


## Togher

6.2.31 The vision for Togher is to encourage development within the village and restore a village core for local services.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Togher |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 10 additional dwelling units during the plan period.                                 |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



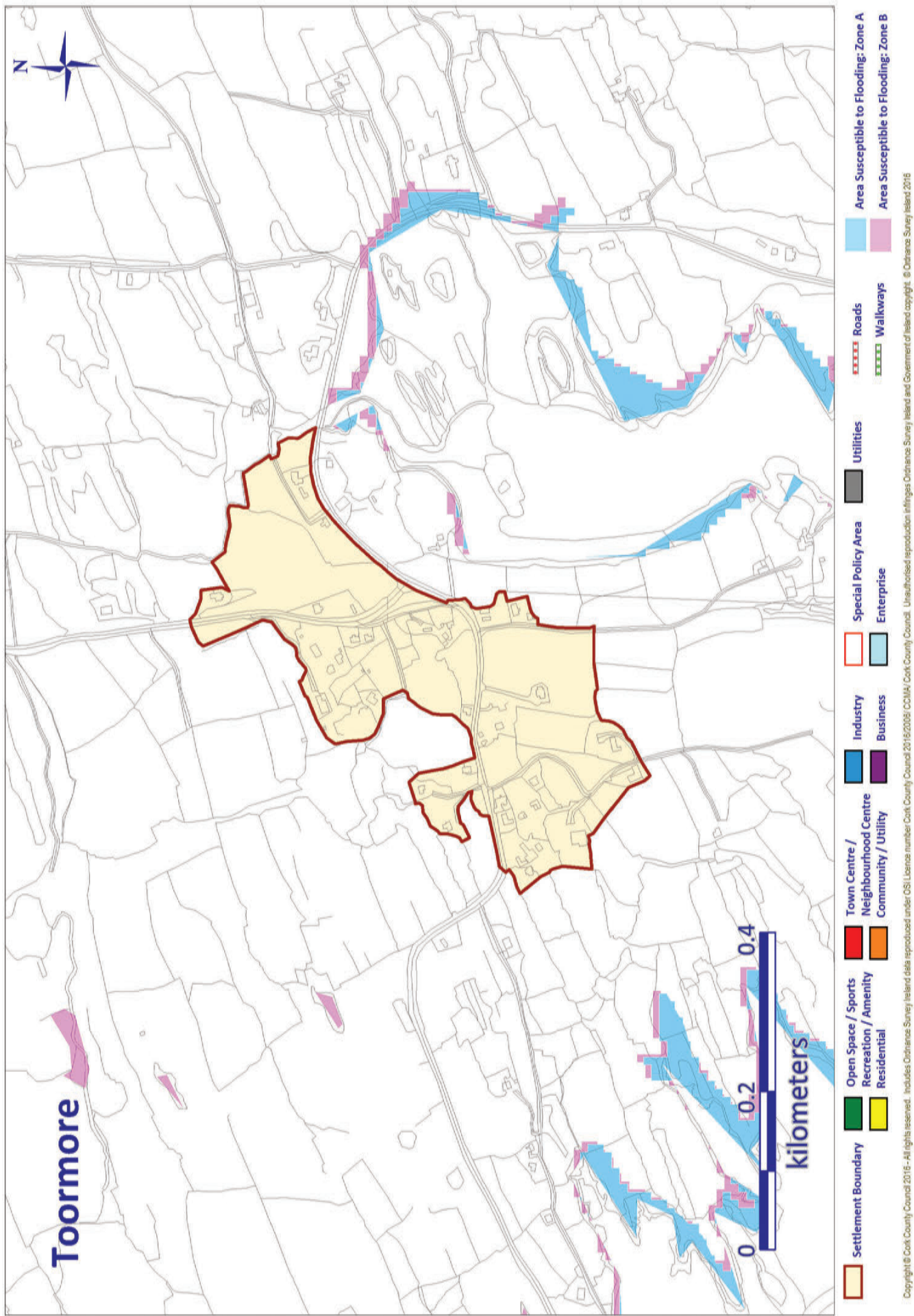
## Toormore

- 6.2.32 The vision for Toormore, as a village nucleus, is to develop the settlement as a location for small scale high quality tourism, accommodating the incremental expansion of small scale residential development while protecting the attractive setting, landscape character and environment of the area.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Toormore |   |
|---|---|
| Objective No.   |   |
| DB-01   | Within the development boundary encourage the development of up to 6 additional dwelling units during the plan period.                                  |
| DB-02   | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |



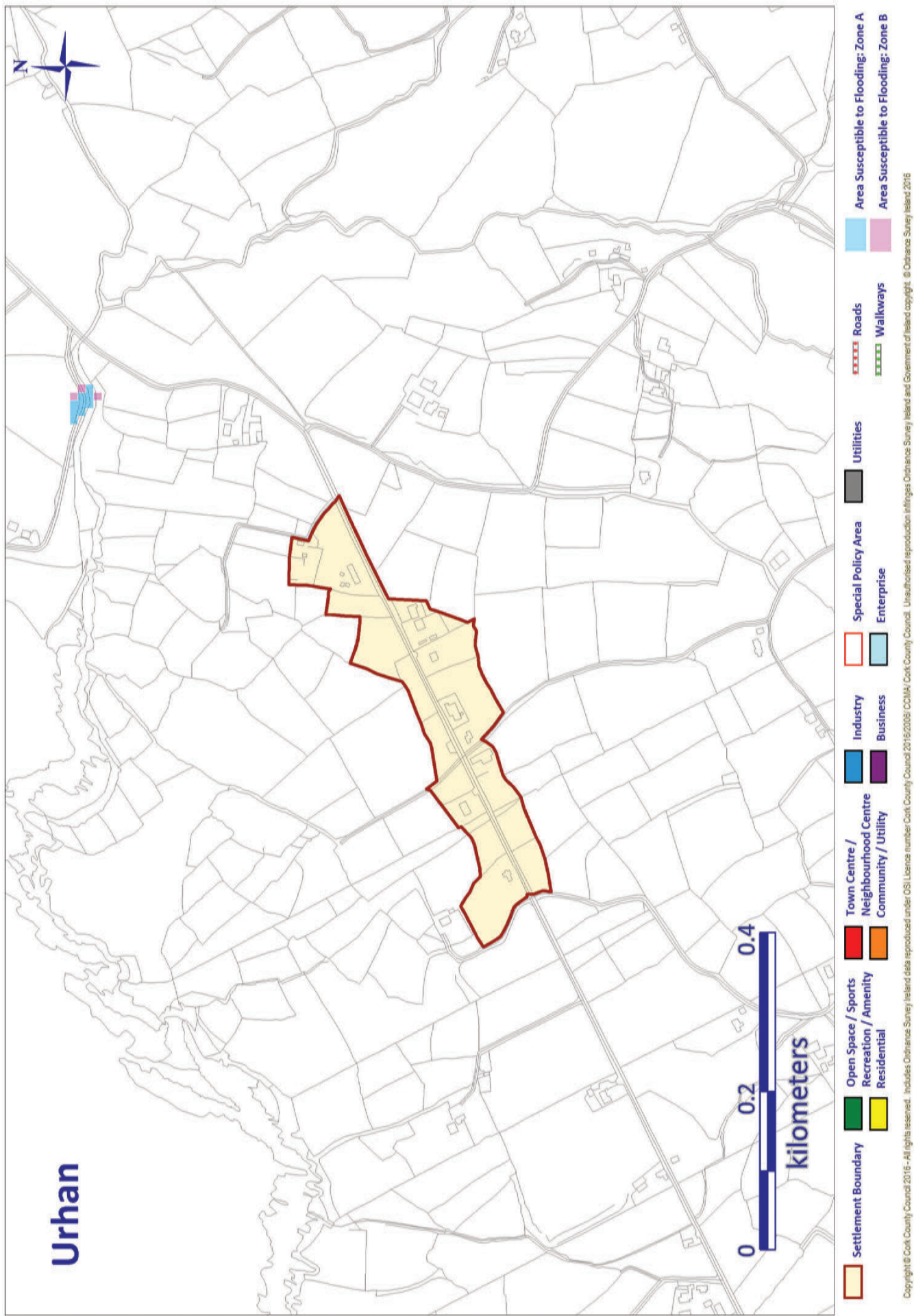


## Urhan

- 6.2.33 The vision for Urhan is to encourage sensitive and appropriate development within the village development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Urhan |   |
|--|---|
| Objective No.  |   |
| DB-01  | Within the development boundary encourage the development of up to 7 additional dwelling units during the plan period.                                  |
| DB-02  | Support the retention and development of community amenities at Travara to include the upgrading of the pier and its associated facilities.             |
| DB-03  | Any proposed development should have regard to the scale, character and be consistent with the vernacular architecture of the existing village nucleus. |





## 6.3 Other Locations

### Introduction

- 6.3.1 There are nine 'Other Locations' in the West Cork Municipal District as follows; Ardnageehy Beg, Ballinglanna, Barleycove, Darkwood, Inchydoney, Lisbealad, Ownahinchy, Poundlick and Tragumna.
- 6.3.2 It is a strategic aim of the Cork County Development Plan, 2014 to recognise 'Other Locations', as areas which may not form a significant part of the settlement network, but do perform important functions with regard to tourism, heritage, recreation and other uses.
- 6.3.3 'Other Locations' are places like holiday resorts, areas of individual houses in the Green Belt or other locations and places that do not have the level of service or permanent housing, for example, to warrant inclusion as a village nucleus. These "other locations" do not normally have the type or range of services that village nuclei, villages and key villages have.

### General Objectives for Other Locations

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

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

## Ardnageehy Beg

- 6.3.6 The vision is to encourage sensitively sited low density housing where it can be suitably integrated within the landscape and environmental setting of the area.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ardnageehy Beg |   |
|---|---|
| Objective No.   |   |
| DB-01   | Encourage the development of individual dwelling units subject to normal proper planning and sustainable development considerations. Each dwelling unit shall be served by an individual wastewater treatment system and must make provision for connection to the public system in the future and shall also 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. |
| DB-02   | Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained.  |



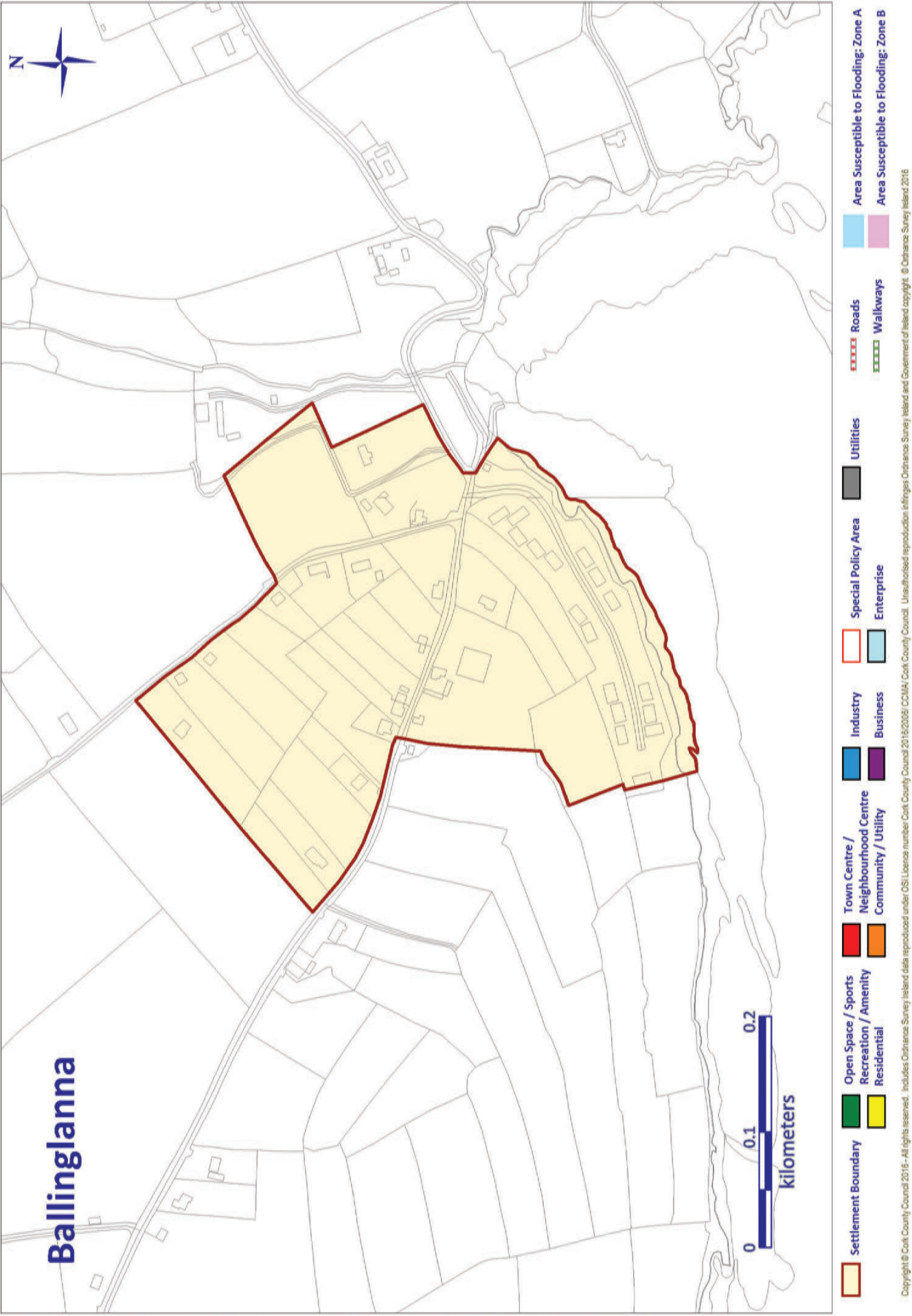


## Ballinglanna

- 6.3.7 The vision for Ballinglanna is to allow for small-scale expansion which would be sympathetic with the existing settlement and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Ballinglanna |  |
|---|--|
| Objective No.   |  |
| DB-01   | Encourage some small-scale growth in the form of individual dwellings close to the settlement centre which should be compatible with existing development, connected to the existing water supply and providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. All new development should be appropriately sited and designed and have due consideration to the sensitive nature of the coastal landscape. |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the settlement.  |



## Barleycove

- 6.3.8 The vision for Barleycove is to maintain its role as a tourist resort within its sensitive landscape setting on the Mizen Peninsula.

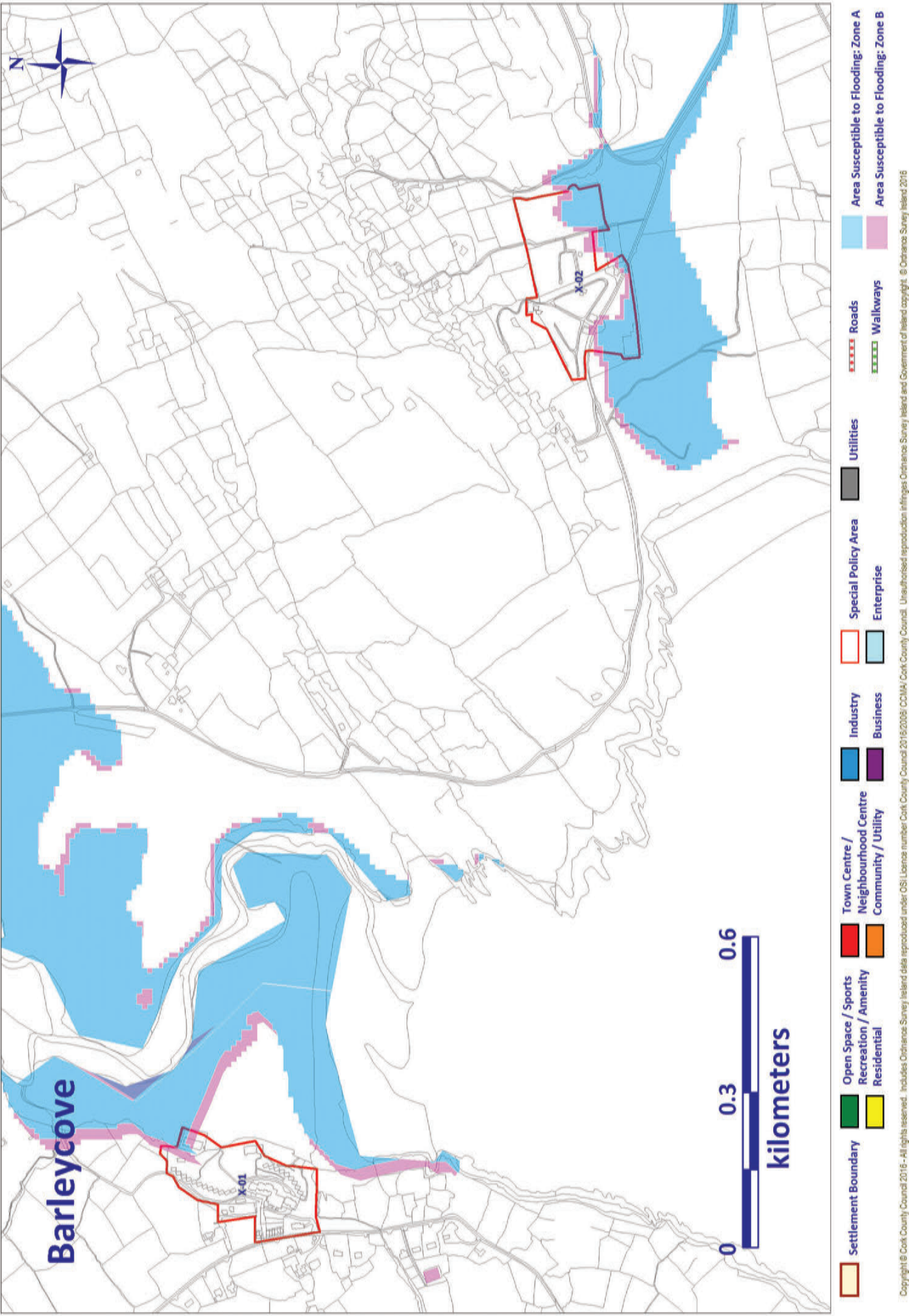
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Barleycove |   |
|---|---|
| Objective No.   |   |
| DB-01   | This settlement is located partially within and adjacent to the Barley Cove to Ballyrisode Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site. |
| DB-02   | Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.                                       |

### Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Barleycove |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  |                         |
| Special Policy Areas  |  |                         |
| X-01  | Existing hotel / chalet / apartment complex. Development which further erodes the catered, hotel function is to be resisted, while further holiday/ second home development here will only be acceptable where it does not negatively impact on the viability and scale of the hotel itself and where high standards of design and landscaping (including new planting) are deployed [Refer also to DB-01].  |                         |
| X-02  | Existing caravan park and associated facilities. Any intensification within the existing area (including provision of new facilities within the site) or extension of the area should be preceded by implementation of a landscape planting scheme. New built development, especially where this takes place on or beyond the visual perimeter of the site, will require high standards of design to provide a sense of place and link the development to the surrounding landscape[Refer also to DB-01].* |                         |





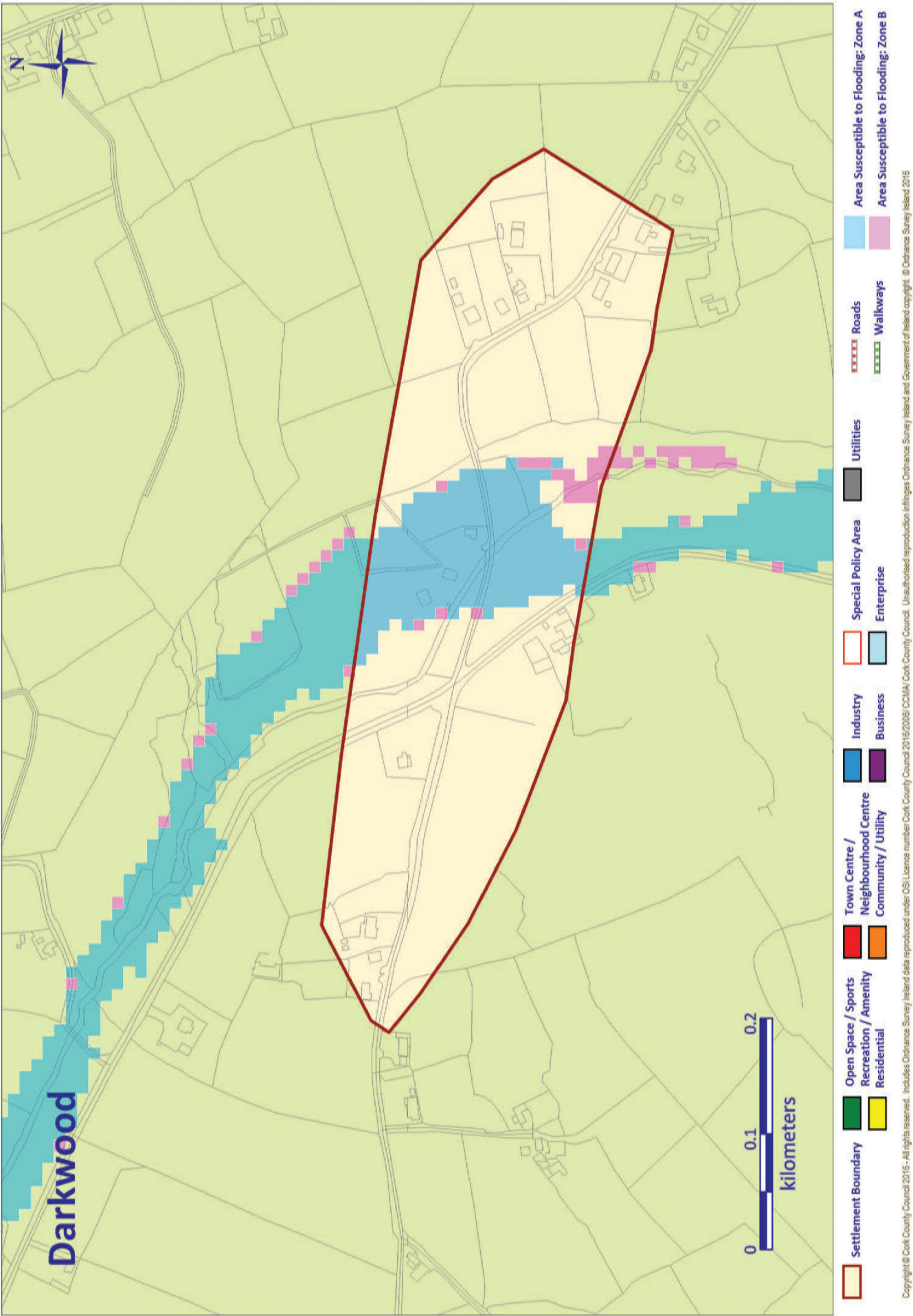


## Darkwood

- 6.3.9 The vision for Darkwood is to encourage some small scale individual dwellings within the development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Darkwood |  |
|---|--|
| Objective No.   |  |
| DB-01   | Encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. |
| DB-02   | Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained.   |



## Inchydoney

- 6.3.10 The vision for Inchydoney is to promote sympathetic development having regard to the tourism function of the existing settlement, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline.

### Development Boundary Objectives

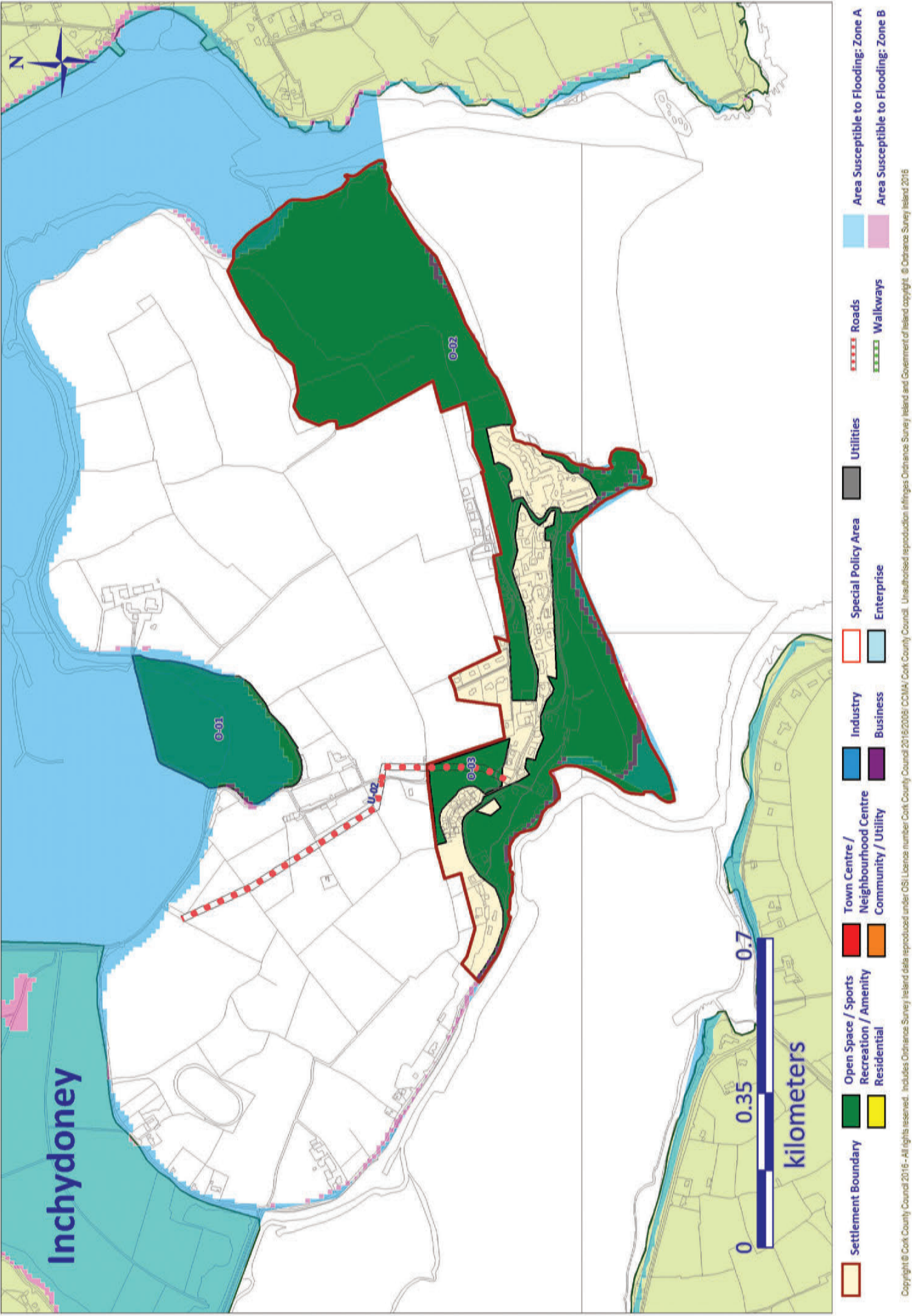
| Local Area Plan Objective<br>Development Boundary Objectives for Inchydoney |  |
|---|--|
| Objective No.   |  |
| GO-01   | Encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a high value landscape area and all new development should take this into consideration.   |
| GO-02   | In order to secure the population growth and supporting development proposed, appropriate and sustainable water and waste water infrastructure that will secure the objectives of the relevant River Basin Management Plan and the protection of Clonakilty Bay 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. |
| GO-03   | This settlement is located partially within and adjacent to Clonakilty Bay SAC and the Clonakilty Bay SPA. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of this site.  |
| GO-04   | Protect and enhance the attractive coastal setting and landscape character of the settlement.  |
| GO-05   | Retain and incorporate key landscape features, such as significant hedgerows, tree groups, wetlands, and stone walls, into open space and landscape plans of new developments.   |
| GO-06   | Examine the provision of a coastal walk from Muckross Strand to the eastern part of the Island, so as to reduce erosion, using railway sleepers or other suitable material, having regard to the fragility of the dune system and its associated ecosystems.   |
| GO-07   | Consider Tree Preservation Orders where appropriate.   |
| GO-08   | Ensure that no building or development (including caravans and temporary dwellings) occurs below 3m O.D. or within 50 metres from the HWM (High Water Mark) or along 'soft shorelines'. Any further development between coastal roads and the sea should be restricted.  |

|       |   |
|-------|---|
| GO-09 | All proposals for development within the areas identified as being at risk of flooding will need to comply with Objectives WS 6-1 and WS 6-2 as detailed in Chapter 11, Volume 1 of the Cork County Development Plan, 2014, as appropriate, and with the provisions of the Ministerial Guidelines – ‘The Planning System and Flood Risk Management’. In particular, a specific flood risk assessment will be required as described in WS 6-2. |
| GO-10 | Introduce traffic management measures on the Island, to discourage car circulation and facilitate pedestrian movement, cycling and public transport initiatives.  |
| GO-11 | Adopt car parking management standards, which reduce roadside (on-street) car parking in favour of off-road car parking. Restrict car parking on or along the edge of the dune system adjacent to Inchydoney Strand.  |
| GO-12 | Reserve lands for roadside improvement by means of acquisition and development management.  |
| GO-13 | Provide Traffic Lay-Byes at regular intervals along the Road from Second Causeway to the Pumping Station, capable of accommodating bus and/or coaches. (Note this objective means that housing/development access along this stretch is not appropriate).   |
| GO-14 | Develop and support public rights of way.   |
| GO-15 | Support improvements to road junctions where required.  |
| GO-16 | Control access and the number of junctions onto public roads on the Island in the interests of safety, the free flow of traffic, the need to avoid reduction in capacity and maintain level of service.   |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Inchydoney |   |                         |
|---|---|-------------------------|
| *Flood Risk Objective applies   |   | ^ TIA and RSA Required. |
| Objective No.   |   | Approx.<br>Area (Ha)    |
| <b>Open Space, Sports, Recreation and Amenity</b>                           |   |                         |
| O-01  | Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity and the natural wetland characteristics of Beamish’s Lagoon. This zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. *   | 8.1                     |
| O-02  | Open Space / Natural Amenity Zone – to protect and maintain areas of natural amenity along the coastline, in particular the dunes and elevated land which defines the scenic and visual quality of the Island.<br><br>Most of this zone is within the Special Area of Conservation and Special Protection Area and is not suitable for development. * | 38.4                    |
| O-03  | Open space associated with the holiday homes complex to the west of site / agricultural use to include provision for the U-01 proposed access road in a sustainable manner.   | 1.7                     |
| <b>Utilities and Infrastructure</b>   |   |                         |
| U-01  | Indicative route for proposed roadway (incorporating existing road) to include provision for pedestrian and cycleway access.  |                         |



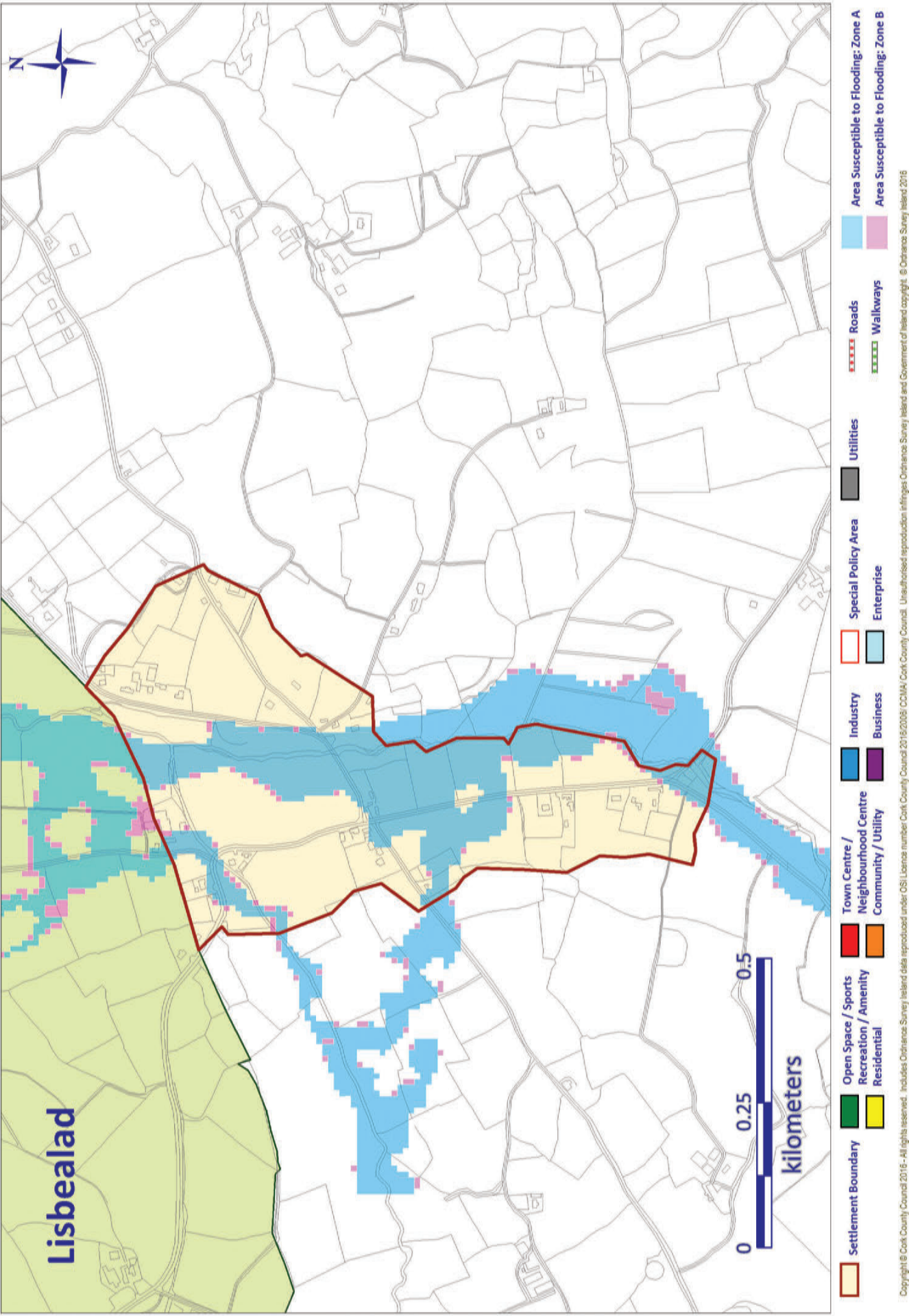


## Lisbealad

6.3.11 The vision for Lisbealad is to encourage some small scale individual dwellings within proximity to the centre of the settlement.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Lisbealad |  |
|--|--|
| Objective No.  |  |
| DB-01  | Encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. The priority area for development is around the crossroads. |
| DB-02  | Any proposed development should have regard to the scale, layout and rural character of the settlement and ensure that the integrity of the surrounding landscape is maintained.   |





## Ownahinchy

- 6.3.12 The vision for Ownahinchy is to promote sympathetic development having regard to the tourism function of the existing settlement, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline.

### Development Boundary Objectives

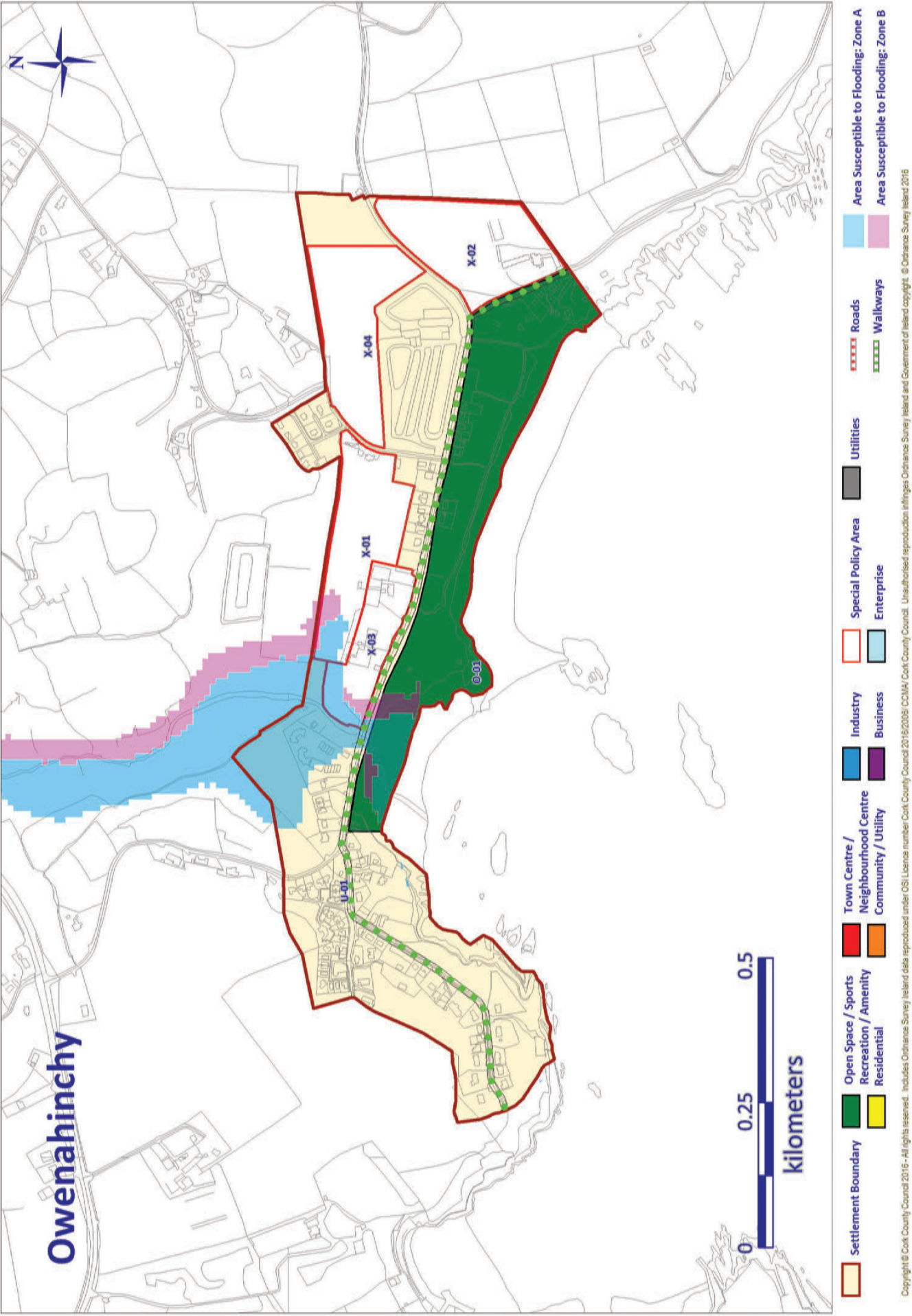
| Local Area Plan Objective<br>Development Boundary Objectives for Ownahinchy |  |
|---|--|
| Objective No.   |  |
| DB-01   | Ensure new development is of high quality design, of an appropriate scale and form and sympathetic to the carrying capacity of the settlement. The materials used should be in keeping with the rural coastal locale and colour schemes should complement the natural beauty of the area. The resort is located in a high value landscape area and all new development should have specific regard to the visual impact of any proposal. |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the settlement.  |
| DB-03   | Any new residential development should be accompanied by the provision of appropriate community and social facilities concurrent with development.   |
| DB-04   | Roadside development within the settlement 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.   |
| DB-05   | Support the development of tourism/community and other forms of indigenous employment uses within the settlement where they can be suitably integrated into the setting of Ownahinchy.   |
| DB-05   | Protect the environmentally sensitive coastal strip of the entire settlement from inappropriate development.   |
| DB-06   | Identify suitable traffic calming measures for the main road (R598) in Ownahinchy.   |
| DB-07   | Appropriate and sustainable water and waste water infrastructure, that will help secure the objectives of the relevant River Basin Management Plan and where applicable the protection of Natura 2000 sites, needs to be provided in tandem with the development.  |

## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Ownahinchy |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx. Area (Ha)       |
| <b>Special Policy Area</b>  |  |                         |
| X-01  | Opportunity site for the re-development of the former caravan park to provide permanent residential housing of an appropriate scale and form, to a high quality design standard in tandem with the provision of community facilities. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands. *   | 3.5                     |
| X-02  | Opportunity site for the sensitive re-development of the former hotel complex site (relating to the brownfield portion of the site only) with special consideration needed to ensure that any use proposed is sympathetic to the tourism function of the settlement and that any development will integrate into the visual and scenic landscape environment along the coastline and to a high quality design standard.<br><br>The remaining lands to the north of the former hotel complex should remain open and free from any development, to allow for protection of the views of Castlefreke which is a protected structure. The Planning Authority will in consultation with the landowners, prepare a detailed planning design brief for these lands. | 3.7                     |
| X-03  | Opportunity area including former hotel complex and apartments to be re-developed to a high quality design standard with an emphasis on the development of an integrated tourism product including the provision of tourism accommodation and services. *  | 2.1                     |
| X-04  | Extension to Caravan Park and / or provision for managed holiday home accommodation and other tourist facilities to include comprehensive landscaping proposals.   | 3.7                     |
| <b>Open Space , Sports, Recreation and Amenity</b>                          |  |                         |
| O-01  | Open space reservation for the existing beach and dune system including coastal erosion management, protection of the beach front and dunes against any new development, improve the coastal strip and the control of litter. *  | 10.3                    |



| Local Area Plan Objective<br>Specific Development Objectives for Ownahinchy |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| Utilities and Infrastructure  |  |                         |
| U-01  | Provision of adequate car parking and public toilets for peak day trippers to the western end of the settlement.   |                         |
| U-02  | Upgrade and extend the pedestrian walkway on the R598 and the 'cliff walk' through the settlement to include the provision of public lighting where appropriate. |                         |

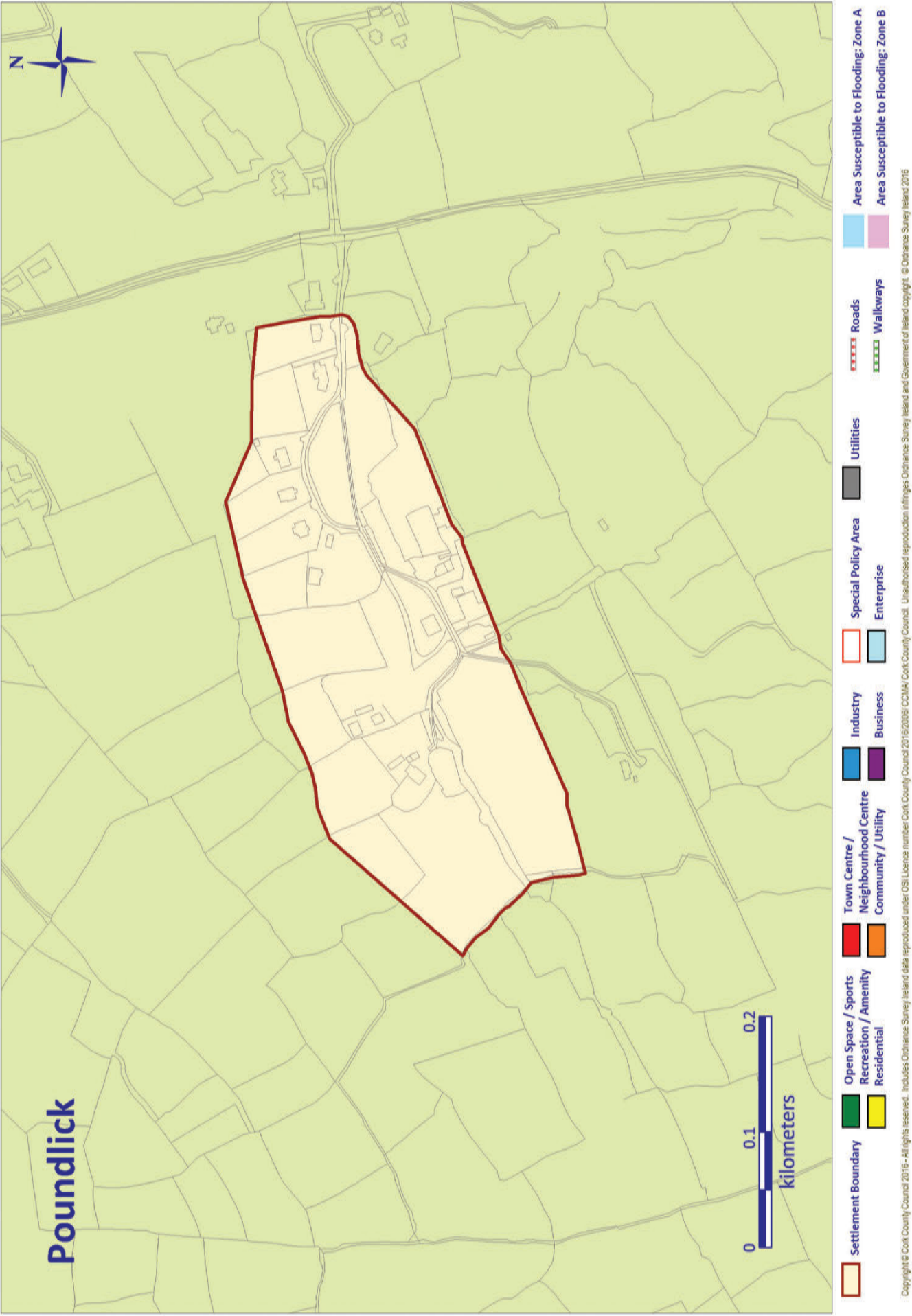


## Poundlick

- 6.3.13 The vision for Poundlick is to encourage some small scale individual dwellings within the development boundary.

### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Poundlick |  |
|--|--|
| Objective No.  |  |
| DB-01  | Encourage some small-scale growth in the form of individual dwellings which should be compatible with existing development, connected to the existing water supply, providing individual wastewater treatment facilities with adequate provision for storm water storage and disposal, to the satisfaction of the planning authority. 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. |
| DB-02  | Any proposed development should have regard to the scale, layout and rural character of Poundlick and ensure that the integrity of the surrounding landscape is maintained.  |



## Tragumna

- 6.3.14 The vision for Tragumna is to allow for small-scale expansion which would be sympathetic with the existing settlement, to encourage the provision of additional community facilities, to improve public amenity and recreation facilities and to protect the unique natural heritage, ecology and landscape within and surrounding the settlement and its coastline.

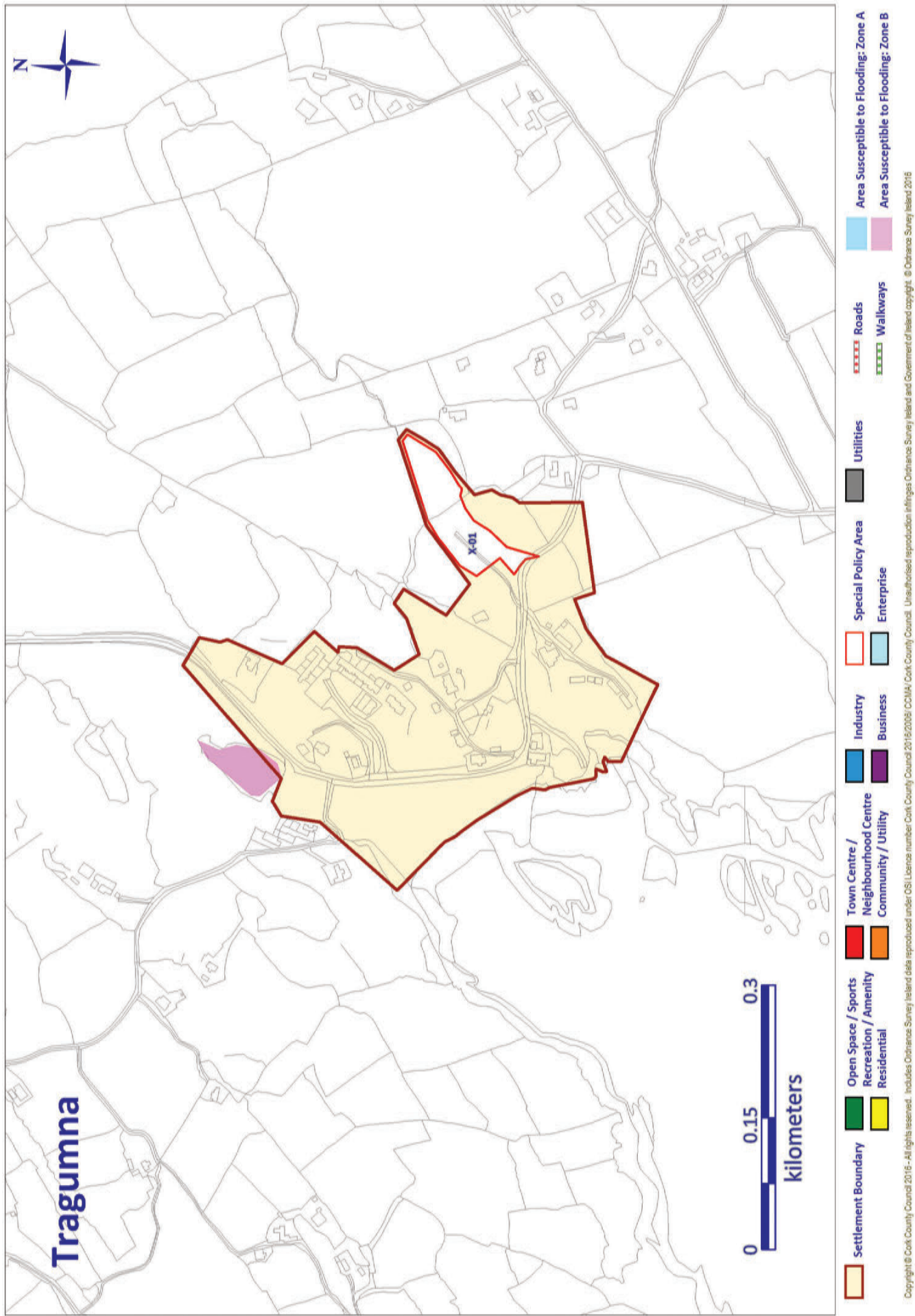
### Development Boundary Objectives

| Local Area Plan Objective<br>Development Boundary Objectives for Tragumna |  |
|---|--|
| Objective No.   |  |
| DB-01   | Encourage development to be compatible with existing development and in particular, to be consistent with the vernacular architecture and scale of the holiday resort. The resort is located in a high value landscape area and all new development should take this into consideration. All development should be supported by individual wastewater treatment systems, with a sustainable properly maintained water supply; unless a public supply is available and adequate provision for storm water storage and disposal. 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 Lough Hyne Special Area of Conservation. |
| DB-02   | Protect and enhance the attractive coastal setting and landscape character of the settlement.  |
| DB-03   | Support the sustainable development of tourism/community facilities where these needs have been identified and where they can be suitably integrated into the setting of the settlement.   |
| DB-04   | This settlement is located partially within the Sheep's Head to Toe Head Special Protection Area and is adjacent to the Lough Hyne Special Area of Conservation. Development in this settlement will only be permitted where it is shown that it is compatible with the requirements of the Habitats Directive and the protection of these sites.  |



## Specific Development Objectives

| Local Area Plan Objective<br>Specific Development Objectives for Tragumna |  |                         |
|---|--|-------------------------|
| *Flood Risk Objective applies   |  | ^ TIA and RSA Required. |
| Objective No.   |  | Approx.<br>Area (Ha)    |
| Special Policy Areas  |  |                         |
| X-01  | Extension to caravan park [Refer also to G0-01 and DB-04]. | 0.8                     |



# West Cork Municipal District

## 7 Putting the Plan into Practice

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## 7 Putting the Plan into Practice

### 7.1 Purpose of this Section

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

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

## 7.2 Critical Infrastructure

### Delivery and Priorities

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

## 7.3 Sources of Funding

### Development Contributions and Public Infrastructure

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

### Bonds

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



## Water Infrastructure

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

## 7.4 Local Economic and Community Plans

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

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

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

## 7.5 Monitoring and Implementation of this Plan

### Overall Approach

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





